TOWN of CLAREMONT

Minutes

Ordinary Council Meeting

Tuesday 25 August 2026

John Pearson
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.

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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 7:01 pm.

2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

PRESENT:

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

IN ATTENDANCE:

John Pearson	(Chief Executive Officer)
Bernadine Tucker	(Director Corporate Services)
Kevin Ketterer	(Director Infrastructure)
Ashwin Nair	(Director Development Services)
Felicity Higham	(Manager Governance)
Winnie Tansanguanwong	(Coordinator Governance)

19 members of the Public, 1 member of the Press

APOLOGIES:

Nil.

LEAVE OF ABSENCE:

Cr Sara Franklyn

3 DISCLOSURE OF INTERESTS

Financial Interest

Item 17.1.1 CEO KEY FOCUS AREAS 2026/2027	
John Pearson (Chief Executive Officer)	The setting and agreement of Key Focus Area is a contractual requirement of the CEO's contract of employment and impacts the employ status of the CEO.

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

5 PUBLIC QUESTION TIME

Public question time opened at 7.03pm

Nicole Annson of Claremont

Question 1

Ultimately, if nearby residents lose sleep, are forced to keep windows closed, stop using outdoor living spaces, and experience ongoing noise and parking impacts, can Council genuinely conclude that residential amenity has been protected?

Answer 1

The proposed use is a discretionary land use under the Town's Local Planning Scheme. Following a merits-based assessment undertaken by officers of the acoustic assessment, parking utilisation study and associated management plans, officers consider that the development is of a size and scale that can be considered in the Local Centre zone without the activities resulting in adverse amenity impacts.

Question 2

If this venue is only considered acceptable because of management controls, patron limits and behavioural assumptions, does that not indicate that the site itself may be unsuitable for the proposed use?

Answer 2

As detailed in the agenda item the proposed development is considered acceptable based on size and scale. Conditions and Management plans are only imposed where a development is fist deemed acceptable by a decision maker. Management plans generally deal with the implementation details to address a specific matter such as amenity. Similar to a condition of approval which seeks to restrict, limit certain activities and makes sure activities are undertaken with approved plans. Conditions amongst other things must serve a planning purpose, for example, protection of amenity. Management plans also ensure that compliance with the approval is enforceable. Management plans and conditions are key components to the planning process in terms of proper and orderly planning.

Question 3

If the proposal cannot provide the required parking on-site, why should the burden of that shortfall be transferred to surrounding residents causing unmanageable noise impacts rather than being resolved by the applicant?

Answer3

The Towns's Local Planning Scheme provides for car parking concessions to be afforded to a proposal. Notwithstanding this, there is on street parking bays available to cater for the parking requirement under the Local Planning Scheme. The parking bays can be used by the public , and its location has worked to service the local centre which due to historic reasons does not have off street parking bays.

Following a merits-based assessment of the proposal due to the small scale and size of the development , the parking shortfall is not considered to result in adverse amenity impacts or result in significant changes to existing vehicle movements in the locality .

Question 4

The acoustic report states it models 40 patrons indoors, based on 10 simultaneous normal conversations, and 20 patrons outdoors, based on 5 simultaneous normal conversations. Noting that 1 conversation per four people appears very conservative, has the intended background music been incorporated, the volume of conversations likely after consumption of alcohol, the impact of activities that may occur at special events and have it cross referenced the average noise impact of a bar/pub environment? Please specify the average decibel level of a bar/pub environment

Answer 4

The acoustic report addresses the proposal the music noise emissions and assumes that indoor background music will not exceed LA65dB and includes a 5dB prediction margin allowing conversations to take place at a normal level.

The Report was produced by a suitably qualified acoustic engineer who undertakes this form of reporting and has made predictions on the most common scenario within their reporting to form the outcomes of the report.

To make assumptions as to what may occur should someone consume alcohol is an unpredictable variant that is unlikely to be applied within the assessment.

As outlined within the acoustic assessment and within the associated reporting the proposal is for a Small Bar and is not intended to be a bar/pub environment so has been assessed accordingly. The acoustic assessment does not provide the information relating to a pub/bar environment nor was this considered as part of the officers assessment. The noise levels received at the sensitive receptors was used to determine compliance with the Environment (Noise) Regulations 1997.

The proposed Small Bar has an associated Venue management plan that requires the Venue to operate within the required regulations with a Venue Manager on site to ensure that this is occurring at all times. All staff will be trained in the Responsible Service of Alcohol and manage patrons to retain their certificate and the licence of the venue.

Zac Gageler of Victoria Park

Question 1

Recognition of Capital contribution

The Town’s building condition report for 331 Stirling Highway identifies a substantial scope of rectification works. Where a proponent has offered to fund that rectification scope in full as lessee, will Council take

that capital contribution into account in its evaluation, and can it be recognized within the lease structure, for example through a rent-free or reduced-rent period during the rectification and fit-out phase?

Answer 1

The Expression of Interest, on page 4, put forward the terms of the proposed lease which included the lessee to be required to fund the repairs to the building. Proponents were able to put forward their proposition in relation to rent in consideration of this capital outlay. Council will be considering all applications this evening.

Question 2

327 Stirling Highway Package

Will Council consider the old church building at 327 Stirling Highway as part of, or alongside, any lease arising from this EOI process, even up to a year later than the proposed lease of 331 Stirling Highway?

Answer 2

The church building at 327 Stirling Highway is currently the subject of a lease to a private tenant. Any questions about the future occupancy or broader use of this building is appropriate for consideration at the end of the tenancy. The Expression of Interest was for 331 Stirling Highway only.

Question 3

327 Stirling Highway Building

If the old church building at 327 Stirling Highway is to be dealt with separately to 331 Stirling Highway, can the Town indicate the process and likely timeframe by which the future use of 327 Stirling Highway will be determined, and whether the council would consider it part of a leasing or sale package?

Answer 3

The future use of this site is still to be determined by Council. Any propositions submitted to the CEO to buy or lease the property will be discussed with Council.

Sarah Sibson of Claremont

Question 1

My name is Sarah Sibson. I am the secretary of the Council of Owners of The 19th Green at 44 Davies Road, Claremont, and I speak on behalf of the owners.

My questions concern the Town owned gum tree on the reserve adjacent to Units 7 and 8 of our complex, with branches overhanging four units.

On 31 May this year, during a storm, a large branch came out of that tree and landed on the roof of Unit 8. It broke multiple roof tiles. Water entered through the breach and the bathroom ceiling collapsed. The bedrooms of three young children face that tree.

An arborist who has since inspected our complex noted that the support strap the Town installed on the tree is now tight, when it should be slack. That indicates movement in the tree.

On 1 June the owners wrote to the Chief Executive Officer setting out what had happened, asking for an urgent independent inspection, the Town's records for the tree, interim measures, and removal. We asked for a response within fourteen days, by 15 June. We have not received a response.

My questions are these.

One. Has the Town inspected this tree at any time since 31 May 2026, and if so, on what date, by whom, and with what outcome?

Answer 1

The Town had their contracted arborist perform a QTRA (Quantified Tree Risk Assessment) performed on this tree on 11th June 2026 following the incident. This assessment methodology is the industry accepted norm for the assessment of risk for trees and used extensively throughout WA local government.

This tree has been the subject of a QTRA assessment in 2023, 2025 and again in 2026 to ensure that the level of risk remains in the low to tolerable range.

The most recent 2026 QTRA assessment indicated a tolerable range of risk with recommended interventions to lower the level of risk even further. These interventions are scheduled for completion by the end of September.

At this stage the tree is not planned for removal as the health of the tree is good and the risk assessment level is acceptable.

Question 2

Has the tree been assessed against Section 5 of the Town's Street and ReserveTree Management Guidelines, which permits removal where a tree is structurally unsound or presents an immediate safety hazard to the public? If it has not, will the Town carry out that assessment, and by what date?

Answer 2

The above assessment is aligned with the Town's Street and Reserve Tree Management Guidelines. The assessment did not indicate any immediate safety hazard to the public which would trigger the removal of the tree. The assessment did however include recommendation for further works which would lower the level of risk even further. These works are scheduled for completion before the end of September.

Question 3

Will the Town provide the Council of Owners with its tree risk assessment, inspection and maintenance records for this tree, including the records of the pruning carried out approximately twelve months ago and the installation of the support strap?

Answer 3

All these requested records can be made available for viewing. The Council of Owners can contact the Manager of Parks in this regard, and arrangements will be made for perusal of these records at their convenience.

Question 4

What is the Town's target timeframe for responding in writing to a resident who reports a tree on Town land that has caused damage to property, and why has the owners' letter of 1 June 2026 not been answered?

Answer 4

The Town generally responds to queries and complaints within ten working day, but in this case, due to this matter involving multiple business areas and external parties, a response was inadvertently not communicated. This matter was also the subject of an insurance claims process, which contributed to the delays. The Town apologises for the oversight and the delay in responding. The insurance company did however respond to the claim on behalf of the Town on 22 July 2026.

Notwithstanding the above, the Town has compiled a formal response which was sent today.

Question 5

What interim measures will the Town put in place to reduce the risk from this tree while any inspection or assessment is pending?

Answer 5

No urgent interim measures were required at the time of assessment. However, the recommended actions following the QTRA assessment have been actioned to further lower the level of risk and are scheduled for completion before the end of September.

Paul Kestel of Claremont

Question 1

Given that damage to a home has already occurred and residents have been warning counsellors about the tree in the park adjacent to the 19th Green, Davies Road, for many years, what level of risk does the council deem acceptable. The risk to life if a limb falls on a home is certain. Even if an arborist deems the tree healthy, we all know that widow makers drop limbs and this tree is very close to a number of homes. Will the council remove the tree?

Answer 1

The Town had their contracted arborist perform a QTRA (Quantified Tree Risk Assessment) performed on tis tree following the incident. This assessment methodology is the industry accepted norm for the assessment of risk for trees and used extensively throughout WA local government.

This tree has been the subject of a QTRA assessment in 2023, 2025 and again in 2026 to ensure that the level of risk remains in the low to acceptable range.

The most recent 2026 QTRA assessment indicated an acceptable level of risk with recommended interventions to lower the level of risk even further. These interventions are scheduled for completion by the end of September.

At this stage the tree is not planned for removal as the health of the tree is good and the risk assessment level is acceptable.

Reg Bateman of Claremont

Question 1

In light of the current assessment being taken by Mr Ketterer regarding the Council recorded dangerous traffic behaviour (excessive speeding) and the appointment of an independent Traffic Engineer to review the findings, will the Council

1. Provide the findings to myself (Mr Bateman)

2. Acknowledge that the said findings will be subject of a Peer Review funded by Mr Bateman and subsequently provided to the Claremont Council prior to being made public

Answer 1

Thank you for the question.

As a first point, there is no record of dangerous traffic behavior as stated, but a request to have a traffic assessment performed on Victoria Rd. based on available traffic data

The Town has already communicated that the Town's own assessment has been completed and has been referred for an independent peer review, which is being undertaken at present. The Town has also confirmed that the results will be shared with you once available.

This situation has not changed.

Any actions taken by yourself subsequent to the Towns analysis and findings being finalised, are at your discretion.

Public question time closed at 7.24pm

6 PUBLIC STATEMENT TIME

Public statement time opened at 7.24pm

Regarding item 13.2.2 Draft Local Planning Policy 211 - Tree Retention

Nick Cook of Claremont spoke in support of this item.

Heidi Hardisty of Swanbourne spoke in support of this item.

Sarah Allchurch of Claremont spoke in support of this item.

Regarding 13.2.3 18-20 Ashton Avenue, Claremont - Reconsideration Of Decision - Proposed Change of Use to Small Bar

Desmond Heron of Claremont spoke against the item.

Nicole Annson of Claremont spoke against the item.

Georgina Maslen of Claremont spoke in support of this item.

Daniella Mrdja of Perth spoke in support of this item.

Regarding 13.5.1 Expression of Interest – 331 Stirling Highway Claremont

Justin Stephenson of Claremont spoke in support of Liberty Liquors' Expression of Interest for the lease of 331 Stirling Highway, Claremont.

Public statement time closed at 8.06pm

7 APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

8 PETITIONS/DEPUTATIONS/PRESENTATIONS

Deputation

Daniella Mrdja of Perth made a deputation in support of Item13.2.3 18-20 Ashton Avenue, Claremont - Reconsideration of Decision - Proposed Change of Use to Small Bar

Petition

COUNCIL RESOLUTION 110/26

Moved: Cr Kate Main

Seconded: Cr Jill Goetze

That Council

1. RECEIVES the petition from Susan Stoney requesting that Council considers extending the two hour parking, currently in place at the western end of Bernard Street to just past 18 Bernard Street, on both side of the street.

2. **REQUESTS** the Chief Executive Officer prepare a report for Council's consideration

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

CARRIED8/0

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 111/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Graham Cameron

That the minutes of the Ordinary Meeting of Council held on 28 July 2026 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

CARRIED8/0

TOWN of CLAREMONT

Minutes

Ordinary Council Meeting

Tuesday 28 July 2026

John Pearson
Chief Executive Officer

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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 7:01 pm.

2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

PRESENT:

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

IN ATTENDANCE:

John Pearson	(Chief Executive Officer)
Bernadine Tucker	(Director Corporate Services)
Anthony Scutti	(Acting Director Development Services)
Felicity Higham	(Manager Governance)
Winnie Tansanguanwong	(Coordinator Governance)

4 members of the Public, 1 member of the Press

APOLOGIES:

Cr Sara Franklyn
Cr Annette Suann

LEAVE OF ABSENCE:

Nil.

3 DISCLOSURE OF INTERESTS

Nil.

UNCONFIRMED

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Craig Cavanagh of Claremont

Question taken on notice

3. Mr Cavanagh sought further clarification on why the section of driveway crossing the verge is not considered to form part of the verge. This question has been taken on notice.

Answer

Clause 7.9(2) of the local law refers to the owner or occupier of 'premises' adjacent to that verge. A driveway is not considered to be 'premises'.

Question taken on notice

4. Mr Cavanagh sought further clarification on whether this would still apply even if this is against the local law? This question has been taken on notice.

Answer

If a potential breach of a Local Law is identified, authorised officers assess the circumstances of the individual case and determine the appropriate compliance or enforcement response in accordance with the relevant legislation and the Town's policies.

5 PUBLIC QUESTION TIME

Public question time opened at 7.02pm

Peter Green of Swanbourne

Question 1

Regarding the Tree Retention Policy, why 9 months after the consultation process closed has it not been taken to a council meeting?

Answer 1

Following advertising of the draft Tree Retention Policy, the Town reviewed the submissions received and commenced further review of the Policy. The Town is awaiting revised model policy wording from WALGA and is considering the experience of other local governments that have introduced similar policies. This is to ensure the Policy is clear, practical and able to be consistently applied.

Question 2

Will the feedback provided by residents be made available to ratepayers?

Answer 2

The Town does not intend to publish individual submissions. Notwithstanding, the Council report will provide a summary of the feedback received and the matters raised through the consultation process. This is normal practice.

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Question 3

When will it be brought to a Council meeting for resolution?

Answer 3

Subject to receiving the revised model policy wording from WALGA, it is anticipated the Policy will be considered by Council in September or October 2026. Council may determine to adopt the Policy, with or without modifications or not proceed.

Question 4

Are the feedback options for ratepayers working? If you need consultation /feedback then there is an obligation to communicate clearly the timelines and come to a resolution in a timely manner.

As a Claremont resident of over 30 years I am full of praise for the Council. This is the only concern I have ever had and I'm sure there are good reasons for the delay in this process. These need to be made clear to particularly those that have responded to the your consultation process.

Answer 4

The feedback received through the consultation process has been considered and has informed the ongoing review and revision of the proposed Policy. As this process remains ongoing, no final position has been reached.

The Town acknowledges that a response was not provided to your later telephone and website enquiries and apologises for the oversite.

The Town appreciates your longstanding support and patience. The additional review is intended to ensure Council is provided with a well-considered policy in alignment with the revised WALGA policy and a clear summary of the consultation outcomes.

Heidi Hardisty of Swanbourne

Question 1

Questions relating to the Minutes June 30 and the decision to extend the off-lead area at Lake Claremont

Given the matter was not urgent and because the Lake Claremont Advisory Committee was established to consider matters relating to the management of Lake Claremont and its immediate environment and to make recommendations to Council to allow for an informed decision making process, why didn't the Council seek a recommendation from the Advisory Committee after further data was sought and before the decision was made?

Answer 1

Council may make decisions as it believes appropriate as the circumstances provide for. In this instance Council believed the decision to be a balanced outcome as a modest, clearly bounded adjustment would improve movement, compliance and access while protecting children, path users, wildlife and the environmental values of Lake Claremont, with the most sensitive wildlife areas already fenced.

Question 2

Given that dog walking is identified in the Lake Claremont Management Plan as a "proven contentious issue with respect to the competing values of dog walkers, the enjoyment of the area by other visitors, and the importance of protecting the flora and fauna of this environmentally important conservation area", why

didn't the council conduct public consultation to inform and seek input from the community before making this decision?

Answer 2

As stated above, Council may make decisions as it believes appropriate. There is no requirement for consultation to occur and in this instance believes the decision made to be a balanced outcome.

Question 3

How can this decision be considered balanced when the report by the administration clearly states that the current situation of over 8.3 hectares of dog off-lead area in the vicinity (4.5 ha at Lake Claremont and 3.8 ha at Mt Claremont Oval) is more than sufficient space to provide for dog walkers and that the interests of those wanting to increase the dog off-lead area were put ahead of other users of the park and the protection of wildlife?

Answer 3

Council may have a different view to that of the administration.

Question 4

Given there are daily transgressions of dogs running loose outside of the dog off-lead areas at Lake Claremont, how is demarcating the dog-off lead area by trees and signs going to protect wildlife and other park users?

Answer 4

The community safety team performs daily patrols at the lake and will continue to do so when the new off lead area comes into use and is demarcated. Once signage is in place it will be very clear to dog walkers where the off lead and on lead areas are.

Question 5

Will the Council please reconsider this decision and consider revoking this decision at the next council meeting?

Answer 5

This is a decision of the Council.

Craig Cavanagh of Claremont

Question 1

Failing to answer my question previously - The Activities on Thoroughfares and Public Places Local Law creates specific offences for planting within two metres of the carriageway under clause 2.1(c), installing a verge treatment other than a permissible verge treatment under clause 2.9(1), and failing to maintain a permissible verge treatment or placing an obstruction on a verge treatment under clause 2.10. The Town has previously advised that authorised officers determine the appropriate compliance or enforcement response where a potential breach is identified.

My question concerns the legality of the approval itself, not enforcement. If an approved verge treatment is inconsistent with any of these provisions, what statutory authority permits the Town to approve, or allow that verge treatment to remain in its current form which is unlawful? Please identify the specific Act, Local Law or legislative provision relied upon

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Answer 1

The Town's role is to manage and regulate activities on local government land. Decisions regarding verge treatments are made having regard to the legislation, the Town's policies, operational requirements and the circumstances of each case.

The Town does not provide legal interpretations or legal advice on legislation or speculate on the application of statutory provisions.

Public question time closed at 7.14pm

6 PUBLIC STATEMENT TIME

Nil.

7 APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

8 PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil.

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COUNCIL RESOLUTION 98/26

Moved: Cr Ryan Brown

Seconded: Deputy Mayor Cr Paul Kelly

That the minutes of the Ordinary Meeting of Council held on 30 June 2026 be confirmed.

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

CARRIED7/0

UNCONFIRMED

TOWN of CLAREMONT

Minutes

Ordinary Council Meeting

Tuesday 30 June 2026

John Pearson
Chief Executive Officer

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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 7:00 pm.

2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

PRESENT:

Mayor Peter Telford

Deputy Mayor Cr Paul Kelly

Cr Ryan Brown

Cr Graham Cameron

Cr Ryan Fernandes

Cr Sara Franklyn

Cr Jill Goetze

Cr Kate Main

Cr Annette Suann

IN ATTENDANCE:

John Pearson (Chief Executive Officer)

Bernadine Tucker (Director Corporate Services)

Kevin Ketterer (Director Infrastructure)

Ross Montgomery (Interim Director Planning and Environment)

Hasreen Syed Maule (Manager Finance)

Felicity Higham (Manager Governance)

Winnie Tansanguanwong (Coordinator Governance)

Ashleigh Dorrell (Acting Manager Communications and Customer Relations)

[10] members of the Public, [1] members of the Press

APOLOGIES:

Nil.

LEAVE OF ABSENCE:

Nil.

3 DISCLOSURE OF INTERESTS

Nil.

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

5 PUBLIC QUESTION TIME

Public Question Time opened at 7.01pm

Reg Bateman of Claremont

Question 1

Further to the question by Reg Bateman at the May 2026 meeting, re the dangerous traffic speeds on Victoria Avenue, what specific action has been taken to address the matter. If action has been taken, what is that action and what, if any, is the outcome?

It is contended that unless immediate and decisive action is taken death or injury may be the result

Data collected by the Town is evidence to the seriousness and urgency of the matter

Answer 1

Following Mr Bateman's initial question at the 26 May OCM, communications between the Town and Mr Bateman were opened on 28 May 2026, and again on 16 June 2026, confirming that the matter is under investigation and in the process of analysis – and that a response will be forthcoming in due course.

This is the current position.

Craig Cavanagh of Claremont

Question 1

The officer report states that the Town's approach is "consistent with established local government practice across Western Australia." Which local governments were reviewed, what comparable policies were examined, and will those comparisons be made publicly available before Council is asked to adopt Policy LV137? If not why not.

Answer 1

The officer's statement refers to a review of the local laws of other Western Australian local governments, rather than policies. As parking regulation is governed by local laws, these are the appropriate legislative instruments for comparison. Local laws are subject to a parliamentary process, reviewed by the Joint Standing Committee on Delegated Legislation, and published in the Government Gazette. Council policies, by contrast, are administrative documents that guide the application of a local law and cannot be inconsistent. Policy LV137 does not introduce any new regulatory requirements. Rather, it clarifies the application of a provision within the Town's Parking Local Law 2016.

Question 2

If Policy LV137 merely clarifies the Parking Local Law and does not alter it, can the Council explain how it is able to introduce new provisions dealing specifically with battle-axe lots when those words and restrictions do not appear anywhere in the Local Law itself?

Subclause (1)(a) does not apply to the person if he or she is the owner or occupier of the premises adjacent to that verge, or is a person authorised by the occupier of those premises to stop the vehicle so that any portion of it is on the verge.

Answer 2

Given the interest by some residents in the Town, Policy LV137 clarifies the position of battle-axe blocks as they are not “adjacent” frontages by definition under the local law.

Question 3

On what legal basis has the Town concluded that, where a common property access directly interfaces with the public road via a crossover serving both lots, only the front lot may be regarded as adjacent to that section of verge, while Policy LV137 recognises that grouped and multiple dwellings may collectively relate to the same verge? If the Town says it is progressive, respectful, transparent and accountable, then where is the evidence that these principles were applied when creating and defending this policy?

Answer 3

Policy LV137 is consistent with the definitions contained within the Parking Local Law. Under this definition, battle-axe lots cannot be described as being adjacent to the verge.

The reference to grouped and multiple dwellings recognises that these developments have a different physical relationship to the adjoining verge.

Mr Cavanagh sought further clarification on *why the section of driveway crossing the verge is not considered to form part of the verge*.

This question has been taken on notice.

Question 4

The Town approved a verge treatment on the adjoining property that includes landscaping and fencing extending to less than one metre from the kerb. The Town has advised the fencing was necessary because pedestrians were walking across the verge, raising questions about the compatibility of the approved treatment with the verge's intended public function.

The Activities on Thoroughfares and Public Places Local Law requires a two-metre pedestrian access where there is no footpath adjacent to the kerb, prohibits plants within two metres of the carriageway, and prohibits obstructions on or around verge treatments.

Can the Town explain how the verge treatment application was assessed for compliance with clauses 2.1(c), 2.8(2)(b)(ii) and 2.10(b), and how the approved verge treatment satisfies those policies and clauses.

Answer 4

Any compliance or enforcement action is assessed by authorised officers on a case-by-case basis, having regard to the relevant legislative framework and the circumstances of the individual property.

Mr Cavanagh sought further clarification on *whether this would still apply even if this is against the local law?*

This question has been taken on notice.

Question 5

The March 2026 amendment to Policy EN302 introduced a new definition of "adjacent frontage", fundamentally changing how the policy applies to battle-axe properties. What evidence, legal advice or policy analysis formed the basis for introducing that amendment, and how has the Town now concluded that there is "insufficient basis" to reconsider that same amendment in response to our petition?

Answer 5

As mentioned previously, the definition is consistent with the local law, in this case, the Activities on Thoroughfares and Public Places Local Law 2003

Public Question Time closed at 7.10pm

6 PUBLIC STATEMENT TIME

Public Statement Time opened at 7.10pm

Warren Lilleyman of Claremont

Regarding item 13.1.9 Response to petition requesting restricted 2-hour parking in Scott Street Claremont

Warren Lilleyman spoke in support of the petition.

Andy Collins of Claremont

Regarding item 13.4.1 Response to Petition to Review Lake Claremont Dog Exercise Areas

Andy Collins spoke in support of the petition.

Peter Chadwick of Claremont

Regarding item 13.4.1 Response to Petition to Review Lake Claremont Dog Exercise Areas

Peter Chadwick spoke in support of the petition.

Martha Cavanagh of Claremont
Regarding item 13.1.8 Response to Petition to Review Council Policy EN302 - Road Verges

Martha Cavanagh spoke in support of the petition.

Public Statement Time closed at 7.32pm

7 APPLICATIONS FOR LEAVE OF ABSENCE

COUNCIL RESOLUTION 81/26

Moved: Cr Kate Main

Seconded: Cr Graham Cameron

That Cr Sara Franklyn be granted Leave of Absence for 25 August 2026.

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

Against: Nil

CARRIED 9/0

8 PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil.

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COUNCIL RESOLUTION 82/26

Moved: Cr Annette Suann

Seconded: Deputy Mayor Cr Paul Kelly

That the minutes of the following meetings be confirmed:

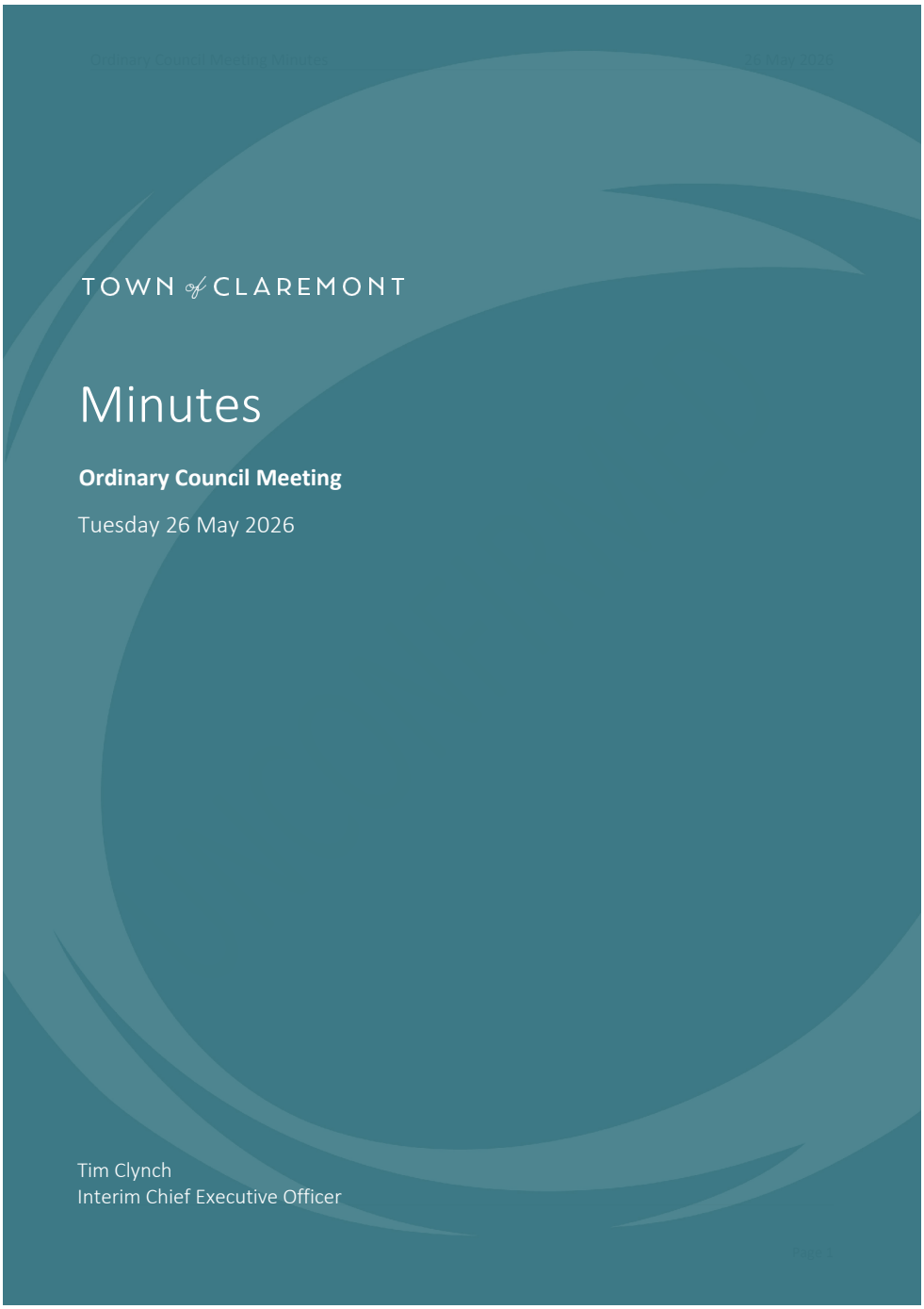
1. The Ordinary Meeting of Council held on 26 May 2026 and

2. The Special Meeting of Council held on 15 June 2026.

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

Against: Nil

CARRIED 9/0


TOWN of CLAREMONT
Minutes
Ordinary Council Meeting
Tuesday 26 May 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.

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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 7:01 pm.

2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

PRESENT:

Mayor Peter Telford
Deputy Mayor Cr Paul Kelly
Cr Ryan Fernandes
Cr Ryan Brown
Cr Annette Suann
Cr Jill Goetze
Cr Sara Franklyn

IN ATTENDANCE:

Tim Clynch (Interim Chief Executive Officer)
Bernadine Tucker (Director Corporate Services)
Kevin Ketterer (Director Infrastructure)
Ross Montgomery (Interim Director Planning and Environment)
Felicity Higham (Manager Governance)
Winnie Tansanguanwong (Coordinator Governance)
Ashleigh Dorrell (Corporate Communications Officer)
[17] members of the Public, [1] member of the Press

APOLOGIES:

Cr Graham Cameron
Cr Kate Main

LEAVE OF ABSENCE:

Nil

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3 DISCLOSURE OF INTERESTS

Financial Interest

Item 13.2.1 14 CHESTER ROAD, CLAREMONT - RECONSIDERATION OF DECISION ON APPLICATION FOR ADDITIONS AND ALTERATIONS TO HERITAGE LISTED DWELLING	
Cr Ryan Brown	I am a director of a professional services firm which has an ongoing working relationship with the architectural firm used for this development.

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5 PUBLIC QUESTION TIME

Public question time opened at 7.04pm

Jay Leary of Claremont

Question 1

Why does the Town consider that it is appropriate to turn century old laneways into fully fledged roads (lighting, guttering, widening)?

Answer 1

The Town's existing network of ROWs is predominantly privately owned and in poor repair. Adjoining property owners are required to use the ROW network for access under the Local Planning Scheme (where practical) and concerns have been raised by these owners over the state of the network. In addition, the network is poorly drained and has in the past contributed to flooding of adjoining properties. As you will see from this report to Council, the proposal for widening is proposed to be removed from the Strategy, and lighting is to be negotiated with adjacent owners when construction proposals are presented to reduce the impact on neighbours.

Question 2

Has the Town considered the impact on residents of increased use of laneways by non-residents as a result of the upgrades (including in relation to noise and impact on trees and vegetation)?

Answer 2

As indicated above, the proposed revision to the Strategy no longer includes widening the network, hence limiting impacts on vegetation and trees. Properly paving the existing narrow network is unlikely to increase noise impacts from the network on adjacent residents.

Question 3

What level of consultation and direct input into the design and construction does the Town expect to allow residents who live immediately adjacent to a laneway that is being redeveloped?

Answer 3

In addition to the recommended secondary consultation on the revisions to the Strategy, direct consultation with adjoining residents will be required when specific proposals for closure and dedication are prepared for each ROW in the network and also as part of preparing construction plans.

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Question 4

Does the Town expect an increase in rates as a result of the redevelopment of the laneways, including a general increase or imposition of special area rates?

Answer 4

As indicated in the report, it is proposed to be funded from the Town's capital works programme over the next 10 years through reductions in the footpath renewal programme and reductions in the roads renewal works. The net effect is that funding from other programmes can be redirected to this programme as a priority project for the Town. Therefore, no additional funding will be required from adjoining owners or from an increase in rates specifically for this purpose.

Reg Bateman of Claremont

Question 1

When a dangerous hazard and safety issue is identified what is Council's time frame for taking action to resolve that dangerous road issue, acknowledging that once the dangerous road is recognized Council can be held legally responsible for accidents/deaths that might occur in that scenario under Duty of Care legislation

Answer 1

The Town has the responsibility to investigate all reported or identified hazards as soon as possible. Appropriate remedies are applied to address any hazard permanently, or if not possible, to put temporary measures in place. At all times the intention would be to make the situation safe.

Allegations are sometimes made of a situation as being dangerous, and the Town investigates these by assessing information and data related to the alleged dangerous situation. The data analysis would usually provide guidance as to an acceptable approach to the allegation. This process usually takes some time, firstly to gather the information, secondly to assess the information and lastly to provide an appropriate response to the situation.

On the matter of liability, this can only be assessed based on the facts of the matter and cannot be responded to in a hypothetical situation.

Martha Cavanagh of Claremont

Question 1

Can Council clarify how the approved verge treatment complies with clauses 2.1(c) and 2.8(2)(b)(ii) of the Activities on Thoroughfares and Public Places Local Law, including the requirement for a minimum 2 metre clear pedestrian access area adjacent to the kerb where no footpath exists, and whether the Town has independently verified the available clearance on site?

Answer 1

Cl 2.1 refers to General Prohibitions covering a range of activities with Clause c referring to the planting of plants.

This is however overridden by the provisions of Cl 2.8 which provides for Permissible Verge Treatments. The quoted subclause 2.8 b ii refers to verges where no footpath has been provided.

In the case of 12 College Rd, the question Is moot as a footpath has indeed been provided.

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Question 2

At what point does an approved verge treatment cease to function as public verge land and instead operate as a practical obstruction to public use, and what objective criteria does the Town apply consistently when assessing:
• pedestrian safety and accessibility;
• required clearances;
• streetscape consistency;
• and whether verge landscaping remains compatible with the public nature of the land?

Answer 2

All verge treatments are assessed for safety and accessibility.

In the case of 12 College Rd, the verge treatment is considered appropriate, as it does not impede pedestrian movement on the footpath.

The verge treatment on any road frontage naturally varies and the approved verge treatment is considered appropriate for the area.

Question 3

Given the Town's Verge Landscape Guidelines promote biodiversity-supportive planting, why was the use of ornamental species (Agave and succulents)
• with limited biodiversity value,
• wasn't on the verge landscaping application, over local native bird and insect attracting flora which is on the landscaping application?
• aren't listed on any recommended/approved verge plant lists supplied by TOC or Water Corp
• not in keeping with the street scape

Answer 3

While natives are recommended for the reasons provided, the plant species have been considered and found to be acceptable for the landscaped area.

Question 4

Has the Town undertaken any assessment of increased trip, fall, or vehicle-damage risk associated with landscaped verge barriers in areas experiencing parking pressure, building activity, or constrained road widths?

Answer 4

The landscaped area at 12 College Rd has been permitted to have a temporary protection barrier erected to prevent accidental damage to the planted area. Once well established, the barrier will be required to be removed.

At this stage there is no indication of the barriers being trip hazard as they are

- Do not intrude into the road or footpath
- Sufficiently high to not be tripped over

Of a colouring visible to pedestrians using the adjacent footpath and to drivers of vehicles using the road.

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Question 5

Is the TOC planning on modifying the "parking on verges" after reviewing EN302 with the review of the parking laws in the coming months and will the public be engaged for input?

Answer 5

The Town is currently reviewing eight local laws including the Parking Local Law 2016. The public have been invited to make submissions on the local law review by Friday 26 June 2026. Policy EN302 does not relate to parking on verges. Rather, this policy supplements the Town's Activities on Thoroughfares and Public Places Local Law and Verge Landscaping Guidelines by providing guidance on "permissible verge treatments" on verges adjacent to properties.

Elizabeth Borthwick of Claremont

Question 1

Given consultation on the proposed Tree Retention Local Planning Policy closed in October 2025, when is the policy expected to next come before Council?

Answer 1

Officers are working to finalise the draft LPP 211 and expect it to be advanced to Council for consideration in June or July.

Question 2

Did the community consultation undertaken on the proposed Tree Retention Local Planning Policy demonstrate significant community support for progressing the policy and when will the consultation results be publicly released?

Answer 2

The consultation received 154 responses. Of these, 139 supported the policy as advertised and 9 responses raised issues and concerns.

The overall response rate as a proportion of the population of the Town is only 1.17% of the total Town's population, noting also that some of the respondents may not live in the Town.

Sarah Allchurch

Question 1

Prior to the last local government election, all current councillors indicated in writing that they would commit to adopting a Tree Retention Local Planning Policy if the community supported it.

Given the Town has publicly stated that consultation feedback was "strongly supportive", does Council intend to progress the policy during the current Council term?

Answer 1

Yes, there will be a revised policy prepared by officers and will be ready for the June or July Meeting.

Public question time closed at 7.26pm

UNCONFIRMED

6 PUBLIC STATEMENT TIME

Public statement time opened at 7.27pm

Renae Canterbury of Bayswater

Regarding item 13.2.1 14 Chester Road, Claremont - Reconsideration of Decision On Application For Additions And Alterations To Heritage Listed Dwelling

Renae Canterbury spoke in support of the development application.

Andra Biondi of Perth

Regarding item 13.2.1 14 Chester Road, Claremont - Reconsideration of Decision On Application For Additions And Alterations To Heritage Listed Dwelling

Andra Biondi spoke in support of the development application.

Michael Mellor of Claremont

Regarding Item 13.2.2 ROW STRATEGY - Review

Michael Mellor spoke against the item.

Public statement time closed at 7.43pm

7 APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

8 PETITIONS/DEPUTATIONS/PRESENTATIONS

Deputation

Alex McGlue of Perth made a deputation against item 13.2.1 14 Chester Road, Claremont - Reconsideration of Decision on Application for Additions and Alterations to Heritage Listed Dwelling.

Petition

COUNCIL RESOLUTION 62/26

Moved: **Cr Annette Suann**

Seconded: **Cr Ryan Fernandes**

That Council

1. **RECEIVES the petition from Craig and Martha Cavanagh relating to a review of Council Policy EN302 – Road Verges.**
2. **REQUESTS the CEO prepare a report for Council's consideration.**

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 7/0

UNCONFIRMED

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COUNCIL RESOLUTION 63/26

Moved: **Deputy Mayor Cr Paul Kelly**

Seconded: **Cr Annette Suann**

That the minutes of the Ordinary Meeting of Council held on Tuesday 28 April 2026 be confirmed.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 7/0

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

17.2.1 RFT 01-2026 ELECTRICAL MAINTENANCE REPAIRS AND SERVICES

17.2.2 RFT 02-2026 CIVIL INFRASTRUCTURE

11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING

Nil

12 REPORTS OF COMMITTEES

12.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE

Nil

12.2 CLAREMONT TOWN CENTRE ADVISORY COMMITTEE

Nil

12.3 FORESHORE ADVISORY COMMITTEE

Nil

UNCONFIRMED

12.4 LAKE CLAREMONT ADVISORY COMMITTEE

12.4.1 MINUTES OF THE LAKE CLAREMONT ADVISORY COMMITTEE MEETING HELD ON 14 MAY 2026

File Number:	GOV/00051-005
Author:	Isabelle Cadman (Administration Officer - Parks and Environment)
Authoriser:	Tim Clynch (Interim Chief Executive Officer)
Attachments:	1. Minutes - Lake Claremont Advisory Committee - 14 May 2026 [**12.4.1.1** - 51 pages]

COUNCIL RESOLUTION 64/26

Moved:	Cr Sara Franklyn
Seconded:	Cr Jill Goetze

That the Minutes of the Lake Claremont Advisory Committee Meeting held on 14 May 2026 be received.

For:	Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn
Against:	Nil

CARRIED 7/0

UNCONFIRMED

13 REPORTS OF THE CEO

For the convenience of the public gallery, the following items were brought forward in the Agenda:

Item 13.2.2 ROW - Strategy Review
Item 13.2.1 14 Chester Road, Claremont - Reconsideration of Decision On Application For Additions And Alterations To Heritage Listed Dwelling

13.2 LIVEABILITY

13.2.2 ROW STRATEGY - REVIEW

File Number:	LND/00078
Author:	David Vinicombe (Executive Strategic Projects) David Vinicombe (Executive Strategic Projects)
Authoriser:	Tim Clynch (Interim Chief Executive Officer)
Voting requirement:	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	1. Final Draft Rights of Way Strategy 2026 Following Council March 26 [**13.2.2.1** - 155 pages] 2. Confirmed Public Minutes Ordinary Council Meeting 31 March 2026 [**13.2.2.2** - 4 pages] 3. Schedule of Modifications ROW Strategy May 2006 [**13.2.2.3** - 5 pages] 4. Track changed revised Draft Rights of Way Strategy May 2026 for secondary consultation [**13.2.2.4** - 160 pages] 5. Clean revised Draft Rights of Way Strategy May 2026 for secondary consultation [**13.2.2.5** - 157 pages]

PURPOSE

The Town has advertised the Draft Rights of Way (ROW) Strategy which has received considerable concern from the community during the consultation period which expired on 15 May 2026. General concerns raised include:

1. Funding proposals, specifically the potential for the Town to fund proposed works through Specified Area Rates.
2. Widening proposals for ROWS through development and subdivision approval processes.
3. Lighting proposals
4. Revision of proposals for Langsford Street - ROWs 39 and 40.
5. Rationale for measuring support.
6. Rationale for closure, dedication and retention options for individual ROWs.

This report proposes to specifically address these matters and recommends that the Draft Strategy be amended to address these concerns and be referred out for further public consultation prior to formally considering submissions and adoption of the ROW Strategy (noting that other specific matters already raised during the recent consultation period expiring on 15 May will be addressed when the final Strategy and all submissions are presented to Council for consideration, following the secondary consultation period).

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OFFICER RECOMMENDATION

That Council:

1. Endorse the modified Draft Rights of Way Strategy dated May 2026 for a minimum 28-day public consultation period with consultation to include written notification to all adjoining property owners, the holding of a forum/information session and notices being placed on the Town website providing links to the draft Strategy.

2. Note modifications to Draft Rights of Way Strategy as detailed in this report and Attached Schedule of Modifications to address concerns raised by the public on the initial Draft Strategy, as follows:

a) Remove the proposals for widening of the Rights of Way network through the Development Approval (Easement) and Subdivision Approval process.

b) Confirm that the proposed funding source of the Rights of Way construction program will be through normal budget allocations for Infrastructure Capital Works programs considered on an annual basis and as detailed in this report.

c) Consider lighting proposal options to reduce the impact of light spill on adjacent property for individual Rights of Way as part of preliminary designs for separate Rights of Way construction programs in consultation with adjoining owners.

d) Provide clarity on options for Council to consider measures of support from adjoining property when considering individual Right of Way actions.

e) Provide clarity on how recommended actions for closure, dedication and retention for individual Rights of Way have been assessed.

f) Modify access proposals for Rights of Way 39 and 40 to maintain the existing situation relative to pedestrian access, vehicle access direct to Gugeri Street and rear garage access for 2 Mary Street.

3. Request a further report following the consultation period to consider formal adoption and proposed amendments to Council Policy LV108 - Rights of Way/Laneways consistent with the Rights of Way Strategy.

4. Note that implementation of the proposed Rights of Way upgrade program will require refinement and prioritisation of individual Rights of Way upgrade proposals in the preparation of each annual Council Budget.

5. Note that submissions received on other matters raised during the initial consultation period on the Draft Rights of Way Strategy and the secondary consultation period will be given consideration by Council on conclusion of the secondary consultation period and report back to Council for final adoption/consideration.

BACKGROUND

The total length of the private ROWs in the Town is 5,893.21m (approx. 5.9km) and the length of Council/Crown owned ROWs is 2,495.51m (approx. 2.5km). The total ROW network is some 8,388.72m (approx. 8.4km). The ROWs service vehicular access to approximately 485 properties (plus additional strata lots).

Historically, ROWs were in the main created for rear-lot access and mostly remain in the names of original subdividers or defunct companies. Currently, 58 of the 79 ROWs are privately owned, creating significant management complexities for both adjoining (and benefiting) landowners and Council, particularly as cl.36(6) of Local Planning Scheme No. 3 requires adjoining property owners to use the ROW as the primary source of vehicular access if practical.

Current legislative restrictions prevent the Town from maintaining these private assets using ratepayer funds, except for limited drainage works.

DISCUSSION

The primary goals of the advertised Draft ROW Strategy were to transition the ROW network into a safe, functional, and well-managed public asset through:

1. Rationalising Tenure: Converting private ROWs into underwidth public roads to allow for Town-led maintenance.
2. Enhancing Safety: Implementing lighting (solar) and 'Crime Prevention Through Environmental Design' principles.
3. Improving Access: Requiring widening (to 5–6m) through the development (easement) and subdivision (widening) processes to support two-way traffic and service vehicles.

Items 2 and 3 above have received significant concern from residents during the initial public consultation period. It is proposed that these goals be reviewed as part of this report.

The Draft ROW Strategy identifies that a 2021 Asset Condition Report confirmed that many are in "Very Poor" condition, with inadequate drainage and surfacing.

It is noted that the initial survey of the ROW network was conducted some time ago and in the interim period, upgrades and maintenance has occurred in some of the ROWs, which will need to be reviewed in response to submissions already received when the revised Draft ROW is represented back to Council for further consideration following the secondary consultation period as recommended in this report.

The Strategy then reviews the ROW network and proposes upgrades based on a four-tier priority system for management:

4. Priority 1 (17 ROWs): Critical upgrades requiring dedication, full paving, drainage, and lighting.
5. Priority 2 (36 plus 2 part ROWs): Generally well-maintained ROWs requiring supplementary solar lighting (plus incidental specified drainage upgrades).
6. Priority 3 (4 plus 3 part ROWs): Recommended for closure.
7. Priority 4 (12 plus 1 part ROW): Recommended to remain in private ownership.
8. A further 5 ROWs require further consideration in the proximity of Stirling Highway, pending a separate access study associated with the final gazettal of Amendment No. 138 to Local Planning Scheme No. 3.

Independent Engineering consultants have estimated the following preliminary costs for the purposes of establishing approximate financial implications of implementing a construction programme for the upgrading of the existing ROW network. These cost estimates have been verified by the Town's Engineering services, noting they will need to be further refined through a test reconstruction project e.g. Cactus Lane, once dedication arrangements have been finalised:

- Paving – \$300 + 25% contingencies (\$75) = \$375/m^2

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- Drainage - $50 + 25% contingencies ($12.50) = $62.50/$m^2$
- Kerbing/speed humps/driveway and road tie-ins/fence repairs – $50 + 25% contingencies ($12.50) = $62.50/$m^2$
- Lighting (Solar) – $30 + 25% contingencies ($7.50) = $37.50/$m^2$
- Total per m^2 - $537.50/$m^2$

Based on the above, the cost for:

- Constructing, draining and lighting the 17 Action Priority 1 ROWs should be approx. $3.89m ($3,889,600.09).
- Priority 2 works including lighting of 36 plus 2 part ROWs (17 Council/Crown ROWs and 19 plus 2 part private ROWs) are estimated at approximately $807,000 ($806,863.46), plus additional isolated drainage upgrades approximating $196,000 ($196,257.13) - totalling approximately $1m ($1,003,120.59), noting that some portions of the ROWs which have previously been constructed are in need of maintenance and reconstruction.
- The total cost for works associated with this program is estimated at approximately $4.89m ($4,892,720.68), noting that additional administration costs will also apply to resource staffing for the program (dependant on the number of staff employed and period of program), survey costs and DPLH registration fees to roll out of the program over a Council specified timeframe.

The Draft Strategy reviews a number of implementation options, however legal advice confirms that dedication under the *Land Administration Act 1997* is the lowest-risk pathway to achieve comprehensive paving, drainage and lighting upgrades. This requires demonstratable support from approximately 70-75% of adjoining owners of each ROW.

PAST RESOLUTIONS

Council resolved on 31 March 2026 as follows:

That Council:

1. **Endorse the Draft Right of Way Strategy for a 28-day public consultation period.**
2. **Request a further report following the consultation period to consider formal adoption and proposed amendments to Council Policy LV108 - Rights of Way/Laneways consistent with the Right of Way Strategy.**
3. **Note that a test reconstruction project (e.g., Cactus Lane) will be considered in the preparation of the 2026/27 annual budget to verify engineering costs, to be implemented once the impacted Rights of Way have been closed and dedicated for public use.**
4. **Note that implementation of the proposed Right of Way upgrade program will require consideration of additional staff and financial resources in the preparation of the 2026/2027 annual Council Budget.**
5. **Note that implementation of the proposed Right of Way upgrade program will require refinement and prioritisation of individual Right of Way upgrade proposals in the preparation of each annual Council Budget.**

FINANCIAL AND STAFF IMPLICATIONS

The total estimated program cost is approximately $4.89m ($4,892,720).

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- Priority 1 works: Approximately $3.89 million ($3,889,600.09.
- Priority 2 works: Approximately $1m ($1,003,120.59).
- Additional staffing and administration/registration and survey costs (TBD).

The proposed 10-year implementation plan requires an annual budget allocation of $500,000 (plus additional staffing, administration/registration and survey costs - TBD), which is comparable to the Town's existing footpath and road maintenance programs.

Legal advice notes that compensation resulting from closure of a private ROW may be claimed by the owner of the ROW, however provided each laneway is correctly characterised as a private road for the purposes of the LAA, the Town is unlikely to incur compensation liability by reason only of the section 52 acquisition or the subsequent section 56 dedication, although this remains subject to confirming the relevant tenure position and the classification of the land as a private road.

It is proposed that during the annual budget preparation, that Council will refine the implementation program to determine specific upgrade works proposed for each financial year, and in the first year, consider staff and resourcing requirements as part of the 2026/2027 annual Council Budget.

POLICY AND STATUTORY IMPLICATIONS

This report is prepared in accordance with the Town of Claremont's strategic objective to manage municipal assets effectively and follows legal advice regarding the *Local Government Act 1995* and the *Land Administration Act 1997*.

COMMUNICATION AND CONSULTATION

There are no specific requirements for the advertising of the Draft ROW Strategy, however as the proposed processes will involve the seeking of Ministerial support for the closure and dedication for public use of private ROWs, establishment of broad community support for the program is imperative. It was recommended that Council advertise the Draft Strategy for a period of 28 days.

As part of the Council's support for the advertising of the Draft ROW Strategy, it was requested that an information session be held with the public on the proposals.

It is noted that there were difficulties in arranging a suitable date for the Information Session with sufficient notice due to delays in preparing and delivery 1,762 letters to adjoining residents and other competing Council obligations (meetings) and staff resourcing.

An informal information session was held by the Interim Chief Executive Officer and Executive Strategic Projects on 23 April 2026, which was attended by approximately 60 residents. It is noted that this session was held as a 4 hour informal drop-in session where residents spoke individually with the Town's officers to gain clarity on the Draft Strategy proposals. No formal presentation was provided to allow the emphasis to be placed on the individual resident's understanding of how the proposals would impact their circumstances.

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Due to delays in the receipt of letters advising of the consultation and Information session, a number of residents have raised concerns over the notice period for the session and requests have been made for a further session to be held. Modifications to the Draft Strategy, together with the proposed secondary consultation period will allow for an additional information session to be conducted with additional notice.

It is noted that at the time of writing this report, the initial consultation period had closed, and 96 (plus 2 late) submissions had been received on the advertised Draft Strategy. While there has been support for the proposals, there has been significant concerns raised regarding general matters such as widening, funding, lighting and Langsford Street ROWs 39 &40 proposals, together with requests for clarity on matters relating to the Strategy's rationale relating to the recommendations for specific ROWs and how support measures will be assessed. These matters are addressed in detail below and form the basis of modifications to the Draft ROW Strategy which are proposed to be readvertised for public comment in a secondary consultation period. Noting that other matters have been raised in the submissions received to date, these will be addressed as part of the final report to Council on the Draft Strategy.

Widening

Concerns have been raised over proposals contained in the Draft Strategy relating to widening of ROWs to 5/6m to allow for improved traffic flow through providing passing points for traffic and frequently stopping servicing vehicles. Residents are of the view that the current widths of ROWs in the network are sufficient to support traffic flow and the proposals for widening through Development Approval conditions for easements and Conditional Subdivision approval requirements for widening and ceding of land are inappropriate.

Noting the concerns raised, the Town's Director of Infrastructure has confirmed that the current width of the ROW network is overall sufficient to accommodate traffic flow as it has done for years with passing points being informally available in the network. The informal passing points generally result from setbacks required for rear garages adjacent the ROWs and associated 6m wide manoeuvring areas to gain access (e.g., a garage adjacent a 4m wide ROW will require a 2m setback to achieve the 6m manoeuvring area). The access setback effectively provides informal passing spaces in the network, which will improve as more garages are constructed over time.

Accordingly, it is recommended that the requirement for widening of ROWs be removed from the Draft Strategy and note that passing points will be provided as informal points associated within technical setback areas associated with the construction of garages adjacent ROW boundaries.

It is noted however, that the Western Australian Planning Commission (WAPC) through the Department of Planning Lands and Heritage (DPLH), is the responsible authority for determining subdivisions (on advisement of servicing authorities and local government). As indicated in the Draft ROW Strategy, the WAPC Planning Bulletin 33 (2017) Rights-of-way or laneways in established areas, independently promotes the widening of ROWs and accordingly may, despite any matter to the contrary in a local ROW Strategy, still impose widening conditions on subdivision approvals consistent with Bulletin 33. It is noted however, that if the Strategy does not contain widening requirements, comments from the Town on subdivision proposals which exclude widening requirements for ROWs may result in widening conditions not being required, however this cannot be guaranteed.

Funding

Concerns have been raised that Specified Area Rates would be an unnecessary burden on adjoining residents in the construction upgrades for the ROW network.

While this option is raised in the Draft Strategy (as this type of funding source has been employed by other local authorities) it is noted that at end of the ROW Specific Recommendations (page 34) of the Draft Strategy that:

> *Given the cost-sharing mechanisms like Specified Area Rates introduce other complexities and as the envisaged costs presents a manageable improvement plan program which upgrades all vehicle access in the Town's road network to a safe and suitable standard, it is recommended that the program be managed through an implementation program service through municipal rates.*

While individual upgrades to the network of ROW's will be considered as part of the annual Council budget process for Infrastructure capital works allocations, the Town's Director of Infrastructure has identified as follows:

> *The ROW funding may be sourced from the Town's capital works programme over the next 10 years.*
>
> *This may be facilitated by the reduction in the footpath renewal programme which has largely focused on the replacement of the slabbed footpaths with concrete footpaths. This programme will be completed in the 2026/27 financial year.*
>
> *In a similar vein, the demand for roads renewal works has reduced to the point where the majority of road improvements can be funded from grant funding with fewer being funded from the Town's funding resources.*
>
> *The net effect is that funding from the redirection of funding from these programmes is available to be directed to the ROW and other projects which have been raised in priority.*
>
> *Therefore, there will be no additional funding required from adjoining owners or from an increase in rates specifically for this purpose.*

Accordingly, it is recommended that clarity be provided in the modified Draft ROW Strategy on the funding sources proposed for the ROW Construction Program as detailed above.

Lighting

Concerns have been raised in relation to lighting proposal for the ROW network in terms of light spill into adjoining properties and also potential for damage of bollard style lower level lighting.

It is noted that the WAPC has prepared guidelines on Safer Places by Design – Crime Prevention through Environmental Design (CPTED). Objective 1.3 Effective lighting of the Guidelines, indicates 'Lighting design supports good surveillance, raises perceptions of safety and deters offending.' The Guidelines include the following considerations and avoidances in designing a safe public environment.

Considerations	**Avoid**
Maximise opportunities for natural light penetration into public areas and for even well-lit spaces through careful building orientation and design	Dark spots

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Provide effective lighting for CPTED measures while preventing/ negating light spill. Consider AS/NZ 1158.3.1	Alcoves or recessed doorways
Create a lighting strategy that supports passive surveillance of public areas. This may include the following considerations: • Light pedestrian routes and spaces • Use lighting to enhance visibility at both ends and along the length of pedestrian routes • Focus lighting on areas that are intended for nighttime uses • Ensure alcoves, recessed areas and entrances/exits are well lit • Use lighting to facilitate good interior to exterior surveillance • Reduce contrast and shadow to avoid hiding places, consider appropriate levels of illumination • Allow for eyes to gradually adjust to changing light levels • Prove effective lighting to signage and pathways • Consider the appeal of fixtures to vandals and theft • Combine footpath and entrance lighting wherever possible	Light pollution
Provide lighting at a range of heights for a range of surveillance points, avoiding glare from up-lights where possible	Excess lighting of areas not intended for use after dark
Consider using movement-sensored lighting where appropriate	Unshielded lighting at eye level
Ensure sufficient light coverage if one fixture fails	Locating lighting in areas shielded by vegetation, awnings or other barriers
Ensure the light fixtures are capable of being maintained and promptly fixed if broken	Placement of lighting fixtures that support climbing

Noting the concerns raised, Council has a public safety responsibility in ensuring the public ROW network is safety lit. However, lighting provision can take on a variety of forms and can be designed to reduce light spill impacts on adjacent private property through consideration of different level of lighting and shielding.

It is accordingly recommended that the Draft ROW Strategy retain the lighting proposals, but that options to reduce the potential for negative impacts on adjacent property be noted and that consideration for lighting designs options be consulted with adjacent landowners when preparing preliminary designs for individual ROWs.

Proposals for Langsford Street – ROWs 39 and 40

A number of concerns have been raised in submissions (including a Petition containing 141 signatures) and during telephone discussions concerning the proposal to return the existing pedestrian accessway constructed on ROW 40 to a ROW. This proposal was prepared some time ago resulting from former Department of Transport proposals to locate the Claremont bus station opposite the existing exit to the north of ROW 39. At that time redirection of the Gugeri Street exit was proposed to Langsford Street to address Bus Station egress proposals north of Gugeri Street. Given that the bus station was relocated west of the railway station, this redirection is no longer imperative. A review of the proposal has been undertaken by the Town's Director of Infrastructure, and it is concluded that it would be best to retain ROW 40 as a

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pedestrian path and maintain the existing ROW 39 route to Gugeri Street to ensure appropriate separation of pedestrian and vehicle movements.

Accordingly, it is recommended that ROW 40 be maintained for pedestrian use and the existing exit of ROW 39 direct onto Gugeri Street be maintained.

Rationale for Measuring Support of Recommended Actions

A number of concerns have been raised in submissions and during telephone discussions over how Council will measure support for any specific action relating to closure and/or dedication of private ROWs. Essentially, this is for the Minister for Lands to determine when specific actions are proposed by Council. While legal advice and correspondence from the Department of Planning, Lands and Heritage have both indicated that the general rule is to achieve clear support for any proposals, this can be generally measured as 70-75%.

While not specific to maintain some flexibility by the Minister in determining the merits of individual proposals, it would be prudent in the Strategy for Council to indicate how support may be measured for its decision making and recommendation processes.

To provide some clarity on how community feedback on individual actions are to be assessed by Council, and while maintaining some level of flexibility, it is proposed that support generally be assessed on the overall level of agreement or opposition. This is relatively straightforward where all the adjoining owners are single residential lots, but where group housing or strata developments occur, there may be some concerns about the single residential support being overwhelmed by larger opinion blocks.

In order to attempt to address these concerns, one such approach would be to provide each strata lot owner with one vote, while another could be to provide the whole strata development one vote only. While either of these could be deemed unfair, a possible more balanced approach would be to allocate proportional strata votes relative to their accessibility to the adjoining ROW. As an example, where the strata development has only one access and this is off the ROW, then it would be reasonable to provide one vote to each lot in the strata development. Alternatively, where there is only one access off the main street, then it may be reasonable for the strata development to have no vote. However, in many instances, there may be two or three access points to the strata development, and it would seem reasonable to have a proportional vote depending on what proportion of the strata lot has access the ROW. Therefore, is there were two access points with one being off the ROW, the strata lot could have 50% of their lot owners having a vote. Similarly, for a strata lot with three access points with one off the ROW, their lot owners would have only one third votes.

While the above rudimentary approach is possible and can be reflected in the Strategy, this matter will however be further explored to ensure a balanced approach is put in place when these matters are finalized prior to implementation of individual ROW actions.

Rationale for Closure, Dedication and Retention Options for individual ROWs

A number of concerns have been raised in submissions and during telephone discussions over how the Draft Strategy has accessed options for specific actions relative to individual ROWs (1-116).

For clarity, in general terms, where a ROW serves only a few properties and is apparently well maintained, it is proposed that the status quo be maintained and the ROW remain in private ownership. Where a ROW is larger and servicing multiple properties and is not well maintained, it is appropriate that the ROW be closed and dedicated for public use in order to allow Council to construct/maintain the ROW into the future. It is noted that some of the ROWs have portions where maintenance levels are high, but some sections are not well maintained. Recommendations for these larger ROWs (and similar ones which may be well maintained) become more subjective and accordingly could be retained in either private ownership or closed and dedicated for public use. In these instances, the Strategy can recommend an action either way, however if the Strategy supports closure and dedication, these matters can be further reviewed when specific proposals are actioned for the individual ROW. Where clear support can be identified (or not) as part of these future processes, this will inform Council and/or the Minister on the way forward for that ROW. Other ROWs (or parts thereof) have been identified for specific closure and apportionment to adjoining owners, and finally, ones adjacent to Stirling Highway have been identified as requiring a detailed Access Study as complex arrangements relative to the ROW (and easement) networks are required to address commercial traffic intrusion into adjacent residential areas.

In order to provide clarity on these matters in the Draft Strategy, it is recommended that the Strategy be modified to reflect the above.

Proposed Modifications

As per the attached Schedule of Recommended Modifications to the Draft Rights of Way Strategy, the following changes are proposed for secondary consultation and consideration by the local community:

1. Modify the Strategic Objectives of the ROW Strategy on page 3 as follows:
    - Rationalising Tenure: Converting private ROWs into underwidth public roads to allow for Town-led maintenance.
    - Enhancing Safety: Implementing 'Crime Prevention Through Environmental Design' principles to improve public safety in the ROW network though provision of lighting options which prevent light spill on adjacent property in consultation with adjacent property owners at the time of preparing preliminary designs for each individual ROW.
    - Improving Access: Continue to encourage current informal two-way traffic and service vehicle passing points in the ROW network in front of garages entering off ROWs in the 6m manoeuvring spaces and associated garage setbacks from ROW boundaries.
2. Insert the following paragraph on pages 4, 29 and 34 (revised to 36) to address funding concerns:

    The ROW funding may be sourced from the Town's capital works programme over the next 10 years.

    This may be facilitated by the reduction in the footpath renewal programme which has largely focused on the replacement of the slabbed footpaths with concrete footpaths. This programme will be completed in the 2026/27 financial year.

    In a similar vein, the demand for roads renewal works has reduced to the point where most road improvements can be funded from grant funding with fewer being funded from the Town's funding resources.

    The net effect is that funding from the redirection of funding from these programmes is available to be directed to the ROW and other projects which have been raised in priority.

    Therefore, there will be no additional funding required from adjoining owners or from an increase in rates specifically for this purpose.

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3. Remove the paragraphs contained in the section on Access/Widening on page 21 and replace with the following paragraph:

   As can be noted from the Asset Condition Report, the widths of ROW's vary considerably within the Town and in some instances do not support two-way traffic flow or service vehicle passing points. Notwithstanding, the Town is of the view that the current network has operated appropriately for many years and can continue to provide informal two-way traffic and service vehicle passing points where the manoeuvring setback areas for garages adjacent the ROW are provided, and accordingly opportunity for additional informal passing points will expand when applications for garages with access from ROWs are made.

4. Modify the first paragraph of page 23 (revised to 22) to address widening concerns as follows:

   Notwithstanding that the preferred width of a ROW as outlined in the Western Australian Planning Commission's Planning Bulletin 33 (PB33) is 6m and that consideration may be given to a lesser 5m width, PB33 does provide for options to reduce the width where constraints preclude widening. While widening can be achieved through the application of conditions on Subdivision and Development Approvals, the Town is of the view that the current network has operated appropriately for many years and can continue to provide informal two-way traffic and service vehicle passing points where the manoeuvring setback areas for garages adjacent the ROW are provided.

5. Modify the second last paragraph on page 24 (revised to 22 and 23) to add the following sentence:

   Notwithstanding, the Town is of the view that the current network has operated appropriately for many years and can continue to provide informal two-way traffic and service vehicle passing points where the manoeuvring setback areas for garages adjacent the ROW are provided.

6. Delete and modify the last paragraph on page 24 (revised to 23) to address widening concerns as follows:

   Notwithstanding that widening of the ROW network can be achieved through the application of conditions on Subdivision and Development Approvals, the Town is of the view that the current network has operated appropriately for many years and can continue to provide informal two-way traffic and service vehicle passing points where the manoeuvring setback areas for garages adjacent the ROW are provided, and accordingly it is not recommended that the Town require widening of ROWs in the network as part of subdivision and development application considerations.

7. Provide an additional paragraph following the last paragraph of the section on Options to 'Support a ROW Construction and Maintenance Programme' on page 31 (revised to 32 and 33) to address how the 70—75% benchmark may be assessed, as follows:

   While noting that the Minister for Lands will have their own measure to determine acceptable levels of community support for individual future ROW actions and noting that this Strategy can only guide Council recommendations to the Minister on individual actions this Strategy proposed that Council also maintain some levels of flexibility to determine the overall level of agreement or opposition to individual actions.

   This is relatively straightforward where all the adjoining owners are single residential lots, but where group housing or strata developments occur, it is acknowledged that there may be some concern over the single residential support being overwhelmed by larger opinion blocks.

   In these instances, a range of approaches could be implemented. One such approach would be to provide each strata lot owner with one vote, while another could be to provide the whole strata development one vote only. While either of these could be deemed unfair, a

possible more balanced approach would be to allocate proportional strata votes relative to their accessibility to the adjoining ROW. As an example, where the strata development has only one access and this is off the ROW, then it would be reasonable to provide one vote to each lot in the strata development. Alternatively, where there is only one access off the main street, then it may be reasonable for the strata development to have no vote. However, in many instances, there may be two or three access points to the strata development, and it would seem reasonable to have a proportional vote depending on what proportion of the strata lot has access the ROW. Therefore, is there were two access points with one being off the ROW, the strata lot could have 50% of their lot owners having a vote. Similarly, for a strata lot with three access points with one off the ROW, their lot owners would have only one third votes.

This approach will however be further explored to ensure a balanced approach is put in place when these matters are finalized prior to implementation of individual ROW actions.

8. Modify the paragraph in the middle of page 33 (revised to 35) commencing with 'Recommendations over the following pages…' to address concerns over how the recommended actions have been assessed:

   Recommended individual ROW actions over the following pages take into account levels of service expectations and the following base principles. In general terms, where a ROW serves only a few properties and is apparently well maintained, it is proposed that the status quo be maintained and the ROW remain in private ownership. Where a ROW is larger and servicing multiple properties and is not well maintained, it is appropriate that the ROW be closed and dedicated for public use in order to allow Council to construct/maintain the ROW into the future. It is noted that some of the ROWs have portions where maintenance levels are high, but some sections are not well maintained. Recommendations for these larger ROWs (and similar ones which may be well maintained) become more subjective and accordingly could be retained in either private ownership or closed and dedicated for public use. In these instances, the Strategy can recommend an action either way, however if the Strategy supports closure and dedication, these matters can be further reviewed when specific proposals are actioned for the individual ROW. Where clear support can be identified (or not) as part of these future processes, this will inform Council and/or the Minister on the way forward for that ROW. Other ROWs (or parts thereof) have been identified for specific closure and apportionment to adjoining owners, and finally, ones adjacent to Stirling Highway have been identified as requiring a detailed Access Study as complex arrangements relative to the ROW (and easement) networks are required to address commercial traffic intrusion into adjacent residential areas.

   The recommendations also take into account the following preliminary cost estimates for construction.

9. Modify the ROW Maps on pages 37 (revised to 40) and 76 (revised to 78) to maintain the existing access extension of ROW 39 to the north directly onto Gugeri Street.

10. Modify the final paragraph for ROW 39 on page 77 (revised to 79) as follows:

    Other than to the northern end, little development has occurred along the ROW however it is presently a well-used access and has the potential to accommodate increased traffic flow. It is recommended that Council maintain the current ROW access extension to Gugeri Street and take ownership of the ROW to improve the surfacing, drainage and lighting.

11. Modify the recommendation for ROW 40 on page 78 (revised to 79 and 80) as follows:

Request the Minister to dedicate the land for management by the Town under Section 56 of the *Land Administration Act 1997* and retain the ROW for pedestrian use with limited vehicle access to the garage at the rear of 2 Mary Street being retained.

12. Remove the existing last paragraph for ROW 40 on page 79 (revised to 81) and replace with the following:

    It is recommended that the Town take ownership of the ROW and maintain it for pedestrian use in addition to limited vehicle access to the garage at the rear of 2 Mary Street.

13. Remove all references to 'ceded or easements to be granted to allow for widening' from the ROW List (ROWs 1–16, 19-25, 27–40, 50–51, 53-57, 64-69, 71–72, 85–90, 92, 95, 99-100, 107, 111 and 113-115).

Other Changes from the Council resolution of 31 March 2026 are the deletion of:

- Reference to Cactus Lane being a test reconstruction budget for consideration in the draft 2026/27 budget, for the purpose of verifying engineering costs. Reasons – the draft budget has been prepared and funding for this work hasn't been included. It is proposed that the focus in 2026/27 will on determining the land tenure arrangements for all existing privately owned rights of way recommended for dedication as a public road, and on commencing the design process for high priority rights of way recommended for upgrade. With final adoption of the ROW Strategy not expected until July at the earliest it is considered there is insufficient time to complete land tenure and design phases as well as commencing construction by June 2027.
- Reference to the notation that the implementation of the ROW Strategy will require consideration of additional staff and financial resources in the preparation of the 2026/27 budget. Reason: the draft budget has since been prepared and includes the required expenditure.

STRATEGIC COMMUNITY PLAN

Liveability *We are an accessible community with well-maintained and managed assets. Our heritage is preserved for the enjoyment of the community.*

- Promote and support initiatives that improve traffic flow.

URGENCY

A firm Strategy for the management of ROWs in the Town has been identified as a Council priority. Prior to implementation of an upgrade program, further public consultation is required for the modified Draft Strategy to establish broad community support. Once a final Council adopted ROW Strategy is adopted, Council Policy LV 108 is to be reviewed consistent with the final Strategy. It is noted that individual private ROWs are to be dedicated for public use, and a pilot reconstruction program is required. These processes will take a year or more to fully implement and allow Council to consider full adoption of the program and the setting of construction priorities for individual ROW upgrades through the annual Council budget preparation processes.

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OFFICER RECOMMENDATION

Moved: Cr Jill Goetze

Seconded: Cr Annette Suann

That Council:

1. Endorse the modified Draft Rights of Way Strategy dated May 2026 for a minimum 28-day public consultation period with consultation to include written notification to all adjoining property owners, the holding of a forum/information session and notices being placed on the Town website providing links to the draft Strategy.

2. Note modifications to Draft Rights of Way Strategy as detailed in this report and Attached Schedule of Modifications to address concerns raised by the public on the initial Draft Strategy, as follows:

a) Remove the proposals for widening of the Rights of Way network through the Development Approval (Easement) and Subdivision Approval process.

b) Confirm that the proposed funding source of the Rights of Way construction program will be through normal budget allocations for Infrastructure Capital Works programs considered on an annual basis and as detailed in this report.

c) Consider lighting proposal options to reduce the impact of light spill on adjacent property for individual Rights of Way as part of preliminary designs for separate Rights of Way construction programs in consultation with adjoining owners.

d) Provide clarity on options for Council to consider measures of support from adjoining property when considering individual Right of Way actions.

e) Provide clarity on how recommended actions for closure, dedication and retention for individual Rights of Way have been assessed.

f) Modify access proposals for Rights of Way 39 and 40 to maintain the existing situation relative to pedestrian access, vehicle access direct to Gugeri Street and rear garage access for 2 Mary Street.

3. Request a further report following the consultation period to consider formal adoption and proposed amendments to Council Policy LV108 - Rights of Way/Laneways consistent with the Rights of Way Strategy.

4. Note that implementation of the proposed Rights of Way upgrade program will require refinement and prioritisation of individual Rights of Way upgrade proposals in the preparation of each annual Council Budget.

5. Note that submissions received on other matters raised during the initial consultation period on the Draft Rights of Way Strategy and the secondary consultation period will be given consideration by Council on conclusion of the secondary consultation period and report back to Council for final adoption/consideration.

AMENDMENT 65/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Ryan Fernandes

That the motion be amended as follows:

1. Part 2(b) to be modified to replace the word "will" with "may" so that it reads:
   b) Confirm that the proposed funding source of the Rights of Way construction program may be through normal budget allocations for Infrastructure Capital Works programs considered on an annual basis and as detailed in this report.

2. Add a new Part 6 added to read:
   6. Council implement a pilot construction program for an existing Town owned Right of Way in the 2026/27 financial year, with the specific Right of Way to be selected by Council. Funding of $80,000 be allocated in the draft 2026/27 budget for these works.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 7/0

Reason:
1. The 2b reference to 'may' rather than 'will' is to be consistent with the direct references to changes proposed in the Draft Strategy.
2. Concern that Council needs to remain committed to testing the construction costs associated with the Strategy.

AMENDED OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 66/26

Moved: Cr Jill Goetze

Seconded: Cr Annette Suann

That Council:

1. Endorse the modified Draft Rights of Way Strategy dated May 2026 for a minimum 28-day public consultation period with consultation to include written notification to all adjoining property owners, the holding of a forum/information session and notices being placed on the Town website providing links to the draft Strategy.

2. Note modifications to Draft Rights of Way Strategy as detailed in this report and Attached Schedule of Modifications to address concerns raised by the public on the initial Draft Strategy, as follows:

a) Remove the proposals for widening of the Rights of Way network through the Development Approval (Easement) and Subdivision Approval process.

b) Confirm that the proposed funding source of the Rights of Way construction program may be through normal budget allocations for Infrastructure Capital Works programs considered on an annual basis and as detailed in this report.

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c) Consider lighting proposal options to reduce the impact of light spill on adjacent property for individual Rights of Way as part of preliminary designs for separate Rights of Way construction programs in consultation with adjoining owners.

d) Provide clarity on options for Council to consider measures of support from adjoining property when considering individual Right of Way actions.

e) Provide clarity on how recommended actions for closure, dedication and retention for individual Rights of Way have been assessed.

f) Modify access proposals for Rights of Way 39 and 40 to maintain the existing situation relative to pedestrian access, vehicle access direct to Gugeri Street and rear garage access for 2 Mary Street.

3. Request a further report following the consultation period to consider formal adoption and proposed amendments to Council Policy LV108 - Rights of Way/Laneways consistent with the Rights of Way Strategy.

4. Note that implementation of the proposed Rights of Way upgrade program will require refinement and prioritisation of individual Rights of Way upgrade proposals in the preparation of each annual Council Budget.

5. Note that submissions received on other matters raised during the initial consultation period on the Draft Rights of Way Strategy and the secondary consultation period will be given consideration by Council on conclusion of the secondary consultation period and report back to Council for final adoption/consideration.

6. Council implement a pilot construction program for an existing Town owned Right of Way in the 2026/27 financial year, with the specific Right of Way to be selected by Council. Funding of $80,000 be allocated in the draft 2026/27 budget for these works.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 7/0

13.2.1 14 CHESTER ROAD, CLAREMONT - RECONSIDERATION OF DECISION ON APPLICATION FOR ADDITIONS AND ALTERATIONS TO HERITAGE LISTED DWELLING

Cr Ryan Brown declared a financial interest in this item and left the meeting at 8:09 pm.

File Number:	01SAT/25/0916
Author:	Tianqi Xiao (Senior Planner)
Authoriser:	Tim Clynch (Interim Chief Executive Officer)
Voting requirement:	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour).*
Proposed Meeting Date:	26 May 2026
DA No.:	01SAT/25/0916
Reconsideration Due Date:	12 June 2026
Property Owner:	David Wayne Cookson
Applicant:	Urbanista Town Planning
Lot No.:	35 & 36 Chester Road Claremont
Area of Lot:	1012 m^2
Zoning:	R15/20
Attachments:	1. Location & Submission Map [**13.2.1.1** - 1 page] 2. Plans [**13.2.1.2** - 10 pages] 3. CONFIDENTIAL REDACTED - Applicant's Cover Letter [**13.2.1.3** - 16 pages] 4. CONFIDENTIAL REDACTED - Applicant's Justification [**13.2.1.4** - 9 pages] 5. CONFIDENTIAL REDACTED - Heritage Impact Statement [**13.2.1.5** - 11 pages] 6. CONFIDENTIAL REDACTED - Collated Submissions [**13.2.1.6** - 29 pages] 7. CONFIDENTIAL REDACTED - Applicant's Response to Submission [**13.2.1.7** - 17 pages]
Enabling Legislation:	***Planning and Development Act 2005* (PD Act)** ***Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs)** ***State Administrative Tribunal Act 2004*** **Local Planning Scheme No. 3 (LPS3)**

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SUMMARY

On 12 June 2024, the Town received a development application for additions and alterations to the existing heritage-listed dwelling at 14 Chester Road, Claremont. The application was refused by Council and subsequently referred to the State Administrative Tribunal (SAT) for review.

Amended plans have since been submitted seeking reconsideration of the refusal decision. At its meeting on 31 March 2026, Council resolved to defer the matter to allow for further assessment and notification to adjoining neighbours.

Following additional advertising, submissions were received and have been considered in the assessment of the revised proposal.

The amended application has been assessed against the Residential Design Codes (R-Codes), Local Planning Scheme No.3 (LPS3), and Local Planning Policy 124 (LPP124).

This report seeks Council's determination on the revised application, having regard to the amendments made and submissions received. The proposal requires Council to exercise discretion in relation to boundary wall height, front fence height, sightlines, visual privacy, and the detached addition to the dwelling.

Non-compliance with R-Code deemed-to-comply provisions is not uncommon for heritage properties, due to the constraints of retaining their original form and significance. The proposed works are considered to provide a sympathetic outcome that supports the conservation and enhancement of the heritage-listed dwelling and contributes positively to the surrounding streetscape.

The application is recommended for approval, subject to conditions and advice notes.

OFFICER RECOMMENDATION

Council *determination*

That Council grant Development Approval for proposed additions and alterations to the existing single house at Lot 35 and 36 (14) Chester Road, Claremont as shown on the amended plans stamped received by the Town on 16 March 2026, subject to the following conditions and advice notes:

1. **All development shall only occur in accordance with the revised drawings received by the Town on 16 March 2026, or as amended by these conditions.**
2. **Prior to the occupation or use of the new upper floor verandah extension, landscape screening shall be installed along the northern boundary in accordance with approved plans (Drawing Number SA01.2), to the satisfaction of the Town of Claremont, comprising:**

i) **A minimum of four evergreen Bay Laurel trees or approved equivalent evergreen species capable of achieving a minimum mature height of more than 2.4m, shall be planted abutting the dividing fence;**

ii) **Trees of a minimum planting height of 1.6m, as measured from ground level at the time of planting;**

iii) Landscape screening to be established and maintained in accordance with the approved plans so as to provide an effective visual privacy screen to a minimum height of 4m at the boundary within two years of planting, to the satisfaction of the Town of Claremont; and

iv) **Any dead, diseased or failing plants to be replaced with the same species or an approved equivalent evergreen screening species, to the satisfaction of the Town of Claremont.**

3. **Prior to the issue of a Building Permit, a Construction Management Plan is to be prepared and submitted to the specification and satisfaction of the Town of Claremont addressing:**

i) **access to the site;**

ii) **delivery and storage of materials; and**

iii) **the parking of tradespersons.**

The approved Construction Management Plan is to be thereafter implemented for the duration of construction to the satisfaction of the Town of Claremont.

4. **Prior to application for a Building Permit, a dilapidation report is to be prepared by a practising Structural Engineer and subsequently submitted for the adjoining properties at 12 Chester Road, Claremont and 4 Agett Road, Claremont, to the satisfaction of the Town of Claremont.**
5. **Prior to the application for a Building Permit, a Schedule of materials, colours and finishes is to be submitted to the satisfaction of the Town of Claremont.**
6. **The existing and/or proposed driveway being constructed with brick paving or concrete and drainage/soak wells to be provided to the satisfaction of the Town of Claremont.**
7. **Prior to occupation or use of the development, the redundant crossover(s) are to be removed, and the verge, kerb and footpath reinstated to the satisfaction of the Town of Claremont.**
8. **This development application relates only to the works/use on the property and separate approval must be obtained to construct any crossovers on the road verge.**
9. **All stormwater discharge shall be contained and disposed of on site and vehicle access designed in such a manner as to prevent storm water entering the property or discharging externally from the property, to the satisfaction of the Town of Claremont.**
10. **Street tree removal is not approved as part of this Development Approval.**
11. **Only the tree identified for removal on Drawing SA02 is permitted to be removed. Any additional removal of trees is not approved and will require a separate planning application to be lodged with the Town for assessment. No works, including removal, pruning or excavation, that may adversely affect the health of retained trees are permitted under this approval.**
12. **The approved parapet/boundary wall(s) and footings abutting the boundaries must be constructed wholly within the subject allotment. The external surface of the parapet/boundary wall(s) shall be finished to a satisfactory standard, as decided by the Town of Claremont.**
13. **On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the Town of Claremont.**
14. **Prior to the commencement of works, a Tree Protection Zone is to be implemented, in accordance with AS4970-2025, around the Queensland Box tree located within the Chester Road verge. The fixed barrier is to remain in place for the duration of construction to the satisfaction of the Town of Claremont.**

Advice Notes

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 Days of the determination.

Note 4: This is a Development Approval only and a Building Permit must be obtained from the Local Government prior to the commencement of any building works. All Building Permit plans must be consistent with the Approved Plans in all respects. Permits for non-residential development must be certified prior to submission.

Note 5: A Demolition Permit may be required from the Town's Building Services prior to commencement of any demolition works. The Town accepts certified and uncertified Demolition Permits.

Note 6: The use of skip bins outside the property boundaries will only be permitted where approved in a Work Zone Permit.

Note 7: Under the *Environmental Protection (Noise) Regulations 1997*, noise from construction work is limited to 7.00am to 7.00pm Monday to Saturday inclusive.

Note 8: The applicant is required to remove any hazardous materials encountered during construction/demolition at their own expense and in accordance with the Code of Practice on Safe Removal of Asbestos [NOHSC: 2002(2005)] as stipulated by the *Occupational Health and Safety Regulations 1996* and disposed of in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2004*.

Note 9: In regard to condition 2, the landscape screening required by this approval is to be installed, maintained and replaced where necessary at the cost of the landowner/applicant. The landscape screening is to be maintained for the life of the development, unless otherwise approved in writing by the Town of Claremont. Should the landscape screening not be maintained in a healthy condition so as to provide an effective visual screen, the Town may require the installation of a physical screen to protect adjoining properties from overlooking.

Note 10: In regard to condition 4, the applicant is advised that the dilapidation report is to be submitted to the Town of Claremont and the owners of the listed adjoining properties. The dilapidation report is to detail the current condition and status of all buildings (both internal and external together with surrounding paved areas and right-of-way), including ancillary structures located upon these properties.

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the Town of Claremont that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

Note 11: This approval does not authorise the use of the detached addition (pavilion) as an ancillary dwelling, separate dwelling, short-term accommodation or independent tenancy.

PAST RESOLUTIONS

There are two previous Council resolutions relevant to this application.

Ordinary Council Meeting of 17 December 2024 (Resolution No. 182/24)

The first resolution was made at the Ordinary Council Meeting of 17 December 2024 (Resolution No. 182/24), where Council resolved to refuse the original development application for the reasons set out in the Council Minutes.

Ordinary Council Meeting of 31 March 2026 (Resolution No. 42/26)

The second resolution was made at the Ordinary Council Meeting of 31 March 2026 (Resolution No. 42/26), where Council resolved to defer consideration of the application to the Ordinary Council Meeting of 28 April 2026 to allow for a more thorough consideration of the proposal and additional time to review community feedback.

The matter has subsequently been deferred to the Ordinary Council Meeting of 26 May 2026 to allow sufficient time for consultation with adjoining landowners, assessment of submissions received, and preparation of an updated report.

The current application responds to the reconsideration of Council's previous refusal, following the submission of amended plans by the applicant.

HERITAGE

The property is included on the Town's Heritage List.

External Referral

The amended application was referred to the National Trust of Western Australia (the Trust) in accordance with the requirements of Clause 79, of Local Planning Scheme No. 3. The Trust did not raise any objection to the amended plans.

Notwithstanding, the town values and welcomes the Trust's expertise, which provides an important heritage perspective in the assessment process. The Trust's broader role in heritage planning in consultative: it offers expert heritage advice and advocates for best-practice conservation, but it is not a decision-making or approval authority within the statutory planning framework.

By contrast, development affecting a place on the State Register requires mandatory referral to the State Heritage Officer under the *Heritage Act 2018,* and the advice provided in that process has statutory weight.

As the subject site is not State listed, there is no statutory requirement for referral.

Internal Referral

The property is included on the Town's Heritage List. The Town's Heritage Officer undertakes assessment under LPS3 as an integral part of the planning assessment. The application was therefore referred to the Town's Heritage Officer, who provided the following advice:

The following assessment addresses only the heritage-related components of the proposal. The proposed works have been evaluated against the relevant heritage policy (LPP124) and associated guidance.

Roof Works

- *Retention of original roof form/material where possible.*
- *Like-for-like replacement where original evidence exists.*
- *New roof elements must be concealed from primary street view and subordinate.*

The proposed works are strongly supported as a restoration of original material. Decorative reinstatement is consistent with 'retention and repair' principles. The turret is permissible due to concealment from the public domain and its location on non-original fabric.

Garage

- *New garages should be located at the rear where practical; front garages generally not supported.*
- *Where unavoidable, structures must remain subordinate and should not dominate the heritage place.*
- *Demolition of non-significant structures is generally supported.*

Although the garage remains forward of the house footprint (due to site constraints), it is set back beyond the primary building line, subordinate in scale, and replaces a non-contributing element. This is consistent with LPP124's flexibility for constrained sites.

Front Fence and Gates

- *Low, permeable front fences (~1.2 m typical, up to 1.8 m if permeable).*
- *No solid masonry front fences unless historically characteristic.*

The proposed fence meets permeability, scale, and materiality requirements.

Verandah Frieze

- *Verandah elements should be retained or reinstated based on evidence.*
- *Alterations should be reversible and avoid pastiche.*

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- *Reconstruction acceptable where based on reasonable historic precedent.*

Minor concern but generally acceptable. The replacement frieze is not evidence-based, but it is consistent with period character and replaces a non-original element.

Rear Additions (Sunroom, Verandahs, Pavilion)

- *Be located at the rear and not within the front setback.*
- *Be subordinate and have minimal street visibility.*

Rear, low-visibility additions meet policy expectations and avoid impact on streetscape significance.

Conclusion

The Heritage Impact Statement demonstrates compliance with LPP124 objectives:

- *Conservation of significant fabric.*
- *Reinstatement of lost early material.*
- *Subordinate and sympathetic new work.*
- *No detrimental impact on the heritage significance or streetscape.*

COMMUNICATION/CONSULTATION

Consultation for Original Application

The original application (DA24-047) was advertised for a period of 14 days in accordance with the R-Codes and Clause 64 of the Schedule 2 deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, commencing on 16 August 2024 and concluding on 2 September 2024.

Letters were sent to landowners and occupiers in the immediate vicinity of the subject site where the proposed discretions could impact amenity.

At the conclusion of the consultation period, a total of two written submissions were received. Details of the submissions are provided in the Original Application Council Report (Resolution No. 182/24).

Consultation for Amended Application

The revised design and the amended plans respond to and address submission concerns. Further consultation has been undertaken to allow adjoining neighbour the opportunity to review the amended proposal and provide comments.

The amended application was advertised for a period of 14 days in accordance with the R-Codes and Clause 64 of the Schedule 2 deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, commencing on 14 April 2026 and concluding on 30 April 2026.

Letters were sent to landowners and occupiers in the immediate vicinity of the subject site where the proposed discretions could impact amenity.

Two submissions were received from one adjoining property (comprising a submission from the owner and a submission from a planning consultant acting on their behalf), objecting to the proposal. A further submission was received from another adjoining property expressing general support for the proposal, while seeking clarification on specific aspects of the development.

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Key matters raised and the Officer Comments are summarised in the tables below.

Summary of Submissions	Applicant's Response	Officer Comments
Submission 1 – Objection (submission from the owner and planning consultant acting on their behalf)		
Acknowledgement of Removal of Carport and Retention of Street Tree		
Respondents acknowledged that the revised proposal addressed two original refusal grounds through removal of the proposed carport and retention of the Queensland Box street tree.	Applicant advised these amendments were deliberate design changes made in response to concerns raised by the Town and Council and to improve the overall planning outcome.	The amendments are acknowledged and are considered to satisfactorily address the previous concerns raised.
Heritage Concerns and Assessment		
Respondents considered the proposal to represent an overdevelopment of the heritage site and raised concerns regarding insufficient heritage assessment and inappropriate additions and alterations to the heritage dwelling. Respondents also considered the proposal to be an inappropriate integration of contemporary additions with the heritage dwelling, rather than a subordinate rear addition, resulting in a development that undermines the significance of the heritage place and presents as a substantially new development.	Applicants did not agree the proposal represents overdevelopment, noting the site remains developed as a single dwelling across two lots. Applicants advised the works are directed toward conservation and renovation of the heritage dwelling, including reinstatement of traditional materials and architectural elements. Applicant also stated the proposal removes and replaces existing rear structures and reduces the extent of the existing garage boundary wall, resulting in an improved heritage and planning outcome.	The concerns are acknowledged. The amended proposal has been assessed having regard to the heritage significance of the place, the existing built form on site and the established streetscape character. The proposal retains the primary heritage dwelling and incorporates conservation and restoration works. While new additions are proposed, these are generally located to the rear of the site and are considered sufficiently subordinate to the original heritage-listed dwelling. The proposal is considered to maintain the overall heritage significance and character of the place.
Respondents considered the application should be supported by an independent heritage assessment and reconsideration of discretionary planning variations. Respondents also raised concerns regarding the absence of supporting technical documentation, including an independent peer-reviewed heritage assessment, arborist	Applicant advised the proposal was prepared by Hocking Heritage + Architecture and incorporates restoration and conservation works with heritage-responsive design outcomes. Applicant also advised that remaining matters could be managed through conditions relating to materials,	An independent heritage peer review is not required under the formal assessment framework. The amended application was referred to the National Trust of Western Australia in accordance with Clause 79 of LPS3, and no objection was raised to the amended plans. The Town is satisfied that

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assessment, dilapidation report, structural assessment and heritage management documentation.	landscaping, stormwater, construction management and protection of retained boundary elements.	sufficient information has been provided to assess the proposal and associated planning matters.
Respondents raised concerns that the impact of the proposed works on the adjoining Category 3 heritage property had not been adequately assessed, including potential structural impacts, subterranean impacts associated with below-ground services and long-term impacts on the significance and integrity of the adjoining heritage dwelling.	Applicant advised the proposal has been prepared having regard to the heritage significance of the site and adjoining context and does not create unreasonable impacts on adjoining properties.	The heritage significance of the subject site, together with the surrounding streetscape context, has been considered as part of the assessment. Having regard to the scale and form of the amended development, the proposal is not considered to result in unreasonable adverse impacts on the adjoining heritage property or the broader heritage streetscape character. Further discussion is provided in the later sections of this report.
Garage Boundary Wall Length and Building Bulk		
Respondents objected to the garage boundary wall increasing from 8.6m to 9.16m and argued the officer support relied upon reduction of wall length and improved amenity outcomes.	Applicant advised the proposal should be compared against the existing 13.95m long garage wall rather than the refused plans. Applicant stated the revised wall represents a substantial reduction in length and adjoins the neighbour's existing boundary wall, resulting in a compliant and improved outcome. Applicant also considered the proposed wall length is deemed-to-comply where adjoining the neighbour's existing boundary wall.	The proposed garage wall length extends 10.23 m along the northern boundary and, being shorter than the existing adjoining boundary wall, is considered to satisfy the deemed-to-comply provisions of the R-Codes regarding its proposed length. Minor exceedances in wall height are limited in extent and largely relate to the gable form, and are not considered to result in unreasonable impacts on solar access, privacy, ventilation, overshadowing, or streetscape character.
Respondents raised concerns regarding visual bulk, insufficient level information, retention of the existing boundary wall, structural integrity, streetscape impacts and cumulative amenity impacts associated with the boundary wall. Respondents also considered the increased pavilion wall and chimney height significantly increase building bulk when	Applicant advised the proposal makes effective use of the site without creating unreasonable building bulk, loss of sunlight, loss of ventilation or overlooking impacts.	Further assessment is provided in the Boundary Wall section of this report.

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compared to the existing pool house structure.		
Respondents considered the proposal would create cumulative and ongoing adverse impacts on the adjoining property, including restriction of views, sunlight, ventilation and future usability of sensitive rooms and outdoor areas.	Applicant advised the proposal appropriately balances site constraints, heritage considerations and residential amenity outcomes.	
Historical Consideration and Future Design Opportunities		
Respondents stated the existing garage wall historically resulted in sealing of a dining room window and prevented kitchen windows, natural light and ventilation opportunities. Respondents considered the sealed dining room window demonstrates cumulative historical adverse impacts associated with the boundary wall arrangement.	Applicant advised the sealed dining room window and absence of kitchen windows are existing historical and internal design matters not caused by the current proposal. Applicant also considered the proposed works reduce the length of the existing garage wall and therefore do not worsen the historical situation.	The concerns are acknowledged. The amended proposal reduces the length of the existing boundary wall on site. The assessment of the proposal is based on the existing approved development context and whether unreasonable amenity impacts would arise as a result of the proposed development.
Respondents raised concerns regarding future renovation aspirations, including a proposed skylight and reinstated dining room windows, which they considered would be overshadowed by the proposed garage roof contrary to Clause 5.4.2 relating to solar access.	Applicant advised the proposal reduces the existing wall length and planning controls do not require preservation of opportunities for future openings or future renovations. Applicant also advised the proposed skylight and dining room renovation are not approved works currently before the Town and should not determine assessment of the application.	The proposed skylight and reinstated dining room windows on the adjoining property do not form part of the current application. Assessment of the proposal has therefore been undertaken having regard to the existing approved development context rather than potential future development opportunities on adjoining land.
Stormwater		
Respondents raised concerns regarding insufficiently demonstrated stormwater management for the garage and pavilion boundary sides, including gutter overflow, downpipe arrangements and risks of water penetration and erosion to the adjoining limestone heritage dwelling.	Applicant acknowledges stormwater is required to be managed on site and advised gutters, rainwater heads and downpipes are identified on the plans, with detailed engineering matters to be addressed at building permit stage. Applicant accepted conditions requiring all stormwater to be	Detailed stormwater drainage and engineering design are appropriately addressed through the building permit process. Notwithstanding, a condition is recommended requiring all stormwater to be contained and discharged within the subject site to the satisfaction of the

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Respondents also considered the nil or near-nil setbacks exacerbate risks of water discharge and erosion adjacent to the limestone dwelling.	contained within the site and directed away from adjoining properties.	Town.
Shared Boundary Wall and Retaining Wall		
Respondents sought clarification regarding retained and demolished wall sections near the pool house and objected to removal or disturbance of boundary and retaining walls attached to the heritage dwelling. Respondents also sought confirmation that retaining functions would be maintained and existing gutters and boundary structures protected.	Applicant advised no wall attached to, or structurally supporting, the adjoining heritage dwelling would be removed or disturbed without the necessary building and engineering approvals.	The concerns are acknowledged, and a dilapidation report is recommended as a condition to address these concerns.
Respondents requested wall sections be clearly identified on plans and raised concerns regarding demolition methodology, retaining wall integrity and impacts on the adjoining heritage structure.	Applicant acknowledged the removal of the existing pool house may require localised works to nearby wall sections and advised retaining functions would be maintained and addressed through construction documentation and structural certification where required. Applicant also accepted conditions requiring all stormwater to be contained within the site and directed away from adjoining properties.	The assessment of the application relates to the proposed development from a planning perspective, while detailed demolition methodology, structural integrity and retaining wall certification are matters appropriately addressed through the building permit process under relevant building legislation.
Structural Integrity and Demolition Concerns		
Respondents raised concerns regarding structural impacts arising from demolition works, below-ground services, retaining wall modification and construction adjacent to the heritage dwelling. Respondents requested engineering certification, safe demolition methodology, structural protection measures and dilapidation reporting prior to commencement of works.	Applicant advised structural integrity, demolition methodology and engineering matters would be addressed through the building permit process and relevant structural certification requirements.	The concerns are acknowledged. These matters are regulated through the building permit process and associated structural engineering certification requirements. Notwithstanding, dilapidation reporting has been considered and included as a recommended condition to address concern.

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Pavilion Boundary Wall and Amenity Issues		
Respondents raised concerns regarding pavilion boundary wall bulk, chimney height, limestone wall material, visual dominance and impacts on adjoining amenity. Respondents also raised concerns regarding use of limestone adjacent to irrigated gardens due to potential erosion and durability issues.	Applicant stated the pavilion reduces the extent of built form compared to existing structures, including reduction of the eastern wall length from 7.57m to 5.3m, and that the chimney is a minor architectural feature rather than a continuous wall element. Applicant advised structural suitability and waterproofing are matters to be addressed through the building permit process.	The proposed pavilion boundary wall has been revised from the previous proposal (DA24-047) to reduce its visual bulk through the removal of the dominant gable form and introduction of a sloping roof profile. While the wall continues to exceed the standard height, the exceedance is primarily limited to decorative elements. The wall will not impact the adjoining property's access to northern sunlight and no visual privacy impacts are anticipated due to the absence of major openings. Further assessment is provided in the Boundary Wall section of this report. Matters relating to material durability, waterproofing and structural suitability are appropriately addressed through the building permit process.
Pavilion Classification Issues		
Respondents argued the pavilion should continue to be assessed as an outbuilding rather than a habitable structure and considered the proposed reclassification inconsistent with the Town's previous assessment. Respondents also argued that treating the pavilion as habitable accommodation would trigger additional planning obligations relating to setbacks, site cover, open space and NCC compliance.	Upon further review, applicant accepted the pavilion is properly classified as an outbuilding under the R-Codes. Applicant nevertheless maintained the proposal satisfies the relevant design principles and does not create unreasonable amenity impacts.	The Town has assessed the proposal having regard to the relevant R-Code provisions and the planning outcome of the detached addition. This detached addition has a footprint generally consistent with the existing pool house and incorporates architectural elements that are compatible with the established character and heritage-listed dwelling on site, including the chimney feature and built form expression. Further assessment is provided in the Boundary Wall section of this report.
Pavilion Visual Privacy		

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Respondents raised concerns regarding overlooking from pavilion windows into adjoining living and dining rooms and requested obscure glazing and additional screening measures. Respondents also considered landscaping insufficient to manage long-term privacy impacts.	Applicant considered the pavilion to be low-use and non-habitable and advised visual privacy provisions do not apply to the pavilion windows. Applicant considered the pavilion to be an "other space of a specialised nature occupied neither frequently nor for extended periods of time."	The finished floor level of the pavilion is generally consistent with the existing ground level and does not exceed 500mm above natural ground level. As such, the development is not subject to assessment under the visual privacy provisions of the R-Codes.
Sunroom Modification		
Respondents objected to increased roof height and new windows associated with the sunroom, arguing the modifications introduce additional overlooking impacts and fall outside the appropriate scope of the Section 31 reconsideration process. Respondents also considered the modifications create additional building bulk and direct overlooking toward the adjoining property.	Applicant advised the sunroom modifications form part of the revised architectural response and can properly be considered through the reconsideration process.	The modifications form part of the revised architectural response associated with the reconsidered application. While the roof form and openings have been amended, the proposed sunroom remains fully compliant with the setback requirements of the R-Codes.
Respondents also argued the sunroom had previously been considered compliant and should not be materially altered through reconsideration.	Applicant stated the visual privacy provisions do not apply as the floor level is less than 500mm above natural ground level, with the finished floor level approximately 370mm above natural ground level at this location.	As the finished floor level remains less than 500mm above natural ground level, the structure is not subject to assessment under the visual privacy provisions of the R-Codes and is considered to maintain compliance with the applicable visual privacy requirements.
Pool Modification		
Respondents argued retention and modification of the existing swimming pool falls outside the scope of the reconsideration process and raised concerns regarding pool plant, filtration equipment, acoustic treatment and operational noise.	Applicant advised the retention and modification of the existing swimming pool is ancillary to the single dwelling and does not create new planning impacts requiring a separate planning application. Applicant also considered retention and modification of the existing pool less disruptive than full decommissioning and filling of	The swimming pool remains ancillary to the approved residential use of the site and does not introduce a new land use or significant built form impacts.

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	the pool.	
Respondents also raised concerns regarding absence of information relating to pool plant location, acoustic treatment, housing and compliance with *Environmental Protection (Noise) Regulations 1997* requirements.	Applicant stated pool equipment details can be addressed by condition or at building permit stage and would comply with the *Environmental Protection (Noise) Regulations 1997*. Applicant also accepted conditions requiring acoustic treatment and equipment details prior to installation.	Pool-related matters are appropriately addressed through the building permit process, including compliance with the *Environmental Protection (Noise) Regulations 1997*.
Front Fence Modification		
Respondents sought clarification regarding the proposed front limestone wall and objected to replacement of the shared front boundary fence.	Applicant advised the front boundary treatment forms part of the heritage and streetscape response coordinated with the revised crossover arrangement and retained Queensland Box tree.	The concerns are acknowledged and the applicant has provided clarification.
Respondents argued the wider front fence piers would adversely impact the streetscape, detract from the character of nearby heritage properties and create excessive visual bulk. Respondents also raised concerns regarding the scale and dominance of the proposed fence pillars.	Applicant advised the variation to the front fence pier dimensions is minor and appropriate within the context of a traditional masonry and wrought iron fence design consistent with the heritage character of Chester Road and the subject dwelling. Applicant also advised the fence retains visual permeability and does not create unreasonable streetscape or safety impacts.	This aspect of the proposal remains unchanged from the previous design. While the proposed pillars exceed the deemed-to-comply provisions, the discretion is minor in nature and the infill panels remain visually permeable. Having regard to the varied streetscape character of Chester Road and the fact the proposed pillars reflect the dimensions of the existing pillars on site, the discretion is considered to have limited impact on the streetscape character and is considered acceptable.
Respondents raised concerns regarding the proposed double crossover, including increased hardstand, heat island effect and dominance of vehicle parking over landscaping. Respondents suggested relocation of the driveway further into the site.	Applicant considered relocation of the driveway unnecessary given the existing heritage dwelling, garage alignment, retained verge tree and access requirements.	The proposed driveway width complies with the requirements of the R-Codes and the crossover width complies with the maximum allowable width under the Town's crossover specifications. The amended design is not considered to result in unreasonable hardstand or streetscape impacts having

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		regard to the existing site constraints and lot configuration.
Street Tree and Arboricultural Concerns		
Respondents raised concerns regarding potential impacts of the crossover works on the retained verge tree and structural root zone and considered insufficient arboricultural information had been provided to support the proposed works.	Applicant advised the revised crossover arrangement retains the Queensland Box tree and has been prepared having regard to site constraints and access requirements.	The proposal has been amended to retain the Queensland Box tree located within the verge. This follows the resolution of Council at the 30 September 2025 Ordinary Council Meeting to implement a moratorium on Queensland Box tree removals. Should the application be approved, the applicant will be required to submit a crossover application to the Town. Relevant requirements including the minimum separation distances from verge trees, will be assessed as part of that application.
Sightlines		
Respondents argued the proposal fails to achieve compliant sightline truncation areas due to the location of brick piers and driveway arrangement. Respondents also raised concerns regarding pedestrian and vehicle safety associated with the crossover and front fence arrangement.	Applicant advised the revised design improves sightlines through visually permeable fencing, widened driveway arrangements and retention of the Queensland Box tree.	The previous application proposed solid fence pillars within the sightline truncation area that did not comply with the deemed-to-comply requirement. The amended design introduces visually permeable fencing elements adjacent to the driveway and reduces the extent of solid built form within the truncation area, improving visibility for vehicles entering and exiting the site. While solid pillars remain within portions of the truncation area, the revised fence design and replacement of the existing front fence results in a more open and legible vehicle access point.
Respondents also raised concerns regarding absence of a traffic impact assessment and lack of	Applicant acknowledged the full deemed-to-comply truncation area is not achieved, however advised the planning report	Chester Road is not identified as a street deemed to carry high volumes of traffic in the Town's

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supporting SIDRA information.	demonstrates functional sightlines are available having regard to the low-speed residential street environment and typical driver behaviour exiting a private driveway. Applicant also considered driveway relocation unnecessary having regard to the existing heritage dwelling, garage alignment, retained verge tree and access requirements.	LPS3. In this context, vehicle movements are generally consistent with a residential environment. The assessment of sightlines has been undertaken with the condition of the street.
Upper Floor Verandah Visual Privacy		
Respondents raised concerns that visual privacy formed part of the previous refusal reasons and considered the amended proposal does not adequately address overlooking impacts to adjoining outdoor living areas, principal indoor living spaces and bedrooms. Respondents objected to reduced verandah setbacks and overlooking into adjoining outdoor living areas, principal living spaces and bedrooms. Respondents also requested clarification regarding whether the "existing" verandah shown on plans exceeds the previously approved verandah extent. Respondents requested permanent fixed screening and argued landscaping alone would not adequately address long-term privacy impacts.	Applicant advised the verandah is largely an existing approved heritage element rather than a new balcony, noting the existing balcony was approved in 1986 at a setback of approximately 5.47m from the northern boundary without screening requirements. The amended design retains the majority of the existing approved balcony and includes only a limited extension with an increased setback to the northern boundary. Applicant also stated the revised design reduces the usable balcony area and changes direct access so that the balcony is no longer directly accessed from a primary living area, thereby reducing the intensity of use. The existing boundary walls and landscaping already provide substantial concealment of adjoining outdoor areas, and additional mature evergreen landscaping is proposed along the northern boundary to further improve privacy outcomes. Applicant considered fixed screening would be visually intrusive and inconsistent with	The existing dwelling already contains upper floor verandahs, establishing an existing overlooking relationship with adjoining properties. The proposed northern verandah extension is limited in extent and consistent with the existing built form. While the proposal results in a reduced visual privacy setback of 7.1m in lieu of 7.5m, the provided cone of vision assessment demonstrates that no major active habitable room openings or primary outdoor living areas are directly impacted. Existing boundary walls, roof forms and landscaping provide substantial screening, with additional landscaping proposed along the northern boundary to enhance visual screening over time. Further assessment is provided in the Boundary Wall section of this report.

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	the heritage character of the verandah, and submitted that the proposal would not result in unreasonable overlooking impacts to adjoining properties.	
Respondents also raised concerns regarding direct overlooking from the eastern verandah into children's bedrooms and major east-facing living room windows.	Applicant stated that the revised design reduces balcony usability and changes primary access from a living room to Bedroom 3, reducing intensity of use. Applicant also advised the addition of the entry room reduces usable balcony area.	As further assessed in the sections below, no major active habitable outdoor spaces or internal habitable room openings are captured within the cone of vision from the proposed verandah addition. Having regard to the existing overlooking context, separation distances, existing boundary treatments and the proposed landscaping, the proposal is not considered to result in unreasonable visual privacy impacts to adjoining properties.
Scope of Section 31 Reconsideration		
Respondents argued the amended proposal introduced numerous new elements outside the original refusal grounds, including sunroom modifications, pool retention, front fence changes, turret height increases, pavilion changes, revised pavilion materials and increased chimney height. Respondents requested readvertising or separate applications for these elements.	Applicant did not agree the amendments exceed the scope of the reconsideration process and advised amended plans responding to refusal reasons, officer comments and improving planning outcomes can properly be considered through the Section 31 reconsideration process. Applicant also considered the amendments consequential to the revised design response, including removal of the carport, retention of the Queensland Box tree, revised fencing and crossover design, landscaping and refinement of heritage elements. Applicant also noted any material changes could still be advertised through the reconsideration process if required by the Town.	The amended plans remain associated with the original development application and primarily respond to the previous refusal reasons. The additional amendments are considered consequential to the revised planning and heritage response and are capable of being considered as part of the Section 31 reconsideration process.
Turret Height		

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Respondents objected to the increase in turret height above the permitted building height under LPS3 and considered the variation excessive. Respondents also raised concerns regarding additional overlooking opportunities from turret windows and requested obscure glazing treatment where applicable.	Applicant supported the variation, stating the turret is a small, centrally located architectural feature without habitable floor area and integral to the Federation character of the dwelling. Applicant further stated the turret does not create overlooking, overshadowing or loss of sunlight impacts and assists in achieving an authentic Federation-style roof form and appropriate roof hierarchy.	The existing dwelling already incorporates prominent vertical architectural elements, including high chimneys and steep roof forms. In this context, the turret is not considered visually dominant or inconsistent with the established heritage character of the dwelling. The turret has a limited footprint and is adequately setback from adjoining lot boundaries, minimising potential visual bulk impacts. In addition, the structure functions as a lightwell and void space only and therefore does not result in overlooking impacts to adjoining properties.
Submission 2 – Support and Request for Clarification		
Verandah and Amenity Impacts		
Support was provided for the extension of the southern verandah, with acknowledgement that the proposal may result in some additional shading to a rear bedroom, however the submitter accepted the overall design rationale.	Applicant welcomed and acknowledged the support from the adjoining southern landowner	The support is acknowledged.
Existing Retaining Wall and Boundary Treatment		
Comment queried the feasibility of removing the existing limestone retaining wall and requested that any replacement boundary wall generally align with the height of the existing brushwood fence, having regard to level differences between the properties.	Applicant advised there is no intention to compromise the retaining function along the southern boundary. Detailed construction and retaining wall design will be addressed through the building permit process. Applicant also advised any proposed dividing fence will comply with the Town's Fencing Local Law 2024.	The concerns regarding retaining walls and boundary treatments are acknowledged. Detailed retaining wall design, structural integrity and construction methodology are matters appropriately addressed through the building permit process. Any dividing fence is required to comply with the Town's Fencing Local Law 2024.

A full copy of the submissions is attached to this report as Attachment 6 – Collated Submissions.

OFFICER'S COMMENTS

Site Context

The subject site is zoned R15/20 and has a site area of 1012m^2. The surrounding context is charactered by primary two storey single houses and a few heritage listed dwellings in the immediate locality. The Town is required under the provisions of LPS3 to consider the development of the land under the R15 coding as the development does not satisfy the provisions to qualify for the higher density coding.

Planning Assessment

The Town undertook assessment of the proposal against the provisions of the R-Codes, LPS3, and applicable local planning policies (LPP), including the LPP 117 – Front Fences and LPP 124 – Heritage.

The R-Codes establish two pathways for assessing residential development. If a proposal does not meet the deemed-to-comply requirements for a particular design element, that element may be assessed against the relevant design principles, provided the R-Codes allow for discretion in that circumstance. The development is generally consistent with LPS3, the R-Codes and applicable LPP, subject to the exercise of discretion in relation to the following matters:

1. **R-Codes 5.1.3 – Boundary Wall:** Garage boundary wall and the proposed pavilion include boundary walls on the northern and eastern boundaries which are not permitted under the deemed-to-comply requirements for the Residential R15 coding.
2. **R-Codes 5.2.4 – Front Fence:** The proposed front fence pillars have a horizontal dimension of 490mm by 490mm in lieu of the 400mm-by-400mm deemed-to-comply requirement.
3. **R-Codes5.2.5 – Sightlines:** The proposed vehicle access way does not adhere to the nominated dimensions of the deemed-to-comply regarding clear visual truncation areas.
4. **R-Codes 5.4.1 – Visual Privacy:** The proposed new verandah is setback 7.1m from the northern boundary and 5.35m from the southern boundary in lieu of 7.5m deemed-to-comply visual privacy setback.
5. **LPS3 – Building Height:** The proposed turret height increased from 9.1m to 10.1m on the eastern side and 9.2m to 10.1m on the north elevation in lieu of 6.6m permitted.

An evaluation of the discretion was considered under design principles of the R-Codes and the relevant consideration under LPS3.

It is noted that the design of the heritage dwelling does not achieve compliance with R-Codes deemed-to-comply provisions, which is not uncommon for heritage properties within the locality. This is largely due to the constraints associated with retaining original architectural form and heritage significance.

Officer is satisfied that the proposed discretions comply with the relevant design principles and objectives of LPS3 and will deliver an acceptable design outcome as detailed further below:

Boundary Wall

Garage – Northern Elevation

The property is coded R15/20 (R15 applicable). The R-Codes do not prescribe maximum lengths or heights for boundary walls on an R15 site. Notwithstanding, where a portion of a boundary wall abuts an existing wall of equal or greater dimensions, that portion is considered to satisfy the deemed-to-comply provisions. Any section of wall extending beyond the existing wall is to be assessed separately against the relevant provisions.

- Length

The proposed garage remains generally consistent with the location shown in the previous application. As shown by the yellow dashed line in the figure below, the proposed garage wall extends 10.23 m along the

northern boundary and is shorter than the existing adjoining boundary wall, shown by the blue dashed line. On this basis, the proposed boundary wall length is considered to satisfy the deemed-to-comply provisions of the R-Codes regarding its proposed length.

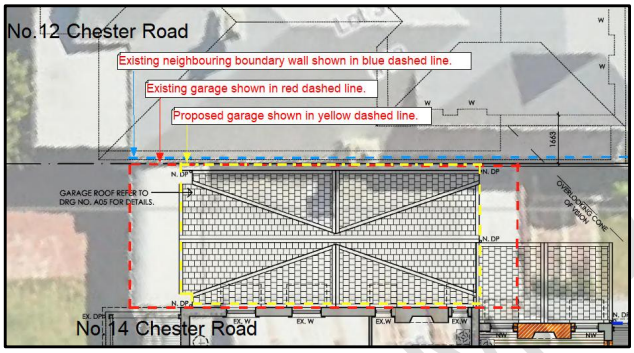


Figure 1: Comparison of Existing and Proposed Garage Boundary Wall Length

- Height

In terms of height, the proposed garage boundary wall demonstrates a height of 5.17m, whilst abutting a neighbouring boundary wall, which height varies between approximately 3.3m and 4.1m due to the natural topography sloping along the cadastral boundary, as illustrated in Figure 2 below. While the proposed wall exceeds the adjoining wall height, the additional height is primarily associated with the gable form and remains limited in extent.

The proposed wall contains no major openings and is located on the northern side of the development, meaning it will not adversely impact solar access to neighbouring habitable spaces. The adjoining boundary wall also does not contain any major openings. As such, the proposed wall will have limited impact on neighbouring ventilation and will not give rise to overlooking or visual privacy concerns. Overshadowing will largely be contained within the subject site due to the northern orientation of the structure. The boundary wall is also located more than 10m from the primary frontage and is not considered to adversely affect the streetscape.



Figure 2: Comparison of Existing and Proposed Garage Boundary Wall Height

Having regard to the limited extent of the additional height, the articulated roof form, and the absence of unreasonable amenity impacts in terms of visual bulk, overshadowing, privacy, ventilation, and streetscape character, the proposed boundary wall height is considered to satisfy the relevant design principles of the R-Codes, and approval is recommended.

Pavilion – Northern Elevation

The proposed pavilion boundary wall along the northern elevation has been revised to reduce its visual bulk compared to the previous application (DA24-047). The earlier design incorporated a high gable end (5.6m), whereas the current proposal removes the gable form and reduces the overall height to 4.7m, despite a slight increase in length from 7m to 8m.

As the site is coded R15, boundary walls do not have a general deemed-to-comply pathway under the R-Codes unless they abut an existing or simultaneously constructed boundary wall. The proposed pavilion boundary walls therefore require assessment against the applicable design principles.

The proposal is considered acceptable in this context, having regard to existing boundary wall approvals on the subject site and immediately adjoining properties. The higher wall elements are limited to decorative features at either end, with the main wall reduced to approximately 4.3m. The revised sloping roof form also replaces the previously dominant gable, creating a more graded transition and reducing the perceived bulk from the adjoining property.

The wall is located on the southern side of the northern boundary and is therefore unlikely to impact the adjoining property's access to northern sunlight. In addition, no major openings are proposed within the wall, maintaining an appropriate level of visual privacy between the properties. Having regard to the reduced overall height, improved roof articulation, limited amenity impacts and established residential context, the proposal is considered to satisfy the relevant design principles of the R-Codes relating to visual bulk, overshadowing and visual privacy.

Pavilion – Eastern Elevation

The proposed pavilion boundary wall along the eastern elevation has a maximum height of 6.4m to the top of the chimney, compared to 5.7m under the previous approval. The revised design replaces the previously approved gable end with an alternative roof form incorporating a centrally located chimney feature.

- Built Form and Design

Although the overall height has increased, the pavilion is located to the rear of the site and is not visible from the public realm, resulting in no material streetscape impact. In addition, the adjoining property to the east (No. 4 Agett Road) is situated at a higher natural ground level. The existing boundary fence providing substantial screening at ground level. As a result, views of the structure from the adjoining property are generally limited to portions of the roof form only.

The centrally positioned chimney is an important element of the architectural expression of the pavilion and echoes the character of the heritage dwelling on the site. Its placement and articulation assist in articulating the roof form and reducing the perception of continuous visual bulk when viewed from adjoining properties. The revised roof form also introduces additional articulation to the built form, further reducing the appearance of a continuous vertical wall compared to the previously approved gable design.

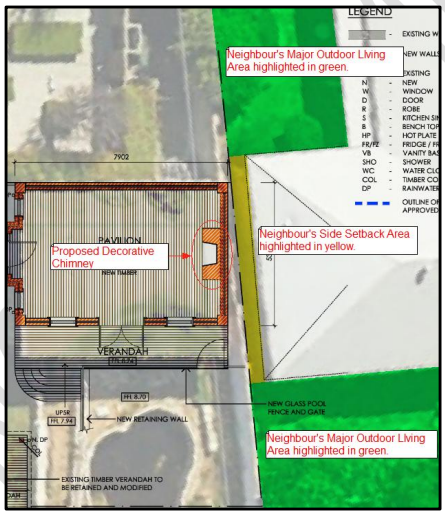


Figure 3: Relationship Between Proposed Pavilion Chimney and Adioinina Outdoor Livina Areas

- Adjoining Amenity Impact

The pavilion adjoins the eastern neighbour's side setback area, identified in yellow in the figure above. This area is relatively narrow in width and does not function as the primary outdoor living area of the adjoining property. The primary outdoor living areas associated with No. 4 Agett Road are instead located toward the rear and central portions of the lot and are sufficiently separated from the proposed addition. Accordingly,

the pavilion is not considered to result in any unreasonable adverse amenity impacts to the adjoining property's principal outdoor living spaces.

Having regard to the orientation of the lot, the proposal will not adversely affect access to northern sunlight, and adequate ventilation between the properties will be maintained.

This assessment finds that the revised pavilion design appropriately responds to the site context and adjoining development and will not result in any unreasonable adverse amenity impacts. Accordingly, the proposal is considered to satisfy the relevant design principles and is recommended for approval.

Detached addition

The detached addition is proposed to be used as a habitable space and incorporates architectural elements that are generally consistent with the established character of the heritage-listed dwelling on site, including the chimney feature and roof form. The design maintains compliant open space and, having regard to the siting, scale and design of the structure, is not considered to result in unreasonable amenity impacts in terms of visual bulk, overshadowing or privacy. The footprint is able to be accommodated given the ample size and configuration of the lot.

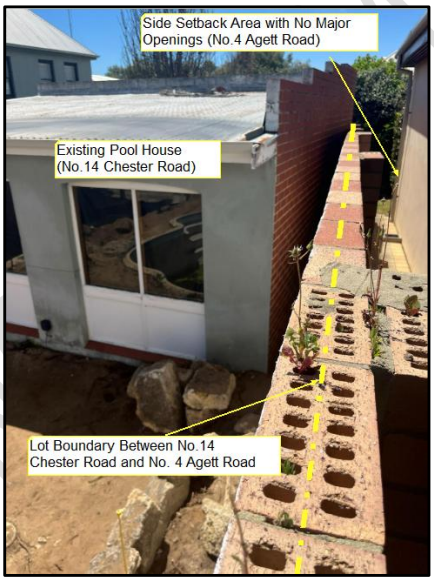


Figure 4: Existing Boundary Wall and Adjoining Side Setback Relationship

Front Fence

The proposed front fence pillars have horizontal dimensions of 490 mm × 490 mm, in lieu of the permitted 400 mm × 400 mm. This aspect of the proposal remains unchanged from the previous design.

The Chester Road precinct is characterised by a varied streetscape, including a range of front fence styles that contribute to its eclectic character. Given that the proposed infill panels remain visually permeable in accordance with the deemed-to-comply requirements of the R-Codes, and that the pillars reflect the dimensions of the existing development, the minor increase in pillar dimensions is considered acceptable. Accordingly, the exercise of discretion is not expected to adversely affect the established streetscape character.

Sightlines

The previous application proposed solid fence pillars within the vehicle sightline truncation area, which did not satisfy the relevant deemed-to-comply sightline requirements for safety.

The amended proposal revised the front fence design, including visually permeable fencing elements adjacent to the driveway and a more clearly defined vehicle access point. This reduces the extent of solid built form within the sightline area and improves visibility for vehicles entering and exiting the site.

It is acknowledged that solid pillars remain within the sightline truncation area. Notwithstanding, the pillars are limited elements within the broader fence design and are offset by the increased visual permeability of the fencing adjacent to the driveway. The replacement of the existing front fence and pillars will provide a more open design, with clearer and safer access than currently exist on site.

The amended design represents an improvement to the existing structure, with a reduced extent of solid obstruction and improved visual permeability adjacent to the driveway. The traffic environment of the street has also been appropriately considered, such that the proposal maintains adequate visibility and safe vehicle access.

In this regard, the proposal is considered to satisfy the relevant design principles of the R-Codes in terms of visual permeability, streetscape integration, and safety. Accordingly, the discretion sought is not considered to result in any unacceptable safety or amenity impacts, subject to the fence being constructed and maintained in accordance with the approved plans.

Visual Privacy

The existing dwelling contains upper floor verandahs along the northern and southern elevations. These verandahs, as part of the approved development, already provide overlooking of adjoining properties. The existing context is therefore relevant in assessing whether the proposed verandah extensions would result in any additional visual privacy impacts beyond what is considered reasonable.

The application seeks to retain portions of the existing verandahs and extend the northern and southern upper floor verandahs toward the eastern side of the subject site. The visual privacy implications of each verandah extension are addressed separately below.

North elevation

The proposed extension to the upper floor verandah results in a horizontal visual privacy setback of 7.1m in lieu of the required 7.5m required under the deemed-to-comply provisions of the R-Codes. This represents a discretion sought of 380mm. The figures below show the location of the proposed verandah extension in relation to the adjoining property, together with the cone of vision assessment undertaken by officers.

UNCONFIRMED

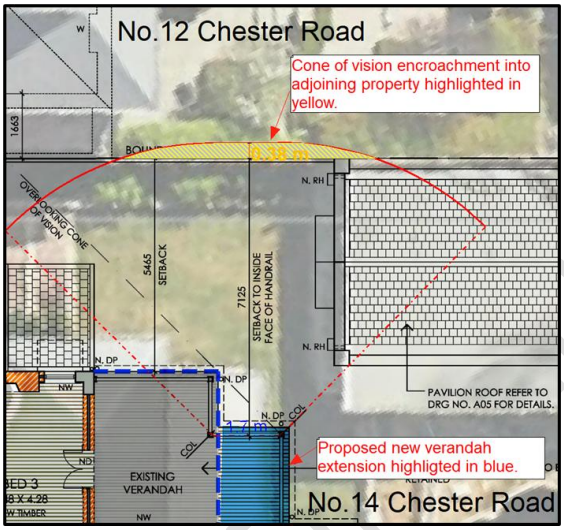


Figure 5: Cone of Vision Assessment for Proposed Verandah Extension

- Proposed Verandah Addition

The proposed verandah extension, shown in blue in the figures above, is a modest addition to the existing upper-floor verandah. The extension remains generally consistent with the scale, form and alignment of the existing verandah and does not extend closer to the boundary or introduce a substantially different built form outcome when viewed from the adjoining property.

The officer's cone of vision assessment identifies a maximum encroachment of approximately 380mm into the adjoining property, shown in yellow in the figures above. Importantly, the assessment demonstrates that major openings to habitable rooms and the primary outdoor living area of the adjoining property are not located within the area of encroachment. On this basis, the discretion sought is not considered to result in an unreasonable visual privacy impact.

- Existing Verandah

The existing northern verandah, shown by the blue dashed outline in the figure above as well as additional following, is located closer to the boundary than the proposed extension. This is important and relevant context in assessing whether the proposed extension would result in any additional unreasonable overlooking impact.

Supporting site photography indicates that views from the existing upper-floor areas are generally directed across roof forms, existing setbacks and landscaping, rather than directly toward sensitive areas of adjoining private open space.

It is also noted that the photograph was taken from a position approximately 1.7m forward of the proposed verandah extension. The proposed extension would therefore be located further from the adjoining

property than the photographed vantage point, reducing the potential for direct overlooking from the new works subject to this application.

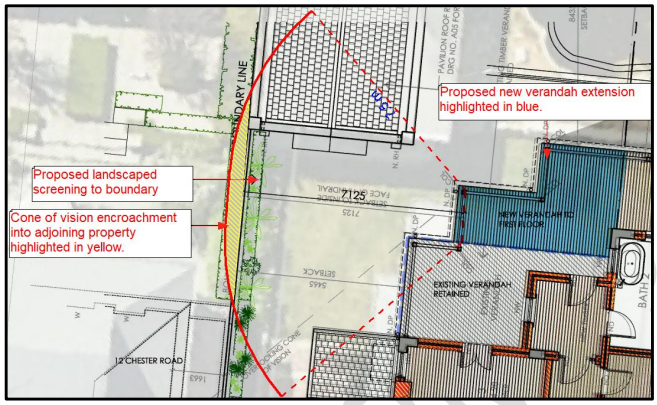


Figure 6: Cone of Vision Encroachment from Proposed Verandah Extension



Figure 7: Existing Views from Approved Upper Floor Verandah

South elevation

The existing upper-floor verandah extends along the southern elevation and already overlooks the adjoining property. The current proposal includes an extension of the south-facing upper-floor verandah by approximately 2.6m towards the subject site's eastern boundary. This portion of the proposal was advertised to adjoining landowners and no objections were received in relation to visual privacy impacts associated with the verandah extension.

While the proposal extends the existing verandah, the extension remains modest in scale and does not result in direct overlooking into major active habitable room openings or primary outdoor living areas. Existing separation distances, boundary treatments and landscaping further limits extent of overlooking between the properties.

Having regard to the limited extent of the discretion sought, the established verandah context, the cone of vision assessment, and the absence of unreasonable amenity impacts, the proposal is considered to satisfy the relevant design principles for visual privacy under the R-Codes and is therefore acceptable.

Proposed Landscaping Screening

To mitigate potential overlooking impacts, the applicant proposes additional boundary landscaping comprising four evergreen Bay Laurel trees with an initial planting height of approximately 1.6m to 2m. The landscaping is expected to establish a screen of up to approximately 4m in height within two years, screening views towards the adjoining property's outdoor living area and maintaining a distinct visual interface between the two properties once established.

Having regard to the existing overlooking context, the limited extent of the proposed extension, the submitted cone of vision assessment, and the proposed landscaping treatment, the proposal is considered to satisfy the relevant design principles for visual privacy. A condition is therefore recommended requiring implementation and ongoing maintenance of the landscaping.

Officers also considered whether a fixed physical privacy screen should be required to the proposed verandah. While this may provide a more immediate screening outcome, it would introduce a visually prominent built element to the side elevation of an established heritage dwelling. Although not located on the primary façade, the verandah contributes to the dwelling's architectural character, and a fixed screen is not considered to represent the most sympathetic or proportionate design response in this instance. On balance, the proposed landscaping treatment is considered to provide an appropriate privacy response while avoiding an unnecessary addition that may detract from the heritage character and visual integrity of the dwelling.

Building Height

The amended plans increase the proposed wall height of the lightwell turret from 9.1m to 10.1m on the eastern elevation, and from 9.2 m to 10.1m on the northern elevation. Accordingly, discretion is sought in relation to the applicable deemed-to-comply building height requirements.

As shown in Figure 7, the proposed turret, highlighted in yellow, is located within the central roof form of the dwelling rather than adjacent to a lot boundary or at the outer edge of the building. The turret is substantially setback from surrounding lot boundaries, with separation distances shown of approximately 9.33m, 11.02m and 12.46m. This siting assists in reducing its prominence in views from adjoining properties and the public realm.

While the turret wall height has increased, the overall height of the turret is consistent with the height of the existing and refurbished chimney elements on the dwelling. The dwelling already contains prominent vertical roof elements, including chimneys reaching approximately 11.8m and a high gable roof form. In this established roofscape context, the turret is not considered to present as a visually dominant or incongruous element.

The turret has a limited footprint, and is visually contained within the broader roof form. Its scale, siting and relationship to the existing chimney elements assist in minimising any perception of excessive bulk or height.

The turret functions as a lightwell and comprises void space only. It does not provide an additional habitable room, balcony, viewing platform or trafficable external area. On this basis, the increased wall height does not result in additional overlooking impacts.

The discretion sought is considered to satisfy the relevant design principles for building height. The proposed turret is appropriately located within the existing roof form, is substantially setback from lot boundaries, and is read in conjunction with the dwelling's existing vertical roof elements. As a result, the increased wall height is not considered to adversely impact the amenity of adjoining properties, the streetscape, or the established character of the dwelling.

Having regard to the turret's central location within the roof form, substantial setbacks from lot boundaries, limited footprint, relationship to the existing and refurbished chimney elements, and function as a non-habitable lightwell, this aspect of the proposal is recommended for support.

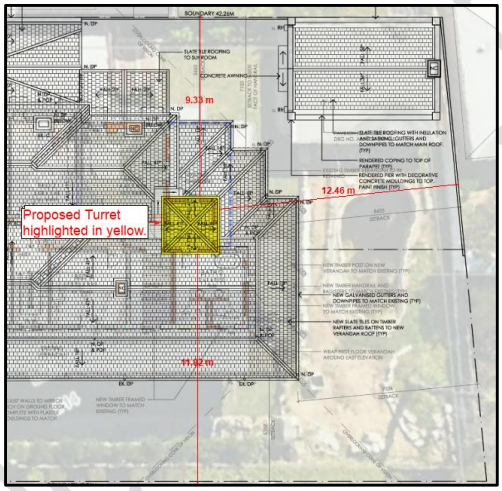


Figure 8: Proposed Turret Location

CONCLUSION

The amended proposal for additions and alterations to the existing heritage-listed dwelling has been assessed against LPS3, the R-Codes, relevant LPP and the applicable matters under clause 67 of the Deemed Provisions.

This application involves a complex planning assessment having regard to the unique character of the existing dwelling, the architectural intent of the proposed additions to complement that character, and the established variations from R-codes provisions already present on the site.

The amended plans respond to the previous reasons for refusal, by the removal of the proposed carport, retention of the Street tree, refinements to the boundary wall and pavilion design, revised front fence and sightline arrangements, and additional landscaping to address visual privacy.

Submissions received during consultation have been carefully considered and addressed in this report. The concerns raised are acknowledged. Notwithstanding, having regard to the amended plans, the existing

approved development on the land and the established character of the locality, the proposal is considered to provide an appropriate planning response to the site context.

Where the proposal does not meet the relevant deemed-to-comply requirements, the matters have been assessed against the applicable design principles and relevant Scheme considerations. For the reasons detailed in this report, the exercise of discretion is not considered to result in unreasonable amenity, streetscape, heritage or safety impacts.

Subject to the recommended conditions and advice notes, the proposal is considered to represent an acceptable planning outcome and is recommended for approval.

FINANCIAL AND STAFF IMPLICATIONS

As the proposal remains before the SAT, any reconsidered decision under section 31 would continue within the existing review proceedings. In practical terms, an approval generally results in the SAT proceedings being withdrawn or vacated, whereas a refusal may result in the matter returning to SAT for further mediation, directions and, if required, a final hearing for determination.

There may be financial and staff resource implications associated with continued SAT proceedings should Council refuse the application or impose conditions that may be contested by the applicant.

There are no third-party appeal rights to the Tribunal.

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.
- Demonstrate a high standard of governance, accountability, management and strategic planning.

URGENCY

The Tribunal orders require the Town to reconsider the application and advise by 12 June 2026.

UNCONFIRMED

OFFICER RECOMMENDATION

Moved: Cr Jill Goetze

Seconded:

Council determination

That Council grant Development Approval for proposed additions and alterations to the existing single house at Lot 35 and 36 (14) Chester Road, Claremont as shown on the amended plans stamped received by the Town on 16 March 2026, subject to the following conditions and advice notes:

1. All development shall only occur in accordance with the revised drawings received by the Town on 16 March 2026, or as amended by these conditions.

2. Prior to the occupation or use of the new upper floor verandah extension, landscape screening shall be installed along the northern boundary in accordance with approved plans (Drawing Number SA01.2), to the satisfaction of the Town of Claremont, comprising:

i) A minimum of four evergreen Bay Laurel trees or approved equivalent evergreen species capable of achieving a minimum mature height of more than 2.4m, shall be planted abutting the dividing fence;

ii) Trees of a minimum planting height of 1.6m, as measured from ground level at the time of planting;

iii) Landscape screening to be established and maintained in accordance with the approved plans so as to provide an effective visual privacy screen to a minimum height of 4m at the boundary within two years of planting, to the satisfaction of the Town of Claremont; and

iv) Any dead, diseased or failing plants to be replaced with the same species or an approved equivalent evergreen screening species, to the satisfaction of the Town of Claremont.

3. Prior to the issue of a Building Permit, a Construction Management Plan is to be prepared and submitted to the specification and satisfaction of the Town of Claremont addressing:

i) access to the site;

ii) delivery and storage of materials; and

iii) the parking of tradespersons.

The approved Construction Management Plan is to be thereafter implemented for the duration of construction to the satisfaction of the Town of Claremont.

4. Prior to application for a Building Permit, a dilapidation report is to be prepared by a practising Structural Engineer and subsequently submitted for the adjoining properties at 12 Chester Road, Claremont and 4 Agett Road, Claremont, to the satisfaction of the Town of Claremont.

5. Prior to the application for a Building Permit, a Schedule of materials, colours and finishes is to be submitted to the satisfaction of the Town of Claremont.

6. The existing and/or proposed driveway being constructed with brick paving or concrete and drainage/soak wells to be provided to the satisfaction of the Town of Claremont.

7. Prior to occupation or use of the development, the redundant crossover(s) are to be removed, and the verge, kerb and footpath reinstated to the satisfaction of the Town of Claremont.

8. This development application relates only to the works/use on the property and separate approval must be obtained to construct any crossovers on the road verge.

9. All stormwater discharge shall be contained and disposed of on site and vehicle access designed in such a manner as to prevent storm water entering the property or discharging externally from the property, to the satisfaction of the Town of Claremont.

10. Street tree removal is not approved as part of this Development Approval.

11. Only the tree identified for removal on Drawing SA02 is permitted to be removed. Any additional removal of trees is not approved and will require a separate planning application to be lodged with the Town for assessment. No works, including removal, pruning or excavation, that may adversely affect the health of retained trees are permitted under this approval.

12. The approved parapet/boundary wall(s) and footings abutting the boundaries must be constructed wholly within the subject allotment. The external surface of the parapet/boundary wall(s) shall be finished to a satisfactory standard, as decided by the Town of Claremont.

13. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the Town of Claremont.

14. Prior to the commencement of works, a Tree Protection Zone is to be implemented, in accordance with AS4970-2025, around the Queensland Box tree located within the Chester Road verge. The fixed barrier is to remain in place for the duration of construction to the satisfaction of the Town of Claremont.

Advice Notes

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 Days of the determination.

Note 4: This is a Development Approval only and a Building Permit must be obtained from the Local Government prior to the commencement of any building works. All Building Permit plans must be consistent with the Approved Plans in all respects. Permits for non-residential development must be certified prior to submission.

Note 5: A Demolition Permit may be required from the Town's Building Services prior to commencement of any demolition works. The Town accepts certified and uncertified Demolition Permits.

Note 6: The use of skip bins outside the property boundaries will only be permitted where approved in a Work Zone Permit.

Note 7: Under the Environmental Protection (Noise) Regulations 1997, noise from construction work is limited to 7.00am to 7.00pm Monday to Saturday inclusive.

Note 8: The applicant is required to remove any hazardous materials encountered during construction/demolition at their own expense and in accordance with the Code of Practice on Safe Removal of Asbestos [NOHSC: 2002(2005)] as stipulated by the Occupational Health and Safety Regulations 1996 and disposed of in accordance with the Health (Asbestos) Regulations 1992 and the Environmental Protection (Controlled Waste) Regulations 2004.

Note 9: In regard to condition 2, the landscape screening required by this approval is to be installed, maintained and replaced where necessary at the cost of the landowner/applicant. The landscape

screening is to be maintained for the life of the development, unless otherwise approved in writing by the Town of Claremont. Should the landscape screening not be maintained in a healthy condition so as to provide an effective visual screen, the Town may require the installation of a physical screen to protect adjoining properties from overlooking.

Note 10: In regard to condition 4, the applicant is advised that the dilapidation report is to be submitted to the Town of Claremont and the owners of the listed adjoining properties. The dilapidation report is to detail the current condition and status of all buildings (both internal and external together with surrounding paved areas and right-of-way), including ancillary structures located upon these properties.

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the Town of Claremont that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

Note 11: This approval does not authorise the use of the detached addition (pavilion) as an ancillary dwelling, separate dwelling, short-term accommodation or independent tenancy.

The motion lapsed for want of a seconder.

ALTERNATE MOTION

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Sara Franklyn

That Council **REFUSES** Development Approval for proposed additions and alterations to the existing single house at Lot 35 and 36 (14) Chester Road, Claremont as shown on the amended plans stamped received by the Town on 16 March 2026.

Reason:

1. The proposed development does not satisfy design principles of Clause 5.1.3 – Lot boundary setbacks of Residential Design Codes Volume 1, as the dwelling proposes boundary walls to the pavilion that negatively impact the amenity of adjoining properties at 12 Chester Road as detailed in this report.

2. The proposed development does not satisfy design principles of Clause 5.4.1 – Visual privacy of Residential Design Codes Volume 1, as the proposed balcony on the northern elevation increases direct overlooking of active habitable spaces and the primary outdoor living areas of the adjoining property at 12 Chester Road.

3. The proposed development does not satisfy design principles of Clause 5.4.3 – Outbuildings of Residential Design Codes Volume 1, as the proposed outbuilding have a negative visual amenity impact on adjoining properties at 12 Chester Road.

4. The proposed development does not comply with Local Planning Policy 123 – Retention of Residential Character relative to the upper floor encroachment into the rear third of the lot and negative amenity impacts on adjoining property at 12 Chester Road.

5. The proposed development is inconsistent with matters the Local Government must give due regard contained within Clause 67(2) of Planning and Development (Local Planning Schemes) Regulations 2015 in regard to the following requirements:

b) The proposal does not adhere to orderly and proper planning as per Local Planning Scheme No.3 relative to the proposed carport front setback.

g) The proposal is inconsistent with Local Planning Policy requirements to address building bulk and setbacks of upper floor extensions.

m) The development is incompatible with the existing or desired character of its setting, particularly concerning the development on adjoining land and within the locality, given its height, bulk, and scale relative to boundary wall proposals for the rear pavilion and upper floor balcony.

EXTENSION OF TIME TO SPEAK

Moved: **Cr Annette Suann**

Seconded: **Cr Ryan Fernandes**

That Deputy Mayor Cr Paul Kelly be granted an extension of 5 minutes to continue speaking on this item.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 6/0

ALTERNATE MOTION AND COUNCIL RESOLUTION 67/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Sara Franklyn

That Council **REFUSES** Development Approval for proposed additions and alterations to the existing single house at Lot 35 and 36 (14) Chester Road, Claremont as shown on the amended plans stamped received by the Town on 16 March 2026.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 6/0

Cr Ryan Brown returned to the meeting at 8:29 pm.

13.1 LEADERSHIP AND GOVERNANCE

13.1.1 2026/27 PROPOSED DIFFERENTIAL RATES AND MINIMUM PAYMENTS

File Number:	RAV/00155
Author:	Hasreen Syed Maule (Manager Finance)
Authoriser:	Tim Clynch (Interim Chief Executive Officer)
Voting requirement:	Absolute Majority decision of Council (5 Council Members are required to vote in favour).
Attachments:	1. Statement of Rating Objects and Reasons For Differential Rates 2026-27 [**13.1.1.1** - 1 page]

PURPOSE

The purpose of this report is to seek Council endorsement of the proposed differential rates and minimum payment for the 2026/27 and Statement of Rating Objects and Reasons for Differential Rates in accordance with section 6.36 of the *Local Government Act 1995*.

OFFICER RECOMMENDATION

That Council:

1. NOTES that there will be a general rate, a minimum rate, commercial rate and specified area rate for the 2026/27 financial year.

2. APPROVES the advertising of proposed differential rates for the 2026/27 financial year in accordance with section 6.36 of the Local Government Act 1995 for public submission on the proposed differential rates and minimum payments as set out in the Statement of Rating Objects and Reasons for Differential Rates (Attachment 1) as follow:

a. Residential – Gross Rental Valuation (GRV)

• Minimum payment: $1,643.30

• Rate in the dollar: $0.0529787

b. Commercial – Gross Rental Valuation (GRV)

• Minimum payment: $1,643.30

• Rate in the dollar: $0.0774276

c. Specified area rate – Gross Rental Valuation (GRV)

• Rate in the dollar: $0.0023138

3. AUTHORISES the Chief Executive Officer to give public notice (21 days) seeking public submissions on the proposed differential rates and minimum payment for the 2026/27 financial year and for the submission to be considered as part of the Council item proposing the adoption of the 2026/27 annual budget.

BACKGROUND

In accordance with the *Local Government Act 1995,* a local government may impose differential rates according to any, or a combination, of the following characteristics —

(a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or

(b) a purpose for which the land is held or used as determined by the local government; or

(c) whether or not the land is vacant land; or

(d) any other characteristic or combination of characteristics prescribed (s.6.33).

In 2023/2024 Council first resolved to set different rates in the dollar (RID), known as differential rates for various property types within the district to reflect the different nature, Gross Rental Value (GRV) and costs associated with providing services.

Rating Category	2023/24	2024/25	2025/26
General Rate in Dollar (residential)	$0.058281	$0.061486	$0.0638840
Commercial Rate in Dollar	$0.071741	$0.075687	$0.0786388
Minimum Payment (Commercial and residential)	$1,421.00	$1,499.16	$1,557.63
Specified Area Rate	$0.001831208	$0.002441611	$0.002441611

DISCUSSION

Many local Councils have different rates in the dollar (RID), known as differential rates for the various property types to reflect the different nature and GRV's and the costs associated with providing services. Having differential rating categories allows the local government some flexibility in minimising the impacts of GRV changes across property types and to assist in generating the rate revenue in a fair and equitable way.

The purpose of imposing differential rating for residential and non-residential (commercial & industrial) are:

1. To obtain a fair and equitable form of revenue raising from all categories of properties in the Town.
2. To recognise different land zoning and land use creates different demands on services.
3. To ensure a more equitable distribution of the cost of services based on the demands of each property category.

The GRV for all properties across the State are updated every three years and the Town received an updated valuation from Landgate effective from 1 July 2026 (2026/27 financial year)

The total valuation from the updated GRV is $331,091,096, compared to its previous value of $268,715,841 this equates to an increase of 22.45%. The increase per property category is detailed below:

Rating category	New GRV ($)	Previous GRV ($)	% GRV Change
Commercial Rates	72,958,182	71,017,393	2.73%
General Rates	254,674,080	196,460,860	29.63%
Non-Rateable	453,739	425,204	6.71%
Exempt	948,455	812,384	16.75%
	329,034,456	**268,715,841**	**22.45%**

With a significant movement to the GRV for the 2026/27 financial year and ensuring the proportion of rates revenue yield from the different rating category remained the same, the officer recommendation is to continue with a differential rating strategy for the Town for the 2026/27 financial year detailed as per below:

Rating Category	Proposed 2026/27
General Rate in Dollar (residential)	$0.0529787 (decreased by 17.07%)
Commercial Rate in Dollar	$0.0774276 (decreased by 1.54%)
Minimum Payment (Commercial and residential)	$1,643.30 (increased by 5.50%)
Specified Area Rate	$0.002441611 (unchanged)

The proposed differential rating above is estimated to yield a total rates revenue of $19,655,665 (includes $120,000 from specified area rate). This is an approximately 5.50% increase to the 2025/26 rates revenue.

The increase incorporates several core operational and capital costs expected to exceed the CPI increases. The following budget assumptions together have been used as the overarching guide in the budget preparation:

- Fees and charges and interest revenue – increase of 3%
- Employee cost - increase of 3.5%
- Materials – increase of 2.8%
- Contract services and consultancy – increase of 4% plus additional consideration for fuel levy
- Licenses and subscriptions - increase of 4.5%
- Fuel increase – increase of 5%
- Utilities (gas, water and electricity) - increase of 4%
- Street lighting – increase of 5.34%
- Elected member related expenses - 3.5%
- Insurance premium – 8%
- Capital works is estimated to be $4.6 million
- Grant revenue and contribution – budgeted as per expected revenue

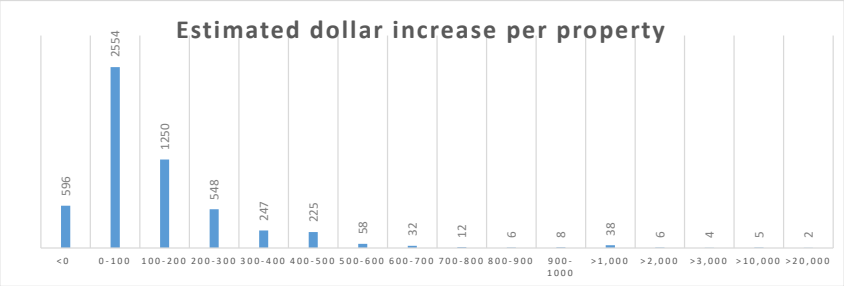
The current properties in the different rating categories are:

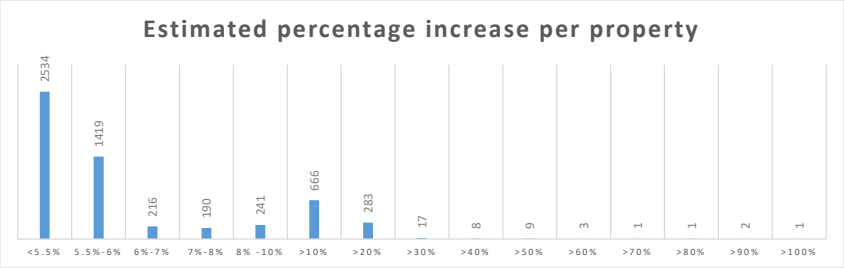
- General (residential): 5,465 properties
- Commercial rate: 291 properties
- Specified area rate: 108 properties

The graphs below represent the estimated dollar increase and percentage increase per property, with 68% of property is estimated to be within $0 to $200 and approximately 71% of property with increases under 6%.

There are some outliers with high value increases due to the property GRV increases or decreases being greater than the average change.

UNCONFIRMED





PAST RESOLUTIONS

Ordinary Council Meeting 29 April 2025, Council Resolution 50/25

That Council:

1. *Approves the advertising proposes differential rates for the 2025-2026 financial year.*
2. *Notes that there will be a general rate, a minimum rate, commercial rate and specified area rate for the 2025-2026 financial year.*
3. *Requests the Chief Executive Officer to commence the process and to advertise the differential rate as required under Section 6.36 of the Local Government Act 1995.*

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995

COMMUNICATION AND CONSULTATION

Section 6.36(3A) of the *Local Government Act 1995* requires a document to be published on the Town's website describing the objects of and reasons for each proposed rate.

Section 6.36(a) of the *Local Government Act 1995* requires a local government to, before imposing differential rates, give local public notice of its intention to do so and invite submissions for a minimum period of 21 days.

Council is required to consider any submissions received before imposing the proposed rates via the Annual Budget process (section 6.36(4)).

Should Council resolve to approve advertising, local public notice will be given as soon as possible after the Ordinary Council Meeting via the Town's website, noticeboards, social media and a Newspaper advertisement.

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

Required to be determined at this meeting as written submission on the proposed differential rating and minimum payment will be presented to Council together with the draft budget at the 30 June 2026 Ordinary Council Meeting.

UNCONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 68/26

Moved: Mayor Peter Telford

Seconded: Deputy Mayor Cr Paul Kelly

That Council:

1. **NOTES** that there will be a general rate, a minimum rate, commercial rate and specified area rate for the 2026/27 financial year.

2. **APPROVES** the advertising of proposed differential rates for the 2026/27 financial year in accordance with section 6.36 of the Local Government Act 1995 for public submission on the proposed differential rates and minimum payments as set out in the Statement of Rating Objects and Reasons for Differential Rates (Attachment 1) as follow:

a. Residential – Gross Rental Valuation (GRV)

• Minimum payment: $1,643.30

• Rate in the dollar: $0.0529787

b. Commercial – Gross Rental Valuation (GRV)

• Minimum payment: $1,643.30

• Rate in the dollar: $0.0774276

c. Specified area rate – Gross Rental Valuation (GRV)

• Rate in the dollar: $0.0023138

3. **AUTHORISES** the Chief Executive Officer to give public notice (21 days) seeking public submissions on the proposed differential rates and minimum payment for the 2026/27 financial year and for the submission to be considered as part of the Council item proposing the adoption of the 2026/27 annual budget.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED by Absolute Majority 7/0

13.1.2 LIST OF PAYMENTS 1 TO 31 MARCH 2026

File Number:	FIM/00108-003, D-24-30398
Author:	Victoria Daniel (Finance Officer)
Authoriser:	Tim Clynch (Interim Chief Executive Officer)
Voting requirement	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	1. Payment Listing - April 2026 [**13.1.2.1** - 4 pages] 2. Purchase Card - April 2026 [**13.1.2.2** - 5 pages] 3. Fuel Card - March 2026 [**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 April 2026.

OFFICER RECOMMENDATION

That Council **NOTES** all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for April 2026 totalling $2,421,477.19 as detailed in Attachment 1 comprising:

- Electronic funds transfer from the Municipal funds of $2,237,113.43
- Direct debit from the Municipal funds of $184,363.76

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 $2,421,477.19 during the month of March 2026.

Payment Method	**Amount**
Municipal Funds electronic funds transfers (EFT)	$2,237,113.43
Municipal Fund cheques	$0.00
Municipal Fund direct debits	$184,363.76
Total	**$2,421,477.19**

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

PAST RESOLUTIONS

Ordinary Council Meeting, 28 April 2026, Resolution 58/26

That Council notes all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for March 2026 totalling $3,709,329.71 as detailed in Attachment 1 comprising:

- *Electronic funds transfer from the Municipal funds of $3,250,397.19*
- *Direct debit from the Municipal funds of $458,932.52*

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.*

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 69/26

Moved: Cr Sara Franklyn

Seconded: Cr Ryan Brown

That Council **NOTES** all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for April 2026 totalling $2,421,477.19 as detailed in Attachment 1 comprising:

Electronic funds transfer from the Municipal funds of $2,237,113.43

Direct debit from the Municipal funds of $184,363.76

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 7/0

UNCONFIRMED

13.1.3 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 APRIL 2026

File Number: FIM/00079-002

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

Authoriser: Tim Clynch (Interim Chief Executive Officer)

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

Attachments: 1. Financial Statements - April 2026 [**13.1.3.1** - 9 pages]

PURPOSE

For Council to note the Statement of Financial Activity (Financial Statements) for the period ended 30 April 2026.

OFFICER RECOMMENDATION

That Council **NOTES** the Statement of Financial Activity covering the period 1 July 2025 to 30 April 2026.

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 30 April 2026 and compare year to date expenditure and revenue against the corresponding adopted budget of Council including the amendments made at the mid-year budget review.

The year-to-date balance (YTD) of $6,967,445 to 30 April 2026 is compared directly with the budget YTD of $5,674,926. This is a favourable variance of $1,292,519.

As detailed below, the $1,292,519 variance is comprised of the following:

Opening Surplus	No variance to budget
Operating Revenue	Favourable variance of $554,622
Operating Expenditure	Favourable variance of $689,840
Non-cash adjustments	Unfavourable variance of $20,571
Capital Revenue	No variance to budget
Proceed from disposal of assets	No variance to budget
Capital Expenditure	Favourable variance of $68,628
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	Favourable variance of $50,492 due to: • Permanent variance: State Library Better Beginnings Community Grant not budgeted for, $17,260. • Permanent variance: Youth Fashion Mentorship Sponsorship revenue not budgeted for, $9,091. • Permanent variance: ESL Administration revenue not budgeted for, $16,454. • Timing variance of, $7,687.
Fees and charges	Favourable variance of $332,446 mainly due to: • Permanent variance emanating from higher-than-expected fee revenue recognised in Building and Development applications, $70,915. • Other timing variances of, $261,531.
Interest earnings	No variance analysis required, variance to budget is less than 20%
Other revenue	Favourable variance of $131,455 mainly due to: • Unbudgeted, reimbursement from LGIS for employee costs, $43,472. • Variance of $45,617 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, $14,820. • Unbudgeted, other minor reimbursements, $4,423
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%

UNCONFIRMED

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	No variance to budget
Proceed from disposal of assets	No variance to budget
Purchase of property, plant and equipment	No variance to budget
Purchase and construction of infrastructure	Favourable variance of $67,132 mainly due to: • Permanent variance emanating from savings on completed Aquatic Centre Capital Equipment Purchases, $38,597. • Timing variance of $28,535.
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

UNCONFIRMED

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
		Date	Principal	Interest	Total	
Loan 2C	$3,812,296	15 Sep 25	$174,666.81	$79,459.69	$254,126.50	$3,459,323
331 Stirling Highway		13 Mar 26	$178,307.39	$75,819.11	$254,126.50	
4.17% interest	Maturity date: 13 March 2027 (balloon payment of $3,345,607)					

rate						
Loan 3		Date	Principal	Interest	Total	
327 Stirling Highway	$509,621	26 Dec 25	$31,426.14	$11,339.08	$42,765.22	$446,069
		26 Jun 26	$32,125.37	$10,639.85	$42,765.22	
4.45% interest rate	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 was transacted on 15 December 2025.

PAST RESOLUTIONS

Ordinary Council Meeting 28 April 2026, Council Resolution 59/26

That Council:

1. *Notes the Statement of Financial Activity covering the period 1 July 2025 to 31 March 2026.*

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.*

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 70/26

Moved: Cr Annette Suann

Seconded: Cr Ryan Fernandes

That Council **NOTES** the Statement of Financial Activity covering the period 1 July 2025 to 30 April 2026.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 7/0

UNCONFIRMED

13.1.4 POLICY LG516 FEES, ALLOWANCES AND EXPENSES FOR COUNCIL MEMBERS

File Number:	COM/00032
Author:	Bernadine Tucker (Director Corporate Services)
Authoriser:	Tim Clynch (Interim Chief Executive Officer)
Voting requirement	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	1. Attachment 1 - Policy LG 516 - Fees Allowances and Expenses for Elected Members (track changes) [**13.1.4.1** - 3 pages]

PURPOSE

For Council to approve amendments to Policy LG516 Fees, Allowances and Expenses for Council Members in line with the Salaries and Allowances Tribunal Determination of 2 April 2026.

OFFICER RECOMMENDATION

That Council **AMENDS** Policy LG516 Fees, Allowances and Expenses for Council Members as contained in attachment 13.1.4.1.

BACKGROUND

Policy LG516 was adopted on 7 July 2009 and has been regularly reviewed and amended since. The policy was last modified on 28 October 2025. This policy describes the fees Elected members are entitled to receive for attending meetings, or reimbursement entitlements under the *Local Government Act 1995*.

The fees to be paid to Elected Members is determined by the Salaries and Allowances tribunal.

Policy LG516 sets annual meeting fees and Mayoral allowances at the maximum level set by the Salaries and Allowances Tribunal.

DISCUSSION

On 2 April 2026, the Salaries and Allowance Tribunal (Tribunal) made its annual Determination of Local Government Chief Executive Officers and Elected Member entitlements.

The Determination approved increases of 3.5% for a range of remunerations including CEO salary bands and Elected Member meeting fees/allowance bands, Mayor/President sitting fees, annual allowances and independent member meeting fees.

The Determination also amended the ICT expenses for Elected Members:

"With respect to ICT expenses, the allowance is provided to cover expenses incurred by an elected member if they purchase ICT equipment and for related expenses. If ICT equipment is supplied to elected council members by a local government, the allowance is to be reduced by the cost of the supplied ICT equipment".

As Policy LG516 states the ICT allowance is paid at the maximum level set by the Tribunal, it is proposed to amend the policy to accommodate the latest Determination by the Tribunal.

As the Determination isn't retrospective, amendments to the policy will only apply to the future provision of ICT equipment.

PAST RESOLUTIONS

Ordinary Council Meeting 28 October 2025, Council Resolution 168/25

UNCONFIRMED

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

LG516 Fees Allowances and Expenses for Council Members

Salaries and Allowances Tribunal Determination dated April 2026

Division 8 of the *Local Government Act 1995*

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

Not urgent.

OFFICER RECOMMEDNATION AND COUNCIL RESOLUTION 71/26

Moved: Cr Jill Goetze

Seconded: Cr Annette Suann

That Council **AMENDS** Policy LG516 Fees, Allowances and Expenses for Council Members as contained in attachment 13.1.4.1.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 7/0

UNCONFIRMED

13.1.5 POLICY EN308 GRAFFITI ERADICATION POLICY

File Number:	COM/00032
Author:	Kevin Ketterer (Director Infrastructure)
Authoriser:	Tim Clynch (Interim Chief Executive Officer)
Voting requirement	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour).*
Attachments:	1. Attachment 1 - Policy EN 308 Graffiti Eradication (track changes) [**13.1.5.1** - 2 pages] 2. Attachment 2 - Policy EN 308 Graffiti Eradication (changes incorporated) [**13.1.5.2** - 2 pages]

PURPOSE

For Council to approve amendments to Policy EN308 Graffiti Eradication Policy to make it clearer regarding responsibilities and management of graffiti removal in the Town.

OFFICER RECOMMENDATION

That Council **AMENDS** Policy EN308 Graffiti Eradication as contained in attachment 13.1.5.2.

BACKGROUND

Policy EN308 Graffiti Eradication was adopted by Council on 7 July 2009 and has been regularly reviewed and amended since. This policy was last modified on 18 December 2018. This policy describes responsibilities and management of graffiti removal in the Town.

DISCUSSION

In March 2026, suggested amendments to the policy were presented to Elected Members at a Concept Forum where further clarification was sought on several items. Since then, the policy has been further reviewed.

Attachment 1 contains the suggested tracked changes to the policy and attachment 2 is the clean version with the changes incorporated.

Changes to this policy aligns with the *Graffiti Vandalism Act 2016.*

PAST RESOLUTIONS

Ordinary Council Meeting 28 October 2025, Council Resolution 168/25

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Graffiti Vandalism Act 2016.

Policy EN308 Graffiti Eradication

COMMUNICATION AND CONSULTATION

Nil.

UNCONFIRMED

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

Not urgent.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 72/26

Moved: Cr Sara Franklyn

Seconded: Cr Ryan Brown

That Council **AMENDS** Policy EN308 Graffiti Eradication as contained in attachment 13.1.5.2.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 7/0

UNCONFIRMED

13.1.6 MINOR DELEGATION REVIEW

File Number:	COM/00031-03
Author:	Bernadine Tucker (Director Corporate Service), Kevin Ketterer (Director Infrastructure)
Authoriser:	Tim Clynch (Interim Chief Executive Officer)
Voting requirement:	Absolute Majority decision of Council (5 Council Members are required to vote in favour).
Attachments:	1. DA 2.1.6 Tenders for Goods and Services [**13.1.6.1** - 2 pages] 2. New Delegation DA 2 1 23 Minor Amendments to Delegations Register and Poli [**13.1.6.2** - 1 page]

PURPOSE

This report proposes to amend, and implement a new, Delegations to the CEO.

1. Amend Delegation DA 2.1.6 Tenders for Goods and Services to accommodate unexpected fuel increases in contracts; and
2. A new delegation to make minor administrative amendments to the Delegations Register and Policies which do not change the intent of the document.

OFFICER RECOMMENDATION

1. **APPROVES** the amendment to delegation DA 2.1.6 Tenders for Goods and Services as contained in attachment 13.1.6.1.
2. **APPROVES** new delegation DA 2.1.23 Minor Amendments to Delegations Register and Policies as contained in attachment 13.1.6.2.

BACKGROUND

Section 5.42 of the *Local Government Act 1995* (the Act) provides that a council may delegate to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties under the Act, other than those referred to in section 5.43.

DISCUSSION

Delegation DA 2.1.6 Tenders for Goods and Services

This delegation allows for minor amendments to contracts prior to finalisation, but there is no provision for amendments to contract post finalisation.

Following recent international events and the resulting abnormal increases in fuel costs, the Town has received many requests from contractors and service providers for the implementation of a fuel levy or some form of compensation mechanism for such fuel increases. In total, such variations represent a small proportion of the contract value and are unlikely to exceed 10% of the contract expenditure in a financial year.

Since then, the Australian Government has introduced a Road Transport Contractual Chain Order which legislatively requires consideration of these requests.

It is suggested that this delegation be amended to provide for the variation of contracts up to 10% of value, which would allow for the approval of fuel cost increases as required by the Road Transport Contractual Chain Order. In this case, the mechanism for assessment of claims has already been defined as required by

the Road Transport Contractual Chain Order but cannot be implemented without Council approval of the delegation amendment.

DA 2.1.23 Minor Amendments to Delegations Register and Policies

Delegations are reviewed once every financial year in accordance with the Act and are subsequently presented to Council where recommended changes are proposed. However, there are occasions when a delegation (or policy) needs to be amended due to legislative changes, officer responsibility changes or when spelling and grammatical errors need adjusting.

Providing Councillors with ad hoc agenda items to adjust delegations and policies for administrative purposes only, is not an effective use of the Council meeting process. Therefore, it is recommended a delegation be provided to the CEO to authorise such changes. Administrative changes can subsequently occur as they are realised, resulting in the documents being as current as practicable whilst reducing the unnecessary administrative burden on Council and staff.

It is important to note that under this proposed Delegation, the intent of the delegation or policy cannot be changed without Council endorsement. Instead, the Delegation is restricted to administrative amendments only.

PAST RESOLUTIONS

Ordinary Council Meeting 24 June 2025, Council Resolution 83/25

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Section 5.42 and 5.44 of the Local Government Act 1995.

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.
- Continually assess our performance and implement initiatives that drive continuous improvement.

URGENCY

Not urgent.

UNCONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 73/26

Moved: Cr Ryan Fernandes

Seconded: Cr Annette Suann

1. **APPROVES** the amendment to delegation DA 2.1.6 Tenders for Goods and Services as contained in attachment 13.1.6.1.

2. **APPROVES** new delegation DA 2.1.23 Minor Amendments to Delegations Register and Policies as contained in attachment 13.1.6.2.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED by Absolute Majority 7/0

UNCONFIRMED

13.1.7 NEW POLICY EN315 DINGHY STORAGE ON RIVER FORESHORE

File Number:	COM/00032
Author:	Kevin Ketterer (Director Infrastructure)
Authoriser:	Tim Clynch (Interim Chief Executive Officer)
Voting requirement:	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	1. Dinghy Storage on River Foreshore [**13.1.7.1** - 2 pages] 2. Attachment 2 - Claremont Foreshore Dinghy Storage Layout Plan [**13.1.7.2** - 1 page]

PURPOSE

For Council to approve new Policy EN315 Dinghy Storage on River Foreshore.

OFFICER RECOMMENDATION

That Council ADOPTS Policy EN315 Dinghy Storage on River Foreshore as contained in attachment 13.1.7.1.

BACKGROUND

At the Foreshore Advisory Committee meeting held 19 February 2026, the following recommendation was made:

"The Foreshore Advisory Committee recommends that the dinghy storage facility is to be designed and managed in-house as opposed to the engagement of a consultant".

A plan showing the current dinghy storage area, above the high-water mark to the west of the Claremont Yacht Club entrance, is provided in attachment 2. This plan also shows a proposed dinghy storage layout.

Currently, the Town does not have any policy for managing dinghies stored on the river foreshore.

DISCUSSION

To manage the storage of dinghies on the river foreshore, it is recommended that Council adopt a new policy as contained in Attachment 1. This new policy formalises how dinghies may be stored on river foreshore reserves while protecting and enhancing public open space. It provides for the use of foreshore parkland for dinghy storage, aims to reduce environmental impacts (such as damage to trees and native vegetation caused by tethering dinghies), and ensures that the number of stored dinghies on public land remains appropriate and sustainable.

Implementing this policy will initiate the requirements dinghy owners to obtain a permit and pay an annual fee for a dedicated dinghy storage area on the river foreshore.

PAST RESOLUTIONS

Nil.

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Part 6 Division 5, subdivision 2, *Local Government Act 1995*
Swan and Canning Rivers Management Act 2006
Swan and Canning Rivers Management Regulations 2007

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

Not urgent.

OFFICER RECOMMENDATION

That Council **ADOPTS** Policy EN315 Dinghy Storage on River Foreshore as contained in attachment 13.1.7.1.

PROCEDURAL MOTION 74/26

Moved: Cr Jill Goetze

Seconded: Cr Sara Franklyn

That Council defers consideration of this item to a future Council meeting so that a Concept Forum can be held to discuss this policy further.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 7/0

13.3 PEOPLE

Nil

13.4 ENVIRONMENTAL SUSTAINABILITY

Nil

13.5 LOCAL PROSPERITY

Nil

14 ANNOUNCEMENTS BY THE PRESIDING PERSON

Cr Brown shared that he attended the Foreshore Advisory Committee.

Cr Suann shared that she attended the Autumn in Motion Fashion Event at Claremont Quarter, the Concept Forum, and volunteered at the Direct Reach Ethiopia (DRE) pre-loved clothing sale organised by Cr Franklin. She also attended the Youth Photography Competition, the Lake Claremont Tennis Club Trophy Night, the Red Cross Bindaring Clothing Sale at Claremont Showground, the Volunteer Thank You Event, and the Foreshore Advisory Committee meeting.

Cr Goetze thanked the Interim CEO for his service and leadership. She shared that she attended the Bindaring Fashion Parade photo shoot with the Mayor, the Autumn in Motion Fashion Event at Claremont Quarter, History in a Coffee Cup, An Afternoon at Lake Claremont where she acted as MC, the Youth Photography Competition, and the Lake Claremont Advisory Committee meeting.

Cr Franklin shared that she attended the Lake Claremont Advisory Committee meeting as Chair. She reported on the success of the DRE Pre-Loved Clothing Sale and thanked the Town's staff for their support in facilitating the event.

Deputy Mayor Kelly shared that he attended several forums and events during the month. He attended An Afternoon at Lake Claremont and the Claremont Football Club Centenary Match with the Mayor.

Cr Fernandes shared that he attended the Concept Forum, An Afternoon at Lake Claremont, the Youth Photography Competition, and the Volunteer Awards event. He also advised that he has commenced the Local Government Diploma and completed the first two units.

Mayor Telford acknowledged the various activities attended by Councillors throughout the month. He shared that he attended the Poppy Walk. He also spoke about the value of the Town's Museum collection, the popularity of the History in a Coffee Cup program. The Mayor concluded by thanking the Interim CEO for his service and contribution to the Town.

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

UNCONFIRMED

17 CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

PROCEDURAL MOTION 75/26

Moved: Cr Ryan Brown

Seconded: Cr Ryan Fernandes

That in accordance with Section 5.23(2) of the Local Government Act 1995, the meeting is closed to members of the public with the following subsections applicable:
s.5.23(4)(c) - information contained in a tender received by the local government for a contract to the extent that the information — (i) is a tendered price or (ii) a tendered methodology for calculating a price.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn

Against: Nil

CARRIED 7/0

The doors were closed at 8.45pm.

All staff and members of the gallery left the Chambers.

The Interim Chief Executive Officer, Director Corporate Services, Director Infrastructure, Interim Director Planning and Environment, Manager of Governance and Coordinator Governance remained in the Chambers.

UNCONFIRMED

17.1 LEADERSHIP AND GOVERNANCE

Nil

17.2 LIVEABILITY

17.2.1 RFT 01-2026 ELECTRICAL MAINTENANCE REPAIRS AND SERVICES

REASON(S) FOR CONFIDENTIALITY

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

s.5.23(4)(c) - information contained in a tender received by the local government for a contract to the extent that the information — (i) is a tendered price or (ii) a tendered methodology for calculating a price.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 76/26

Moved: Cr Jill Goetze

Seconded: Deputy Mayor Cr Paul Kelly

That Council:

1. **Accepts**, subject to the execution of relevant contract documentation, the submission from Platinum Electricians Pty Ltd for the provision of Electrical Maintenance Repairs and Services to the Town of Claremont for the period of two years, with a possible one-year extension, in accordance with RFT 01-2026.

2. **Authorises** the CEO to execute the contract and any associated documentation to give effect to this decision.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Jill Goetze, Cr Sara Franklyn, Cr Ryan Brown and Cr Annette Suann

Against: Nil

CARRIED 7/0

17.2.2 RFT 02-2026 CIVIL INFRASTRUCTURE CLEANING AND MAINTENANCE

REASON(S) FOR CONFIDENTIALITY

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

s.5.23(4)(c) - information contained in a tender received by the local government for a contract to the extent that the information — (i) is a tendered price or (ii) a tendered methodology for calculating a price.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 77/26

Moved: Cr Sara Franklyn

Seconded: Cr Annette Suann

That Council:

1. **Accepts**, subject to the execution of relevant contract documentation, the submission from Clean City Group for the provision of Civil Infrastructure Cleaning and Maintenance to the Town of Claremont for the period of two years, with a possible one-year extension, in accordance with RFT 02-2026.

2. **Authorises** the CEO to execute the contract and any associated documentation to give effect to this decision.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Jill Goetze, Cr Sara Franklyn, Cr Ryan Brown and Cr Annette Suann

Against: Nil

CARRIED 7/0

17.3 PEOPLE

Nil

17.4 ENVIRONMENTAL SUSTAINABILITY

Nil

17.5 LOCAL PROSPERITY

Nil

UNCONFIRMED

PROCEDURAL MOTION 78/26	
Moved:	Cr Sara Franklyn
Seconded:	Cr Ryan Brown
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 Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Sara Franklyn
Against:	Nil
	CARRIED 7/0

The doors were opened at 8:48 pm.

Mayor Telford read aloud the resolutions made behind closed doors.

18 FUTURE MEETINGS OF COUNCIL

Ordinary Council Meeting, Tuesday 30 June 2026 at 7.00pm.

19 DECLARATION OF CLOSURE OF MEETING

There being no further business, the Presiding Member declared the meeting closed at 8:49 pm.

.....

PRESIDING MEMBER

UNCONFIRMED

TOWN of CLAREMONT

Minutes

Special Council Meeting

Monday 15 June 2026

John Pearson
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

Order of Business

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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 6:01 pm.

2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

PRESENT:

Mayor Peter Telford

Deputy Mayor Cr Paul Kelly

Cr Ryan Fernandes (from 6.02pm)

Cr Graham Cameron

Cr Ryan Brown

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

Cr Jill Goetze

Cr Sara Franklyn

IN ATTENDANCE:

John Pearson (Chief Executive Officer)

Bernadine Tucker (Director Corporate Services)

Kevin Ketterer (Director Infrastructure)

Ross Montgomery (Interim Director Planning and Environment)

Hasreen Syed Maule (Manager Finance)

Felicity Higham (Manager Governance)

Winnie Tansanguanwong (Coordinator Governance)

[0] members of the Public, [1] member of the Press

APOLOGIES:

Cr Annette Suann

LEAVE OF ABSENCE:

Nil.

UNCONFIRMED

3 DISCLOSURE OF INTERESTS

Nil.

4 PUBLIC QUESTION TIME

Nil.

5 PUBLIC STATEMENT TIME

Nil.

6 APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

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

Nil.

UNCONFIRMED

Cr Ryan Fernandes arrived at the meeting at 6.02 pm.

8 REPORTS OF THE CEO

8.1 LEADERSHIP AND GOVERNANCE

8.1.1 DRAFT ANNUAL BUDGET FOR 2026/27

File Number:	FIM/05/00004-002
Author:	Hasreen Syed Maule (Manager Finance)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirements	Simple Majority decision of Council (More than half the Council Members present are required to vote in favour).
Attachments:	1. Statutory Draft Budget 2026/27 [**8.1.1.1** - 21 pages] 2. Fees and Charges 2026/27 [**8.1.1.2** - 8 pages]

PURPOSE

The purpose of this report is to seek Council endorsement to advertise for public comment the Draft Budget, proposed differential rates and minimum rates for the 2026/27 financial year.

OFFICER RECOMMENDATION

That Council:

1. Endorse advertising of the 2026/27 Draft Budget for public comment.

BACKGROUND

The Draft Budget has been prepared in accordance with:

- Strategic Community Plan 2021-2031;
- Corporate Business Plan 2024 to 2027;
- Long-Term Financial Plan 2024/2025- 2033/2034;
- Council's Annual Budget Process Timetable LG503; and
- Council input received at budget workshops held between March and June 2026.

In 2023/24 Council resolved to set different rates in the dollar (RID), known as differential rates for various property types within the district to reflect the different nature, GRVs and costs associated with providing services. This rating strategy has continued since and will continue to be implemented in the 2026/27 financial year.

The Gross Rental Values (GRV's) for all properties across the State are updated every three years and the current valuations provided by Landgate are effective from 1 July 2026 with a total GRV of $329,034,456 which equates to an increase of 22.45%.

DISCUSSION

Extensive work has been completed on the draft budget to as accurately as possible, reflect the true costs and revenue for 2026/27 financial year. The predicted rates increase for 2026/27 in the Long-Term Financial Plan was 3.5%, and the proposed increase to the total rates revenue in the draft budget in **Attachment 1** is 5.5%.

As presented in the differential rating report to the Ordinary Council Meeting on 26 May 2026, the increase in the total revenue is to incorporate several core operational and capital costs expected to exceed the CPI increases.

The following budget assumptions together have been used as the overarching guide in the budget preparation:

- Fees and charges and interest revenue – increase of 3%
- Employee cost - increase of 3.5%
- Materials – increase of 2.8%
- Contract services and consultancy – increase of 4% plus additional consideration for fuel levy
- Licenses and subscriptions - increase of 4.5%
- Fuel increase – increase of 5%
- Utilities (gas, water and electricity) - increase of 4%
- Street lighting – increase of 5.34%
- Elected member related expenses - 3.5%
- Insurance premium – 8%
- Capital works is estimated to be $4,482,600
- Grant revenue and contribution – budgeted as per expected revenue

The main features of the Draft 2026/27 Budget include:

1. A total operating revenue of $25,460,220 including rates revenue of $19,696,610.

   The Town will continue with differential rating as per resolution 68/26 from the Ordinary Council Meeting 26 May 2026 (shown below). There will be a general rate, a minimum rate, and commercial rate as set out below:

Rating Category	Amount
General Rate (residential)	Rate in dollar $0.0529787
Commercial rate	Rate in dollar $0.0774276
Minimum payment	$1,643.30
Specified area rate	$0.0023138

   To date, no public submissions have been received regarding the proposed differential rating. The mandatory 21-day concludes on Friday 26 June 2026, and any submissions received will be incorporated into the report for the Ordinary Council Meeting scheduled for 30 June 2026 for budget adoption.

2. The Town continues to support the businesses in the town centre through the Specified Area Rate (SAR) which is matched dollar for dollar by Council ($120,000 contribution from the Specified Area Rate Reserve).

Description	Amount ($)
Human Resources	100,000
Campaign Series	60,000
Bay View Terrace Flag printing and install	13,000
Photo & video shots	4,500
Brand awareness projects	5,000
Partnership opportunities	5,000
Little Library maintenance	500
Business engagement	1,000
Campaign support and collaboration	30,000
Contingency	1,000
	$240,0000

3. The Town's capital works program for footpaths, roads, drainage, building and other works is set out below:

Paths	Amount ($)
Langsford Street West (Gugeri to Stirling)	35,000
Graylands Road West (Motteram to Tapper)	31,000
Mitford Street South (Fern to Devon)	13,000
Stirling Highway North (Dean to Albert)	81,000
Leura Avenue East (Gugeri to Stirling)	54,000
Leura Avenue West (Gugeri to Stirling)	22,000
Rowe Park (Reserve Street to Tennis Court)	10,000
Total footpaths renewal	**$246,000**
Lake Claremont (From Alfred Rd to 100m from Alfred Rd)	70,000
Cycle Plan Review	15,000
Total cycle paths	**$85,000**

UNCONFIRMED

Roads & Right of Ways	Amount ($)
Gugeri Street (240m to Loch St to Loch Street)	105,000
Gugeri Street (Stirling Road to Divers Link)	262,000
Shenton Road (Devon Rd to Wright Ave)	400,000
Wilson Street (CDS (Near Stirling Hwy) to Richardson Ave)	125,000
Langsford Street (Stirling Hwy to Gugeri St)	185,000
Reserve Street (Stirling Hwy to CDS (Melville St)	232,000
Stevens Street (Langsford St to Reserve St)	93,600
Vaucluse Avenue (Stirling Hwy to Stevens St)	176,000
Freshwater Parade (Victoria Ave to Stirling Hwy)	175,000
Total roads renewal	**$1,753,600**
Stage 1 Design for Right of Way	90,000
Construction (location to be determined)	80,000
Total Right of Ways	**$170,000**
Drainage	**Amount ($)**
Walter Street, near Stirling Highway	140,000
Freshwater Parade, Park Lane & Bay View Tce, Cactus Lane	140,000
The Cedus Road	140,000
Total drainage works	**$420,000**
Building	**Amount ($)**
ANZAC Cottage	150,000
Bay View Community Centre	100,000
Claremont Park Toilet	2,000
Council Chambers	90,000
Education Centre/Office (Museum)	5,000
Hatchett Park	3,000
Old Infant Health building	5,000
McKenzie Pavilion	3,000
Mrs Herbett Park Toilets	2,000

UNCONFIRMED

Operations Centre	2,000
Old St Johns Ambulance building	25,000
Station Masters House	20,000
331 Stirling Highway	225,000
Other incidental building renewals works	20,000
Total building renewal works	**$652,000**
Aquatic Centre	**Amount ($)**
Circulation pump	35,000
Control board	10,000
Perimeter Fencing	15,000
Automatic pool vacuum (25m)	10,000
Master plan	50,000
PA system	20,000
Total Aquatic Centre works	**140,000**
Other capital works	**Amount ($)**
Lighting Investigation and Upgrade (various locations)	25,000
21 St Quentin Switchboard Relocation	25,000
Total lighting renewal	**50,000**
Depot relocation	120,000
Precinct Master Planning - Lake Claremont, Golf Course and Aquatic Centre Precinct	50,000
Paid parking business case	50,000
Fleet– John Deere Gator	25,000
ICT – workstation annual renewal	54,000
ICT - Server Room UPS replacement	25,000
Total other capital works	**$324,000**

UNCONFIRMED

4. The Town's capital works program for parks and reserves including the foreshore and Lake Claremont is set out below:

Parks and Reserves	Amount ($)
Claremont Park (Rose garden edging replacement)	10,000
Lake Claremont Surrounds (Limestone path renewals)	30,000
Lakeway Street entrance to Lake Claremont (Bin surround replacement)	7,000
Maclagan Park (BBQ replacement)	33,000
Mofflin Park (Playground replacement)	100,000
Mrs Herbert's Park (Picnic table and seats replacement)	7,000
Mrs Herbert's Park (Bench seat replacement)	5,000
Mrs Herbert's Park and Alec Prior Park (Bollard replacement)	10,000
Mulder Park (Swing set replacement)	10,000
Rowe Park (Bollard replacement)	10,000
Stirling Road Park (Bollard replacement)	5,000
Fencing renewal (various locations)	20,000
Total parks renewal	**$247,000**
Claremont Park (Master Plan)	45,000
Mrs Herbert's (installation of shade sails)	45,000
Mulder Park (installation of shade sails)	15,000
Rowe Park (public toilets)	10,000
Parks Strategy (various locations)	40,000
Total parks new capital works	**$155,000**
Revegetation	20,000
Erosion Control	20,000
Sand Management Plan Review	50,000
Total Foreshore capital works	**$90,000**
Street tree audit	70,000
Bore, pump and flowmeter renewals (various locations)	60,000

UNCONFIRMED

Park - Reticulation renewals (various locations)	20,000
Total other parks capital works	**$150,000**

5. The Town will receive the following grant funding in 2026/27 which will be used predominantly towards the above capital works projects.

Grant	Amount ($)
Financial Assistance Grant (General & Roads)	219,460
Metropolitan Regional Road Group	491,333
Main Roads Direct Grant	38,000
Water wise greening scheme	5,000
Main roads- street light subsidy	12,420
Tree recovery grant	27,502
	$793,715

6. Council's operating expenditure of $28,920,361 continues to deliver a broad range of services to the community. Those areas with notable cost in 2026/27 are set out below:

Description	Amount ($)
Employee cost	11,484,185
Waste Management	2,885,500
Insurance Premiums	445,595
Street lighting electricity	286,446
Parks and reserve maintenance	1,875,245
Asset maintenance	2,029,804
Polyphagous shot-hole borer tree maintenance	240,000
Depreciation	4,654,265
Utilities	447,150

7. The Town will continue its support of community, culture and recreation as shown below:

Description	Amount ($)
Community Grants	115,000
Youth Achievement Grants	10,000

UNCONFIRMED

Mike Balfe Heritage Grant	15,000
CEO Discretionary donations	5,000
Catio program	5,000
Rates prize draw	1,000
Contribution to Infant Health	3,800
Claremont Oval subsidy	50,000
Cresswell Reserve subsidy	120,000
Tennis Club subsidy	61,000
Total donations and contributions	**$385,800**
A Night on the Bayview	190,000
Christmas in Claremont	110,000
Tourism strategy	70,000
Arts events	60,000
A Day on the Bay	31,200
ANZAC Day Celebrations	22,880
Youth mural	15,600
Public art maintenance	12,480
Remembrance Day	1,665
Total tourism and events	**$385,800**

8. The Town reserve fund movements as show below.

Category	
Transfer to reserve	$838,279 • Estimated interest revenue ($242,070) • Creation of a new reserve for workforce planning ($250,000) • Council resolution 173/25 - Payout of Loan 1 Aquatic Centre ($68,209) • Western Suburb Alliance ($178,000)
Transfer from reserve	$4,406,455 Including • Specified area rate contribution for Claremont Town Centre expenses ($120,000) • Mike Balfe Heritage program ($15,000)

UNCONFIRMED

	• Balloon payment of $3,227,298 for Loan 2C – 331 Stirling Highway • Western Suburb Alliance ($200,000) • Bayview Community Centre upgrade ($100,000) • Replacement of John Deere Gator ($25,000) • Upgrade to 331 Stirling Highway ($225,000) • Upgrade to ANZAC Cottage ($150,000) • Drainage capital works ($165,156)

114. The Town's 2025/2026 repayments for borrowings from WA Treasury Corporation are shown below:

Loan	Principal ($)	Interest ($)
Loan 2C -331 Stirling Highway	3,459,322	140,411 (4.17%)
Loan 3 -327 Stirling Highway	66,411	19,119 (4.45%)
	$3,525,733	**$159,530**

15. The Town's expenses relating to Governance outlined below:

Proposed works	Amount ($)
Elected Member remuneration (includes superannuation and 3.5% increase)	302,551
Elected member training	35,000
Audit Fees	190,000
	527,551

Fees and charges

The Budget anticipates revenue of $4,371,343 from Fees and Charges, detailed of the schedule of fees and charges is in **Attachment 2**. There are two types of fees and charges. Those that are Statutory fees, that are set by Acts and Regulations and cannot be adjusted and those set each year by Council for that financial year.

For the fees set by Council, they have been reviewed and increased by CPI where applicable to reflect the increased cost of providing that service.

Majority of the fees and charges for the 2026/27 financial year have been based on an increase of 3% with some exceptions.

UNCONFIRMED

Key highlights of the fees and charges:

New Fees

- Parks and Reserve: Annual Watercraft Vessel Bay hire of $250 for per bay
- Parks and Reserve: Addition of Key bond ($100) and call out fee ($100) for access to irrigated park (fees already exist for non-irrigated park)
- Parks and Reserve: Pruning of tree overhanging on Council property of $100 per hour
- Compliance Safety Inspection for long-term Traffic Management Plans of $200
- Public Buildings: Addition of Statutory fees for public building application (ranges between $180 to $720 depending on event patronage)
- Introduction of private parking agreement fees

Discontinued Fees

- Removal and installation of replacement tree of $3,650 as Town has abolished the option for residents to get box tree removed.
- Postage for animal registration tags of $6

Fees increased more or less than 3%

- Debt collection fee to remain at actual cost
- Surcharges to remain the same as it is highly likely Town wouldn't be able to charge this after 1 October 2026
- Rates instalment fee increased to $63 which is a change from $20 per instalment to $21 per instalment
- Individual rates payment plan to decrease to $63 from $110 to match rates instalment fee
- Parks and reserve key bond and call out fee to remain the same at $100
- Daily animal per day substance fee increased to $65 from $55 this is to reflect cost
- Dolphin Water Polo Club fee to be increased to 80% from 60% of fee payable
- Replacement library card to remain the same at $5.00
- No increases to Claremont Museum Fee
- Additional Residential Parking Permits from $75 for 3 years to $100 for 2 years
- The waste charges for additional and upgraded waste services have remained the same as the 2025/26 financial year except for the 'Additional standard service (120L waste bin & 240L recycling bin)' whereby the is to be reduced from $600 to $440

Attachment 2 is the draft Schedule of Fees and Charges (for advertising).

PAST RESOLUTIONS

Ordinary Council Meeting 29 April 2025, Council Resolution 50/25

That Council:

1. *Approves the advertising of proposed differential rates for the 2025-2026 financial year.*
2. *Notes that there will be a general rate, a minimum rate, commercial rate and specified area rate for the 2025-2026 financial year.*
3. *Requests the Chief Executive Officer to commence the process and to advertise the differential rate as required under section 6.36 of the Local Government Act 1995.*

Ordinary Council Meeting 26 May 2026, Council Resolution 68/26

That Council:

1. NOTES that there will be a general rate, a minimum rate, commercial rate and specified area rate for the 2026/27 financial year.

2. APPROVES the advertising of proposed differential rates for the 2026/27 financial year in accordance with section 6.36 of the Local Government Act 1995 for public submission on the proposed differential rates and minimum payments as set out in the Statement of Rating Objects and Reasons for Differential Rates (Attachment 1) as follow:

a. Residential – Gross Rental Valuation (GRV)

• Minimum payment: $1,643.30

• Rate in the dollar: $0.0529787

b. Commercial – Gross Rental Valuation (GRV)

• Minimum payment: $1,643.30

• Rate in the dollar: $0.0774276 c. Specified area rate – Gross Rental Valuation (GRV)

• Rate in the dollar: $0.0023138

3. AUTHORISES the Chief Executive Officer to give public notice (21 days) seeking public submissions on the proposed differential rates and minimum payment for the 2026/27 financial year and for the submission to be considered as part of the Council item proposing the adoption of the 2026/27 annual budget.

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995, Part 6

Policy LG503 Annual Budget Process

COMMUNICATION AND CONSULTATION

Development of the Draft Budget has included engagement of and feedback from Elected Members through questionnaires and four workshops.

Staff across the organisation have been heavily involved in the preparation of the Draft Budget over several months to ensure accuracy.

The Draft Budget will be available for public comment as per the Council's Policy LG503 for 14 days.

UNCONFIRMED

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

URGENCY

The budget is advertised and returned to Council for adoption at the Ordinary Council Meeting 30 June 2026.

OFFICER RECOMMENDATION

Moved: Cr Graham Cameron

Seconded: Deputy Mayor Cr Paul Kelly

That Council endorse advertising of the 2026/27 Draft Budget for public comment.

AMENDMENT 79/26

Moved: Cr Jill Goetze

Seconded: Mayor Peter Telford

That Council endorse advertising of the 2026/27 Draft Budget for public comment with the following changes in Attachment 2, Schedule of Fees and Charges 2026-27:

• That the fee titled “Children Admission – Under 18 Years” be amended to include the words “and Student Card Holders”, so that the fee category reads “Children Admission – Under 18 Years and Student Card Holders”.

• That the fee titled “Single Admission – Children and Students” be amended from $4.65 to $5.70.

• That the fee titled “Single Admission – Students” be removed

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

Against: Nil

CARRIED 8/0

Reason for amending Officer's Recommendation:

The amendments are proposed to ensure consistency in the application of admission fees across age and concession categories, simplify administration of the fee schedule, and provide greater clarity for patrons. The changes consolidate student admissions within an existing category, reducing duplication and making the Schedule of Fees and Charges easier to understand and administer.

AMENDED OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 80/26

Moved: Cr Graham Cameron

Seconded: Deputy Mayor Cr Paul Kelly

That Council endorse advertising of the 2026/27 Draft Budget for public comment with the following changes in Attachment 2, Schedule of Fees and Charges 2026-27:

• That the fee titled "Children Admission – Under 18 Years" be amended to include the words "and Student Card Holders", so that the fee category reads "Children Admission – Under 18 Years and Student Card Holders".

• That the fee titled "Single Admission – Children and Students" be amended from $4.65 to $5.70.

• That the fee titled "Single Admission – Students" be removed

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

Against: Nil

CARRIED 8/0

UNCONFIRMED

TOWN of CLAREMONT
Est 1898

DRAFT ANNUAL BUDGET

FOR THE YEAR ENDED 30 JUNE 2027

LOCAL GOVERNMENT ACT 1995

TABLE OF CONTENTS

The Town of Claremont a Class 3 local government conducts the operations of a local government with the following community vision:

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

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TOWN OF CLAREMONT
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2027

	Note	2026/27 Budget	2025/26 Actual	2025/26 Budget
Revenue		$	$	$
Rates	2(a)	19,696,610	18,692,536	18,678,635
Grants, subsidies and contributions		454,682	1,087,583	845,906
Fees and charges	14	4,371,343	4,310,220	4,327,730
Service charges	2(f)	0	0	0
Interest revenue	10(a)	893,570	883,592	852,918
Other revenue		44,015	192,656	68,809
		25,460,220	25,166,587	24,773,998
Expenses				
Employee costs		(11,484,185)	(10,147,962)	(10,203,477)
Materials and contracts		(10,770,144)	(10,352,698)	(10,522,263)
Utility charges		(733,596)	(638,367)	(731,634)
Depreciation	6	(4,654,265)	(4,116,546)	(4,562,885)
Finance costs	10(c)	(164,535)	(276,226)	(216,752)
Insurance		(317,565)	(295,985)	(318,763)
Other expenditure		(796,071)	(954,634)	(979,898)
		(28,920,361)	(26,782,418)	(27,535,672)
		(3,460,141)	(1,615,831)	(2,761,674)
Capital grants, subsidies and contributions		529,333	644,178	736,286
Profit on asset disposals	5	23,000	0	0
Loss on asset disposals	5	0	0	0
Fair value adjustments to financial assets at fair value through profit or loss		0	0	0
Fair value adjustments to investment property		0	0	0
Share of net profit of associates accounted for using the equity method	11	0	0	0
Reversal of prior year loss on revaluation of assets		0	0	0
Loss on revaluation of non current assets		0	0	0
		552,333	644,178	736,286
Net result for the period		**(2,907,808)**	**(971,653)**	**(2,025,388)**
Other comprehensive income for the period				
Items that will not be reclassified subsequently to profit or loss				
Changes in asset revaluation surplus		0	0	0
Changes in asset revaluation surplus arising from a change in liabilities				
Share of comprehensive income of associates accounted for using the equity method		0	0	0
Total other comprehensive income for the period		**0**	**0**	**0**
Total comprehensive income for the period		**(2,907,808)**	**(971,653)**	**(2,025,388)**

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

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TOWN OF CLAREMONT
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2027

	Note	2026/27 Budget	2025/26 Actual	2025/26 Budget
OPERATING ACTIVITIES				
Revenue from operating activities		$	$	$
General rates	2(a)(i)	17,389,378	15,818,646	15,804,745
Rates excluding general rates	2(a)	2,307,232	2,873,890	2,873,890
Grants, subsidies and contributions		454,682	1,087,583	845,906
Fees and charges	14	4,371,343	4,310,220	4,327,730
Interest revenue	10(a)	893,570	883,592	852,918
Other revenue		44,015	192,656	68,809
Profit on asset disposals	5	23,000	0	0
		25,483,220	25,166,587	24,773,998
Expenditure from operating activities				
Employee costs		(11,484,185)	(10,147,962)	(10,203,477)
Materials and contracts		(10,770,144)	(10,352,698)	(10,522,263)
Utility charges		(733,596)	(638,367)	(731,634)
Depreciation	6	(4,654,265)	(4,116,546)	(4,562,885)
Finance costs	10(c)	(164,535)	(276,226)	(216,752)
Insurance		(317,565)	(295,985)	(318,763)
Other expenditure		(796,071)	(954,634)	(979,898)
		(28,920,361)	(26,782,418)	(27,535,672)
Non cash amounts excluded from operating activities	3(c)	4,647,094	4,116,546	4,562,885
Amount attributable to operating activities		**1,209,953**	**2,500,715**	**1,801,211**
INVESTING ACTIVITIES				
Inflows from investing activities				
Proceeds from capital grants, subsidies and contributions		529,333	644,178	736,286
Proceeds from disposal of property, plant and equipment	5(a)	50,000	0	212,300
Proceeds from disposal financial assets at amortised cost - term deposits		(316,911)		
		262,422	644,178	948,586
Outflows from investing activities				
Acquisition of property, plant and equipment	5(a)	(896,000)	(1,143,194)	(905,000)
Acquisition of infrastructure	5(b)	(3,586,600)	(3,010,535)	(4,680,045)
Payments for financial assets at amortised cost - term deposits		0	0	0
		(4,482,600)	(4,153,729)	(5,585,045)
Non-cash amounts excluded from investing activities	3(d)	336,925	0	0
Amount attributable to investing activities		**(3,883,253)**	**(3,509,551)**	**(4,636,459)**
FINANCING ACTIVITIES				
Inflows from financing activities				
Proceeds from new leases - non cash	7	0	0	12,000
Transfers from reserve accounts	9(a)	4,406,455	2,964,500	2,827,637
		4,406,455	2,964,500	2,839,637
Outflows from financing activities				
Repayment of borrowings	8(a)	(3,525,734)	(824,044)	(480,607)
Payments for principal portion of lease liabilities	7	(12,632)	(10,000)	(17,607)
Transfers to reserve accounts	9(a)	(838,279)	(2,325,437)	(1,281,009)
		(4,376,645)	(3,159,481)	(1,779,223)
Non-cash amounts excluded from financing activities	3(e)	0	0	(12,000)
Amount attributable to financing activities		**29,810**	**(194,981)**	**1,048,414**
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus remaining at the start of the financial year	3	2,643,490	3,847,308	1,786,834
Amount attributable to operating activities		1,209,953	2,500,715	1,801,211
Amount attributable to investing activities		(3,883,253)	(3,509,551)	(4,636,459)
Amount attributable to financing activities		29,810	(194,981)	1,048,414
Surplus remaining after the imposition of general rates	3	**0**	**2,643,490**	**0**

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

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

1 BASIS OF PREPARATION

The annual budget of the Town of Claremont which is a Class 3 local government is a forward looking document and has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

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

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

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

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

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 11 to the annual budget.

2025/26 actual balances
Balances shown in this budget as 2025/26 Actual are estimates as forecast at the time of preparation of the annual budget and are subject to final adjustments.

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

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

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

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

Initial application of accounting standards
During the budget year, the below revised Australian Accounting Standards and Interpretations are expected to be compiled, become mandatory and be applicable to its operations.
- *AASB 2026-1 Amendments to Australian Accounting Standards – Disclosures about Uncertainties in the Financial Statements*
- *AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments*
- *AASB 2024-3 Amendments to Australian Accounting Standards - Standards – Annual Improvements Volume 11*
- *AASB 2025-1 Amendments to Australian Accounting Standards – Contracts Referencing Nature-dependent Electricity*

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

New accounting standards for application in future years
The following new accounting standards will have application to local government in future years:
- *AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*
- *AASB 2024-4b Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]*

It is not expected these standards will have an impact on the annual budget on initial application.
- *AASB 18 Presentation and Disclosure in Financial Statements*
- *AASB 18 (NFP/super) Presentation and Disclosure in Financial Statements - (Appendix D) [for not-for-profit and superannuation entities]*

These accounting standards will materially change the presentation of the annual financial report and annual budget

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

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

The annual budget is a forward-looking statement and is comprised of management estimates. As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the annual budget.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:
- Fair value measurement of assets carried at reportable value including:
- Property, plant and equipment
- Infrastructure
- Expected credit losses on financial assets
- Assets held for sale
- Impairment losses of non-financial assets
- Investment property
- Estimated useful life of intangible assets
- Measurement of employee benefits
- Measurement of provisions

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES

(a) Rating Information

Rate Description	Basis of valuation	Rate in dollar	Number of properties	Rateable value*	2026/27 Budgeted rate revenue	2026/27 Budgeted interim rates	2026/27 Budgeted total revenue	2025/26 Actual total revenue	2025/26 Budget total revenue
				$	$	$	$	$	$
(i) General rates									
General rates	Gross rental valuation	0.05297870	4,178	221,367,290	11,727,751	52,804	11,780,555	10,425,451	10,411,550
Commercial rates	Gross rental valuation	0.07742760	274	72,439,582	5,608,823	0	5,608,823	5,393,195	5,393,195
Total general rates			4,452	293,806,872	17,336,574	52,804	17,389,378	15,818,646	15,804,745
		Minimum							
(ii) Minimum payment		$							
General rates	Gross rental valuation	1,643.30	1,314	255,400	2,159,296	0	2,159,296	2,727,410	2,727,410
Commercial rates	Gross rental valuation	1,643.30	17	33,273,620	27,936	0	27,936	26,480	26,480
Total general rates and minimum payments			5,783	327,335,892	19,523,806	52,804	19,576,610	18,572,536	18,558,635
(iii) Specified area rates									
Claremont Town Centre	Gross rental valuation	0.00231380	108	51,863,437	120,000	0	120,000	120,000	120,000
Total rates					19,643,806	52,804	19,696,610	18,692,536	18,678,635
Instalment plan charges							85,000	79,898	75,000
Instalment plan interest							160,000	101,270	104,000
Late payment of rate or service charge interest							62,200	61,576	60,200
							307,200	242,744	239,200

*Rateable Value at time of adopting budget.

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

The general rates detailed for the 2026/27 financial year have been determined by Council on the basis of raising the revenue required to meet the estimated deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than general rates and also considering the extent of any increase in rating over the level adopted in the previous year.

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES (CONTINUED)

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

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

Instalment options	Date due	Instalment plan admin charge	Instalment plan interest rate	Unpaid rates interest rates
		$	%	%
Option one				
Single full payment	28/08/2026	0	N/A	0.0%
Option two				
First instalment	28/08/2026		5.5%	11.0%
Second instalment	30/10/2026		5.5%	11.0%
Third instalment	8/01/2027		5.5%	11.0%
Fourth instalment	12/03/2027		5.5%	11.0%

(c) Objectives and Reasons for Differential Rating

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

Differential general rate

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

(d) Differential Minimum Payment

Description	Characteristics	Objects	Reasons
General rate	Properties used for residential purposes and vacant land	The purpose of imposing a GRV differential rating for residential is to obtain a fair and equitable form of revenue raising from the categories of properties in the Town	he rate in the dollar and minimum payment have been set on the basis that ratepayers make a reasonable contribution to the cost of all services and

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES (CONTINUED)

Commercial rate	Non residential and non vacant land used for other purpose.	The purpose of imposing a GRV differential rating for commercial is to obtain a fair and equitable form of revenue raising from the categories of properties in the Town.	The Claremont Town Centre and Stirling Highway corridor is the main location for commercial and industrial development and has large volumes of traffic and a higher impact on the Town's resources including health, planning, civil maintenance, and building works. The rate in the dollar and minimum payment have been set to provide a reasonable contribution towards these

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES (CONTINUED)

(e) Specified Area Rate

	Budgeted rate applied to costs	Budgeted rate set aside to reserve	Reserve Amount to be applied to costs	Purpose of the rate	Area or properties rate is to be imposed on
Specified area rate	$	$	$		
Claremont Town Centre	120,000	0	(120,000)	Promotion of Claremont Town Centre	Commecial properties within the Claremont Town Centre
	120,000	0	(120,000)		

(f) Service Charges

The Town did not raise service charges for the year ended 30th June 2027.

(g) Waivers or concessions

The Town does not anticipate any waivers or concessions for the year ended 30th June 2027.

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

3. NET CURRENT ASSETS

(a) Composition of estimated net current assets	Note	2026/27 Budget 30 June 2027 Carried forward	2025/26 Actual 30 June 2026 Carried forward	2025/26 Budget 30 June 2026 Carried forward
Current assets		$	$	$
Cash and cash equivalents	4	(4,740,365)	1,824,055	4,259,750
Financial assets		14,824,998	14,508,087	7,767,266
Receivables		1,578,583	1,578,583	1,862,048
Inventories		14,915	14,915	127,282
Other assets		60,586	60,586	10,783
		11,738,717	17,986,226	14,027,129
Less: current liabilities				
Trade and other payables		(2,511,083)	(2,546,926)	(2,607,251)
Capital grant/contributions liabilities		(75,077)	(75,077)	0
Lease liabilities	7	0	(12,632)	(12,000)
Long term borrowings	8	0	(3,525,734)	(490,000)
Employee provisions		(1,094,991)	(1,094,991)	(701,701)
		(3,681,151)	(7,255,360)	(3,810,952)
Net current assets		8,057,566	10,730,866	10,216,177
Less: Total adjustments to net current assets	3(b)	(8,057,566)	(8,087,376)	(10,216,177)
Net current assets used in the Statement of Financial Activity		0	2,643,490	0

(b) Current assets and liabilities excluded from budgeted deficiency

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

Adjustments to net current assets				
Less: Reserve accounts	9	(8,057,566)	(11,625,742)	(10,718,177)
Add: Current liabilities not expected to be cleared at end of year				
- Current portion of borrowings		0	3,525,734	490,000
- Current portion of lease liabilities		0	12,632	12,000
Total adjustments to net current assets		(8,057,566)	(8,087,376)	(10,216,177)

EXPLANATION OF DIFFERENCE IN SURPLUS/(DEFICIT)

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

(c) Amounts excluded from operating activities	Note	2026/27 Budget 30 June 2027 Carried forward	2025/26 Actual 30 June 2026 Carried forward	2025/26 Budget 30 June 2026 Carried forward
		$	$	$
Less: Profit on asset disposals	5	(23,000)	0	0
Add: Depreciation	6	4,654,265	4,116,546	4,562,885
Movement in current liabilities associated funds held in reserve account:				
- Current portion of employee benefit provisions		15,829		
Non cash amounts excluded from operating activities		4,647,094	4,116,546	4,562,885
(d) Amounts excluded from investing activities				
Movement in current liabilities associated with restricted cash:				
- Other provisions		20,014	0	0
Reconciling item - movement between current assets:				
- Financial assets at amortised cost - term deposits		316,911	0	0
Non cash amounts excluded from investing activities		336,925	0	0
(e) Amounts excluded from financing activities				
Less: Lease liability recognised	7	0	0	(12,000)
Non cash amounts excluded from financing activities		0	0	(12,000)

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

3. NET CURRENT ASSETS (CONTINUED)

(f) MATERIAL ACCOUNTING POLICIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTRACT ASSETS
Contract assets primarily relate to the Town's right to consideration for work completed but not billed at the end of the period.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

5. PROPERTY, PLANT AND EQUIPMENT

	2026/27 Budget				2025/26 Actual	2025/26 Budget		
	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Disposals - Profit	Additions	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds
(a) Property, Plant and Equipment	$	$	$	$	$	$	$	$
Buildings - specialised	652,000	0	0	0	881,790	700,000	0	0
Furniture and equipment	0	0	0	0	261,404	10,000	0	0
Plant and equipment	165,000	(27,000)	50,000	23,000	0	115,000	(212,300)	212,300
Electronic Equipment	79,000	0	0	0	0	80,000		
Total	896,000	(27,000)	50,000	23,000	1,143,194	905,000	(212,300)	212,300
(b) Infrastructure								
Infrastructure - roads & right of ways	1,923,600	0	0	0	1,631,252	2,118,824	0	0
Infrastructure - paths	331,000	0	0	0	920,080	830,937	0	0
Infrastructure - drainage	420,000	0	0	0	166,507	340,000	0	0
Infrastructure - parks and reserves	642,000	0	0	0	269,676	833,284	0	0
Infrastructure - public art collection	0	0	0	0	0	60,000	0	0
Infrastructure - others	220,000	0	0	0	23,020	187,000	0	0
Infrastructure - Aquatic Centre	0	0	0	0	0	310,000	0	0
Infrastructure - streetlights	50,000	0	0	0	0	0	0	0
Total	3,586,600	0	0	0	3,010,535	4,680,045	0	0
Total	4,482,600	(27,000)	50,000	23,000	4,153,729	5,585,045	(212,300)	212,300

MATERIAL ACCOUNTING POLICIES

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

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

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

6. DEPRECIATION

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	$	$	$
By Class			
Buildings - non-specialised	35,701	31,576	35,000
Buildings - specialised	941,824	833,013	923,333
Furniture and equipment	55,643	49,215	54,551
Plant and equipment	248,412	219,713	243,535
Electronic Equipment	192,612	170,359	188,830
Infrastructure - roads & right of ways	1,543,024	1,364,752	1,512,727
Infrastructure - paths	657,147	581,225	644,245
Infrastructure - drainage	65,542	57,970	64,255
Infrastructure - parks and reserves	653,037	577,590	640,216
Infrastructure - public art collection	15,747	13,928	15,438
Infrastructure - car parks	116,596	103,126	114,307
Infrastructure - streetlights	126,475	111,863	123,992
Right of use - plant and equipment	2,505	2,216	2,456
	4,654,265	4,116,546	4,562,885
By Program			
Governance	423,522	374,592	415,207
Law, order, public safety	41,065	36,321	40,259
Health	23,157	20,481	22,702
Education and welfare	47,859	42,329	46,919
Community amenities	65,573	57,998	64,286
Recreation and culture	1,310,604	1,159,186	1,284,872
Transport	2,573,234	2,275,942	2,522,712
Economic services	95,701	84,644	93,822
Other property and services	73,550	65,053	72,106
	4,654,265	4,116,546	4,562,885

MATERIAL ACCOUNTING POLICIES

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

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

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

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

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

7. LEASE LIABILITIES

Purpose	Lease Number	Institution	Lease Interest Rate	Lease Term	Budget Lease Principal 1 July 2026	2026/27 Budget New Leases	2026/27 Budget Lease Principal Repayments	Budget Lease Principal outstanding 30 June 2027	2026/27 Budget Lease Interest Repayments	Actual Principal 1 July 2025	2025/26 Actual New Leases	2025/26 Actual Lease Principal repayments	Actual Lease Principal outstanding 30 June 2026	2025/26 Actual Lease Interest repayments	Budget Principal 1 July 2025	2025/26 Budget New Leases	2025/26 Budget Lease Principal repayments	Budget Lease Principal outstanding 30 June 2026	2025/26 Budget Lease Interest repayments
					$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Printer & copiers	EL228	Kyocera	2.1%	4 years	(4,846)	0	(12,632)	(17,478)	(5,000)	5,154	0	(10,000)	(4,846)	0	5,154	0	(5,607)	(453)	(14,648)
Wide area network	BLD54	TPG	1.7%	10 years	33,289	0	0	33,289	0	33,289	0	0	33,289	0	18,177	0	0	18,177	0
Coffee machine	PE459	Gesha Coffee Co.	0.7%	3 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(10)
Parking bays - Bunnings	EL225	Charter Hall	3.0%	Not applicable	(1)	0	0	(1)	0	(1)	0	0	(1)	0	0	12,000	(12,000)	0	0
					28,442	0	(12,632)	15,810	(5,000)	38,442	0	(10,000)	28,442	0	23,331	12,000	(17,607)	17,724	(14,658)

MATERIAL ACCOUNTING POLICIES

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

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

8. BORROWINGS

(a) Borrowing repayments

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

Purpose	Loan Number	Institution	Interest Rate	Budget Principal 1 July 2026	2026/27 Budget New Loans	2026/27 Budget Principal Repayments	Budget Principal outstanding 30 June 2027	2026/27 Budget Interest Repayments	Actual Principal 1 July 2025	2025/26 Actual New Loans	2025/26 Actual Principal Repayments	Actual Principal outstanding 30 June 2026	2025/26 Actual Interest Repayments	Budget Principal 1 July 2025	2025/26 Budget New Loans	2025/26 Budget Principal Repayments	Budget Principal outstanding 30 June 2026	2025/26 Budget Interest Repayments
				$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Aquatic Centre Refurbishment	1	WATC	6.3%	0	0	0	0	0	407,518	0	(407,518)	0	(98,968)	407,518	0	(64,082)	343,436	(24,836)
Purchase of 331 Stirling Highway	2C	WATC	4.2%	3,459,323	0	(3,459,323)	0	(140,415)	3,812,297	0	(352,974)	3,459,323	(155,279)	3,812,296	0	(352,974)	3,459,322	(155,279)
Purchase of 327 Stirling Highway	3	WATC	4.5%	446,068	0	(66,411)	379,657	(19,120)	509,620	0	(63,552)	446,068	(21,979)	509,620	0	(63,551)	446,069	(21,979)
				3,905,391	0	(3,525,734)	379,657	(159,535)	4,729,435	0	(824,044)	3,905,391	(276,226)	4,729,434	0	(480,607)	4,248,827	(202,094)

All borrowing repayments, other than self supporting loans, will be financed by general purpose revenue.
* WATC refers to Western Australia Treasury Corporation

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

8. BORROWINGS (CONTINUED)

(b) New borrowings - 2026/27

The Town does not intend to undertake any new borrowings for the year ended 30th June 2027

(c) Unspent borrowings

The Town had no unspent borrowing funds as at 30th June 2026 nor is it expected to have unspent borrowing funds as at 30th June 2027.

(d) Credit Facilities

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	$	$	$
Undrawn borrowing facilities credit standby arrangements			
Bank overdraft limit	0	0	0
Bank overdraft at balance date	0	0	0
Credit card limit	150,000	150,000	150,000
Credit card balance at balance date	55,000	9,969	55,000
Total amount of credit unused	205,000	159,969	205,000
Loan facilities			
Loan facilities in use at balance date	379,657	3,905,391	4,248,827

MATERIAL ACCOUNTING POLICIES

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

9. RESERVE ACCOUNTS

(a) Reserve Accounts - Movement

	2026/27 Budget				2025/26 Actual				2025/26 Budget			
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance
	$	$	$	$	$	$	$	$	$	$	$	$
Restricted by legislation												
(a) NEP developer contributions fund reserve	0	0	0	0	494,200	621,915	(1,116,115)	0	494,200	621,915	(1,116,115)	0
(b) Cash lieu of parking reserve	627,104	20,014	0	647,118	603,699	23,405	0	627,104	603,699	23,405	0	627,104
(c) Claremont Town Centre - Specified area rate reserve	213,785	0	(120,000)	93,785	205,806	7,979	0	213,785	205,806	7,979	0	213,785
	840,889	20,014	(120,000)	740,903	1,303,705	653,299	(1,116,115)	840,889	1,303,705	653,299	(1,116,115)	840,889
Restricted by council												
(d) Pool upgrade reserve	594,518	15,829	0	610,347	945,690	200,298	(551,470)	594,518	945,690	298	(450,000)	495,988
(e) Plant replacement reserve	200,000	0	(25,000)	175,000	185,000	200,000	(185,000)	200,000	185,000	0	(185,000)	0
(f) Irrigation and drainage reserve	569,440	18,174	(164,157)	423,457	608,187	21,253	(60,000)	569,440	608,187	21,253	(60,000)	569,440
(g) Public Art reserve	220,618	5,126	0	225,744	214,623	5,995	0	220,618	214,623	5,995	(60,000)	160,618
(h) Parking reserve	1,302,604	41,573	(50,000)	1,294,177	1,253,988	48,616	0	1,302,604	1,253,988	48,616	0	1,302,604
(i) Building reserve	621,086	16,630	(150,000)	487,716	501,638	119,448	0	621,086	501,638	19,448	0	521,086
(j) Future fund reserve	5,441,601	248,805	(3,682,298)	2,008,108	5,196,405	600,589	(355,393)	5,441,601	5,196,405	256,161	(300,000)	5,152,566
(k) Claremont joint venture reserve	1,035,685	34,330	0	1,070,015	1,095,538	40,147	(100,000)	1,035,685	1,095,538	40,147	(60,000)	1,075,685
(l) Heritage grant reserve	71,108	2,269	(15,000)	58,377	83,454	2,654	(15,000)	71,108	83,454	2,654	(15,000)	71,108
(m) Employee entitlement reserve	435,902	7,529	0	443,431	562,553	254,871	(381,522)	435,902	562,553	54,871	(381,522)	235,902
(n) Western Suburb Alliance (WSA) reserve	292,291	178,000	(200,000)	270,291	314,024	178,267	(200,000)	292,291	314,024	178,267	(200,000)	292,291
(o) Workforce planning reserve	0	250,000	0	250,000	0	0	0	0				
	10,784,853	818,265	(4,286,455)	7,316,663	10,961,100	1,672,138	(1,848,385)	10,784,853	10,961,100	627,710	(1,711,522)	9,877,288
	11,625,742	838,279	(4,406,455)	8,057,566	12,264,805	2,325,437	(2,964,500)	11,625,742	12,264,805	1,281,009	(2,827,637)	10,718,177

(b) Reserve Accounts - Purposes

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

Reserve name	Anticipated date of use	Purpose of the reserve
Restricted by legislation		
(a) NEP developer contributions fund reserve	Ongoing	To accumulate funds to cover the Town's contribution to NEP Development arising from ownership of Lot 11578 Claremont Crescent.
(b) Cash lieu of parking reserve	Ongoing	To provide for the purchase of land for car parking in accordance with Clause 33(2)
(c) Claremont Town Centre - Specified area rate reserve	Ongoing	To fund promotion and publicity of Claremont Town Centre
Restricted by council		
(d) Pool upgrade reserve	Ongoing	To fund major maintenance of the Claremont Aquatic Centre
(e) Plant replacement reserve	Ongoing	To provide for the replacement of major items of heavy plant
(f) Irrigation and drainage reserve	Ongoing	To provide funds for the replacement, renewal and upgrade of irrigation and drainage
(g) Public Art reserve	Ongoing	To assist with the programmed purchase and development of Public Art assets throughout the Town
(h) Parking reserve	Ongoing	To provide for the purchase, upgrade or renewal of parking infrastructure.
(i) Building reserve	Ongoing	To provide for building renewal in accordance with the Town's Asset Management Plans
(j) Future fund reserve	Ongoing	To provide for the future planning and undertaking of capital and infrastructure works in the Town
(k) Claremont joint venture reserve	Ongoing	To provide for traffic modifications/road works within the Town Centre zone and the surrounding roads
(l) Heritage grant reserve	Ongoing	To assist with funding of the Town's heritage grant maintenance program
(m) Employee entitlement reserve	Ongoing	To fund annual and long service leave requirements
(n) Western Suburb Alliance (WSA) reserve	Ongoing	To fund the Western Suburbs Regional Organisation of Councils projects and initiatives and hold funds contributed byeach member council.
(o) Workforce planning reserve	Ongoing	To provide for organisational structure review for the Town

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

10. OTHER INFORMATION

The net result includes as revenues	2026/27 Budget	2025/26 Actual	2025/26 Budget
	$	$	$
(a) Interest earnings			
Investments	671,370	720,746	688,718
Other interest revenue	222,200	162,846	164,200
	893,570	883,592	852,918
The net result includes as expenses			
(b) Auditors remuneration			
Audit services	100,000	97,057	99,000
Other services	90,000	2,672	0
	190,000	99,729	99,000
(c) Interest expenses (finance costs)			
Borrowings (refer Note 8(a))	159,535	276,226	202,094
Interest on lease liabilities (refer Note 7)	5,000	0	14,658
	164,535	276,226	216,752

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

11. COUNCIL MEMBERS REMUNERATION

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	$	$	$
President			
President's allowance	42,837	41,388	41,388
Meeting attendance fees	29,379	28,385	28,385
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	6,619	5,387	5,387
	82,335	78,660	78,660
Deputy President			
Deputy President's allowance	10,709	10,347	10,347
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	3,711	3,896	3,896
	36,897	36,363	36,363
Council member 3			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 4			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	31,597	24,774	24,774
Council member 5			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 6			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 7			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 8			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 9			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Total Council Member Remuneration	302,551	288,441	288,441
President's allowance	42,837	41,388	41,388
Deputy President's allowance	10,709	10,347	10,347
Meeting attendance fees	181,195	177,345	177,345
Annual allowance for ICT expenses	31,500	31,500	31,500
Superannuation contribution payments	30,000	27,861	27,861
	302,551	288,441	288,441

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

12. REVENUE AND EXPENDITURE

(a) Revenue and Expenditure Classification

REVENUES

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

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

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

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

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

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

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

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

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

EXPENSES

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

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

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

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

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

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

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

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

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

12. REVENUE AND EXPENDITURE (CONTINUED)

(b) Revenue Recognition

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

13. PROGRAM INFORMATION

Key Terms and Definitions - Reporting Programs

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

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

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TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27 (DRAFT)

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Administrative			
Financial Hardship Policy interest rate	S	0%	0%
Penalty interest rate	C	11%	11.00%
Debt Collection Fees (including legal and court fees and costs)	C	Actual Cost	Actual Cost
Default Payment Fee (including payment made in error and refund is required)	C	$27.00	$28.00
Credit & Debit Card Surcharges (for accepted cards)	C	Up to 1.5%	Up to 1.5%
Ezi pay surcharges	C	Up to 2%	Up to 2%
Try booking fee	C	$0.50	$0.50
Archive and Document Search Fees- per hour	C	Actual Cost	Actual Cost
Staff hourly rates	C	Price on application	Actual Cost
Offsite retrieval, delivery, packaging and postage	C	Actual Cost	Actual Cost
Replacement access card	C	$25.00	$26.00
Photocopying/Printing (excluding Freedom of Information)			
Map Copies	C	Price on application	Price on application
A4- black and white	C	$0.30	$0.50
A4- colour	C	$0.30	$0.50
A3	C	$0.60	$1.00
A2 - Colour	C	$6.00	$6.20
A1	C	$8.00	$8.25
A0	C	$10.00	$10.30
Rates and Property			
Orders & Requisitions Property Enquiry	C	$150.00	$155.00
Owners & Occupiers Electoral Roll (per copy)	C	$55.00	$57.00
Rates Instalment Fee	C	$60.00	$63.00
Rates instalment -interest rate	S	5.50%	5.50%
Individual Rates Payment Plan Fee	C	$110.00	$63.00
Individual Rates Payment Plan- interest rate	C	11%	11%
Freedom of Information			
Application Fee	S	$30.00	$30.00
Staff time (per hour)	S	$30.00	$30.00
Photocopying Charges (per hour)- staff time	S	$30.00	$30.00
Photocopying Charges (per copy)	S	$0.20	$0.20
Transcription Charges (per hour)- staff time	S	$30.00	$30.00
Duplication Charges; tape, film, or computer information	S	Actual Cost	Actual Cost
Charges for delivery, packaging and postage	S	Actual Cost	Actual Cost
Advanced deposit - s18 (1) of FOI Act, expressed as a percentage of the estimated charges.	S	25%	25%
Further advanced deposit -s18 (4) of FOI Act, expressed as a percentage of the estimated charges	S	75%	75%
Note: For financially disadvantaged applicants or those issued with prescribed concession cards, the charge payable is reduced by 25%.			
Parks and Reserves			
Hire of Tennis Court			
Hire of Tennis Court (per hour)	C	$15.00	$10.00
Hire of Tennis Court (per hour)- commercial	C	$26.00	$27.00
Hire of Parks and Reserves (refer to policy EN 307)			
Private hire for residents/ratepayers (above 30 people)- Per hour	C	$40.00	N/A
Private hire for non-residents/ratepayers - per hour	C	$40.00	N/A
Private hire for events above 30 people - Per hour	C	N/A	$40.00
Local Schools, Churches and not for profits/charitable	C	No fee or Charge	No fee or charge
Bond (if required) - price based on activity and likely remediation costs	C	Price on application minimum $500	Price on application minimum $515
Watercraft vessel - per bay per year	C	N/A	$250.00
Business and Commercial Use			
Casual Use Licence- single class (maximum 25 participants)	C	$35.00	$37.00
6 Month Licence- less than 10 participants per session	C	$310.00	$320.00
6 Month Licence- 11-25 participants per session	C	$615.00	$634.00
Annual Licence- less than 10 participants per session	C	$552.00	$569.00
Annual Licence-11-25 participants per session	C	$1,160.00	$1,195.00

TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27 (DRAFT)

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Access to Irrigated Park/Reserve			
Car / light vehicle; m2/per week	C	$1.60	$1.65
Truck / heavy vehicle; m2/per week	C	$5.50	$5.65
Annual access rate	C	POA	Actual cost
Bond (if required) - based on remediation rates	C	Price on application minimum $500	Actual cost minimum $515
Key Bond	C	N/A	$100.00
Call Out for Parks and Reserves access	C	N/A	$100.00
Access to Non-irrigated Park/Reserve			
Car / light vehicle; m2/per week	C	$0.90	$0.95
Truck / heavy vehicle; m2/per week	C	$2.80	$2.85
Annual access rates	C	POA	Actual cost
Bond (if required) - based on remediation rates	C	Price on application minimum $500	Actual cost minimum $515
Key Bond	C	$100.00	$100.00
Call Out for Parks and Reserves access	C	$100.00	$100.00
Trees			
Tree planting (between 0-74L size)	C	$375.00	$387.00
Tree planting (between 75-100L size)	C	$530.00	$546.00
Removal and installation of replacement tree (Per tree)	C	$3,650.00	
Plaques including installation	C	$375.00	$387.00
Pruning of privately owned vegetation overhanging on Council property - per hour	C	N/A	$100.00
Health			
Food Businesses			
Notification of the conduct of a food business (all types, each occasion)	S	$65.00	$67.00
Registration of a food business	S	$150.00	$150.00
Registration of a food business- not for profit/charitable	S	No fee or charge	No fee or charge
Permanent Food Businesses			
Annual surveillance fee per annum - "Low Risk" food business	C	$175.00	$180.00
Annual surveillance fee per annum- "Medium Risk" food business	C	$500.00	$515.00
Annual surveillance fee per annum- "High Risk" food business	C	$500.00	$515.00
Re-Inspection Fee (per inspection)	C	$125.00	$128.00
Food Safety Program verification- per annum	C	$275.00	$283.00
Temporary food vendor licences			
Annual registration (maximum 4 events)	C	$250.00	$258.00
Inspection Fee for events less than 3 days- per inspection (inspection required each event)	C	$47.00	$48.00
Inspection Fee for events over 3 days- per inspection (inspection required each event)	C	$135.00	$139.00
Other Fees			
Alfresco Trading Licences (Per Annum) - application, renewal, variation	C	No fee or charge	No fee or charge
Application fee (new premises)- Skin Penetration ~~and Hairdressers~~ and Beauty Therapist	C	$167.00	$172.00
Annual Fee- Skin Penetration ~~and Hairdressers~~ and Beauty Therapist (per annum)	C	$58.00	$60.00
Property Inspection (per hour)- on request	C	$95.00	$98.00
Greywater System Application Fee	S	$118.00	$118.00
Greywater System Fee for Permit to Use Apparatus	S	$118.00	$118.00
Water Sampling-Aquatic Facility Fee (Per inspection/sample min. 12 per year)	C	$73.00	$75.00
Inspection fee- Temporary Public Building /Public Events- per hour	C	$100.00	$103.00
Liquor licence, gaming and busking fees			
Section 39 Certificates(Liquor Licencing) and section 55	C	$167.00	$172.00
Extended Trading Permit Application Fee or Other Temporary Licence Application Fee (commercial premises)	C	$167.00	$172.00
Gaming permit -commercial	C	$100.00	$103.00
Gaming permit -not for profit/charitable	C	No fee or charge	No fee or charge
Display of Goods Not on Private Property- Short Term Licence Fee (Per day)	C	$42.00	$43.00
Busking Permit (per day)	C	$20.00	$21.00
Busking Permit -not for profit/charitable	C	No fee or charge	No fee or charge

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TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27 (DRAFT)

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Environmental Noise Protection			
Regulation 13 Application (Construction out of hours)	S	$200.00	$200.00
Regulation 18 Approval	S	$1,000.00	$1,000.00
Regulation 18 Approval - Late Fees (in addition)	S	$250.00	$250.00
Regulation 19B approval (per hour to maximum $15,000.00)	S	$80.00	$80.00
Assessment Non-Local Government Noise Management Plan	S	$500.00	$500.00
External Noise Monitoring of event	C	Price on application	Actual cost
Health (Public Buildings) Regulations 1992			
New Public Building Certificate 'Low Risk'	S	$220.00	$220.00
New Public Building Certificate 'Medium Risk'	S	$425.00	$425.00
New Public Building Certificate 'High Risk'	S	$630.00	$630.00
Application to vary a certificate (per hour)	S	$90.00	$90.00
Temporary Public Building/ Building Events - per hour (i.e RAS)	S	$90.00	$90.00
Public Building - Form One Application Event < or = 50 patrons	S	N/A	No fee or charge
Public Building - Form One Application Event 51 or = 999 patrons	S	N/A	$180.00
Public Building - Form One Application Event 1000 - 4999 patrons	S	N/A	$360.00
Public Building - Form One Application Event > or = 5000 patrons	S	N/A	$720.00
Caravan Parks and Camping Grounds Regulations 1997			
Grant or renewal of licence	S	Price on application	$6 per long stay, $6 per short stay, $3 per campsite (Minimum $200.00)
Temporary licence	S	Price on application	Pro-rata amount of application fee (minimum $100.00)
Additional fee for renewal after expiry	S	$20.00	$20.00
Transfer of licence	S	$100.00	$100.00
Community Safety- Parking			
Parking Fees			
Hire of a parking bay on non-residential street (per day fee)	C	$100.00	$103.00
Hire of parking bay on residential street (per day fee)	C	$50.00	$52.00
Special Town Parking - per car	S	Price on application	$20.00
First Residential Parking Permit	C	No fee or charge	No fee or charge
Additional Residential Parking Permits for 2 years	C	$75.00	$100.00
Replacement residential parking permits	C	$50.00	$70.00
Vehicle Impounding Fee	C	Actual Cost	Actual Cost
Towing Fee	C	Actual Cost	Actual Cost
Vehicle Storage Fee - per day or part thereof	C	Actual Cost	Actual Cost
Shopping Trolley Impoundment Release Fee (per trolley)	C	$150.00	$155.00
Daily Storage Fee (trolley)	C	$50.00	$52.00
Sign Impound Release Fee (per sign)	C	$130.00	$134.00
Daily Storage Fee (per sign)	C	$25.00	$26.00
Private Parking Agreement			
Establishment fee	C	N/A	$500.00
Annual renewal fee standard (less than 20 bays) carpark	C	N/A	$1,000.00
Annual renewal fee large (more than 20 bays) carpark	C	N/A	$2,000.00
Animals			
Replacement Dog or Cat Registration Tag	S	$15.00	$15.00
Postage for Animal Registration Tags	C	$6.00	No fee or charge
Dog or Cat Impoundment Fee	C	$165.00	$170.00
Daily Dog or Cat Sustenance (per day)	C	$55.00	$65.00
Dogs			
1 year Registration Fee - Unsterilised	S	$50.00	$50.00
1 year Registration Fee - Unsterilised (Pensioner)	S	$25.00	$25.00
1 year Registration Fee - Sterilised	S	$20.00	$20.00
1 year Registration Fee - Sterilised (Pensioner)	S	$10.00	$10.00
3 year Registration Fee - Unsterilised	S	$120.00	$120.00
3 year Registration Fee - Unsterilised (Pensioner)	S	$60.00	$60.00
3 year Registration Fee - Sterilised	S	$42.50	$42.50
3 year Registration Fee - Sterilised (Pensioner)	S	$21.25	$21.25
Lifetime Registration Fee - Unsterilised	S	$250.00	$250.00
Lifetime Registration Fee - Unsterilised (Pensioner)	S	$125.00	$125.00
Lifetime Registration Fee - Sterilised	S	$100.00	$100.00
Lifetime Registration Fee - Sterilised (Pensioner)	S	$50.00	$50.00
1 year Registration Fee - Dangerous dog	S	$50.00	$50.00

TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27 (DRAFT)

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Application fee to keep more than 2 dogs	S	$250.00	$250.00
Cats			
1 year Registration Fee (before 31 May)	S	$20.00	$20.00
1 year Registration fee (after 31 May)	S	$10.00	$10.00
3 year Registration Fee	S	$42.50	$42.50
Lifetime Registration fee	S	$100.00	$100.00
Lifetime Registration fee (Pensioner)	S	$50.00	$50.00
Claremont Museum			
Education Program - fee per Children	C	$15.00	$15.00
Education Program Cancellation fee -less than 10 days prior	C	$120.00	$124.00
Photographic Orders- Individual	C	$16.00	$16.00
Photographic Orders- Commercial	C	$55.00	$55.00
Street Histories Publication	C	$16.00	$17.00
Bayview Community Centre			
Classes	C	Price on application	Price on application
Not for profit/charitable			
Main Hall hire- per hour	C	$40.00	$41.00
Entire facility hire (4-11pm only)- per hour	C	$110.00	$113.00
Locals First Rate -Not for profit/charitable			
Main Hall hire - per hour	C	$35.00	$36.00
Entire facility hire (4-11pm only)-per hour	C	$95.00	$98.00
Commercial/ Private			
Main Hall hire -per hour	C	$70.00	$72.00
Entire facility hire (4-11pm only)-per hour	C	$180.00	$185.00
Other Fees			
Security call out, additional cleaning	C	Price on application	Actual Cost
Replacement Library Membership Card	C	$5.00	$5.00
Planning Services			
Determination of a Development Application where the development is:			
(a) Not more than $50,000	S	$147.00	$147.00
(b) more than $50,000 but not more than $500,000 - percentage of cost of development	S	0.320%	0.320%
(c) more than $500,000 but not more than $2.5 million	S	$1,700.00 + 0.257% for every $1 in excess of $500,000	$1,700.00 + 0.257% for every $1 in excess of $500,000
(d) more than $2.5 million but not more than $5 million	S	$7,161.00 + 0.206% for every $1 in excess of $2.5 million	$7,161.00 + 0.206% for every $1 in excess of $2.5 million
(e) more than $5 million but not more than $21.5 million	S	$12,633.00 + 0.123% for every $1 in excess of $5 million	$12,633.00 + 0.123% for every $1 in excess of $5 million
(f) more than $21.5 million	S	$34,196.00	$34,196.00
Development Applications where already commenced or carried out - penalty fee	S	Triple the development application fee	Triple the development application fee
Amendments to Approved Plans (Application Fee)	C	Maximum $295	Maximum $295
A DAP application where the estimated cost of the development is:			
(a) less than $2million	S	$5,475.00	$5,475.00
(b) not less than $2 million and less than $7 million	S	$6,322.00	$6,322.00
(c) not less than $7 million and less than $10 million	S	$9,760.00	$9,760.00
(d) not less than $10 million and less than $12.5 million	S	$10,620.00	$10,620.00
(e) not less than $12.5 million and less than $15 million	S	$10,922.00	$10,922.00
(f) not less than $15 million and less than $17.5 million	S	$11,226.00	$11,226.00
(g) not less than $17.5 million and less than $20 million	S	$11,530.00	$11,530.00
(h) not less than $20 million and less than $50 million	S	$11,833.00	$11,833.00
(i) Not less than $50 million	S	$17,097.00	$17,097.00
An application under regulation 17 (Form 2: Amendment)	S	$271.00	$271.00

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TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27 (DRAFT)

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Other Fees			
Determining an application for advice made under the Planning and Development (Local Planning Schemes) Regulations 2015 Sch. 2 cl. 61A (for single house exemption from DA check)	S	$295.00	$295.00
Determination of a Development Application for a change of use or an alteration or extension or change of non-conforming use	S	$295.00	$295.00
Penalty (the fee plus twice the fee above) if change has already occurred	S	$885.00	$885.00
Provision of Written Planning Advice	S	Price on application maximum $73	Price on application maximum $73
Planning Services - Other			
Provision of Subdivision Clearance:			
(a) Not more than 5 lots - per lot	S	$73.00	$73.00
(b) More than 5 lots but not more than 195 lots	S	$365 for first 5 lots + Per Lot Fee of $35 thereafter	$365 for first 5 lots + Per Lot Fee of $35 thereafter
(c) More than 195 lots	S	$7,393.00	$7,393.00
Clearance Reinspection (Subdivision)	C	$150.00	$150.00
Strata Application Fee: form 15A and form 15C			
Up to and including 5 lots	S	$656 plus $65 per lot	$656 plus $65 per lot
6 lots up to 100 lots	S	$981 plus$ 43.50 per lot every lot in excess of 5 lots. Maximum fee $5,113.50	$981 plus$ 43.50 per lot every lot in excess of 5 lots. Maximum fee $5,113.50
Heritage			
Heritage Assessment Fee for Development Applications: Nil for single storey additions or other minor structures not visible from the street	C	$291.00	$299.00
Delisting request for Heritage List (where full heritage listing review has not been undertaken within the previous 2 years)	C	Price on application	Actual Cost
Cash-in-lieu per parking bay - in accordance with Payment in Lieu of Parking Plan	C	$20,280.00	$20,280.00
Application for Approval of Home Occupation			
(a) Initial fee	S	$222.00	$222.00
(b) Initial fee - penalty (initial fee plus twice the fee above) if occupation has already commenced	S	$666.00	$666.00
(a) Renewal fee	S	$73.00	$73.00
(b) Renewal fee - penalty (renewal fee plus twice the fee above) if approval has already expired	S	$219.00	$219.00
Fee to initiate a Scheme Amendment, Local Development Plan or Structure Plan - Minor Amendments (no textural just scheme map alterations)	C	Price on application. Maximum $5,408	Actual cost Maximum $5,408
Fee to initiate a Scheme Amendment or Structure Plan - All Other Amendments	C	Price on application Maximum $7,571	Actual cost Maximum $7,571
Advertising (Express Post) of Development Applications - per letter	C	$10.00	$10.30
Plan Search Fee for Development and Planning Approvals (plus print costs)	C	$150.00	$154.50
Section 40 (Liquor Licencing) Certificates - per hour (Note as per Section 39)	C	$165.00	$170.00
Design Review Panel Services			
Initial review	C	$900.00	$925.00
Second major review	C	$1,790.00	$1,843.00
Subsequent reviews (each)	C	$900.00	$927.00
Building Services			
Building Fees			
Sign Licence Application - per sign	S	$150.00	$150.00
Building Plan Search Fee	C	$125.00	$128.00
Battery Powered Alarm Fee (regulation 61)	S	$179.40	$179.40
Application as defined in regulation 31	S	$2,160.15	$2,160.15
Inspection of pool enclosures (regulation 53)	S	$78.00	$78.00
Initial inspection of new private swimming pool	S	$312.00	$312.00
Request for non programmed swimming pool inspection	C	Not applicable	$120.00
Application to extend the time during which a building or demolition permit has effect (s.32(3)(f))	S	$110.00	$110.00
Building Permit Fees			
Uncertified - Class 1 - 10 (Percentage of Estimated value)	S	Minimum $110	Minimum $110
Certified - Class 1 and 10 (Percentage of Estimated Value)	S	Minimum $110	Minimum $110
Certified - Class 2 and 9 (Percentage of Estimated Value)	S	Minimum $110	Minimum $110
BCITF Levy (for work over $20,000) - % of the value of the work inc GST	S	0.20%	$0.00

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TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27 (DRAFT)

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Occupancy & Building Approval Certificate			
Standard Occupancy & Building Approval Certificate	S	$110.00	$110.00
Temporary occupancy permit for an incomplete building	S	$110.00	$110.00
Modification of an occupancy permit for additional use of a building on a temporary basis	S	$110.00	$110.00
A replacement of occupancy permit for permanent change of the building's use, Classification	S	$110.00	$110.00
An occupancy permit for unauthorised works - Percentage of Works Value - Min $110.00	S	Minimum $110	Minimum $110
Application for a building approval certificate for a building in respect of which unauthorised work has been done (s. 51(3)) - Percentage of Works Value	S	Minimum $110	Minimum $110
Application to replace an occupancy permit for an existing building (s. 52(1))	S	$110.00	$110.00
Application for a building approval certificate for an existing building where unauthorised work has not been done (s. 52(2))	S	$110.00	$110.00
Application to extend the time during which an occupancy permit or building approval certificate has effect (s. 65(3)(a))	S	$110.00	$110.00
Demolition Permit Fees			
Class 1 or 10	S	Minimum $110	Minimum $110
Class 2 to 9 (for each storey)	S	$110.00	$110.00
Builders Services Levy			
Building or Demolition Permit - less than or equal to $45,000	S	$61.65	$61.65
Building or Demolition Permit - over $45,000, percentage of value of work	S	0.137%	0.137%
Occupancy permit or building approval certificate for approved building work (s47, 49 or 52 of the Building Act)	S	$61.65	$61.65
Occupancy permit or building approval certificate for unauthorised building work (s51 of the Building Act) - less than or equal to $45,000	S	$123.30	$123.30
Occupancy permit or building approval certificate for unauthorised building work under (s51 of the Building Act) - over $45,000, percentage of value of work	S	0.274%	0.274%
Bonds			
Demolition Permit Bond	C	$5,500.00	$5,665.00
Development /Verge bond - Residential (minor works)	C	$3,500.00	$3,605.00
Development bond - Residential	C	$5,500.00	$5,665.00
Development bond - Commercial	C	Price on application	Actual cost
Refund inspection fee (2nd inspection onwards) - per inspection	C	$200.00	$206.00
Engineering and Works			
Obstruction Permits - for up to 3 months (without Traffic Management approval)			
Assessment fee	C	$65.00	$200.00
Late fee (where application received less than 7 working days prior)	C	$230.00	$300.00
Obstruction Permits- for up to 3 months (with Traffic Management approval)			
Assessment Fee	C	$260.00	$268.00
Compliance Safety Inspection for long-term Traffic Management Plans	C	N/A	$200.00
Late fee (where application received less than 7 working days prior)	C	$575.00	$593.00
Obstruction Permits- not for profit/charitable	C	No fee or charge	No fee or charge
Waste			
Standard household service included in Rates- 120Lt waste, 240Lt recycling and 240Lt green waste (**SS**)	C	No additional fee or charge	No additional fee or charge
Administration Bin establishment fee- 120Lt waste and 240Lt recycling	C	$162.00	$162.00
Administration Bin establishment fee-120Lt waste, 240Lt recycling and 240Lt green waste	C	$230.00	$230.00
Administration Bin establishment fee (Multi Unit Dwellings)	C	POA	POA
Mandatory In-service Fee - Waste (Per Service Unit)	C	$45.00	$45.00
Mandatory In-service Fee - Recycling (Per Service Unit)	C	$45.00	$45.00
Green waste Bags	C	$6.00	$6.00
Replacement bin/Repairs - 1 per year per part	C	No fee or charge	No fee or charge
Replacement bin/Repairs- 2nd and above	C	At Cost	At Cost
Upgraded and Additional Bin/s			
Upgrade from 120L waste bin to 240L waste bin (total capacity 240L)	C	$230.00	$230.00
Additional 240L waste bin (total capacity 360L)	C	$355.00	$355.00
Super service two (2) 240L waste bin (total capacity 480L)	C	$1,110.00	$1,110.00
Upgrade from 240L recycling bin to 360L recycling bin (total capacity 360L)	C	$150.00	$150.00
Additional 240L recycling bin (total capacity 480L)	C	$210.00	$210.00
Additional 240L green bin	C	$210.00	$210.00
Additional standard service (120L waste bin & 240L recycling bin)	C	$600.00	$440.00

TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27 (DRAFT)

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Aquatic Centre			
Admission and Membership Prices			
Adult admission - over 18 years			
Single Admission	C	$7.20	$7.50
10 Admissions	C	$65.00	$68.00
Children admission - under 18 years			
Children -Under 3 years	C	No fee or charge	No fee or charge
Single Admission	C	$5.50	$5.70
10 Admissions	C	$50.00	$51.00
Students between 13 years to 18 years plus Student Card holders			
Single Admission (13 years)- student card required	C	$6.50	N/A
10 Admissions	C	$60.00	N/A
Seniors & Aged Pensioners Admissions (Including Disability & Invalid Pension Card)			
Single Admission	C	$5.50	$5.70
10 Admissions	C	$50.00	$51.00
Family Pass			
Single Admission (2 adults + 2 children/students or 1 adult + 3 children/students)	C	$23.00	$23.00
10 Admissions	C	$207.00	$207.00
Aqua Fitness Classes- Admission			
Single Admission	C	$16.00	$16.50
Non-Swimmer Admissions			
Spectator- Single Admission	C	$2.00	No fee or charge
Child Parent or Guardian drop off and pick up only	C	No fee or charge	No fee or charge
Other Admissions			
Town of Claremont Permanent Employee	C	No fee or charge	No fee or charge
Vacswim - Single Admission (1 x child + 1 x spectator)	C	$5.20	$5.70
Learn To Swim - Single Admission (1 x child + 1 x spectator)	C	$5.40	$5.70
Swim Memberships			
Swim Membership Adult - 12 months	C	$925.00	$958.00
Swim Membership Adult - 3 months	C	$250.00	$236.00
Swim Membership Child- 12 months	C	$693.80	$728.00
Swim Membership Child- 3 months	C	$200.00	$180.00
Swim Membership Student -12 months	C	$675.00	N/A
Swim Membership Student -3 months	C	$200.00	N/A
Swim Membership Senior (Including Disability & Invalid Pension)- 12 months	C	$750.00	$728.00
Swim Membership Senior (Including Disability & Invalid Pension) - 3 months	C	$215.00	$180.00
Membership Card Fee (Replacement)	C	$5.00	$5.00
Commercial/Business/Private Fees			
Pool Hire Fees			
Pool Hire Fee (50m, 25m and dive pool)- (per hour)	C	$200.00	$206.00
Hire of Lane in 25m pool (per hour). Required to have minimum 5 people, admission additional	C	$20.00	$20.60
Hire of lane in 50m pool (per hour). Required to have minimum 5 people, admission additional	C	$35.00	$36.05
Hire of dive Pool (per hour). Required to have minimum 5 people, admission additional	C	$42.00	$43.30
Club Room Hire Fees			
Clubroom- per hour	C	$50.00	$51.50
Clubroom - maximum 3 hours	C	$110.00	$113.30
Clubroom- per Day	C	$200.00	$206.00
Course Hire Fees			
1 Day (Includes Club Room Hire, 2 x Lanes, entry for 2 x Trainers, entry for up to 20 x Trainees)	C	$350.00	$360.50
2 Days (Includes Club Room Hire, 2 x Lanes, entry for 2 x Trainers, entry for up to 20 x Trainees)	C	$630.00	$649.00
3 Days (Club Room, 2 x Lanes, Entry for 2 x Trainers, Entry for up to 20 x Trainees)	C	$895.00	$922.00
4 Days (Club Room, 2 x Lanes, Entry for 2 x Trainers, Entry for up to 20 x Trainees)	C	$1,120.00	$1,154.00
5 Days (Club Room, 2 x Lanes, Entry for 2 x Trainers, Entry for up to 20 x Trainees)	C	$1,315.00	$1,355.00
Inflatables Hire Fees			
Small Inflatable (25m Pool) (per hour). Lifeguard required and fee is additional.	C	$165.00	$170.00
Large Inflatable (50m Pool) (per hour). Lifeguard required and fee is additional.	C	$265.00	$273.00
Lifeguard - per Hour	C	$52.00	$53.60
Duty Manager- per Hour	C	$68.00	$70.05
Swimming Carnivals/Events			

TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27 (DRAFT)

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Single Admission- Spectator	C	$2.00	$4.00
Single Admission- Children and Students	C	$4.50	$4.65
Single Admission- Students	C	$5.50	$5.70
Hire fee for full Centre (50m, 25m and dive pool) for 5 hours. Student & spectator admission additional.	C	$550.00	$566.50
Hire fee for 50m and dive pool only for 5 hours. Student & spectator admission additional.	C	$450.00	$463.50
Hire fee for 25m pool only for 5 hours. Student & spectator admission additional.	C	$350.00	$360.50
Hire fee per hour (or when over 5 hours)	C	$200.00	$206.00
Not for profit/Charitable - Fees			
Pool Hire Fees			
Hire of Lane in 25m pool (per hour). Required to have minimum 5 people, admission additional	C	$14.00	$14.45
Hire of Lane in 50m pool (per hour). Required to have minimum 5 people, admission additional	C	$26.00	$26.80
Hire of Dive Pool (per hour). Required to have minimum 5 people, admission additional	C	$35.00	$36.05
Dolphins Water Polo Club	C	60% of fee payable	80% of fee payable
Clubroom Hire Fees			
Clubroom hire -per hour	C	$25.00	$25.75
Clubroom hire fee -maximum 3 hours	C	$55.00	$56.65
Clubroom hire fee Day- per Day	C	$100.00	$103.00
Booking Deposit - applicable to all bookings including Not for profit/Charitable			
Non Refundable Booking Deposit (for all bookings $100.00 +) cancelled within 14 days	C	$100.00	$103.00
Non Refundable Booking Deposit (for all bookings $500.00 +)- cancelled within 14 days	C	$250.00	$257.50
Non Refundable Booking Deposit (for all bookings $1,000.00 +)- cancelled within 14 days	C	$500.00	$515.00

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

8

9 ANNOUNCEMENTS BY THE PRESIDING PERSON

Nil.

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

Nil.

11 CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

Nil.

12 FUTURE MEETINGS OF COUNCIL

Ordinary Council Meeting, Tuesday 30 June 2026 at 7.00pm.

13 DECLARATION OF CLOSURE OF MEETING

There being no further business, the Presiding Member declared the meeting closed at 6:16 pm.

.....

PRESIDING MEMBER

UNCONFIRMED

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

17.1.1 OBJECTION OF COUNCIL DECISION - S9.5 LOCAL GOVERNMENT ACT 1995.

11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING

Nil.

12 REPORTS OF COMMITTEES

12.2 CLAREMONT TOWN CENTRE ADVISORY COMMITTEE

12.2.1 MINUTES OF THE CLAREMONT TOWN CENTRE ADVISORY COMMITTEE MEETING HELD ON 12 MAY 2026

File Number:	**gov/03/00005-002**
Author:	**Georgia Kraljevich (Claremont Town Centre Destination Marketing & Events Officer)**
Authoriser:	**John Pearson, Chief Executive Officer**
Attachments:	1. Minutes of the Claremont Town Centre Advisory Committee Meeting held on 12 May 2026 [**12.2.1.1** - 17 pages]

COUNCIL RESOLUTION 83/26

Moved: Cr Annette Suann

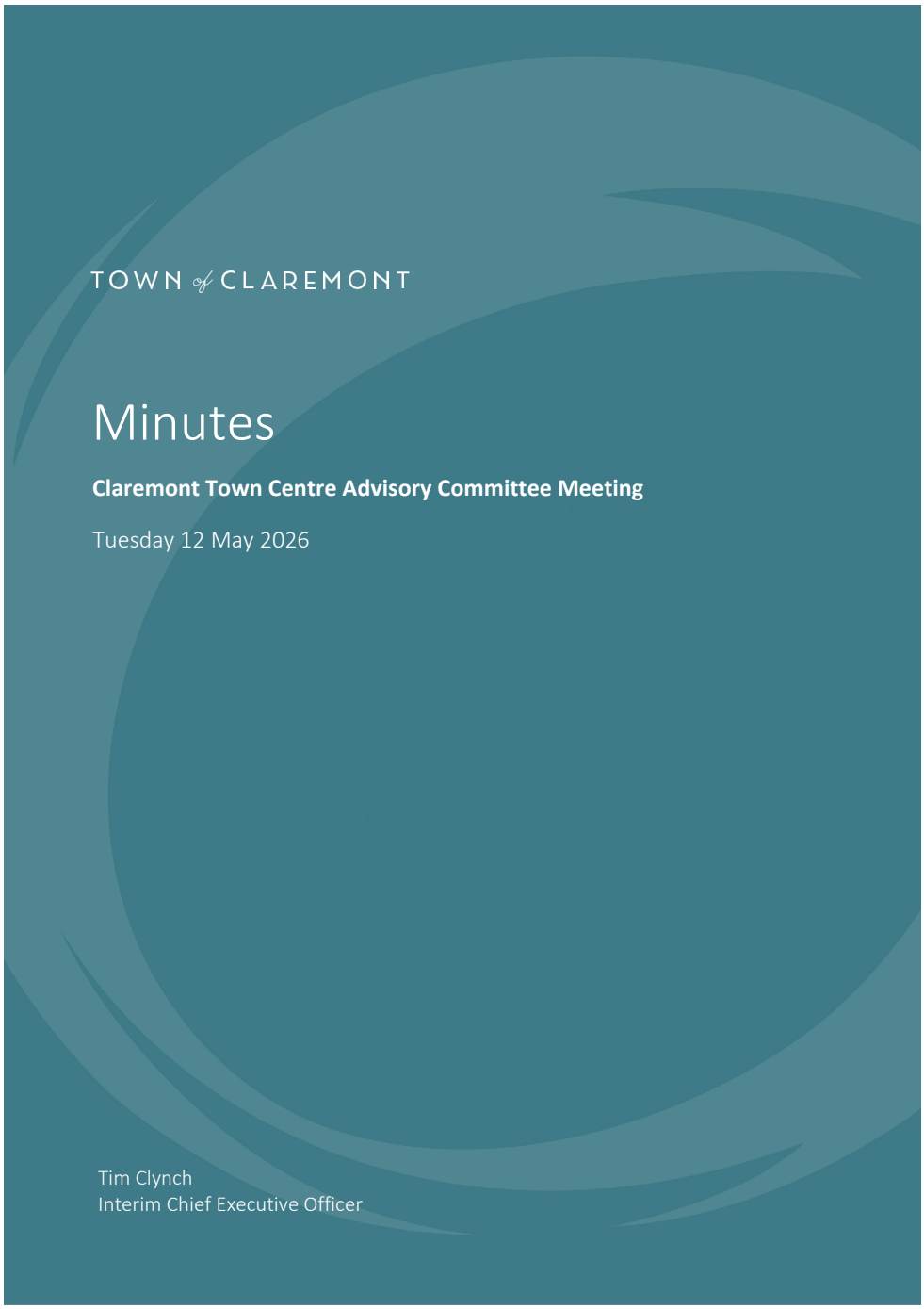
Seconded: Cr Sara Franklyn

That the Minutes of the Claremont Town Centre Advisory Committee Meeting held on 12 May 2026 be received.

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

Against: Nil

CARRIED 9/0


TOWN of CLAREMONT
Minutes
Claremont Town Centre Advisory Committee Meeting
Tuesday 12 May 2026
Tim Clynch
Interim Chief Executive Officer

DISCLAIMER

This is a committee established by the Town of Claremont under section 5.8 of the *Local Government Act 1995* to assist the Council.

This Committee has no delegated authority from Council and does not make decisions on behalf of the Town, the Chief Executive Officer or the Council. Any comments, recommendations or positions recorded in the Minutes are non-binding and are provided for consideration through the Town's normal administrative and/or Council decision-making processes.

As a Committee established under the *Local Government Act 1995*, its meetings are conducted in accordance with the Town's adopted Meeting Procedures Local Law 2018 (and where applicable, the Act and associated regulations), including requirements relating to quorums, orderly conduct of business, declarations of interests and accurate minutes.

Do not take any action as a result of any Committee recommendation until that recommendation has been considered by Council.

Unconfirmed

Order of Business

1 Declaration of Opening/Announcement of Visitors 4

2 Record of Attendance/Apologies....4

3 Disclosure of Interests....4

4 Confirmation of Minutes of Previous Meetings 5

6 Reports of the CEO....6

6.2 Claremont Town Centre Plan 2026-2027

5 Presentation 8

6 Reports of the CEO....9

6.1 Quarterly Report for the period January 2026 to March 2026....9

7 Other Business 17

8 New Business of an Urgent Nature Approved by the Presiding Person or by Decision of Meeting....17

9 Future Meetings of Committee....17

10 Declaration of Closure of Meeting....17

Unconfirmed

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Chairperson welcomed the meeting attendees and declared the meeting open at 5:02 pm.

2 RECORD OF ATTENDANCE/APOLOGIES

PRESENT:

Cr Annette Suann	Presiding Member
Cr Kate Main	Deputy Presiding Member
Mayor Peter Telford	
Ms Amy Gibbs	
Ms Danielle Eaton	
Mr Jonas Eder	
Ms Kathryn Twort	
Mr Sam Taylor	

IN ATTENDANCE:

Tim Clynch (Interim Chief Executive Officer)
Georgia Kraljevich (Claremont Town Centre Destination Marketing & Events Officer)
Kristy Gough (Manager Tourism and Events)
Declan Fanning (Manager Community Safety)

APOLOGIES:

Ms Kate Briend

LEAVE OF ABSENCE:

Nil

3 DISCLOSURE OF INTERESTS

Nil.

Unconfirmed

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COMMITTEE RECOMMENDATION CTCAC 26/3

Moved: **Mayor Peter Telford**
Seconded: **Cr Kate Main**

That the minutes of the Claremont Town Centre Advisory Committee Meeting held on February 10 2026 be confirmed.

For: **Cr Annette Suann, Cr Kate Main, Mayor Peter Telford, Ms Amy Gibbs, Ms Danielle Eaton, Mr Jonas Edner, Ms Kathryn Twort, Mr Sam Taylor and Tim Clynch**

Against: **Nil**

CARRIED 9/0

Unconfirmed

It was agreed to move forward Item 6.2 Claremont Town Centre Plan 2026 – 2027 due to the required early departure of two Committee Members.

6 REPORTS OF THE CEO

6.2 CLAREMONT TOWN CENTRE PLAN 2026-2027

File Number: GOV/03/00005-002

Author: Georgia Kraljevich (Claremont Town Centre Destination Marketing & Events Officer)

Authoriser: Tim Clynch (Interim Chief Executive Officer)

Attachments: 1. 26-27 Town Centre Plan [**6.2.1** - 13 pages]

PURPOSE

To present the Claremont Town Centre (CTC) Plan for the 2026 – 2027 financial year

BACKGROUND

Since its inception, an annual forward plan built on a quadrant framework has been developed for the CTC project, a structure that is designed to:

1. Create Awareness
2. Create Interest
3. Create Comfort
4. Create Partnerships

These objectives steer the design and delivering of projects that contribute to the economic and social well-being of the CTC.

DISCUSSION

The CTC Plan provides a framework of deliverables for the financial year 2026 – 2027. The plan was developed by Town Officers taking in consideration feedback provided from Council, the CTC Advisory Committee and CTC business community. The plan builds on some core successes from previous years and focuses on opportunities to facilitate the development of a range of projects and marketing activities. The plan is created to enable a responsive approach. By designing a plan with built-in flexibility, officers and Advisory Committee members will be able to adapt and introduce alternative actions as needed, depending on emerging challenges or changes within the retail and economic sectors during the financial year.

The plan continues to touch on initiatives that will support businesses during times of construction works, particularly projects that will promote that the CTC is still open for business. This includes but is not limited to projects and marketing activities that will promote the CTC as a destination, encourage visitation as well as social and economic benefits to CTC businesses.

Refer to Attachment 1 Claremont Town Centre Plan 2026 – 2027.

PAST RESOLUTIONS

Claremont Town Centre Advisory Committee Meeting May 13 2025, Committee Recommendation 25/5

1. Receive the Claremont Town Centre Operational Plan 2025 - 2026

FINANCIAL AND STAFF IMPLICATIONS

Unconfirmed

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

PS203: Claremont Town Centre

COMMUNICATION AND CONSULTATION

In February 2026, CTC Advisory Committee members and CTC business community were asked to complete a feedback survey to assist officers with the development of the 2026 – 2027 Town Centre plan, to ensure objectives and outcomes are in line for the upcoming financial year.

STRATEGIC COMMUNITY PLAN

Prosperity *Our businesses are thriving and integrated into the life of the Claremont community, and the town centre is known as the premier visitor destination.*

- Support new and existing local small business and entrepreneurial activity.

- Raise the profile of the Claremont Town Centre as a visitor destination.

URGENCY

CTC Advisory Committee members are asked to accept this report for the new financial year, to allow for Council to approve the implementation of the plan prior to the commencement of the 2026 – 2027 financial year.

VOTING REQUIREMENTS

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

COMMITTEE RECOMMENDATION CTCAC 26/5

Moved: **Mayor Peter Telford**
Seconded: **Cr Kate Main**

That the Claremont Town Centre Advisory Committee:

1. Receive the Claremont Town Centre Plan 2026 -2027

For: **Cr Annette Suann, Cr Kate Main, Mayor Peter Telford, Ms Amy Gibbs, Ms Danielle Eaton, Mr Jonas Edner, Ms Kathryn Twort, Mr Sam Taylor and Tim Clynch**

Against: **Nil**

CARRIED 9/0

Unconfirmed

5.45pm – Mayor Peter Telford and Interim CEO Tim Clynch left the meeting and did not return

5 PRESENTATION

Georgia Kraljevich (CTC Destination Marketing and Events Officer) presented an update on activities.

Unconfirmed

6 REPORTS OF THE CEO

6.1 QUARTERLY REPORT FOR THE PERIOD JANUARY 2026 TO MARCH 2026

File Number: GOV/03/00005-002

Author: Georgia Kraljevich (Claremont Town Centre Destination Marketing & Events Officer)

Authoriser: Tim Clynch (Interim Chief Executive Officer)

Attachments:
1. Attachment 1: Flourish articles [**6.1.1** - 5 pages]
2. Attachment 2: Media coverage [**6.1.2** - 11 pages]

PURPOSE

To provide an update for activities carried out from January 2026 to March 2026 for the Claremont Town Centre (CTC) project.

BACKGROUND

Since its inception, an annual forward plan built on a quadrant framework has been developed and executed for the CTC project. The structure is designed to:

1. Create awareness
2. Create interest
3. Create comfort
4. Create partnerships

These defined objectives have steered the design and delivery of the programs and related communication plans that contribute to the economic and social well-being of the CTC.

DISCUSSION

This report discusses a range of activities and projects carried out from January 2026 – March 2026 to meet the four objectives of the CTC Project.

Key topics include discussion on CTC Social media statistics, marketing activities including media coverage, promotional projects such as Destination WA and Perth Local, an update on tree pruning in the CTC, grant programs, business communication statistics and what projects are coming up in the next quarter.

Goal- Create Awareness

Marketing

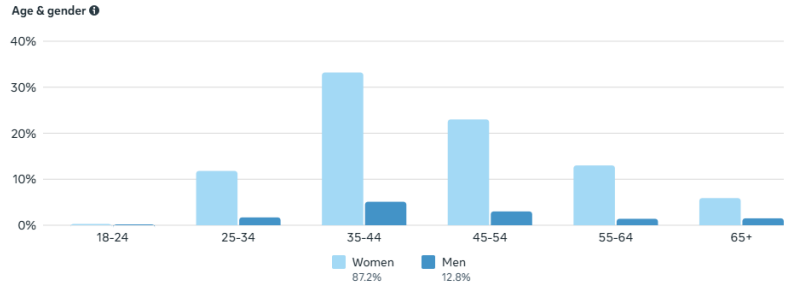
The CTC social media strategy continued to be implemented during this quarter. Content has been in line with the four pillars:

- Dine in the CTC
- Shop in the CTC
- See in the CTC
- Life in the CTC

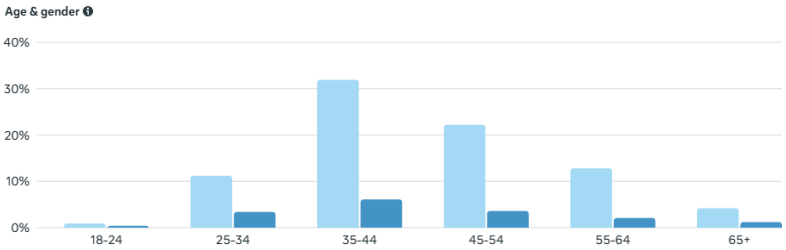
The CTC has a Facebook and Instagram account (@claremonttowncentre) to promote local businesses and the things to see and do in the CTC. The social media audience profile remains similar to the previous reporting period and is outlined below:

Unconfirmed

Facebook audience



Instagram audience



Social media statistics are outlined below with comparison to the same quarter last year.

Facebook	Jan 25	Feb 25	Mar 25	Facebook	Jan 26	Feb 26	Mar 26
Followers	2563	2568	2580	**Followers**	2576	2570	2565
Reach	1300	980	9314*	**Reach**	2456	2570	2504
Engagement	70	10	75*	**Engagement**	25	24	13

Instagram	Jan 25	Feb 25	Mar 25	Instagram	Jan 26	Feb 26	Mar 26
Followers	2161	2177	2848*	**Followers**	3073	3083	3086
Reach	2500	3900	7970*	**Reach**	4017	3423	3770
Engagement	120	79	271	**Engagement**	210	168	235

Facebook following and reach remained quite consistent over the last quarter, slightly increasing or decreasing each month. Engagement remains quite low and decreased in March, it is significantly lower than this quarter last year. As noted previously the CTC lifestyle, shopping, fashion and dining content shared tends to align better and receive more engagement over on the CTC Instagram page, Facebook is considered as more of a supporting platform.

Instagram following increased and reach decreased slightly in February and increased in March, overall engagement remained quite high, increasing in March. This suggests more interesting and engaging content were perhaps shared. Officers are continuing to find ways to increase engagement and reach on social media, such as sharing more video content.

Flourish Magazine

The Autumn edition of the Town of Claremont's Flourish magazine was delivered to all Claremont homes (approx. 5000) at the beginning of March, which included the following articles promoting the CTC and local businesses.

- Claremont to be highlighted on the small screen: This article promoted a short film campaign called 'This is Claremont' which celebrates the culture, community and craft that makes Claremont the place it is. CTC businesses to be featured in the film, mentioned in the article include Charles Campbell Jewellery, Mobilia and Dolce Bellissimo.
- Shop local, be rewarded: This article promoted the CTC Shop Local campaign which will be running throughout May
- Claremont's Mystery Picnic: This article promoted Claremont's Mystery picnic experience which includes a self-guided trail taking participants to four CTC businesses to pick up a range of local produce items.
- Avion Way – something for everyone: This article showcased the diversity of businesses located on Avion Way including Hannah Etherington Flowers, R&D Cycles, Green Duck Society and Zoo Products.
- Mother's Day gift guide: This curated gift guide featured gift ideas for Mother's Day from 14 CTC businesses.

Refer to Attachment 1: Flourish articles

Media coverage

The CTC received the following media coverage over the last quarter, this includes but is not limited to:

- Perth Now: Highs and Lows beloved Perth retailer announces sudden closure of Claremont Store
- The Post: Church Lane road closure and Quentin Square works begins
- Perth Local: Mystery Picnic in Claremont article and reel
- Perth Local: Claremont Quarter laneway
- Destination WA: Gallery & Cafe Claremont
- Western Suburbs Weekly: A new way to enjoy dining – Revamped laneway dining area at Claremont Quarter
- Perth Now: Australian jewellery brand By Charlotte announces three WA boutiques in Karrinyup, Claremont and Booragoon
- So Perth: By Charlotte Opens Its First Perth Boutiques, starting with Claremont Quarter

Refer to Attachment 2: Media coverage

Unconfirmed

Goal- Create Interest

Destination WA

The Town of Claremont collaborated with Guru Productions to showcase the CTC in their Series 17 of Destination WA. This included a 3-minute TV story aired on Channel Nine on March 8. The story showcased some exclusive stores and experiences you can only find in Claremont, featuring FORM Art Gallery and Cafe and Dilettante. It highlighted the Town Centre as a lifestyle destination with exclusive retail offerings, cafes, restaurants and experiences that visitors cannot find anywhere else.

View the story on Destination WA's website https://www.destinationwa.tv/

Perth Local Mystery Picnic promotion

The Town of Claremont collaborated with Perth Local to promote the Claremont AmazingCo Mystery Picnic Trail. This involved Perth Local producing an Instagram and Tik Tok reel, Instagram story and website article to promote the experience mid-February.

Statistics include:

- Instagram reel – 21,515 views, 233 likes, 52 shares and 112 saves
- Tik Tok reel – 2744 views, 99 likes, 18 shares and 23 saves
- Instagram story – 7464 views and 121 sticker clicks on 'Claremont' location
- Website article – 2774 views, 99 likes, 18 shares and 23 saves

Businesses on the trail noted 42 bookings, an increase of 16 bookings compared to last month and 26 compared to February last year. This can be attributed to this promotion and perhaps the fact it was Valentines Day mid-February.

The website article can be viewed on Perth Local's website here https://www.perthlocalguide.com/mystery-picnic-in-claremont/ and Instagram reel can be viewed here https://www.instagram.com/p/DUfPoJ_ERZQ/



Confirmed

Goal- Create Comfort

Tree pruning

The Infrastructure and Parks and Gardens team have organised for the removal of fairy lights in trees along Bay View Terrace and in Avion Way to allow for extensive tree pruning to occur. The lights were affecting the tree growth and a majority were no longer working.

Goal – Create Partnerships

Business Support Grants

Two Business Support Grants were received and supported this quarter:

Osma Productions received funding to host a contemporary photography exhibition 'Uncovered' at The Agency Gallery, 40 Bay View Terrace. The exhibition will feature 12 large-scale fine art photography works exploring the dancer's body beyond performance. The exhibition is free and open to the public across a ten-day period, June 4 – 14. There will be ticketed evening events including live dance performance, a live photography shoot, DJ activation, and a dedicated Photography Community Night in partnership with Camera Electronics.

The Claremont Hotel received funding to host a series of intimate styling sessions in partnership with Claremont Quarter. Three evening ticketed sessions will be held from May-July, accompanied by bottomless bubbles for 2 hours, as well as a selection of canapes from The Claremont Hotel, showcasing fashion and styling trends from Claremont retailers by professional stylists.

As part of its 2026/27 budget deliberations the Council has been reviewing its grants and sponsorship framework and has directed that dedicated business support grants be discontinued with the focus being more on community grants.

Direct Business Liaison

Throughout the last quarter the CTC Destination Marketing and Events Officer has been regularly communicating with businesses about how they can work with the Town in relation to future campaigns, grants and promotional support.

Of particular focus has been engaging businesses to be a part of the upcoming Shop Local campaign in May, coordinating with businesses the filming schedule for Destination WA and meeting with local businesses to discuss Business Support Grant applications.

Direct Emails

Business eDM	Jan 25	Feb 25	Mar 25	Business eDM	Jan 26	Feb 26	Mar 26
No. recipients	183	184	181	No. recipients	158	153	157
Open rate	52%	45%	54%	Open rate	27%	34%	40%
Click rate	5%	3.9%	7.7%	Click rate	2%	7%	0.65%

Three monthly Electronic Direct Mailouts (eDM's) were sent to CTC businesses during the quarter.

The average no. recipients receiving the newsletter was 156.

The average open rate 44%.

The average click rate was 3%. It decreased in March perhaps due to less engaging content being shared.

Content in the newsletters included notification of Christmas decoration dismantle dates, Claremont Luxe review, promotion of Tourism WA memberships, promotion of business grant programs, tips to promote your business, promotion of newly opened businesses, expressions of interest to participate in the Town's upcoming Shop Local campaign, promotion of the Destination WA story and SBDC business resources.

What's On eDM	Jan 25	Feb 25	Mar 25	What's On eDM	Jan 26	Feb 26	Mar 26
No. recipients	847	N/A	803	**No. recipients**	1852*	1803	1771
Open rate	66%	N/A	52.5%	**Open rate**	23%	20%	18.6%
Click rate	2%	N/A	5%	**Click rate**	6%	4.5%	4.8%

Three monthly eDM's were sent to the CTC What's On mailing list during the quarter, sharing details on the things to see and do in the CTC each month.

The average no. recipients receiving the newsletter was 1808.

The average open rate was 20%.

The average click rate was 5%.

Content in the newsletter included a range of Town Centre business events, business special offers, promotion of newly opened businesses, Flourish magazine and Destination WA.

Upcoming quarter April – June 2026

Ongoing direct business liaison and eDM's

Direct liaison with CTC businesses will continue with the CTC Destination Marketing and Events Officer meeting with businesses to outline the Town's marketing channels and opportunities to work together. Officers will continue to actively reach out to businesses directly with opportunities that they believe will be beneficial to them.

Shop Local campaign

Planning has been underway for the CTC Shop Local campaign which will be carried out in May. Twenty (20) CTC businesses have confirmed their interest in being involved as a participating retailer.

Throughout May shoppers to the CTC will be able to collect stamps from participating retailers when they spend $50 or more. Three stamps will result in one entry to the prize draw, and further entries can be received for every stamp collected thereafter. There will be three cash prizes, with winnings being exchanged for local business vouchers to ensure spend stays in the CTC.

Destination Marketing Tourism Opportunity Assessment

The Town has engaged a professional contractor to undertake a targeted, evidence-based assessment of Claremont's tourism and destination potential. The purpose of this work is to provide Council with a clear understanding of opportunities, gaps, visitor markets, and the Town's competitive position as a tourism destination. Findings from this report will help inform whether the Town should proceed with a full Destination Marketing Strategy. The work is being undertaken for the whole of the Claremont local government area, not just the Claremont Town Centre.

Unconfirmed

Brand refresh

Following feedback from the CTCAC regarding confusion between Claremont Town Centre and the Town of Claremont, the Council will be looking into a brand refresh for both Council and the Town Centre. The CTC brand refresh will be informed by the potential development of a destination brand.

Christmas decoration installation and dismantle

In April a Request for quote has been advertised to seek an experienced contractor to design, supply and install illuminated decorations in the Town of Claremont, primarily located in the CTC. The scope of works includes hire, installation, dismantle and storage. The contract is offered over a three (3) year team on a 1+1+1 basis. The Town of Claremont owns a number of decorations that will be gradually retired and replaced with decorations to be hired through the successful Respondent.

PAST RESOLUTIONS

Claremont Town Centre Advisory Committee Meeting 10 February, Committee Recommendation CTCAC 26/2

That the Claremont Town Centre Advisory Committee:

1. *Receive the Claremont Town Centre Quarterly Report for the period November 2025 – December 2025*

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budget allocation.

POLICY AND STATUTORY IMPLICATIONS

PS203: Claremont Town Centre

COMMUNICATION AND CONSULTATION

Ongoing consultation with the CTC Advisory Committee regarding objectives and outcomes in line with the 2025 – 2026 Operational Plan.

STRATEGIC COMMUNITY PLAN

Prosperity *Our businesses are thriving and integrated into the life of the Claremont community, and the town centre is known as the premier visitor destination.*

- Support new and existing local small business and entrepreneurial activity.

- Raise the profile of the Claremont Town Centre as a visitor destination.

URGENCY

Nil.

VOTING REQUIREMENTS

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

Unconfirmed

COMMITTEE RECOMMENDATION CTCAC 26/4

Moved: **Mr Sam Taylor**
Seconded: **Ms Danielle Eaton**

That the Claremont Town Centre Advisory Committee:

1. Receive the Claremont Town Centre Quarterly Report for the period January 2026 to March 2026

For: **Cr Annette Suann, Cr Kate Main, Ms Amy Gibbs, Ms Danielle Eaton, Mr Jonas Edner, Ms Kathryn Twort and Mr Sam Taylor**

Against: **Nil**

CARRIED 7/0

Unconfirmed

7 OTHER BUSINESS

Nil.

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

Nil.

9 FUTURE MEETINGS OF COMMITTEE

Claremont Town Centre Advisory Committee Meeting, Tuesday 14 July 2026 at 5:00pm.

10 DECLARATION OF CLOSURE OF MEETING

There being no further business, the Chairperson declared the meeting closed at 6:01pm.

.....

CHAIRPERSON

Unconfirmed

12.3 FORESHORE ADVISORY COMMITTEE

12.3.1 MINUTES OF THE FORESHORE ADVISORY COMMITTEE MEETING HELD ON 21 MAY 2026

File Number:	**GOV/00049-003**
Author:	**Isabelle Cadman (Administration Officer - Parks and Environment)**
Authoriser:	**John Pearson, Chief Executive Officer**
Attachments:	1. Minutes - Foreshore Advisory Committee Meeting - 21 May 2026 [**12.3.1.1** - 14 pages]

COUNCIL RESOLUTION 84/26

Moved: Cr Kate Main

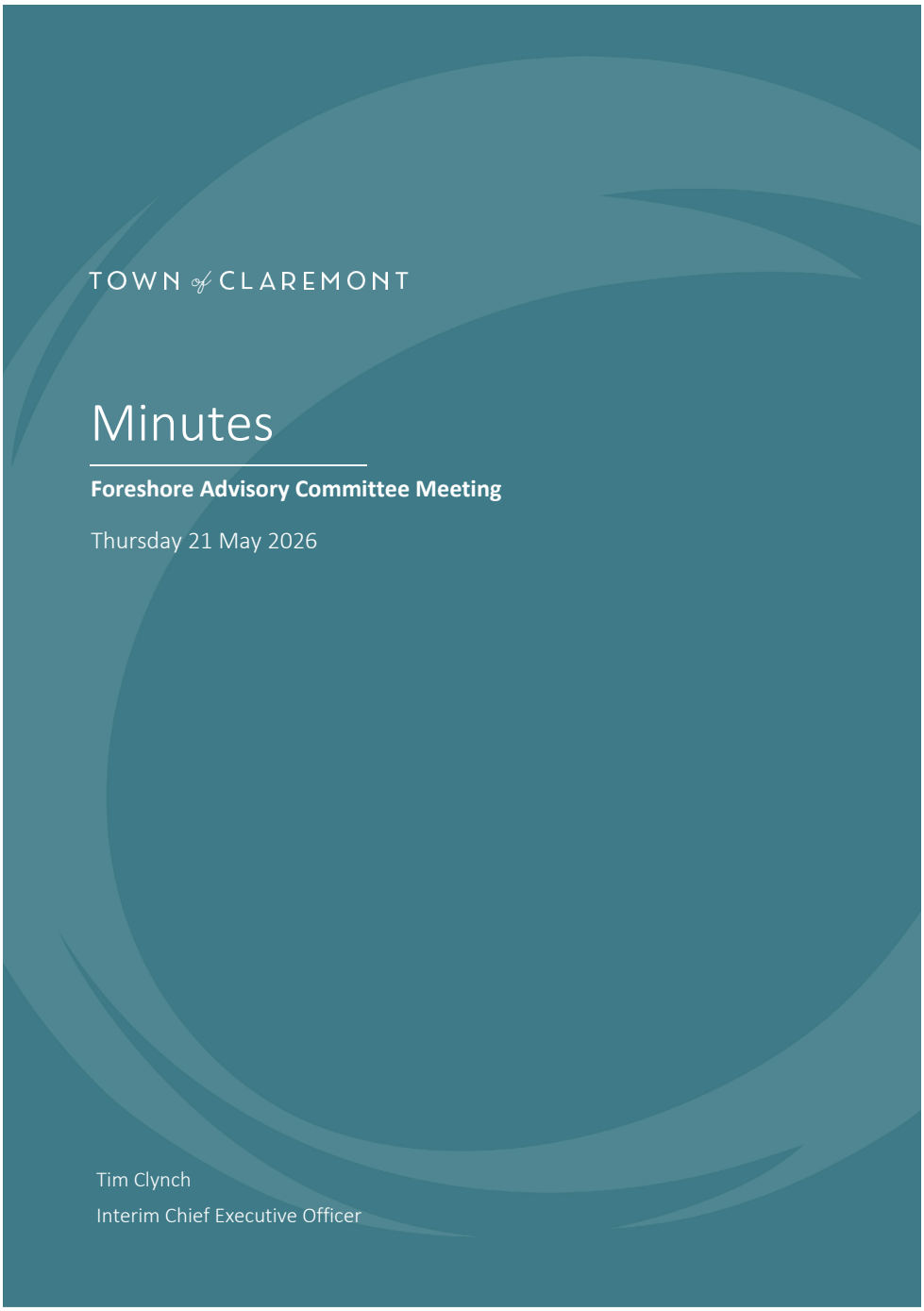
Seconded: Cr Annette Suann

That the Minutes of the Foreshore Advisory Committee Meeting held on 21 May 2026 be received.

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

Against: Nil

CARRIED 9/0


TOWN of CLAREMONT
Minutes
Foreshore Advisory Committee Meeting
Thursday 21 May 2026
Tim Clynch
Interim Chief Executive Officer

DISCLAIMER

This is a committee established by the Town of Claremont under section 5.8 of the *Local Government Act 1995* to assist the Council.

This Committee has no delegated authority from Council and does not make decisions on behalf of the Town, the Chief Executive Officer or the Council. Any comments, recommendations or positions recorded in the Minutes are non-binding and are provided for consideration through the Town's normal administrative and/or Council decision-making processes.

As a Committee established under the *Local Government Act 1995*, its meetings are conducted in accordance with the Town's adopted Meeting Procedures Local Law 2018 (and where applicable, the Act and associated regulations), including requirements relating to quorums, orderly conduct of business, declarations of interests and accurate minutes.

Do not take any action as a result of any Committee recommendation until that recommendation has been considered by Council.

Order of Business

1 Declaration of Opening/Announcement of Visitors 4

2 Record of Attendance/Apologies 4

3 Disclosure of Interests 4

4 Confirmation of Minutes of Previous Meetings 4

5 Presentation 4

6 Reports of the CEO 5

6.1 Updates and Items for Discussion 5

7 Other Business 14

8 New Business of an Urgent Nature Approved by the Presiding Person or by Decision of Meeting 14

9 Future Meetings of Committee 14

10 Declaration of Closure of Meeting 14

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Chairperson welcomed the meeting attendees and declared the meeting open at 3.04pm.

2 RECORD OF ATTENDANCE/APOLOGIES

PRESENT :

Cr Ryan Brown	Presiding Member
Cr Annette Suann	Deputy Presiding Member
Mr Bill MacLeod	Community Representative
Ms Shelley Hatton	Community Representative

IN ATTENDANCE:

Kevin Ketterer	Director Infrastructure
Cloe Dolan	Manager Parks and Environment
Isabelle Cadman	Administration Officer - Parks & Environment

APOLOGIES:

Ms Claire Brittain	Community Representative

LEAVE OF ABSENCE:

Nil

3 DISCLOSURE OF INTERESTS

Nil

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COMMITTEE RECOMMENDATION FAC 26/4

Moved: **Cr Annette Suann**
Seconded: **Mr Bill MacLeod**

That the minutes of the Foreshore Advisory Committee Meeting held on 19 February 2026 be confirmed.

For: **Cr Ryan Brown, Cr Annette Suann and Mr Bill MacLeod**

Against: **Nil**

CARRIED 3/0

5 PRESENTATION

Nil

6 REPORTS OF THE CEO

6.1 UPDATES AND ITEMS FOR DISCUSSION

File Number: GOV/00049-003

Author: Cloe Dolan (Manager Parks and Environment), Natalie Mitchell (Land Care Officer)

Authoriser: Tim Clynch (Interim Chief Executive Officer)

Attachments:
1. Claremont Foreshore Dingy Storage Layout Plan [**6.1.1** - 1 page]
2. Draft - Pelican Pole and Headframe Design [**6.1.2** - 3 pages]
3. Concrete Footing Slab 6 0m [**6.1.3** - 1 page]

PURPOSE

To provide an update to the Foreshore Advisory Committee members on matters relating to the Claremont Foreshore.

BACKGROUND

Updates are provided for the following items:

1. Sand Management Plan
2. Foreshore and Jetty Infrastructure
3. Litter
4. Grants
5. Foreshore Vehicle Access
6. Weed Control

DISCUSSION

1. Sand Management Plan

The Regulation 10 application for the sand management works planned for early 2026 at low tide was granted approval by DPLH in April 2026 after consultation with Whadjuk Aboriginal Corporation.

Earthmoving and traffic management contractors plan to undertake the sand relocation works on 11th and 12th May 2026. These dates were chosen based on best tide predictions for access.

Sedge blocks, ordered and cultivated at a local nursery, will be planted between Chester Road car park and Alex Prior Park in mid-May.

A small section of foreshore embankment east of the Claremont Yacht Club car park has shown recent erosion. A coastal engineering consultant has visited the site and is currently writing a brief report on the best way to rectify this situation.

2. Foreshore and Jetty Infrastructure

A report was made to the Town that the jetty had been burnt leaving a hole in the timber boards on the south-western corner. The Town reported this damage to the Department of Transport who completed the repairs in March 2026.

The following 2025-2026 capital works progress reports are submitted for information.

- Pelican roosting point - the Town met WA Seabird Rescue President on site on 6 November to discuss designs and location. The Town's technical officer has drawn up draft designs for the post and footings and has issued them for manufacturing and installation quotations. The lead time is approximately 10 weeks, so installation may not occur until mid-year at this stage.

- A Geotechnical survey will be undertaken prior to the pelican pole installation.
- Bin - ordered in April and is to be installed on a concrete pad at the western end of Chester Road car park when it arrives in June
- Erosion control measures - quote has been received for brush walling which we plan to trial at locations in front of sedges east of Chester Road car park. These have a 12-week lead time. We are waiting on the outcome of the core sampling investigations before ordering to confirm extent of trail locations.
- Revegetation- quotes have been received for supply and installation of approximately 200 local native plants, planning for works in late May to early June.
- Formalised dinghy storage installation - The Town has drafted a design and plan for the area. In this respect a Policy on the storage of dinghies is to be presented to Council for consideration at the May Ordinary Council Meeting. Once the Policy has been adopted, the facility will be established, and management of the storage area is proposed to be formalised through permits issued as from 1 July 2026.

These priorities align with the Claremont Foreshore Enhancement Plan (CFEP), as endorsed by Council and informed by community consultation. To guide delivery of remaining CFEP projects over the next decade, the Town has developed a prioritisation framework. The survey results and how the CFEP and framework align were recently emailed to committee members.

3. Litter

Regular foreshore inspections continue to ensure removal of rubbish.

Contractors and Town Staff continue to conduct regular foreshore inspections to clean up any rubbish from the foreshore. In relation to the wash up of seaweed along the foreshore, this is a naturally occurring event. Advice from DBCA is that it is to be left in place and not removed. Seaweed provides crucial habitat, food sources and stabilisation of beach sand. The Town received a report of a river user suffering from a rash on their legs from coming into contact with seaweed in the water, the Town's environmental health team investigated in collaboration with the Department of Health and determined that the water was still healthy, with no harmful algal blooms detected after thorough testing. The Town undertakes fortnightly water testing of the river for E.coli, enterococci and Amoeba. The Department of Health states that people should stay out of the river if the water is smelly. Also to avoid contact with the river water after heavy downpours/ excessive rains.

4. Riverbank Grants

Environmental consultants for the Freshwater Bushland Plan are in the process of undertaking indigenous consultation, currently being progressed through the new CEO of the Whadjuk Aboriginal Corporation (WAC). They are awaiting comments on the draft plan following a meeting that took place in November. This was due in March, but WAC have had a change in staff again, so there are now further delays.

Geotechnical engineering consultants are due to undertake in-situ core sampling in June 2026 to provide further information on the composition and extent of the buried rubble east of Chester Road. Any sampling will take place outside of Aboriginal Cultural Heritage Areas. Department of Planning Lands and Heritage have confirmed the survey area submitted to them does not intersect with the Aboriginal Cultural Heritage Area.

Quotes have been sought from coastal engineer and contaminated land consultants for the interpretation of the in-situ core sampling data and subsequent management recommendations. The Department of Biodiversity Conservation and Attractions have approved a variation to the Riverbank funding agreement. Works are expected to be completed in June 2026.

5. Foreshore Vehicle Access

There has been an annual reserve access application approved and paid for east of Chester Road car park due to a gardener requiring access to undertake work on a one day per week basis.

6. Weed Control

The Town undertook kikuyu grass, herbaceous, and woody weed control in the sedges and rushes in March 2026.

PAST RESOLUTIONS

Foreshore Advisory Committee Meeting 19 February 2026, Committee Recommendation 26/2:

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

Foreshore Advisory Committee Meeting 19 February 2026, Committee Recommendation 26/3:

The Foreshore Advisory Committee recommends that the dinghy storage facility is to be designed and managed in-house as opposed to the engagement of a consultant.

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budget allocation.

POLICY AND STATUTORY IMPLICATIONS

Swan and Canning Rivers Management Act 2006 and Regulations 2007.

COMMUNICATION AND CONSULTATION

The Department of Planning, Lands and Heritage was consulted about obtaining the Regulation 10 and communication between the Town and the Whadjuk Aboriginal Corporation in relation to the Sand Management Plan.

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.
- Demonstrate a high standard of governance, accountability, management, and strategic planning.

Environmental Sustainability *We are a leader in responsibly managing the built and natural environment for the enjoyment of the community and continue to demonstrate diligent environmental practices.*

- Take a leadership in the community in environmental sustainability.
- Protect and conserve the natural flora and fauna of Lake Claremont and the Foreshore.

URGENCY

Not applicable.

VOTING REQUIREMENTS

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

Ms Shelley Hatton arrived at the meeting at 3:26pm.

COMMITTEE RECOMMENDATION FAC 26/5

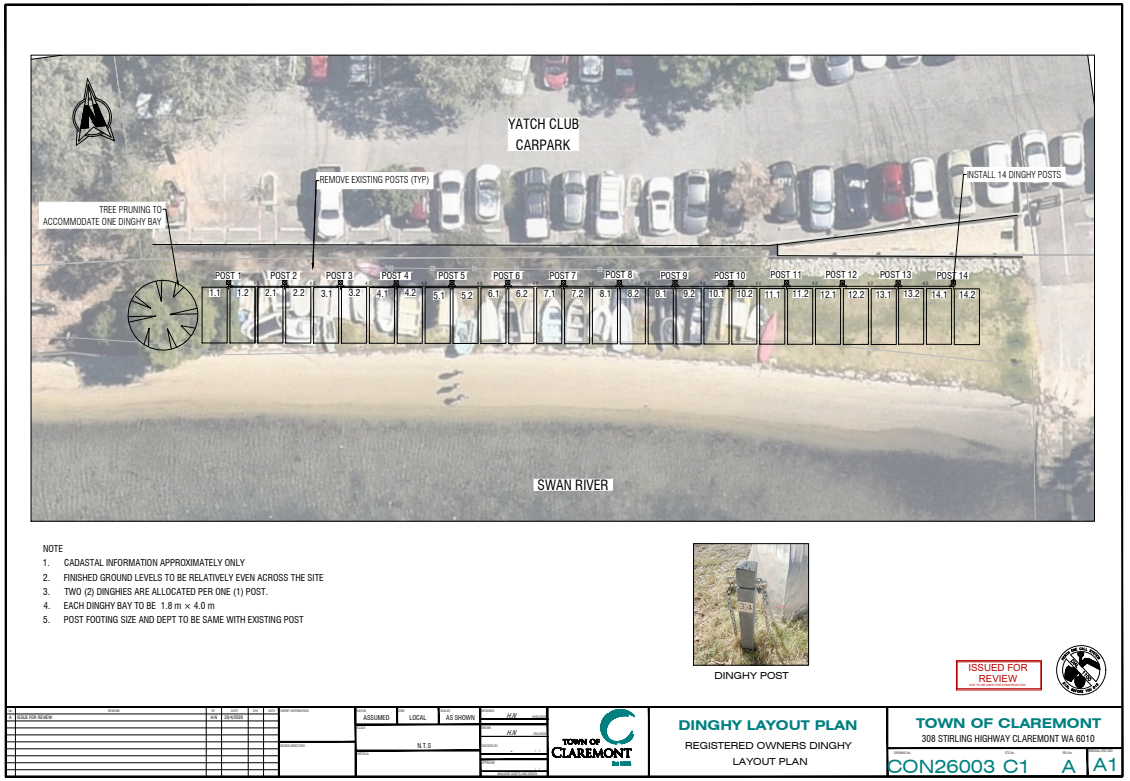
Moved: **Ms Shelley Hatton**
Seconded: **Mr Bill MacLeod**

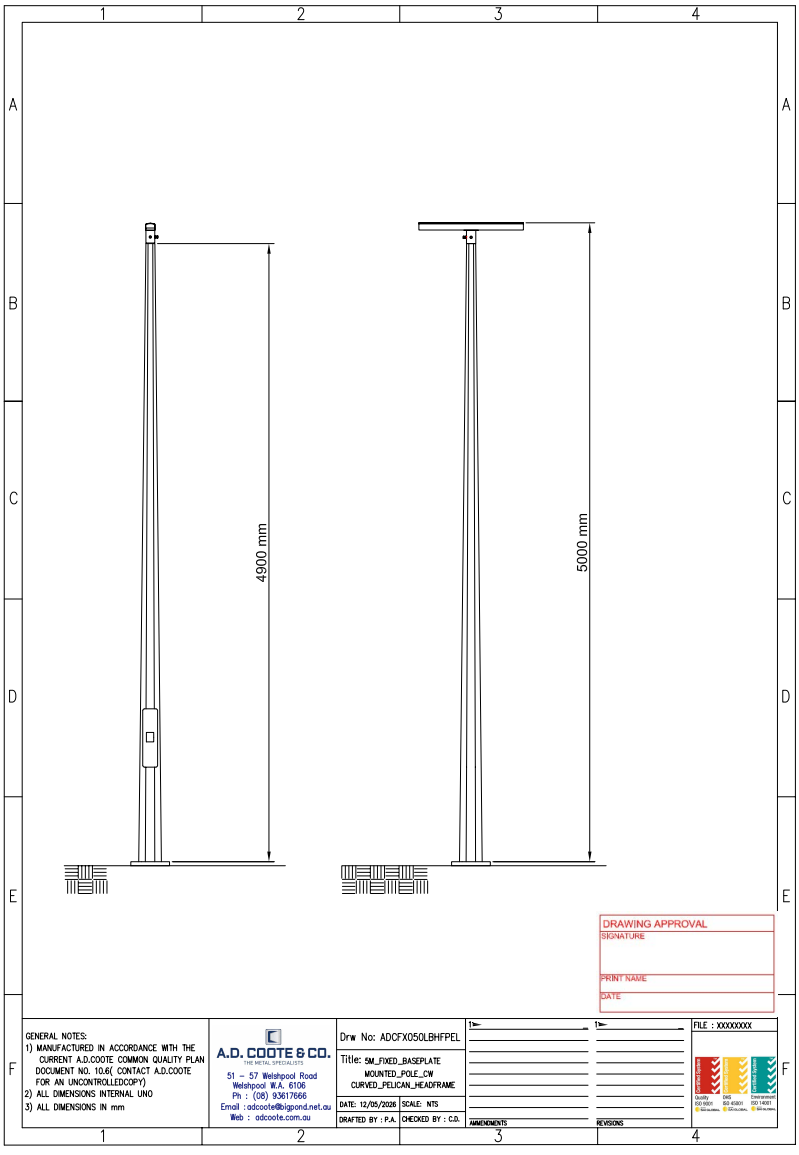
That the Foreshore Advisory Committee notes the progress of the various program activities relating to the Claremont foreshore.

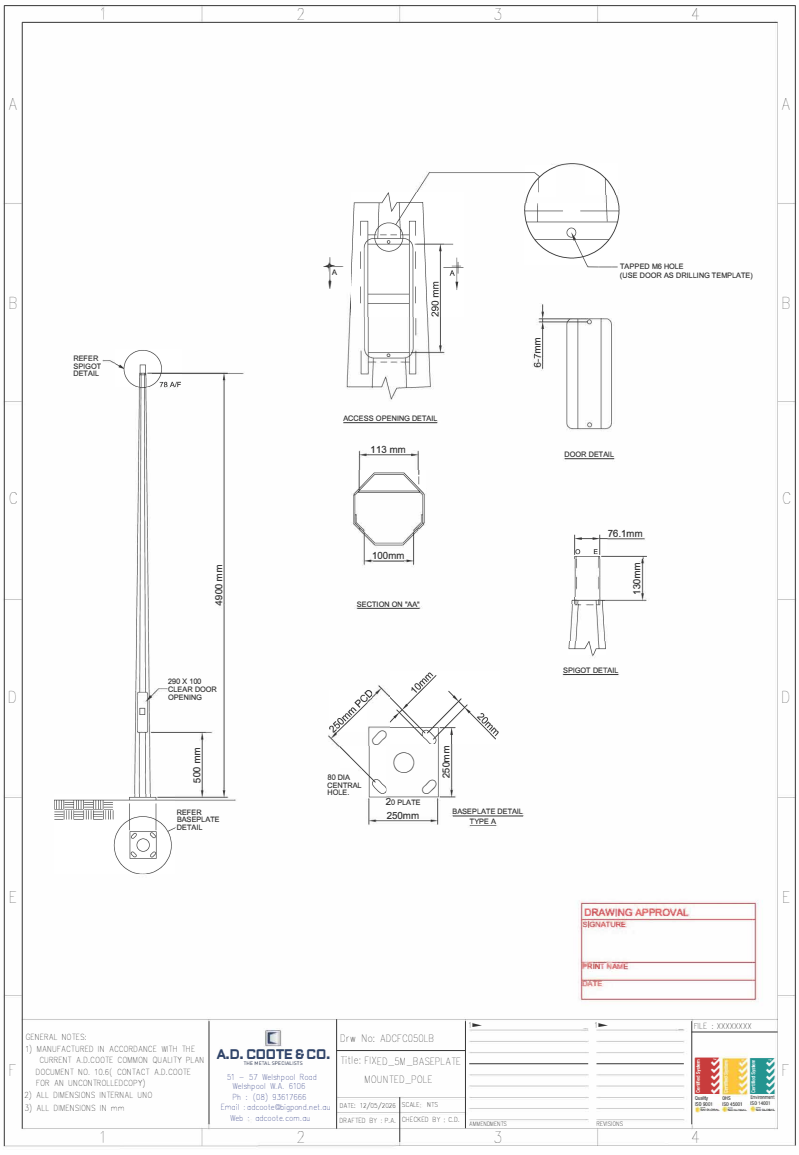
For: **Cr Ryan Brown, Cr Annette Suann, Mr Bill MacLeod and Ms Shelley Hatton**

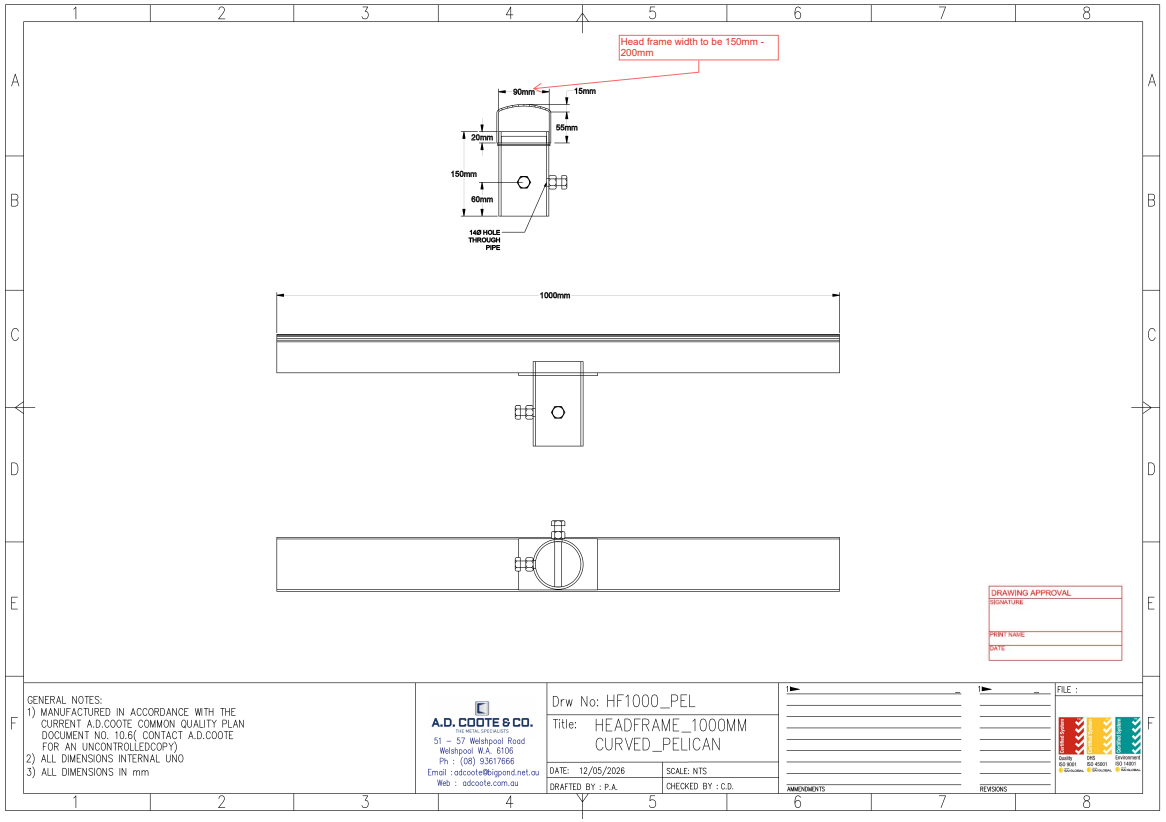
Against: **Nil**

CARRIED 4/0


YATCH CLUB
CARPARK
REMOVE EXISTING POSTS (TYP)
INSTALL 14 DINGHY POSTS
TREE PRUNING TO ACCOMMODATE ONE DINGHY BAY
POST 1
POST 2
POST 3
POST 4
POST 5
POST 6
POST 7
POST 8
POST 9
POST 10
POST 11
POST 12
POST 13
POST 14
1.1 1.2 2.1 2.2 3.1 3.2 4.1 4.2 5.1 5.2 6.1 6.2 7.1 7.2 8.1 8.2 9.1 9.2 10.1 10.2 11.1 11.2 12.1 12.2 13.1 13.2 14.1 14.2
SWAN RIVER
NOTE
1. CADASTAL INFORMATION APPROXIMATELY ONLY
2. FINISHED GROUND LEVELS TO BE RELATIVELY EVEN ACROSS THE SITE
3. TWO (2) DINGHIES ARE ALLOCATED PER ONE (1) POST.
4. EACH DINGHY BAY TO BE 1.8 m × 4.0 m
5. POST FOOTING SIZE AND DEPT TO BE SAME WITH EXISTING POST
DINGHY POST
ISSUED FOR REVIEW
ASSUMED
LOCAL
AS SHOWN
N.T.S
TOWN OF CLAREMONT
DINGHY LAYOUT PLAN
REGISTERED OWNERS DINGHY LAYOUT PLAN
TOWN OF CLAREMONT
308 STIRLING HIGHWAY CLAREMONT WA 6010
CON26003 C1
A
A1


4900 mm
5000 mm
DRAWING APPROVAL
SIGNATURE
PRINT NAME
DATE
GENERAL NOTES:
1) MANUFACTURED IN ACCORDANCE WITH THE CURRENT A.D.COOTE COMMON QUALITY PLAN DOCUMENT NO. 10.6(CONTACT A.D.COOTE FOR AN UNCONTROLLEDCOPY)
2) ALL DIMENSIONS INTERNAL UNO
3) ALL DIMENSIONS IN mm
A.D. COOTE & CO.
51 – 57 Welshpool Road
Welshpool W.A. 6106
Ph : (08) 93617666
Email : adcoote@bigpond.net.au
Web : adcoote.com.au
Drw No: ADCFX050LBHFPEL
Title: 5M_FIXED_BASEPLATE MOUNTED_POLE_CW CURVED_PELICAN_HEADFRAME
DATE: 12/05/2026
SCALE: NTS
DRAFTED BY : P.A.
CHECKED BY : C.D.
AMENDMENTS
REVISIONS
FILE : XXXXXXX

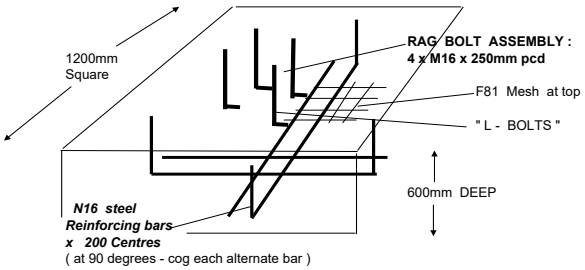

REFER SPIGOT DETAIL
78 A/F
4900 mm
290 X 100 CLEAR DOOR OPENING
500 mm
REFER BASEPLATE DETAIL
290 mm
ACCESS OPENING DETAIL
TAPPED M6 HOLE (USE DOOR AS DRILLING TEMPLATE)
67mm
DOOR DETAIL
113 mm
100mm
SECTION ON "AA"
76.1mm
130mm
SPIGOT DETAIL
250mm PCD
10mm
20mm
250mm
80 DIA CENTRAL HOLE.
20 PLATE
250mm
BASEPLATE DETAIL TYPE A
DRAWING APPROVAL
SIGNATURE
PRINT NAME
DATE
GENERAL NOTES:
1) MANUFACTURED IN ACCORDANCE WITH THE CURRENT A.D.COOTE COMMON QUALITY PLAN DOCUMENT NO. 10.6(CONTACT A.D.COOTE FOR AN UNCONTROLLEDCOPY)
2) ALL DIMENSIONS INTERNAL UNO
3) ALL DIMENSIONS IN mm
A.D. COOTE & CO.
THE METAL SPECIALISTS
51 – 57 Welshpool Road
Welshpool W.A. 6106
Ph : (08) 93617666
Email : adcoote@bigpond.net.au
Web : adcoote.com.au
Drw No: ADCFC050LB
Title: FIXED_5M_BASEPLATE MOUNTED_POLE
DATE: 12/05/2026
SCALE: NTS
DRAFTED BY : P.A.
CHECKED BY : C.D.
AMENDMENTS
REVISIONS
FILE : XXXXXXXX


Head frame width to be 150mm - 200mm
90mm
15mm
55mm
20mm
150mm
60mm
14Ø HOLE THROUGH PIPE
1000mm
DRAWING APPROVAL
SIGNATURE
PRINT NAME
DATE
GENERAL NOTES:
1) MANUFACTURED IN ACCORDANCE WITH THE CURRENT A.D.COOTE COMMON QUALITY PLAN DOCUMENT NO. 10.6(CONTACT A.D.COOTE FOR AN UNCONTROLLEDCOPY)
2) ALL DIMENSIONS INTERNAL UNO
3) ALL DIMENSIONS IN mm
A.D. COOTE & CO.
51 – 57 Welshpool Road
Welshpool W.A. 6106
Ph : (08) 93617666
Email : adcoote@bigpond.net.au
Web : adcoote.com.au
Drw No: HF1000_PEL
Title: HEADFRAME_1000MM CURVED_PELICAN
DATE: 12/05/2026
SCALE: NTS
DRAFTED BY : P.A.
CHECKED BY : C.D.
AMMENDMENTS
REVISIONS
FILE :

A.D. COOTE & CO.

CONCRETE FOOTING DESIGN - Slab Type

DESIGN FOR 5.0M - 6.0M COLUMN -



(at 90 degrees - cog each alternate bar)

CAGE DIMENSIONS : 1000mm SQUARE X 500mm DEEP

NOTE : This footing design is for ' Average ' Soil Conditions.
and for Estimating purposes ONLY.
*** NOT CERTIFIED FOR CONSTRUCTION.**

7 OTHER BUSINESS

Nil

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

Nil

9 FUTURE MEETINGS OF COMMITTEE

Foreshore Advisory Committee meeting, Thursday 20 August 2026 at 4.00pm.

10 DECLARATION OF CLOSURE OF MEETING

There being no further business, the Chairperson declared the meeting closed at 3.38 pm.

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CHAIRPERSON

13 REPORTS OF THE CEO

13.1 LEADERSHIP AND GOVERNANCE

13.1.1 LIST OF PAYMENTS 1 TO 31 MAY 2026

File Number:	FIM/00108-003, D-24-30398
Author:	Hasreen Sayed Maule (Manager Finance)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirement	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	1. Payment Listing - May 2026 [**13.1.1.1** - 7 pages] 2. Purchase Card - May 2026 [**13.1.1.2** - 5 pages] 3. Fuel Card - April 2026 [**13.1.1.3** - 2 pages]

PURPOSE

For Council to note payments made by the Chief Executive Officer under delegated authority during the month of May 2026.

OFFICER RECOMMENDATION

That Council **NOTES** all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for May 2026 totalling $2,843,988.21 as detailed in Attachment 1 comprising:

- Electronic funds transfer from the Municipal funds of $2,644,457.79
- Direct debit from the Municipal funds of $199,530.42

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 $2,843,988.21 during the month of May 2026.

Payment Method	Amount
Municipal Funds electronic funds transfers (EFT)	$2,644,457.79
Municipal Fund cheques	$0.00
Municipal Fund direct debits	$199,530.42
Total	**$2,843,988.21**

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

PAST RESOLUTIONS

Item 13.1.2 Ordinary Council Meeting 26 May 2026, Resolution 69/26

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.*

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 85/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Annette Suann

That Council NOTES all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for May 2026 totalling $2,843,988.21 as detailed in Attachment 1 comprising:

- Electronic funds transfer from the Municipal funds of $2,644,457.79
- Direct debit from the Municipal funds of $199,530.42

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

Against: Nil

CARRIED 9/0

Schedule of payment - May 2026

Date	Reference	Name	Details	Amount
8/05/2026	EFT02146	11 Stirling Road Claremont Pty Ltd	Rates refund	$ 1,814.79
8/05/2026	EFT02146	Able Sales	Plant service and repair	$ 357.50
25/05/2026	EFT02149	Addstyle Constructions Pty Ltd	Bond refund	$ 500.00
25/05/2026	EFT02149	Addstyle Constructions Pty Ltd	Bond refund	$ 3,000.00
15/05/2026	EFT02148	ADVANS DISPLAY (1954) PTY LTD (T/A Advans Exhibition Services)	Poster Boards - Youth Photography Competition	$ 397.65
8/05/2026	EFT02146	Aero Ranger (Pixelcase Group Pty. Ltd.)	Software support & subscriptions	$ 11,946.00
8/05/2026	EFT02146	Alexander Colquhoun & Son Pty Ltd	Green waste bags	$ 2,783.00
15/05/2026	EFT02148	All 4 People Pty Ltd	Human resource consultancy	$ 440.00
15/05/2026	EFT02148	All 4 People Pty Ltd	Human resource consultancy	$ 1,980.00
1/05/2026	EFT02144	Allmark & Associates Pty Ltd	Plaque - Adopt a Tree Program	$ 412.50
25/05/2026	EFT02149	Allpipe Technologies (Veolia Water Operations Pty Ltd)	Drainage works and maintenance - Various locations	$ 12,269.40
15/05/2026	EFT02148	Allstate Kerbing & Concrete	Road & kerbing project - Bernard Street	$ 25,123.23
15/05/2026	EFT02148	Allstate Kerbing & Concrete	Road & kerbing project - Grange Street	$ 18,543.47
15/05/2026	EFT02148	Allstate Kerbing & Concrete	Road & kerbing project - Loch Street	$ 1,320.00
25/05/2026	EFT02149	Allstate Kerbing & Concrete	Road & kerbing project - Goldsworthy Road	$ 42,271.85
15/05/2026	EFT02148	Amy Renee Griffiths	Reptile display - Afternoon at Lake Claremont	$ 613.00
1/05/2026	EFT02144	Animal Pest Management Services (Butcher Family Trust)	Pest control services - Claremont Showgrounds	$ 1,017.50
8/05/2026	EFT02146	Apace Aid Incorporated	Plant Stock - Afternoon at Lake Claremont	$ 315.15
1/05/2026	EFT02144	APC (Australian Property Consultant)	Property advise & report	$ 5,500.00
25/05/2026	EFT02149	Aquatic Services WA Pty Ltd	Aquatic Centre maintenance - Dive block renewal	$ 51,663.55
25/05/2026	EFT02149	Arbor Carbon Pty Ltd	Soil testing - Lakeway subdivision & Claremont Oval	$ 1,603.36
1/05/2026	EFT02144	Archival Survival	Conservation supplies	$ 456.36
15/05/2026	EFT02148	Arcus Refrigeration Services Pty Ltd	Refrigeration repairs	$ 242.00
8/05/2026	EFT02146	Australia Post - 673027	Postage	$ 3,626.27
1/05/2026	EFT02144	Australian Taxation Office	PAYG for 22 April 2026	$ 71,898.00
8/05/2026	EFT02146	Australian Taxation Office	PAYG for 06 May 2026	$ 68,746.00
8/05/2026	EFT02146	Axon Public Safety Australia	Body-worn cameras	$ 3,110.80
15/05/2026	EFT02148	B & B Waste Contractors Pty Ltd	Green waste & illegal dumping collections - Various locations	$ 46,090.00
15/05/2026	EFT02148	B & B Waste Contractors Pty Ltd	Illegal dumping collection - Alfred Road	$ 330.00
15/05/2026	EFT02148	Baileys Fertilisers	Tree planting materials	$ 1,729.20
25/05/2026	EFT02149	Bastille Developments	Bond refund	$ 3,000.00
8/05/2026	EFT02146	BCITF	Building levy fees	$ 655.00
8/05/2026	EFT02146	Benara Nurseries	Plant stock	$ 3,205.40
15/05/2026	EFT02148	Benara Nurseries	Plant stock	$ 1,520.20
15/05/2026	EFT02148	Benara Nurseries	Plant stock	$ 5,140.66
1/05/2026	EFT02144	Bernadine Tucker	Staff fuel reimbursement	$ 81.89
15/05/2026	EFT02148	Biologic Environmental Survey Pty Ltd	Fauna Survey - Lake Claremont	$ 7,879.51
8/05/2026	EFT02146	Blue Force Pty Ltd	Security & alarm services	$ 471.90
1/05/2026	EFT02144	Boults Black & White Light (Boult Nominees Pty Ltd)	Event equipment hire - ANZAC Day	$ 3,398.01
1/05/2026	EFT02144	Boyan Electrical Services	Electrical repairs & maintenance - Administration building	$ 2,132.37
1/05/2026	EFT02144	Boyan Electrical Services	Electrical repairs & maintenance - Administration building	$ 1,413.72
1/05/2026	EFT02144	Boyan Electrical Services	Electrical repairs & maintenance - Mrs Herbert's Park	$ 178.40
1/05/2026	EFT02144	Boyan Electrical Services	Electrical repairs & maintenance - McLagan Park	$ 222.89
1/05/2026	EFT02144	Boyan Electrical Services	Electrical repairs & maintenance - Museum	$ 792.22
8/05/2026	EFT02146	Boyan Electrical Services	Electrical repairs & maintenance - Fern Street	$ 214.09
15/05/2026	EFT02148	Boyan Electrical Services	Electrical repairs & maintenance - Town centre	$ 306.00
15/05/2026	EFT02148	Boyan Electrical Services	Electrical repairs & maintenance - Town centre	$ 306.00
15/05/2026	EFT02148	Boyan Electrical Services	Electrical repairs & maintenance - Town centre	$ 306.00
15/05/2026	EFT02148	Boyan Electrical Services	Electrical repairs & maintenance - Town centre	$ 6,435.00
15/05/2026	EFT02148	Boyan Electrical Services	Electrical repairs & maintenance - Rowe Park	$ 303.08
25/05/2026	EFT02149	Boyan Electrical Services	Electrical repairs & maintenance - Claremont Golf Club	$ 142.73
25/05/2026	EFT02149	Brendan D Zani	Bond Refund	$ 500.00
1/05/2026	EFT02144	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 1,510.54
15/05/2026	EFT02148	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 9,899.05
25/05/2026	EFT02149	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 1,510.55
25/05/2026	EFT02149	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 66.00
1/05/2026	EFT02144	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 58.57
1/05/2026	EFT02144	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 84.16
25/05/2026	EFT02149	Bruce J Lane	Bond refund	$ 3,000.00
1/05/2026	EFT02144	Bunnings	Tools, equipment & minor building materials	$ 173.85
1/05/2026	EFT02144	Bunnings	Tools, equipment & minor building materials	$ 449.68
1/05/2026	EFT02144	Bunnings	Tools, equipment & minor building materials	$ 37.26
8/05/2026	EFT02146	Bunnings	Tools, equipment & minor building materials	$ 9.48
8/05/2026	EFT02146	Bunnings	Tools, equipment & minor building materials	$ 938.68
8/05/2026	EFT02146	Bunnings	Tools, equipment & minor building materials	$ 47.11
8/05/2026	EFT02146	Bunnings	Tools, equipment & minor building materials	$ 66.45
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$ 96.76
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$ 64.64
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$ 51.09
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$ 35.98

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15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$	67.05
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$	54.22
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$	18.32
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$	23.67
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$	22.60
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$	18.26
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$	8.20
15/05/2026	EFT02148	Bunnings	Tools, equipment & minor building materials	$	77.45
25/05/2026	EFT02149	Bunnings	Tools, equipment & minor building materials	$	98.57
25/05/2026	EFT02149	Bunnings	Tools, equipment & minor building materials	$	72.58
25/05/2026	EFT02149	Bunnings	Tools, equipment & minor building materials	$	30.40
8/05/2026	EFT02146	Burbury Consulting Pty Ltd	Handrail design - Lake Claremont	$	1,320.00
25/05/2026	EFT02149	Burgess Rawson (WA) Pty Ltd	Water Usage - Station Masters House	$	941.44
25/05/2026	EFT02149	C K Landscape Supplies Pty Ltd	Sand supplies	$	31.00
8/05/2026	EFT02146	C Teo	Bond refund	$	1,000.00
1/05/2026	EFT02144	Call Associates Pty Ltd (Connect/Insight Ccs)	Call service fees	$	288.86
25/05/2026	EFT02149	Call Associates Pty Ltd (Connect/Insight Ccs)	Call service fees	$	382.36
25/05/2026	EFT02149	Carriage Motors Pty Ltd	Vehicle service & repairs	$	300.00
15/05/2026	EFT02148	Charles Youngson	Event entertainment - Afternoon at Lake Claremont	$	600.00
8/05/2026	EFT02146	Chen Tai Chi Academy (CSL Wellness Pty Ltd)	Tai Chi Classes - Bay View Community Centre	$	3,600.00
1/05/2026	EFT02144	Cherry's Catering (Oceanic Delight Pty Ltd)	Catering - Volunteer event	$	3,674.00
8/05/2026	EFT02146	Churchill Imaging (The Trustee For The Bowers Family Trust)	Digital prints - Youth Photography Competition	$	439.60
8/05/2026	EFT02146	Cindy Lane	School holiday program - facilitation & materials	$	491.70
1/05/2026	EFT02144	City Of Subiaco	Library resources	$	65.10
8/05/2026	EFT02146	Civil Sciences And Engineering Pty Ltd	Road rehabilitation report	$	11,660.00
15/05/2026	EFT02148	Claire Hye Cho Linaker	Workshop facilitation - Youth fashion mentorship	$	543.50
1/05/2026	EFT02144	Claremont Concert Band	Event performance - ANZAC Day	$	1,000.00
15/05/2026	EFT02148	Claremont Nedlands Cricket Club Inc	Grounds Maintenance Subsidy - Cresswell Park	$	11,550.00
1/05/2026	EFT02144	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	4,974.75
15/05/2026	EFT02148	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	6,138.00
1/05/2026	EFT02144	Coca-Cola Europacific Partners Aust	Aquatic Centre cafe supplies	$	319.06
15/05/2026	EFT02148	Cockburn Party Hire (The Trustee For L Jeffery Family Trust)	Event equipment - Afternoon at Lake Claremont	$	1,397.10
8/05/2026	EFT02146	Colleagues Nagels Pty Ltd	Parking permits	$	565.63
8/05/2026	EFT02146	Complete Office Supplies Pty Ltd	Cleaning supplies - Aquatic Centre	$	576.05
8/05/2026	EFT02147	Comsys Networks Group (Paul Silovs)	IT equipment & software	$	77,315.70
1/05/2026	EFT02144	Contraflow Pty Ltd	Traffic management - St Quentin	$	814.18
1/05/2026	EFT02144	Contraflow Pty Ltd	Traffic management - Jetty Road	$	1,867.66
1/05/2026	EFT02144	Contraflow Pty Ltd	Traffic management - Walter Street	$	2,233.80
1/05/2026	EFT02144	Contraflow Pty Ltd	Traffic management - Poppy Street	$	907.48
8/05/2026	EFT02146	Contraflow Pty Ltd	Traffic management - Walter Street	$	814.18
8/05/2026	EFT02146	Contraflow Pty Ltd	Traffic management - Walter Street	$	7,399.13
15/05/2026	EFT02148	Contraflow Pty Ltd	Traffic management - Shenton Road & Gugeri Street	$	3,769.52
15/05/2026	EFT02148	Contraflow Pty Ltd	Traffic management - Shenton Road & Gugeri Street	$	2,098.86
15/05/2026	EFT02148	Contraflow Pty Ltd	Traffic management - Shenton Road & Gugeri Street	$	1,954.56
15/05/2026	EFT02148	Contraflow Pty Ltd	Traffic management - Shenton Road & Gugeri Street	$	814.00
15/05/2026	EFT02148	Contraflow Pty Ltd	Traffic management - Loch Street	$	2,232.49
25/05/2026	EFT02149	Contraflow Pty Ltd	Traffic management - Walter Street	$	2,233.80
8/05/2026	EFT02146	Corsign WA Pty Ltd	Supply and installation of poppy symbol on various street signs	$	2,402.40
8/05/2026	EFT02146	CTI Couriers Pty Ltd	Courier services	$	57.68
25/05/2026	EFT02149	Data#3 Limited.	Software support & subscriptions	$	777.00
25/05/2026	EFT02149	Datacom Solutions (AU) Pty Ltd	Software support & subscriptions	$	8,876.38
25/05/2026	EFT02149	Datacom Solutions (AU) Pty Ltd	Software support & subscriptions	$	971.98
1/05/2026	EFT02144	Dawson's Garden World	Plant stock	$	151.60
1/05/2026	EFT02144	Deanne Tristen Williams	Workshop facilitation - Youth fashion mentorship	$	910.00
25/05/2026	EFT02149	Denice Enid Kickett	Welcome to Country - Afternoon at Lake Claremont	$	1,500.00
8/05/2026	EFT02146	Department Of Local Government, Industry Regulation And Safety	Building services levy	$	11,648.21
15/05/2026	EFT02148	Department Of Transport	Vehicle searches	$	1,728.90
15/05/2026	EFT02148	Destination Perth (Perth Region Tourism Organisation Inc)	Community advertisement - Shop local campaign	$	2,200.00
8/05/2026	EFT02146	Domus Nursery	Plant stock - Parry Street	$	1,749.72
8/05/2026	EFT02146	Domus Nursery	Plant stock - Aquatic Centre	$	4,809.92
1/05/2026	EFT02144	Dowsing Group Pty Ltd	Footpath & concrete works - Goldsmith Road	$	2,800.91
8/05/2026	EFT02146	Dowsing Group Pty Ltd	Footpath & concrete works - Goldsmith Road	$	14,666.30
8/05/2026	EFT02146	Dowsing Group Pty Ltd	Footpath & concrete works - Melvista Avenue	$	23,749.00
8/05/2026	EFT02146	Dowsing Group Pty Ltd	Footpath & concrete works - Riley Road	$	35,909.50
15/05/2026	EFT02148	Dowsing Group Pty Ltd	Footpath & concrete works - Stirling Road	$	2,750.00
15/05/2026	EFT02148	Dowsing Group Pty Ltd	Road resurfacing works - Goldsworthy Road	$	19,405.27
15/05/2026	EFT02148	Dowsing Group Pty Ltd	Road resurfacing works - Bernard Street	$	17,256.38
15/05/2026	EFT02148	Dowsing Group Pty Ltd	Road resurfacing works - Freshwater Close & Victoria Avenue	$	18,112.05
25/05/2026	EFT02149	Dowsing Group Pty Ltd	Road resurfacing works - Riley Road, Bay Road & Parker Road	$	2,750.00
25/05/2026	EFT02149	Dowsing Group Pty Ltd	Road resurfacing works - Grange Street	$	17,286.72

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1/05/2026	EFT02144	DU Electrical	Reticulation electrical repairs & maintenance - Elliot Road	$	1,034.00
8/05/2026	EFT02146	DU Electrical	Reticulation electrical repairs & maintenance - Cresswell Park	$	264.00
25/05/2026	EFT02149	DU Electrical	Reticulation electrical repairs & maintenance - Cresswell Park	$	792.00
25/05/2026	EFT02149	DU Electrical	Reticulation electrical repairs & maintenance - Claremont Football Oval	$	176.00
25/05/2026	EFT02149	DU Electrical	Reticulation electrical repairs & maintenance - McLagan Park	$	496.87
25/05/2026	EFT02149	DU Electrical	Reticulation electrical repairs & maintenance - Lakeway Estate	$	12,650.00
25/05/2026	EFT02149	DU Electrical	Reticulation electrical repairs & maintenance - Lake Claremont Elliot Rd	$	13,046.00
25/05/2026	EFT02149	DU Electrical	Reticulation electrical repairs & maintenance - Rowe Park	$	13,596.00
15/05/2026	EFT02148	Eco Action Pty Ltd	Native bee workshop - Afternoon at Lake Claremont	$	1,979.00
1/05/2026	EFT02144	Edmond Kan Hwee Seah	Catering - Citizenship ceremony	$	2,120.00
1/05/2026	EFT02144	Edmond Kan Hwee Seah	Catering - Council meeting	$	600.00
8/05/2026	EFT02146	Edmond Kan Hwee Seah	Catering - Council meeting	$	400.00
26/05/2026	EFT02150	Energy Tec Holdings Pty Ltd	Meter reading - Golf Course	$	132.38
26/05/2026	EFT02150	Energy Tec Holdings Pty Ltd	Meter reading - Golf Course	$	132.38
1/05/2026	EFT02144	Enviro Sweep	CBD & residential area sweeps	$	42,003.97
15/05/2026	EFT02148	Enviro Sweep	CBD & residential area sweeps	$	38,387.25
15/05/2026	EFT02148	Enviro Sweep	CBD & residential area sweeps	$	1,150.88
8/05/2026	EFT02146	Equilibrium Interactive	Website performance partnership	$	3,850.00
8/05/2026	EFT02146	Food Safety Co Pty Ltd	Food business assessments	$	1,988.80
15/05/2026	EFT02148	Friends Of Lake Claremont Ltd	Plant stock reimbursement	$	698.50
25/05/2026	EFT02149	Fullworks Fire Safety Australia	Fire panel testing - Aquatic Centre & Administration building	$	2,574.00
1/05/2026	EFT02144	Fulton Hogan Industries Pty Ltd	Car park, road & footpath repairs	$	2,497.22
25/05/2026	EFT02149	Gastech	Gas service - Aquatic Centre	$	1,064.80
8/05/2026	EFT02146	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre cafe supplies	$	188.83
8/05/2026	EFT02146	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre cafe supplies	$	324.50
8/05/2026	EFT02146	Gillian C Youngleson	Bond refund	$	3,000.00
8/05/2026	EFT02146	Global Protection Security Pty Ltd	Event security services - ANZAC Day	$	1,447.75
8/05/2026	EFT02146	Good Sammy Enterprises	Garden maintenance services - Narla to Strickland Road	$	236.12
8/05/2026	EFT02146	Good Sammy Enterprises	Garden maintenance services - Bay View Community Centre	$	291.50
8/05/2026	EFT02146	Good Sammy Enterprises	Garden maintenance services - Bay View Community Centre	$	218.63
8/05/2026	EFT02146	Good Sammy Enterprises	Garden maintenance services - Bay View Community Centre	$	218.63
15/05/2026	EFT02148	Gps On Bayview (PMC Claremont Pty Ltd)	Employment medical	$	175.00
15/05/2026	EFT02148	Gps On Bayview (PMC Claremont Pty Ltd)	Employment medical	$	175.00
15/05/2026	EFT02148	Gps On Bayview (PMC Claremont Pty Ltd)	Employment medical	$	175.00
15/05/2026	EFT02148	Gps On Bayview (PMC Claremont Pty Ltd)	Employment medical	$	175.00
15/05/2026	EFT02148	Graffiti Systems Australia	Graffiti removal	$	821.32
8/05/2026	EFT02146	Green Slate Landscaping	Bond refund	$	5,500.00
25/05/2026	EFT02149	Gutter Cleaning Perth WA (Insulmate Pty Ltd)	Gutter cleaning & maintenance - Various locations	$	6,000.50
1/05/2026	EFT02144	Hannah Etherington Flowers	ANZAC Day wreaths	$	480.00
8/05/2026	EFT02146	Harry N Ball	Fuel donation for Light Horse Association - ANZAC Day	$	200.00
1/05/2026	EFT02144	Imagesource	Print advertisements & promotions - Shop local campaign	$	385.00
1/05/2026	EFT02144	Imagesource	Print advertisements & promotions - Shop local campaign	$	915.20
1/05/2026	EFT02144	Imagesource	Print advertisements & promotions - Youth fashion mentorship	$	138.60
8/05/2026	EFT02146	Imagesource	Print advertisements & promotions - ANZAC Day	$	451.00
8/05/2026	EFT02146	Imagesource	Print advertisements & promotions- ANZAC Day	$	188.10
8/05/2026	EFT02146	Imagesource	Print advertisements & promotions - Poppy project	$	137.50
8/05/2026	EFT02146	Imagesource	Print advertisements & promotions- Letterheads and business cards	$	688.60
15/05/2026	EFT02148	Imagesource	Print advertisements & promotions - ANZAC Day	$	188.10
15/05/2026	EFT02148	Imagesource	Print advertisements & promotions	$	144.10
15/05/2026	EFT02148	Imagesource	Print advertisements & promotions	$	248.60
25/05/2026	EFT02149	Imagesource	Print advertisements & promotion - Business cards	$	160.60
1/05/2026	EFT02144	Indah Rosaline Mcpherson	Zumba Classes - Bay View Community Centre	$	1,080.00
8/05/2026	EFT02146	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	119.16
8/05/2026	EFT02146	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	1,314.14
8/05/2026	EFT02146	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	144.85
8/05/2026	EFT02146	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	236.57
8/05/2026	EFT02146	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	51.63
15/05/2026	EFT02148	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	9.54
15/05/2026	EFT02148	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	1,458.97
15/05/2026	EFT02148	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	3.50
15/05/2026	EFT02148	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	11.44
1/05/2026	EFT010526	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Bernard Street	$	20,451.42
1/05/2026	EFT010526	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Walter Street	$	1,700.60
1/05/2026	EFT010526	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Bernard Street	$	12,684.10
1/05/2026	EFT010526	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Goldsworthy Road	$	40,379.32
1/05/2026	EFT010526	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Bernard Street	$	28,794.51
1/05/2026	EFT010526	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Bernard Street	$	31,493.99
1/05/2026	EFT010526	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Goldsworthy Road	$	75,556.80
8/05/2026	EFT02146	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Bernard Street	$	981.20
8/05/2026	EFT02146	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Henshaw Ln & Davies Rd	$	528.00
8/05/2026	EFT02146	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Brassey Street	$	3,080.00
15/05/2026	EFT02148	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Walter Street	$	36,877.89
15/05/2026	EFT02148	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Bernard Street	$	302.72

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15/05/2026	EFT02148	J&V (Dugite Earthmoving Pty Ltd)	Street sweeping removal - Various locations	$ 2,934.80
15/05/2026	EFT02148	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Brassey Street	$ 364.10
15/05/2026	EFT02148	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Goldsworthy Rd	$ 3,445.53
25/05/2026	EFT02149	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Bernard Street	$ 1,492.04
25/05/2026	EFT02149	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Walter Street	$ 198.00
1/05/2026	EFT02144	Jacob Don Patrick Pihema	Event performance - ANZAC Day	$ 800.00
1/05/2026	EFT02144	Janine Du Pont	Community grant	$ 2,840.00
15/05/2026	EFT02148	JB Hi-Fi Commercial Division	IT equipment	$ 2,365.67
8/05/2026	EFT02146	Jennifer Steyn	Staff fuel reimbursement	$ 53.65
8/05/2026	EFT02146	K Craft Building Pty Ltd	Bond refund	$ 5,500.00
8/05/2026	EFT02146	Kafe A Go Go (Tracy Lee Mccullough)	Beverage service - ANZAC Day	$ 2,073.50
1/05/2026	EFT02144	Kankuji Design's Custom Clothing (Priscilla Renae Morrison)	Community workshop - NAIDOC	$ 1,204.40
15/05/2026	EFT02148	Kate Marie Jennifer Allen	Community workshop - Children's art class	$ 1,920.00
15/05/2026	EFT02148	Kate Marie Jennifer Allen	Community workshop - Children's art class	$ 1,800.00
1/05/2026	EFT02144	Katherine Meredith Clark	Konga Classes - Bay View Community Centre	$ 855.00
1/05/2026	EFT02144	Kelyn Training Services	Traffic management	$ 300.00
25/05/2026	EFT02149	Kemp Build Pty Ltd	Bond refund	$ 5,500.00
15/05/2026	EFT02148	Kerryn Hasler	Community grant	$ 200.00
25/05/2026	EFT02149	Kyocera	Printing & photocopier services	$ 404.17
15/05/2026	EFT02148	Landgate - Midland	Title search & Valuation fees	$ 351.41
15/05/2026	EFT02148	Landgate - Midland	Title search & Valuation fees	$ 32.60
15/05/2026	EFT02148	Landgate - Midland	Title search & Valuation fees	$ 1,861.20
15/05/2026	EFT02148	Landscape And Maintenance Solutions Pty. Ltd.	Mowing - Aquatic Centre	$ 902.00
15/05/2026	EFT02148	Landscape And Maintenance Solutions Pty. Ltd.	Mowing - Aquatic Centre	$ 770.00
1/05/2026	EFT02144	Layne K Mcfarlane	Youth mural mentorship	$ 1,000.00
8/05/2026	EFT02146	LD Total (Fiore Family Trust)	Landscape maintenance services - Davies Road	$ 423.50
8/05/2026	EFT02146	LD Total (Fiore Family Trust)	Landscape maintenance services - Goldsworthy Road	$ 945.18
8/05/2026	EFT02146	LD Total (Fiore Family Trust)	Landscape maintenance services - Various locations	$ 25,273.88
8/05/2026	EFT02146	LD Total (Fiore Family Trust)	Landscape maintenance services - Shenton Road	$ 1,270.50
8/05/2026	EFT02146	LD Total (Fiore Family Trust)	Landscape maintenance services - Davies Road	$ 1,368.68
8/05/2026	EFT02146	Leanne Dales	Staff reimbursement - Catering	$ 137.56
8/05/2026	EFT02146	LGISWA	Insurance claim excess	$ 300.00
25/05/2026	EFT02149	Limitless Automation Pty Ltd	Electrical repairs - Council chambers	$ 250.00
15/05/2026	EFT02148	Lobel Group Pty Ltd	Equipment hire - Afternoon at Lake Claremont	$ 621.50
25/05/2026	EFT02149	M Tsogoo	Infringement refund	$ 108.45
25/05/2026	EFT02149	M.D.R. Mobile Diesel Repairs	Plant service and repair	$ 990.00
1/05/2026	EFT02144	Magic Dale (Dale Jeffrey Campbell)	Community workshop - School holiday program	$ 880.00
1/05/2026	EFT02144	Marquee Magic	Event equipment - ANZAC Day	$ 3,782.00
8/05/2026	EFT02146	Mcleods Lawyers Pty Ltd	Legal services	$ 856.24
15/05/2026	EFT02148	Mcleods Lawyers Pty Ltd	Legal services	$ 743.16
15/05/2026	EFT02148	Mcleods Lawyers Pty Ltd	Legal services	$ 1,821.60
25/05/2026	EFT02149	Mcleods Lawyers Pty Ltd	Legal services	$ 1,229.25
25/05/2026	EFT02149	Mettris Pty Ltd	Infringement refund	$ 108.45
1/05/2026	EFT02144	Micha Alon Calo	Photography service - Claremont calls you back campaign	$ 1,250.00
8/05/2026	EFT02146	Miles Felix Noel	Photography service - ANZAC Day - Various locations	$ 1,100.00
8/05/2026	EFT02146	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Playground inspection and repairs - Various locations	$ 938.29
8/05/2026	EFT02146	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Playground inspection and repairs - Various locations	$ 267.30
1/05/2026	EFT02144	MJ Creations (Entwistle Trading Trust)	ANZAC biscuits - ANZAC Day	$ 825.00
25/05/2026	EFT02149	MOHARICH AND MORE PTY LTD	Legal services	$ 12,508.84
1/05/2026	EFT02144	Nature Calls 1 Pty Ltd	Amenity hire - ANZAC Day	$ 1,100.00
8/05/2026	EFT02146	Nicholas Jolley	Bond refund	$ 3,500.00
5/05/2026	EFT02145	Odds 'N' Sods Handyman Services (The Trustee For The Lojugo Trust)	Property maintenance - ANZAC cottage	$ 132.00
5/05/2026	EFT02145	Odds 'N' Sods Handyman Services (The Trustee For The Lojugo Trust)	Property maintenance - ANZAC cottage	$ 484.00
8/05/2026	EFT02146	Omnicom Media Group Australia	Advertisement - Shop local campaign	$ 665.24
25/05/2026	EFT02149	Orikan Australia Pty Ltd	IT software & subscriptions	$ 18,226.03
1/05/2026	EFT02144	P Eves	Rates refund	$ 692.85
1/05/2026	EFT02144	Patches Integrated Health (Regional Disability Services Australia Pty Ltd)	Exercise classes- Bayview Community Centre	$ 1,746.00
6/05/2026	Payroll	Payroll 05052026	Payroll payment for 06 May 2026	$ 237,603.22
20/05/2026	Payroll	Payroll 20052026	Payroll payment for 20 May 2026	$ 233,615.20
27/05/2026	Payroll	Payroll 27052026	Payroll payment for 27 May 2026	$ 13,284.79
29/05/2026	Payroll	Payroll 29052026	Payroll payment for 29 May 2026	$ 57,816.11
15/05/2026	EFT02148	Perth City Farm Inc.	Community workshop - Waste services	$ 580.00
8/05/2026	EFT02146	Perth Pest Control Pty Ltd	Pest control services - Mrs Herbert's Park	$ 330.00
15/05/2026	EFT02148	Perth Pest Control Pty Ltd	Pest control services - Riley Road	$ 726.00
15/05/2026	EFT02148	Perth Pest Control Pty Ltd	Pest control services - Freshwater Bay Primary School	$ 880.00
25/05/2026	EFT02149	Perth Pest Control Pty Ltd	Pest control services - Airlie Street	$ 200.00
25/05/2026	EFT02149	Perth Pest Control Pty Ltd	Pest control services - Victoria Street	$ 220.00
25/05/2026	EFT02149	Perth Solar & Battery Repairs (Papa Corporation Pty Ltd)	Solar Panel maintenance - Administration building	$ 308.00
15/05/2026	EFT02148	Phil Johnson Plumbing And Gas	Plumbing works - Council Chambers & Operation Centre	$ 96.00
25/05/2026	EFT02149	Phil Johnson Plumbing And Gas	Plumbing works - Administration building	$ 1,027.00
25/05/2026	EFT02149	Phil Johnson Plumbing And Gas	Plumbing works - Golf Course	$ 140.00
25/05/2026	EFT02149	Phil Johnson Plumbing And Gas	Plumbing works - Aquatic Centre & Cresswell Park	$ 419.00
25/05/2026	EFT02149	Pipe Networks Pty Limited	Internet Service	$ 2,194.50

Schedule of payment - May 2026

1/05/2026	EFT02144	Pipeline Irrigation	Irrigation works - Goldsmith Road South	$	5,245.90
1/05/2026	EFT02144	Pipeline Irrigation	Irrigation works - Melvista Avenue	$	3,346.20
1/05/2026	EFT02144	Pipeline Irrigation	Irrigation works - Swanbourne shops	$	947.10
15/05/2026	EFT02148	Pipeline Irrigation	Irrigation works - Riley Road	$	7,829.80
15/05/2026	EFT02148	Pipeline Irrigation	Irrigation works - Goldsmith Road South	$	1,063.70
25/05/2026	EFT02149	Pipeline Irrigation	Irrigation works - Mulder Park	$	10,753.60
25/05/2026	EFT02149	Pipeline Irrigation	Irrigation works - Mulder Park	$	2,514.60
25/05/2026	EFT02149	Pipeline Irrigation	Irrigation works - Riley Road	$	180.10
15/05/2026	EFT02148	Plantrite (Plant Force Investments Pty Ltd)	Plant stock	$	740.82
15/05/2026	EFT02148	Platinum Locating Services (MME Underground Services Pty Ltd)	Ground penetrating scan & Utility clearance - Chancellor Street	$	5,648.40
1/05/2026	EFT02144	Power Audio Visual Perth (GWT Power Music Pty Ltd)	Event equipment - ANZAC Day	$	6,160.00
15/05/2026	EFT02148	Power Audio Visual Perth (GWT Power Music Pty Ltd)	Event equipment - Afternoon at Lake Claremont	$	3,872.55
1/05/2026	EFT02144	Premier Envelopes Australia Pty Ltd	Stationary	$	363.55
8/05/2026	EFT02146	Print & Sign Co (Easy Abc Pty Ltd)	Print advertisements & promotion - This is Claremont Campaign	$	979.00
8/05/2026	EFT02146	Print & Sign Co (Easy Abc Pty Ltd)	Print advertisements & promotion - Shop local campaign	$	2,444.20
1/05/2026	EFT02144	Proarb WA Pty Ltd	Tree maintenance works - Various locations	$	7,861.28
1/05/2026	EFT02144	Proarb WA Pty Ltd	Tree maintenance works - Australind Street	$	198.00
8/05/2026	EFT02146	Proarb WA Pty Ltd	Tree maintenance works - Riley Road	$	2,310.00
8/05/2026	EFT02146	Proarb WA Pty Ltd	Tree maintenance works - Melvista Avenue	$	2,310.00
8/05/2026	EFT02146	Proarb WA Pty Ltd	Tree maintenance works - Goldsmith Road South	$	2,310.00
8/05/2026	EFT02146	Proarb WA Pty Ltd	Tree maintenance works - Queen Street	$	3,047.00
15/05/2026	EFT02148	Proarb WA Pty Ltd	Tree maintenance works - Avion Way	$	9,548.00
15/05/2026	EFT02148	Proarb WA Pty Ltd	Tree maintenance works - Freshwater Close	$	2,053.33
15/05/2026	EFT02148	Proarb WA Pty Ltd	Tree maintenance works - Goldsworthy Road	$	6,776.00
25/05/2026	EFT02149	Proarb WA Pty Ltd	Tree maintenance works - Various locations	$	15,223.95
25/05/2026	EFT02149	Proarb WA Pty Ltd	Tree maintenance works - Various locations	$	10,581.99
1/05/2026	EFT02144	Protec Asphalt	Asphalt works - Brassey Street	$	880.00
1/05/2026	EFT02144	Protec Asphalt	Asphalt works - Bay View Community Centre	$	1,430.00
1/05/2026	EFT02144	Protec Asphalt	Asphalt works - Alfred Road	$	440.00
15/05/2026	EFT02148	Protec Asphalt	Asphalt works - Davies Road	$	2,200.00
25/05/2026	EFT02149	Protec Asphalt	Asphalt works - Stirling Road	$	440.00
25/05/2026	EFT02149	Protec Asphalt	Asphalt works - Bay View Terrace	$	660.00
25/05/2026	EFT02149	Protec Asphalt	Asphalt works - Mary Street	$	440.00
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Riley Road	$	11,620.40
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Goldsmith Road South	$	6,497.15
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	6,222.16
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Goldsmith Road South	$	230.34
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Goldsmith Road South	$	2,015.20
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Melvista Avenue South	$	7,396.40
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Bernard Street	$	12,192.70
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Pennell Road	$	547.69
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	8,600.64
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Bernard Street	$	3,418.80
1/05/2026	EFT02144	Qtm Pty Ltd	Traffic management - Alfred Road	$	2,728.00
8/05/2026	EFT02146	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	12,537.53
8/05/2026	EFT02146	Qtm Pty Ltd	Traffic management - Bernard Street	$	5,988.68
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Grange Street	$	499.13
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	5,712.97
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Grange Street	$	5,134.80
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Avion Way	$	1,815.00
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Bernard Street	$	1,786.35
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Chancellor Street	$	2,537.70
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Grange Street	$	8,122.40
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Freshwater Close	$	4,176.71
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	2,080.38
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Freshwater Close	$	284.79
15/05/2026	EFT02148	Qtm Pty Ltd	Traffic management - Grange Street	$	4,908.20
25/05/2026	EFT02149	Qtm Pty Ltd	Traffic management - Stirling Road	$	646.80
25/05/2026	EFT02149	Qtm Pty Ltd	Traffic management - Stirling Road	$	30.80
25/05/2026	EFT02149	Qtm Pty Ltd	Traffic management - Bernard Street	$	101.86
25/05/2026	EFT02149	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	9,538.65
25/05/2026	EFT02149	Qtm Pty Ltd	Traffic management - Bernard Street	$	5,590.75
25/05/2026	EFT02149	Qtm Pty Ltd	Traffic management - Freshwater Close	$	1,113.75
25/05/2026	EFT02149	Qtm Pty Ltd	Traffic management - Grange Street	$	5,799.75
25/05/2026	EFT02149	Qtm Pty Ltd	Traffic management - Grange Street	$	1,408.00
1/05/2026	EFT02144	Quickmail (The Trustee For The Lachlan Smith Family Trust)	Postage service	$	1,785.38
8/05/2026	EFT02146	RAC Businesswise (RAC Motoring Pty Ltd)	Roadside assistance	$	110.00
15/05/2026	EFT02148	RAC Businesswise (RAC Motoring Pty Ltd)	Roadside assistance	$	297.00
25/05/2026	EFT02149	RAC Businesswise (RAC Motoring Pty Ltd)	Roadside assistance	$	297.00
1/05/2026	EFT02144	Reece Australia Pty Ltd	Plumbing materials	$	95.05
15/05/2026	EFT02148	Roof Safety Solutions Pty Ltd	Supply and installation of safety equipment	$	4,908.53
1/05/2026	EFT02144	Safepath Pty Ltd	Footpath repairs - Various locations	$	1,705.00
1/05/2026	EFT02144	Safety Tactile Pave Pty Ltd	Paving works - Goldsmith Road	$	7,104.60

Schedule of payment - May 2026

1/05/2026	EFT02144	Safety Tactile Pave Pty Ltd	Paving works - Melisa Avenue	$	2,255.48
1/05/2026	EFT02144	Safety Tactile Pave Pty Ltd	Paving works - Shenton Road	$	2,294.60
8/05/2026	EFT02146	Safety Tactile Pave Pty Ltd	Paving works - Bay View Terrace	$	666.79
8/05/2026	EFT02146	Safety Tactile Pave Pty Ltd	Paving works - Hatchet Park	$	666.79
15/05/2026	EFT02148	Safety Tactile Pave Pty Ltd	Paving works - Cliff Way	$	968.01
15/05/2026	EFT02148	Safety Tactile Pave Pty Ltd	Paving works - Bernard Street	$	6,876.80
15/05/2026	EFT02148	Safety Tactile Pave Pty Ltd	Paving works - Council chambers	$	10,656.81
15/05/2026	EFT02148	Safety Tactile Pave Pty Ltd	Paving works - Various locations	$	2,666.58
25/05/2026	EFT02149	Safety Tactile Pave Pty Ltd	Paving Works - Riley Road	$	7,418.88
1/05/2026	EFT02144	Scott Printers Pty Ltd	Printing services - ANZAC Day programs	$	463.10
15/05/2026	EFT02148	Scott Printers Pty Ltd	Printing services - Photography Competition	$	414.70
8/05/2026	EFT02146	Scribblebark Design (Deborah Bonar)	Community workshop - NAIDOC	$	1,746.90
15/05/2026	EFT02148	Select Mechanical Services (Consolidated Systems 2012 Pty Ltd)	Battery management system - Council chambers	$	38,500.00
8/05/2026	EFT02146	Slimline Warehouse	Display plinths	$	580.37
15/05/2026	EFT02148	Soco Studios	Photography services - Afternoon at Lake Claremont	$	1,457.50
15/05/2026	EFT02148	Soco Studios	Photography services - Men's shed	$	792.00
1/05/2026	EFT02144	Sonic Healthplus Pty Ltd	Staff medical	$	84.70
1/05/2026	EFT02144	Sonic Healthplus Pty Ltd	Staff medical	$	84.70
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
1/05/2026	EFT02144	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
8/05/2026	EFT02146	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
8/05/2026	EFT02146	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
8/05/2026	EFT02146	St John Ambulance Western Australia Ltd	Youth First Aid Workshop - Bay View Community Centre	$	110.00
8/05/2026	EFT02146	St John Ambulance Western Australia Ltd	First aid services - ANZAC Day	$	396.00
15/05/2026	EFT02148	St John Ambulance Western Australia Ltd	First aid services - Afternoon at Lake Claremont	$	415.80
25/05/2026	EFT02149	Stihl Shop Osborne Park	Plant repair and service	$	1,068.35
8/05/2026	EFT02146	Stratagreen	Tree planting materials	$	1,518.37
15/05/2026	EFT02148	Sustainable Outdoors	Plant stock - Parry Street	$	11,021.34
15/05/2026	EFT02148	The Claremont (AVC Operations Pty Limited)	Business support grant - The Claremont	$	4,185.00
1/05/2026	EFT02144	The Event Mill Pty Ltd	Event equipment - ANZAC Day	$	1,164.08
8/05/2026	EFT02146	The Freo Doctor Liquor Store (The Trustee For Sangwan Family Trust)	Beverages - Volunteer event	$	1,347.50
1/05/2026	EFT02144	The Lane Bookshop	Library resources	$	22.94
1/05/2026	EFT02144	The Lane Bookshop	Library resources	$	85.82
8/05/2026	EFT02146	The Lane Bookshop	Library resources	$	214.10
8/05/2026	EFT02146	The Lane Bookshop	Library resources	$	28.04
8/05/2026	EFT02146	The Lane Bookshop	Library resources	$	59.48
15/05/2026	EFT02148	The Lane Bookshop	Library resources	$	29.74
15/05/2026	EFT02148	The Lane Bookshop	Library resources	$	174.17
15/05/2026	EFT02148	The Lane Bookshop	Library resources	$	62.87
1/05/2026	EFT02144	The Poster Girls (Loenie Helen Thompson)	Print advertisements & promotion - This is Claremont campaign	$	93.50
1/05/2026	EFT02144	The Poster Girls (Loenie Helen Thompson)	Print advertisements & promotion - Shop local campaign	$	176.00
1/05/2026	EFT02144	The Trustee For Mcdermott Family Trust	Playground repairs - First & Mofflin Parks	$	1,045.00
25/05/2026	EFT02149	The Trustee For Mcdermott Family Trust	Property maintenance - Station Masters House	$	1,133.00
1/05/2026	EFT02144	The Trustee For Teamwork Contractors Unit Trust	Fencing repair - Lake Claremont	$	8,280.80
15/05/2026	EFT02148	The Trustee For The Reid Family Trust	Cleaning services - Administration and Council Chambers	$	4,139.30
25/05/2026	EFT02149	The Trustee For The Reid Family Trust	Cleaning services - Administration	$	907.50
25/05/2026	EFT02149	Totally Workwear Myaree (The Trustee For Omac Unit Trust)	Staff uniform - Personal protective clothing	$	63.01
8/05/2026	EFT02146	Tree Planting And Watering (Baroness Holdings Pty Ltd)	Tree watering services - Various locations	$	6,487.54
8/05/2026	EFT02146	Tree Planting And Watering (Baroness Holdings Pty Ltd)	Tree watering services - Various locations	$	6,545.62
8/05/2026	EFT02146	Tree Planting And Watering (Baroness Holdings Pty Ltd)	Tree watering services - Various locations	$	5,662.80
25/05/2026	EFT02149	Treeswest Australia Pty Ltd	Tree assessment and treatment services - Lake Claremont	$	2,612.50
8/05/2026	EFT02146	Tudor House (Wa) Pty Ltd	War memorial flag - ANZAC Day	$	148.00
1/05/2026	EFT02144	Turfworks WA Pty Ltd	Mowing services - Various parks & verges	$	4,524.59
15/05/2026	EFT02148	Turfworks WA Pty Ltd	Mowing services - Various parks & verges	$	4,994.73
25/05/2026	EFT02149	UHG Trading Pty Ltd	Property maintenance - Mckenzie Pavillion	$	469.70
8/05/2026	EFT02146	Ultimo Catering & Events	Catering - Council meeting	$	788.95
1/05/2026	EFT02144	Veolia Recycling & Recovery (Perth)	Waste collection	$	97,877.73
15/05/2026	EFT02148	Veolia Recycling & Recovery (Perth)	Veolia Skip Bin Services	$	1,059.68
15/05/2026	EFT02148	Veolia Recycling & Recovery (Perth)	Waste collection	$	96,834.55

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8/05/2026	EFT02146	WA Distributors	Aquatic Centre cafe supplies	$	170.00
8/05/2026	EFT02146	WA Distributors	Aquatic Centre cafe supplies	$	12.35
25/05/2026	EFT02149	WA Timber Products (Western Australia Timber Products Pty Ltd)	Tree planting materials	$	6,448.20
15/05/2026	EFT02148	WALGA	Staff training	$	4,130.50
15/05/2026	EFT02148	WALGA	Elected member training	$	10,170.00
25/05/2026	EFT02149	WALGA	Staff training	$	682.00
1/05/2026	EFT02144	Wesfarmers Kleenheat Gas Pty Ltd	Gas charges - Aquatic Centre	$	756.15
25/05/2026	EFT02149	Westbooks	Library resources	$	432.30
25/05/2026	EFT02149	Westbooks	Library resources	$	467.51
25/05/2026	EFT02149	Westbooks	Library resources	$	148.24
25/05/2026	EFT02149	Westbooks	Library resources	$	70.41
25/05/2026	EFT02149	Westbooks	Library resources	$	172.21
25/05/2026	EFT02149	Westbooks	Library resources	$	169.24
8/05/2026	EFT02146	Western Metropolitan Regional Council	Waste collection	$	36,095.91
15/05/2026	EFT02148	Western Metropolitan Regional Council	Waste collection	$	33,169.23
1/05/2026	EFT02144	Weston Road Systems	Line marking works - Dean Street	$	1,168.75
1/05/2026	EFT02144	Weston Road Systems	Line marking works - Pennell Road	$	1,265.00
1/05/2026	EFT02144	Weston Road Systems	Line marking works - Second Ave	$	1,925.00
8/05/2026	EFT02146	Weston Road Systems	Line marking works - Lakeway St	$	1,540.00
8/05/2026	EFT02146	Weston Road Systems	Line marking works - Pennell Road	$	1,100.00
25/05/2026	EFT02149	Weston Road Systems	Line marking works - Devon Road	$	550.00
1/05/2026	EFT02144	WINC	Cleaning supplies - various locations	$	146.73
15/05/2026	EFT02148	WINC	Cleaning supplies - various locations	$	928.20
15/05/2026	EFT02148	Woodlands Distributors Pty Ltd	Compostable dog waste bags	$	3,557.40
1/05/2026	EFT02144	Work Clobber	Staff uniform - Personal protective clothing	$	55.00
1/05/2026	EFT02144	Work Clobber	Staff uniform - Personal protective clothing	$	52.00
1/05/2026	EFT02144	Work Clobber	Staff uniform - Personal protective clothing	$	292.00
1/05/2026	EFT02144	Work Clobber	Staff uniform - Personal protective clothing	$	212.00
8/05/2026	EFT02146	Work Clobber	Staff uniform - Personal protective clothing	$	215.00
25/05/2026	EFT02149	Work Clobber	Staff uniform - Personal protective clothing	$	148.50
1/05/2026	EFT02144	Workpower Inc	Garden maintenance - Various locations	$	4,889.50
8/05/2026	EFT02146	Workpower Inc	Garden maintenance - Various locations	$	4,889.50
15/05/2026	EFT02148	Yirra Yaakin Aboriginal Corporation	Event performance - Afternoon at Lake Claremont	$	1,650.00
15/05/2026	EFT02148	Yungatha Pty Ltd	Parking signs	$	2,118.27
8/05/2026	EFT02146	Yvonne Mary Loveland	Consultancy services - Western Suburbs Alliance	$	9,000.00
8/05/2026	EFT02146	Yvonne Mary Loveland	Consultancy services - Western Suburbs Alliance	$	9,000.00
25/05/2026	EFT02149	Zoggs Australia (Head Oceania Pty Ltd)	Aquatic Centre shop supplies	$	550.55
			Total EFT	**$**	**2,644,457.79**
			Total Number of EFT Transfers		**469**

DIRECT DEBITS MONTH YEAR - MUNICIPAL FUND

Date	Ref.	Name	Details		Amount
		Fines Enforcement Registry	Unpaid infringement pursuit	$	12,301.50
		Business Fleet Card	Fuel card expenses	$	629.46
		Shell Fuel Card	Fuel card expenses	$	3,835.06
		Kyocera	Photocopier lease repayments	$	1,052.70
		NAB	Various bank fees	$	1,671.69
		NAB Purchase Card	Purchase card expenses - February 2026	$	20,204.71
		Water Corporation	Various water charges	$	6,598.19
		Telstra	Various telephone and data expenses	$	2,873.50
		Synergy	Various electricity and street lighting	$	48,827.48
		Quick Super	Superannuation Payments	$	101,536.13
			Total Direct Debits	**$**	**199,530.42**
			TOTAL ALL PAYMENTS FOR THE MONTH OF MAY 2026	**$**	**2,843,988.21**

National Australia Bank

Statement Period 29 April 2026 to 28 May 2026

Chief Executive Officer

Date	Supplier	Narrative	Amount
30/04/2026	Australian Local Gov	ALGA General Assembly attendance - Deputy Mayor	$ 1,458.00
30/04/2026	Australian Local Gov	ALGA General Assembly attendance - Mayor	$ 1,458.00
14/05/2026	Sq *mount Claremont Villa	Catering - CEO Meeting	$ 21.21
21/05/2026	Super Natural Eatery Pty	Catering - Council Meeting	$ 400.07
25/05/2026	Australian Local Gov	ALGA General Assembly Dinner - Deputy Mayor	$ 136.00
25/05/2026	Australian Local Gov	ALGA General Assembly Dinner - Mayor	$ 136.00
26/05/2026	Standin Room Pty. Lt	Staff award - Gift voucher	$ 50.70
26/05/2026	Sq *the Baking Corner Cla	Staff award - Gift voucher	$ 50.75
26/05/2026	Sq *bottega Deli	Staff award - Gift voucher	$ 50.80
26/05/2026	Tcc Claremont Quarter	Staff award - Gift voucher	$ 25.18
26/05/2026	Tcc Claremont Quarter	Staff award - Gift voucher	$ 25.18
26/05/2026	Soul Origin Claremont	Staff award - Gift voucher	$ 50.00
26/05/2026	Coles Online	Catering - Staff event	$ 335.70
		Total	**$ 4,197.59**

Director of Corporate Services

Date	Supplier	Narrative	Amount
1/05/2026	Bunnings 483000	Employment welcome pack	$ 13.58
12/05/2026	Coles 0299	Staff kitchen supplies	$ 16.70
12/05/2026	Planning Institute Aus	Employment advertising	$ 420.00
		Total	**$ 450.28**

Director of Infrastructure

Date	Supplier	Narrative	Amount
30/04/2026	Playscape Creations	Playground equipment - Stirling Road Park	$ 515.05
1/05/2026	Coles 0299	Refreshments - Staff meeting	$ 11.00
13/05/2026	Foodies Market Clare	Catering - Staff meeting	$ 12.99
13/05/2026	Coles 0299	Catering - Staff meeting	$ 26.00
14/05/2026	Sp Avenue Hampers	Staff farewell gift	$ 148.94
		Total	**$ 713.98**

Manager Communications and Customer Relations

Date	Supplier	Narrative	Amount
27/04/2026	Intuit Mailchimp	Communications subscription	$ 257.19
1/05/2026	Intuit Mailchimp	Community newsletter	$ 160.24
4/05/2026	Woolworths Online	Staff fruit and milk	$ 116.62
5/05/2026	Shutterstock Ireland Limi	Photography purchase	$ 49.00
11/05/2026	Woolworths Online	Staff fruit and milk	$ 117.76
12/05/2026	Facebk *g5xq2m9l52	Community advertisement	$ 38.00
17/05/2026	Woolworths Online	Staff fruit and milk	$ 121.89
20/05/2026	Contentsquare.Com	Community advertisement	$ 141.29
20/05/2026	Facebk *wkamenhl52	Community advertisement	$ 38.00
22/05/2026	Facebk *m2kegp5l52	Community advertisement	$ 8.40
25/05/2026	Woolworths Online	Staff fruit and milk	$ 118.61
27/05/2026	Woolworths Online	Staff fruit and milk	$ 103.46
		Total	**$ 1,270.46**

Manager Community Safety

Date	Supplier	Narrative	Amount
7/05/2026	Totally Workwear Mt	Staff uniforms - Ranger & Community Safety	$ 207.00
19/05/2026	Totally Workwear Mt	Staff uniforms - Ranger & Community Safety	$ 92.00
19/05/2026	Totally Workwear Mt	Staff uniforms - Ranger & Community Safety	$ 100.00
19/05/2026	Totally Workwear Mt	Staff uniforms - Ranger & Community Safety	$ 100.00
19/05/2026	Totally Workwear Mt	Staff uniforms - Ranger & Community Safety	$ 100.00
19/05/2026	Totally Workwear Mt	Staff uniforms - Ranger & Community Safety	$ 100.00
19/05/2026	Totally Workwear Mt	Staff uniforms - Ranger & Community Safety	$ 100.00
		Total	**$ 799.00**

Manager Environmental Health

Date	Supplier	Narrative	Amount
5/05/2026	Daimonji Bar/9 Bay View T	Food sample testing	$ 12.08
7/05/2026	Sq *bottega Deli	Food sample testing	$ 24.38
7/05/2026	Sp Truffle Hill	Food sample testing	$ 33.00
		Total	**$ 69.46**

Museum Coordinator

Date	Supplier	Narrative	Amount
28/04/2026	Sp Hypop	Photography equipment	$ 89.31
30/04/2026	Myer Pty Ltd	Museum resources - Outdoor games	$ 134.00
30/04/2026	Sq *cornhole Games Austra	Museum resources - Outdoor games	$ 258.99
30/04/2026	Sp The Best Backyard	Museum resources - Outdoor games	$ 261.00
6/05/2026	Coles 0299	Catering - Community event	$ 257.42
12/05/2026	Kmart	Museum resources - Archaeological activity	$ 24.00
12/05/2026	Kmart	Museum resources - Archaeological activity	$ 30.00
22/05/2026	Officeworks 0615	Office supplies	$ 94.00
25/05/2026	Tickets*firearms L	Webinar	$ 21.97
26/05/2026	Sq *broadway Digital	Digital prints	$ 26.00
26/05/2026	Tickets*firearms L	Webinar refund	-$ 20.00
		Total	**$ 1,176.69**

Manager ICT

Date	Supplier	Narrative	Amount
30/04/2026	Claremont Hotel	Catering - Staff meeting	$ 52.63
5/05/2026	Twilio Sendgrid	IT software & subscription	$ 31.00
5/05/2026	Online Domotz	IT software & subscription	$ 272.26
18/05/2026	Bunnings 483000	Employment welcome pack	$ 46.04
21/05/2026	Arteil (Wa) Pty Ltd	Evacuation diagram frames	$ 363.00
21/05/2026	Access And Safety	Office Chair	$ 798.00
		Total	**$ 1,562.93**

Manager of Tourism & Events

Date	Supplier	Narrative	Amount
29/04/2026	Spotlight Pty Ltd	Fashion mentorship - Materials refund	-$ 72.80
29/04/2026	Spotlight Pty Ltd	Fashion mentorship - Materials	$ 683.90
7/05/2026	44th Bn Memorial	Donation for Anzac Day - Commemorative address	$ 200.00
9/05/2026	Foodies Market Clare	Event supplies	$ 9.99
12/05/2026	Kmart	Fashion mentorship - Materials	$ 15.00
12/05/2026	Spotlight Pty Ltd	Fashion mentorship - Materials refund	-$ 11.00
12/05/2026	Spotlight Pty Ltd	Fashion mentorship - Materials	$ 294.62
13/05/2026	Facebk *j29vwqvej2	Community advertisement	$ 58.30
14/05/2026	Facebk *7a87jprej2	Community advertisement	$ 3.20
14/05/2026	Spotlight Pty Ltd	Fashion mentorship - Materials refund	-$ 11.00
14/05/2026	Spotlight Pty Ltd	Fashion mentorship - Materials	$ 20.00
14/05/2026	Spotlight Pty Ltd	Fashion mentorship - Materials	$ 212.80
20/05/2026	Facebk *w7gfbqmej2	Community event advertisement	$ 58.30
23/05/2026	Facebk *b88ndrhej2	Community event advertisement	$ 58.30
25/05/2026	Facebk *4mpvpq9ej2	Community event advertisement	$ 44.68
26/05/2026	Trybooking*wsba	Western suburbs network event	$ 175.25
26/05/2026	St John Ambulance Aust	Staff training - First aid course	$ 180.00
		Total	**$ 1,919.54**

Executive Assistant

Date	Supplier	Narrative	Amount
28/04/2026	Australian Local Gov	ALGA General Assembly attendance - CEO	$ 1,458.00
30/04/2026	Sp Jb Hi-Fi	Staff kitchen appliance	$ 55.99
30/04/2026	Myo*prime Trophies	Honour board amendment - Council chambers	$ 356.55
4/05/2026	Sp Specialty Coins	Citizenship coins	$ 274.45
5/05/2026	Harvey Norman Online	Staff kitchen appliances	$ 303.90
6/05/2026	Waivpay Ltd	Staff awards - Gift voucher	$ 105.90
8/05/2026	Post Claremont Post Sh	Postage	$ 9.25
8/05/2026	Coles 0299	Staff kitchen supplies	$ 16.00
12/05/2026	Super Natural Eatery Pty	Catering - Council meeting	$ 490.00
15/05/2026	Ultimoctng* Online	Catering - Council meeting	$ 363.95
21/05/2026	The Gallery G C	Refreshment supplies - Staff event	$ 14.99
		Total	**$ 3,448.98**

Manager Aquatic Centre

Date	Supplier	Narrative	Amount
28/04/2026	Australian Communicati...	Aquatic Centre radio license	$ 56.00
5/05/2026	Aveling	Staff training - Diploma of Leadership and Management	$ 3,995.00
8/05/2026	Coles 0299	Supplies for pool cafe	$ 14.25
14/05/2026	Officeworks 0602	IT equipment	$ 44.00
21/05/2026	Jb Hi-Fi Group Pty Ltd	Appliance for pool cafe	$ 244.00
22/05/2026	Foodies Market Clare	Catering - staff meeting	$ 135.32
		Total	**$ 4,488.57**

Manager Community Development

Date	Supplier	Narrative	Amount
30/04/2026	Slimline Warehouse	Ballot box - Photography competition	$ 62.73
30/04/2026	Crazy Bazaar Forrestf	Community workshop supplies	$ 94.78
29/04/2026	Officeworks	Community workshop supplies	$ 1,019.00
30/04/2026	News Pty Limited	Library subscription	$ 88.00
30/04/2026	The Reject Shop 608	Community workshop supplies	$ 90.00
6/05/2026	Officeworks	Photography competition prize - Gift voucher	$ 521.95
6/05/2026	Coles Online	Catering - Photography Competition	$ 330.55
12/05/2026	Coles 0299	Supplies - Photography Competition	$ 62.05
13/05/2026	Mega Office Supplies	Library resources	$ 79.20
15/05/2026	Kmart	Community workshop supplies	$ 129.50
15/05/2026	Officeworks	Community workshop supplies	$ 173.00
18/05/2026	Coles 0299	Community workshop supplies	$ 16.55
19/05/2026	Coles 0299	Volunteer event gifts - Flowers	$ 63.00
		Total	**$ 2,730.31**

Manager Planning & Development

Date	Supplier	Narrative	Amount
6/05/2026	Wilson Parking Australia	Parking - Staff training	$ 38.68
18/05/2026	State Law Publisher	Planning amendment fee	$ 207.87
		Total	**$ 246.55**

Total Purchase Card for May 2026	**$ 23,074.34**

Payment for the purchase card was direct debited on 03 June 2026

Fuel Card Report

Business Fuel Card : 31 March 2026 - 30 April 2026 (Business Fuel Card)

Date	Registration Number	Location	Fuel Type		Total Cost
30/04/2026	1FCI319	Business Fuel Cards Pty Ltd	Network Service Fee exc Shell	$	7.24
30/04/2026		Business Fuel Cards Pty Ltd	Transaction Fees	$	4.92
23/04/2026		EG Fuelco Floreat 94216	Premium unleaded	$	92.57
13/04/2026		Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
8/04/2026		Shell Reddy Express Claremont	Unleaded	$	82.77
1/04/2026		BP Nookenburra	Premium unleaded	$	124.39
1/04/2026		BP Nookenburra	BP Surcharge	$	2.98
2/04/2026	1HNA376	Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
30/04/2026	Director	Business Fuel Cards Pty Ltd	Network Service Fee exc Shell	$	3.62
30/04/2026		Business Fuel Cards Pty Ltd	Transaction Fees	$	1.64
6/04/2026		BP Express Myaree	Premium unleaded	$	62.01
6/04/2026		BP Express Myaree	BP Surcharge	$	1.48
6/04/2026		Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
30/04/2026	Director	Business Fuel Cards Pty Ltd	Network Service Fee exc Shell	$	3.62
30/04/2026		Business Fuel Cards Pty Ltd	Transaction Fees	$	3.28
10/04/2026		Ampol Foodary Carine	Unleaded	$	123.18
7/04/2026		Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
31/03/2026		Shell Reddy Express Claremont	Unleaded	$	85.00
			Total purchase card	**$**	**629.46**

Shell Fuel Card Statement 15 April 2026 - 15 May 2026 (Shell Fuel Card)

Date	Registration Number	Location	Fuel Type		Total Cost
8/05/2026	1HNU587	Shell Rexp Warwick (Wa)	Diesel	$	133.32
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
29/04/2026		Shell Rexp Claremont	Diesel	$	114.18
19/04/2026		Shell Rexp Osborne Park	Diesel	$	152.50
13/05/2026	1HPN643	Shell Rexp Claremont	Diesel	$	144.78
1/05/2026		Shell Rexp Claremont	Diesel	$	148.72
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
15/05/2026	1HVW050	Shell Rexp Claremont	Unleaded Petrol	$	114.97
12/05/2026		Shell Rexp Claremont	Unleaded Petrol	$	66.45
5/05/2026		Shell Rexp Claremont	Unleaded Petrol	$	36.87
30/04/2026	1HVW051		Monthly Admin Charge	$	2.50
23/04/2026		Shell Rexp Claremont	Unleaded Petrol	$	105.02
14/05/2026	1HVW052	Shell Rexp Claremont	Unleaded Petrol	$	118.45
5/05/2026		Shell Rexp Claremont	Unleaded Petrol	$	116.09
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
24/04/2026		Shell Rexp Claremont	Unleaded Petrol	$	118.04
12/05/2026	1HVW053	Shell Rexp Mosman Park	Unleaded Petrol	$	71.54
5/05/2026		Shell Rexp Mosman Park	Unleaded Petrol	$	65.66
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
21/04/2026		Shell Rexp Mosman Park	Unleaded Petrol	$	62.54
7/05/2026	1IAU153	Shell Rexp Claremont	Unleaded Petrol	$	52.76
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
5/05/2026	1IAU171	Shell Rexp Willetton	Unleaded Petrol	$	86.93
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
15/05/2026	1IFF051	Shell Rexp Claremont	Unleaded Petrol	$	80.19
5/05/2026		Shell Rexp Claremont	Unleaded Petrol	$	47.71
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
29/04/2026		Shell Rexp Claremont	Unleaded Petrol	$	60.90
18/04/2026		Shell Rexp Claremont	Unleaded Petrol	$	56.21
14/05/2026	1IFF052	Shell Rexp Claremont	Unleaded Petrol	$	96.14
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
17/04/2026		Shell Rexp Claremont	Unleaded Petrol	$	68.22
7/05/2026	1IFF053	Shell Rexp Claremont	Unleaded Petrol	$	83.94
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
24/04/2026		Shell Rexp Bibra Lake	Unleaded Petrol	$	64.03
19/04/2026		Shell Rexp Margaret River	Unleaded Petrol	$	64.10
9/05/2026	1IFF054	Shell Rexp Dianella	Unleaded Petrol	$	92.54
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
18/04/2026		Shell Rexp Malaga	Unleaded Petrol	$	87.29
8/05/2026	1IFF055	Shell Rexp Claremont	Unleaded Petrol	$	91.88
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
22/04/2026		Shell Rexp Claremont	Unleaded Petrol	$	94.45
30/04/2026	1IFF056	Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
27/04/2026		Shell Rexp Scarborough	Unleaded Petrol	$	91.41
11/05/2026	1IFF057	Shell Rexp Bayswater (Wa)	Unleaded Petrol	$	60.25
5/05/2026		Shell Rexp Bayswater (Wa)	Unleaded Petrol	$	49.58
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
29/04/2026		Shell Rexp Claremont	Unleaded Petrol	$	69.84
21/04/2026		Shell Rexp Bayswater (Wa)	Unleaded Petrol	$	55.23
16/04/2026		Shell Rexp Perth	Unleaded Petrol	$	47.38
1/05/2026	1IMQ894	Shell Rexp Claremont	Unleaded Petrol	$	65.68
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
18/04/2026		Shell Rexp Edgewater	Unleaded Petrol	$	64.96
13/05/2026	1IOH741	Shell Rexp Bentley	Diesel	$	90.73
5/05/2026		Shell Rexp Bentley	Diesel	$	120.10
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
21/04/2026		Shell Rexp Claremont	Diesel	$	110.59
30/04/2026	1IOH742	Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
21/04/2026		Shell Rexp Claremont	Diesel	$	177.61
7/05/2026	1IPZ000	Shell Rexp Brentwood	Unleaded Petrol	$	90.28
30/04/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
			Total purchase card for the period	$	3,835.06

13.1.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 MAY 2026

File Number: FIM/00079-002

Author: Hasreen Sayed Maule (Manager Finance)

Authoriser: John Pearson (Chief Executive Officer)

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

Attachments: 1. Financial Statements - May 2026 [**13.1.2.1** - 9 pages]

PURPOSE

For Council to note the Statement of Financial Activity (Financial Statements) for the period ended 31 May 2026.

OFFICER RECOMMENDATION

That Council NOTES the Statement of Financial Activity covering the period 1 July 2025 to 31 May 2026.

BACKGROUND

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 May 2026 and compare year to date expenditure and revenue against the corresponding adopted budget of Council including the amendments made at the mid-year budget review.

The year-to-date balance (YTD) of $4,378,051 to 31 May 2026 is compared directly with the budget YTD of $2,244,055. This is a favourable variance of $2,133,995.

As detailed below, the $2,133,995 variance is comprised of the following:

Opening Surplus	No variance to budget
Operating Revenue	Favourable variance of $647,840
Operating Expenditure	Favourable variance of $1,226,954
Non-cash adjustments	Unfavourable variance of $43,528
Capital Revenue	No variance to budget
Proceed from disposal of assets	No variance to budget
Capital Expenditure	Favourable variance of $302,730
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 $142,340 mainly due to: • Unbudgeted, reimbursement from LGIS for employee costs, $43,472. • Unbudgeted, variance $4,161 from Arts Transforming Claremont Commission. • Unbudgeted, from reimbursements from tenants, $50,915. • Unbudgeted, from staff reimbursements, $6,397. • 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, $14,820. • Unbudgeted, other minor reimbursements, $5,495.
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	No variance to budget
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 $270,618 mainly due to: • Permanent variance from savings on completed Aquatic Centre capital equipment purchases, $51,630. • Permanent variance from savings on completed Footpath projects, $47,974. • Timing variance of $171,014.
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	
		13 Mar 26	$178,307.39	$75,819.11	$254,126.50	
4.17% interest rate	Maturity date: 13 March 2027 (balloon payment of $3,345,607)					
Loan 3	$509,621	Date	Principal	Interest	Total	$446,069
		26 Dec 25	$31,426.14	$11,339.08	$42,765.22	

327 Stirling Highway **4.45% interest rate**		26 Jun 26	$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 was transacted on 15 December 2025.

PAST RESOLUTIONS

Item 13.1.3, Ordinary Council Meeting 26 May 2026, Council Resolution 70/26

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Regulation 34(5) Local Government (Financial Management) Regulations 1996

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.*

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 86/26

Moved: Cr Graham Cameron

Seconded: Cr Ryan Fernandes

That Council NOTES the Statement of Financial Activity covering the period 1 July 2025 to 31 May 2026.

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

Against: Nil

CARRIED 9/0

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-May-2026

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance $	Variance %
Operating Activities						
Net current assets - Opening surplus/(deficit)	1,786,834	3,847,308	3,847,308	3,847,308	0	0%
Revenue						
Rates revenue	18,678,635	18,658,635	18,652,664	18,658,626	5,962	0%
Operating grants, subsidies, and contributions	845,906	591,346	544,288	614,097	69,809	13%
Fees and charges	4,327,730	4,138,607	3,849,815	4,217,428	367,613	10%
Service charges	0	0	0	0	0	0%
Interest earnings	852,918	852,918	536,364	598,480	62,116	12%
Other revenue	68,809	65,509	45,985	188,325	142,340	310%
Profit on disposal of assets	0	0	0	0	0	0%
	24,773,998	24,307,015	23,629,116	24,276,956	647,840	3%
Expenses						
Employee costs	(10,203,477)	(10,248,477)	(9,402,214)	(9,134,432)	267,782	3%
Materials and contracts	(10,522,263)	(11,532,267)	(9,373,220)	(8,641,655)	731,565	8%
Utility charges	(731,634)	(731,634)	(574,092)	(521,032)	53,060	9%
Depreciation and amortisation	(4,562,885)	(4,562,885)	(3,660,074)	(3,616,546)	43,528	1%
Insurance expenses	(318,763)	(294,763)	(302,035)	(285,985)	16,050	5%
Interest expenses	(216,752)	(216,752)	(191,907)	(190,535)	1,372	1%
Other expenditure	(979,898)	(1,003,398)	(841,665)	(728,068)	113,597	13%
Loss on disposal of assets	0	0	0	0	0	0%
	(27,535,672)	(28,590,176)	(24,345,208)	(23,118,254)	1,226,954	-5%
Non-cash amounts excluded from operating activities	4,562,885	4,562,885	3,660,074	3,616,546	(43,528)	-1%
Amount attributable to operating activities	3,588,045	4,127,032	6,791,291	8,622,556	1,831,265	27%
Investing Activities						
Capital grants, subsidies, and contributions	736,286	644,178	52,892	52,892	0	0%
Proceeds from disposal of assets	212,300	0	0	0	0	0%
Purchase of property, plant, and equipment	(995,000)	(1,242,597)	(796,990)	(764,878)	32,112	4%
Purchase and construction of infrastructure	(4,590,045)	(3,299,069)	(2,942,486)	(2,671,868)	270,618	9%
Payments for intangible assets	0	0	0	0	0	0%
Amount attributable to investing activities	(4,636,459)	(3,897,488)	(3,686,584)	(3,383,854)	302,730	-8%
Financing Activities						
Repayment of borrowings	(480,607)	(836,000)	(791,918)	(791,918)	0	0%
Proceeds from borrowings	0	0	0	0	0	0%
Payments for principal portion of lease liability	(17,607)	(32,607)	(5,713)	(5,713)	0	0%
Transfers to reserves	(1,281,009)	(2,325,437)	(63,019)	(63,019)	0	0%
Transfers from reserves	2,827,637	2,964,500	0	0	0	0%
Amount attributable to financing activities	1,048,414	(229,544)	(860,651)	(860,651)	0	0%
Surplus/(deficit) after imposition of general rates	**0**	**0**	**2,244,055**	**4,378,051**	**2,133,995**	**95%**

Town of Claremont
Statement of Net Current Assets

	Balance As At 01-Jul-25	Balance As At 31-May-2026
Current Assets		
Cash and cash equivalents	772,772	5,871,357
Trade and other receivables	1,614,337	1,501,346
Other Financial Assets	18,419,811	13,482,153
Inventories	14,915	14,915
Other assets	159,356	60,586
Total Current Assets	20,981,191	20,930,357
Current Liabilities		
Trade and other payables	(3,274,264)	(2,518,615)
Lease Liabilities	(9,034)	(3,404)
Borrowings	(480,607)	(32,215)
Employee provisions	(1,094,991)	(1,052,377)
Other provisions	0	0
Capital grant/contributions liabilities	(75,077)	(75,077)
Clearing accounts	0	(155,674)
Total Current Liabilities	(4,933,973)	(3,837,362)
Adjustments to NCA		
Less: Reserves	(12,689,551)	(12,750,564)
Add: Borrowings	480,607	32,215
Add: Lease Liabilities	10,074	3,404
Total Adjustments	(12,198,870)	(12,714,945)
Net Current Assets	**3,848,348**	**4,378,051**

Town of Claremont
Statement of Financial Position

	Balance as at 01-Jul-25	Balance as at 31-May-2026
Assets		
Current Assets		
Cash and cash equivalents	772,772	5,871,357
Trade and other receivables	1,614,337	1,501,346
Other financial assets	18,419,811	13,482,153
Inventories	14,915	14,915
Other assets	159,356	60,586
Total Current Assets	20,981,191	20,930,357
Non Current Assets		
Trade and other receivables	327,706	293,644
Property, plant and equipment	121,224,046	121,290,919
Infrastructure	89,592,223	89,398,148
Intangibles	0	0
Right of use assets	5,449	2,396
Other financial assets	910,628	925,527
Total Non Current Assets	212,060,052	211,910,633
Total Assets	**233,041,243**	**232,840,991**
Liabilities		
Current Liabilities		
Trade and other payables	(3,274,264)	(2,518,615)
Lease Liabilities	(10,074)	(3,404)
Borrowings	(480,607)	(32,215)
Employee provisions	(1,094,991)	(1,052,377)
Other provisions	0	0
Capital grant/contributions liabilities	(75,077)	(75,077)
Clearing accounts	0	(155,674)
Total Current Liabilities	(4,935,013)	(3,837,362)
Non Current Liabilities		
Borrowings	(4,248,828)	(3,905,302)
Lease liabilities	(28,368)	(28,368)
Employee provisions	(442,986)	(442,986)
Other provisions	0	0
Other liabilities	0	0
Total Non Current Liabilities	(4,720,182)	(4,376,656)
Total Liabilities	**(9,655,195)**	**(8,214,017)**
Equity		
Retained surplus	(65,803,424)	(65,775,919)
Reserves - cash/financial asset backed	(12,689,551)	(12,750,564)
Revaluation surplus	(144,893,073)	(144,888,896)
Current year (profit)/loss	0	(1,211,594)
Total Equity	**(223,386,048)**	**(224,626,973)**

Town of Claremont
Statement of Comprehensive Income

By Nature or Type
For the Period 01-July-2025 to 31-May-2026

	Adopted Budget	Amended Budget YTD	Actuals YTD
Revenue			
Rates	18,678,635	18,652,664	18,658,626
Operating grants, subsidies, and contributions	845,906	544,288	614,097
Fees and charges	4,327,730	3,849,815	4,217,428
Service charges	0	0	0
Interest earnings	852,918	536,364	598,480
Other revenue	68,809	45,985	188,325
	24,773,998	23,629,116	24,276,956
Expenses			
Employee costs	(10,203,477)	(9,402,214)	(9,134,432)
Materials and contracts	(10,522,263)	(9,373,220)	(8,641,655)
Utility charges	(731,634)	(574,092)	(521,032)
Depreciation and amortisation	(4,562,885)	(3,660,074)	(3,616,546)
Insurance expenses	(318,763)	(302,035)	(285,985)
Interest expenses	(216,752)	(191,907)	(190,535)
Other expenditure	(979,898)	(841,665)	(728,068)
	(27,535,672)	(24,345,208)	(23,118,254)
Net Operating	(2,761,674)	(716,092)	1,158,702
Capital grants, subsidies, and contributions	736,286	52,892	52,892
Profit on disposal of assets	0	0	0
Loss on disposal of assets	0	0	0
	736,286	52,892	52,892
Net Result for the Period	**(2,025,388)**	**(663,200)**	**1,211,594**
Other Comprehensive Income			
Changes in asset revaluation surplus	0	0	0
Total Other Comprehensive Income	0	0	0
Total Comprehensive Income for the Period	**(2,025,388)**	**(663,200)**	**1,211,594**

Town of Claremont
Borrowings & Leases

For the Period 01-July-2025 to 31-May-2026

					Adopted Budget				Actuals YTD				
Loan Description	Loan Number	Institution	Maturity Date	Interest Rate	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)	(98,968)
331 Stirling Highway	2C	WATC	13/03/2027	4.17%	3,812,296	(352,973)	3,459,323	(155,279)	3,812,296	0	(352,974)	3,459,322	(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**	**(791,918)**	**3,937,517**	**(189,767)**

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

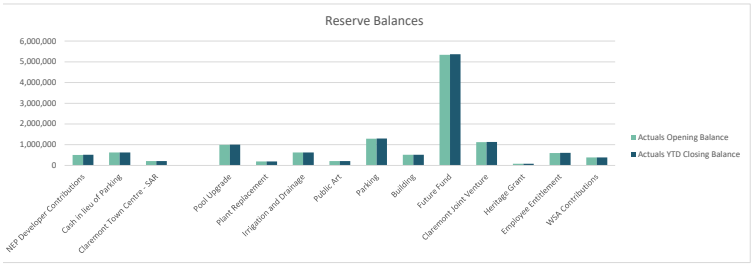
					Adopted Budget				Actuals YTD				
Lease Description	Lease Number	Institution	Maturity Date	Interest Rate	Opening Balance	Repayments	Closing Balance	Interest	Opening Balance	New leases during 2025/26	Repayments	Closing Balance	Interest
Data & Software Storage	EL227	Dell	31/03/2025	2.71%	0	0	0	0		0	0	0	
Printer/ Copiers	EL228	Kyocera	31/01/2026	2.05%	5,154	(5,607)	(453)	(14,648)	5,154	0	(5,713)	(559)	(452)
Wide Area Network	EL225	TPG	19/04/2026	3.00%	0	0	0	0		0	0	0	
Coffee Machine	PE459	Gesha Coffee Co.	30/09/2024	0.71%			0	(10)		0	0	0	0
Parking Bays - Bunnings	BLD54	Charter Hall	30/06/2025	1.69%	0	0	0	0		0	0	0	
					5,154	**(5,607)**	**(453)**	**(14,658)**	**5,154**	**0**	**(5,713)**	**(559)**	**(452)**

TOWN of CLAREMONT

Town of Claremont
Reserve Movements

For the Period 01-July-2025 to 31-May-2026

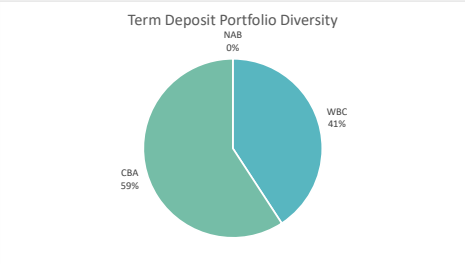
Reserve	Amended Budget Opening Balance	Amended Budget Transfer To	Amended Budget Transfer From	Amended Budget Closing Balance	Actuals YTD Opening Balance	Actuals YTD Transfer To	Actuals YTD Transfer From	Actuals YTD Closing Balance
NEP Developer Contributions	494,200	621,915	(1,116,115)	0	507,946	2,427	0	510,373
Cash in lieu of Parking	603,699	23,405	0	627,104	620,370	3,085	0	623,455
Claremont Town Centre - SAR	205,806	7,979	0	213,785	211,489	1,052	0	212,541
Pool Upgrade	945,690	200,298	(551,470)	594,518	997,494	4,962	0	1,002,456
Plant Replacement	185,000	200,000	(185,000)	200,000	189,394	942	0	190,336
Irrigation and Drainage	608,187	21,253	(60,000)	569,440	623,434	3,101	0	626,535
Public Art	214,623	5,995	0	220,618	211,185	1,051	0	212,236
Parking	1,253,988	48,616	0	1,302,604	1,288,615	6,410	0	1,295,025
Building	501,638	119,448	0	621,086	515,490	2,564	0	518,054
Future Fund	5,196,405	600,589	(355,393)	5,441,601	5,339,897	26,560	0	5,366,457
Claremont Joint Venture	1,095,538	40,147	(100,000)	1,035,685	1,125,790	5,599	0	1,131,389
Heritage Grant	83,454	2,654	(15,000)	71,108	76,302	381	0	76,683
Employee Entitlement	562,553	254,871	(381,522)	435,902	600,157	2,986	0	603,143
WSA Contributions	314,024	178,267	(200,000)	292,291	382,088	1,901	0	383,989
Reserve Total	**12,264,805**	**2,325,437**	**(2,964,500)**	**11,625,742**	**12,689,651**	**63,019**	**0**	**12,752,670**

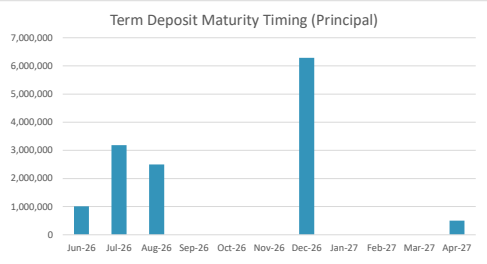


Town of Claremont
Investments

For the Period 01-July-2025 to 31-May-2026

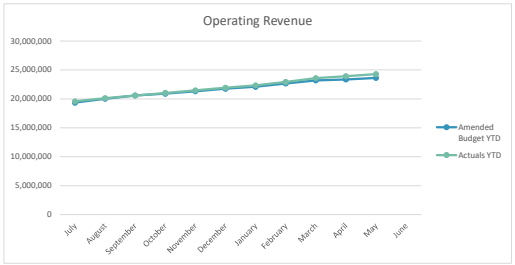
Bank	Type	Reference	Interest Rate	Investment Date	Maturity Date	Term (Days)	Invested Amount
NAB	At Call - Pooled investments		4.35%	1/07/2023			1,459,650
NAB	At Call - Damage Bonds			1/07/2023			203,504
							1,663,154
CBA	Term Deposit	TD419	4.52%	15/12/2025	15/12/2026	90	3,790,693
WBC	Term Deposit	TD406	4.78%	17/12/2025	17/12/2026	365	1,332,647
WBC	Term Deposit	TD409	4.78%	17/12/2025	17/12/2026	365	1,165,605
CBA	Term Deposit	TD427	4.86%	29/03/2026	27/07/2026	120	3,182,622
WBC	Term Deposit	TD428	5.02%	19/04/2026	19/08/2026	120	2,500,000
CBA	Term Deposit	TD431	4.69%	15/04/2026	15/06/2026	90	1,010,586
WBC	Term Deposit	TD432	5.48%	4/04/2026	4/04/2027	365	500,000
							13,482,153
							15,145,308

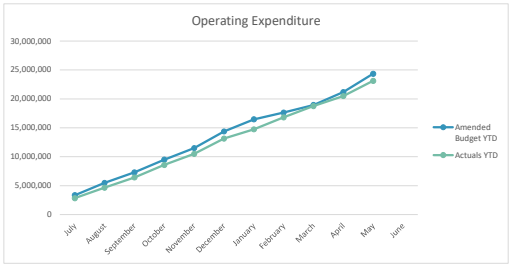


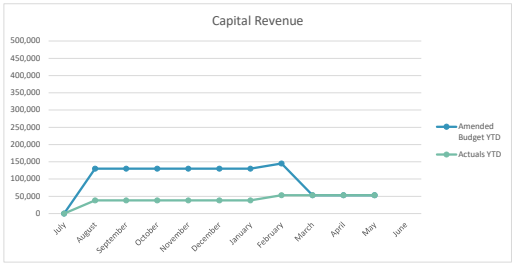


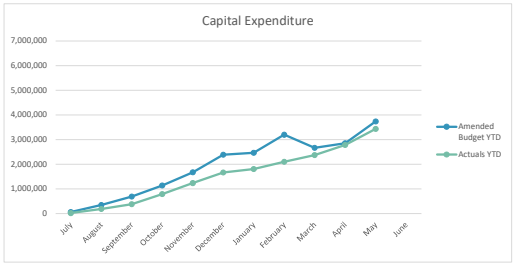
Town of Claremont
Graphical Representation

For the Period 01-July-2025 to 31-May-2026









13.1.3 2026/27 ANNUAL BUDGET

File Number:	FIM/05/00005
Author:	Hasreen Syed Maule (Manager Finance), Nicholas Rule (Senior Accountant)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirements	Absolute Majority decision of Council *(5 Council Members are required to vote in favour)*.
Attachments:	1. Statutory Annual Budget 2026/27 [**13.1.3.1** - 21 pages] 2. Fees and Charges 2026/27 [**13.1.3.2** - 9 pages]

PURPOSE

To present to Council for adoption the Town of Claremont's Annual Budget for 2026/27 (**the Budget**).

OFFICER RECOMMENDATION

1. Adopts the Budget for 2026/27 (as shown in Attachment 1) for the Town of Claremont with includes the following:

a. Statement of Comprehensive income by nature.

b. Statement of Financial Activity.

c. Notes to and forming Part of the Budget.

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

General	0.05297870 cents in the dollar of gross rental value
Commercial	0.07742760 cents in the dollar of gross rental value
Minimum payment (Residential & Commercial)	$1,643.30 per assessment
Specified Area Rate:	0.00231380 cents in the dollar of gross rental value to levy $120,000. To be levied on all commercial properties bounded by Stirling Highway, Stirling Road, Gugeri Street and Leura Avenue.

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

a. One payment. Payment in full by 28 August 2026.

b. Four instalments. This option incurs an administrative fee of $63 and interest charges at 5.5% per annum.

- Instalment 1 –28 August 2026
- Instalment 2 – 30 October 2026
- Instalment 3 – 8 January 2027
- Instalment 4 – 12 March 2027

c. Payment by alternative payment arrangement as approved by the Town will incur an administration fee of $63 and interest charges at 11% per annum.

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

4. Adopts the Schedule of Fee and Charges for 2026/27 as shown in Attachment 2.

5. Adopt the variance of $50,000 or 20%, whichever is greater to be used in the Statement of Financial Activity for reporting material variances for the 2026/27 financial year.

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

a. Mayor allowance to be set at $42,837.

b. Deputy Mayor allowance to be set at $10,709.

c. Mayor attendance fee to be set at $29,379

d. Elected member attendance fee to be set at $18,977, collectively 181,195

e. Elected member ICT allowance to be set at $3,500, collectively $31,500

f. Superannuation at 12.5%, collectively $30,000

BACKGROUND

The Budget has been prepared in accordance with:

- Strategic Community Plan 2021-2031;
- Corporate Business Plan 2024 to 2027;
- Long-Term Financial Plan 2024/2025- 2033/2034;
- Council's Annual Budget Process Timetable LG503; and
- Council input received at budget workshops held between March and June 2026.

The proposed differential rating was approved by Council on 29 April 2025 and advertised for public comment. Till date no submissions have been received and the closing date for the submission is 26 June 2026.

As per Council Policy LG503, Council provided residents and ratepayers with the opportunity to provide feedback on the 2026/27 Draft Budget approved by Council on 15 June 2026, till date no have been received. The closing date for submission is 29 June 2026.

DISCUSSION

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

The 2026/27 budget is shown in ***Attachment 1.***

The main feature of the budget include:

- The budget has been prepared with a 5.5% increase in total rate revenue for the Town with an estimate revenue of $19,696,610 with the following differential rating:

Rating Category	Amount
General Rate (residential)	Rate in the dollar: $0.05297870
Commercial rate	Rate in the dollar: $0.07742760
Minimum payment	$1,643.30
Specified area rate	Rate in the dollar: $0.00231380

- The total budgeted revenue from fees and charges have also been increased by 1.01% with the itemised scheduled presented in ***Attachment 2***
- The recurrent operating budget includes an overall increase in estimated operating expenditure of 5.03% and continues the focus on improved service delivery to the community.
- A capital works program totalling $4,482,600 for investment in infrastructure, land, building, plant, furniture and equipment is planned.
- A new reserve account of Workforce Planning is included in the budget with the purpose of the reserve to provide for an organisational structure review for the Town.
- An estimated surplus of $2,643,490 is anticipated to be brought forward from 30 June 2026. However, this is unaudited and may change. Any change will be addressed as part of a future budget review.

Materiality Limit

The Local Government (Financial Management) Regulations (Reg 34(5)) require that each financial year a Local Government adopts a Materiality percentage or value, calculated in accordance with the Australian Accounting Standards. This percentage or value is required to guide the users of financial reports regarding variances in actual to budget expenditures and revenues. Council currently has a material reporting variance of greater than $20,000 and 20%. The proposed change is to increase the materiality to $50,000 or 20%, whichever is greater.

Changes since Special Council Meeting 15 June 2026.

The only changes made to the budget and schedule of fees and charges for 2026/27 is the Increases to statutory application fees under Building Regulations 2012, this has been highlighted in ***Attachment 2.***

PAST RESOLUTIONS

Item 8.1.1, Special Council Meeting 15 June 2026, Council Resolution 80/26

FINANCIAL AND STAFF IMPLICATIONS

The financial implications are as detailed in the Budget, refer to Attachment 1 and Attachment 2.

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995, Part 6

Council's Annual Budget Process Timetable LG503.

COMMUNICATION AND CONSULTATION

Both the differential rating and draft budget have been advertised for public comments., till date no comments have been received.

Extensive internal consultations has occurred with all business units and through briefing and workshops with council members.

STRATEGIC COMMUNITY PLAN

Leadership and Governance

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

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

URGENCY

Urgent as the adoption of the Budget will allow projects and works to commence and for a rate notice to be issued on 20 July 2026.

OFFICER RECOMMENDATION

1. Adopts the Budget for 2026/27 (as shown in Attachment 1) for the Town of Claremont with includes the following:

a. Statement of Comprehensive income by nature.

b. Statement of Financial Activity.

c. Notes to and forming Part of the Budget.

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

General	0.05297870 cents in the dollar of gross rental value
Commercial	0.07742760 cents in the dollar of gross rental value
Minimum payment (Residential & Commercial)	$1,643.30 per assessment
Specified Area Rate:	0.00231380 cents in the dollar of gross rental value to levy $120,000. To be levied on all commercial properties bounded by Stirling Highway, Stirling Road, Gugeri Street and Leura Avenue.

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

a. One payment. Payment in full by 28 August 2026.

b. Four instalments. This option incurs an administrative fee of $63 and interest charges at 5.5% per annum.

- Instalment 1 –28 August 2026

- Instalment 2 – 30 October 2026

- Instalment 3 – 8 January 2027

- Instalment 4 – 12 March 2027

c. Payment by alternative payment arrangement as approved by the Town will incur an administration fee of $63 and interest charges at 11% per annum.

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

4. Adopts the Schedule of Fee and Charges for 2026/27 as shown in Attachment 2.

5. Adopt the variance of $50,000 or 20%, whichever is greater to be used in the Statement of Financial Activity for reporting material variances for the 2026/27 financial year.

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

a. Mayor allowance to be set at $42,837.

b. Deputy Mayor allowance to be set at $10,709.

c. Mayor attendance fee to be set at $29,379

d. Elected member attendance fee to be set at $18,977, collectively 181,195

e. Elected member ICT allowance to be set at $3,500, collectively $31,500

f. Superannuation at 12.5%, collectively $30,000

OFFICERS SUGGESTED AMENDMENT AND COUNCIL RESOLUTION 87/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Graham Cameron

1. Adopts the Budget for 2026/27 (as shown in Attachment 1) for the Town of Claremont with includes the following:

a. Statement of Comprehensive income by nature.

b. Statement of Financial Activity.

c. Notes to and forming Part of the Budget.

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

General	0.05297870 cents in the dollar of gross rental value
Commercial	0.07742760 cents in the dollar of gross rental value
Minimum payment (Residential & Commercial)	$1,643.30 per assessment
Specified Area Rate:	0.00231380 cents in the dollar of gross rental value to levy $120,000. To be levied on all commercial properties bounded by Stirling Highway, Stirling Road, Gugeri Street and Leura Avenue.

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

a. One payment. Payment in full by 28 August 2026.

b. Four instalments. This option incurs an administrative fee of $63 and interest charges at 5.5% per annum.

- Instalment 1 –28 August 2026

- Instalment 2 – 30 October 2026

- Instalment 3 – 8 January 2027

- Instalment 4 – 12 March 2027

c. Payment by alternative payment arrangement as approved by the Town will incur an administration fee of $63 and interest charges at 11% per annum.

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

4. Adopts the Schedule of Fee and Charges for 2026/27 as shown in Attachment 2 **with the inclusion of a fee of $3,650 for the Removal and installation of replacement tree (Per tree)**

5. Adopt the variance of $50,000 or 20%, whichever is greater to be used in the Statement of Financial Activity for reporting material variances for the 2026/27 financial year.

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

a. Mayor allowance to be set at $42,837.

b. Deputy Mayor allowance to be set at $10,709.

c. Mayor attendance fee to be set at $29,379

d. Elected member attendance fee to be set at $18,977, collectively 181,195

e. Elected member ICT allowance to be set at $3,500, collectively $31,500

f. Superannuation at 12.5%, collectively $30,000

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

Against: Nil

CARRIED by Absolute Majority 9/0

Reasons:

To ensure the Schedule of Fees and Charges includes a cost recovery fee for the removal and installation of replacement trees, reflecting the costs incurred by the Town in undertaking these works.

ANNUAL BUDGET

FOR THE YEAR ENDED 30 JUNE 2027

LOCAL GOVERNMENT ACT 1995

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The Town of Claremont a Class 3 local government conducts the operations of a local government with the following community vision:

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

TOWN OF CLAREMONT
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2027

	Note	2026/27 Budget	2025/26 Actual	2025/26 Budget
Revenue		$	$	$
Rates	2(a)	19,696,610	18,692,536	18,678,635
Grants, subsidies and contributions		454,682	1,087,583	845,906
Fees and charges	14	4,371,343	4,310,220	4,327,730
Service charges	2(f)	0	0	0
Interest revenue	10(a)	893,570	883,592	852,918
Other revenue		44,015	192,656	68,809
		25,460,220	25,166,587	24,773,998
Expenses				
Employee costs		(11,484,185)	(10,147,962)	(10,203,477)
Materials and contracts		(10,770,144)	(10,352,698)	(10,522,263)
Utility charges		(733,596)	(638,367)	(731,634)
Depreciation	6	(4,654,265)	(4,116,546)	(4,562,885)
Finance costs	10(c)	(164,535)	(276,226)	(216,752)
Insurance		(317,565)	(295,985)	(318,763)
Other expenditure		(796,071)	(954,634)	(979,898)
		(28,920,361)	(26,782,418)	(27,535,672)
		(3,460,141)	(1,615,831)	(2,761,674)
Capital grants, subsidies and contributions		529,333	644,178	736,286
Profit on asset disposals	5	23,000	0	0
Loss on asset disposals	5	0	0	0
Fair value adjustments to financial assets at fair value through profit or loss		0	0	0
Fair value adjustments to investment property		0	0	0
Share of net profit of associates accounted for using the equity method	11	0	0	0
Reversal of prior year loss on revaluation of assets		0	0	0
Loss on revaluation of non current assets		0	0	0
		552,333	644,178	736,286
Net result for the period		**(2,907,808)**	**(971,653)**	**(2,025,388)**
Other comprehensive income for the period				
Items that will not be reclassified subsequently to profit or loss				
Changes in asset revaluation surplus		0	0	0
Changes in asset revaluation surplus arising from a change in liabilities				
Share of comprehensive income of associates accounted for using the equity method		0	0	0
Total other comprehensive income for the period		**0**	**0**	**0**
Total comprehensive income for the period		**(2,907,808)**	**(971,653)**	**(2,025,388)**

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

TOWN OF CLAREMONT
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2027

	Note	2026/27 Budget	2025/26 Actual	2025/26 Budget
OPERATING ACTIVITIES				
Revenue from operating activities		$	$	$
General rates	2(a)(i)	17,389,378	15,818,646	15,804,745
Rates excluding general rates	2(a)	2,307,232	2,873,890	2,873,890
Grants, subsidies and contributions		454,682	1,087,583	845,906
Fees and charges	14	4,371,343	4,310,220	4,327,730
Interest revenue	10(a)	893,570	883,592	852,918
Other revenue		44,015	192,656	68,809
Profit on asset disposals	5	23,000	0	0
		25,483,220	25,166,587	24,773,998
Expenditure from operating activities				
Employee costs		(11,484,185)	(10,147,962)	(10,203,477)
Materials and contracts		(10,770,144)	(10,352,698)	(10,522,263)
Utility charges		(733,596)	(638,367)	(731,634)
Depreciation	6	(4,654,265)	(4,116,546)	(4,562,885)
Finance costs	10(c)	(164,535)	(276,226)	(216,752)
Insurance		(317,565)	(295,985)	(318,763)
Other expenditure		(796,071)	(954,634)	(979,898)
		(28,920,361)	(26,782,418)	(27,535,672)
Non cash amounts excluded from operating activities	3(c)	4,647,094	4,116,546	4,562,885
Amount attributable to operating activities		**1,209,953**	**2,500,715**	**1,801,211**
INVESTING ACTIVITIES				
Inflows from investing activities				
Proceeds from capital grants, subsidies and contributions		529,333	644,178	736,286
Proceeds from disposal of property, plant and equipment	5(a)	50,000	0	212,300
Proceeds from disposal financial assets at amortised cost - term deposits		(316,911)		
		262,422	644,178	948,586
Outflows from investing activities				
Acquisition of property, plant and equipment	5(a)	(896,000)	(1,143,194)	(905,000)
Acquisition of infrastructure	5(b)	(3,586,600)	(3,010,535)	(4,680,045)
Payments for financial assets at amortised cost - term deposits		0	0	0
		(4,482,600)	(4,153,729)	(5,585,045)
Non-cash amounts excluded from investing activities	3(d)	336,925	0	0
Amount attributable to investing activities		**(3,883,253)**	**(3,509,551)**	**(4,636,459)**
FINANCING ACTIVITIES				
Inflows from financing activities				
Proceeds from new leases - non cash	7	0	0	12,000
Transfers from reserve accounts	9(a)	4,406,455	2,964,500	2,827,637
		4,406,455	2,964,500	2,839,637
Outflows from financing activities				
Repayment of borrowings	8(a)	(3,525,734)	(824,044)	(480,607)
Payments for principal portion of lease liabilities	7	(12,632)	(10,000)	(17,607)
Transfers to reserve accounts	9(a)	(838,279)	(2,325,437)	(1,281,009)
		(4,376,645)	(3,159,481)	(1,779,223)
Non-cash amounts excluded from financing activities	3(e)	0	0	(12,000)
Amount attributable to financing activities		**29,810**	**(194,981)**	**1,048,414**
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus remaining at the start of the financial year	3	2,643,490	3,847,308	1,786,834
Amount attributable to operating activities		1,209,953	2,500,715	1,801,211
Amount attributable to investing activities		(3,883,253)	(3,509,551)	(4,636,459)
Amount attributable to financing activities		29,810	(194,981)	1,048,414
Surplus remaining after the imposition of general rates	3	**0**	**2,643,490**	**0**

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

1 BASIS OF PREPARATION

The annual budget of the Town of Claremont which is a Class 3 local government is a forward looking document and has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

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

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

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

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

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 11 to the annual budget.

2025/26 actual balances
Balances shown in this budget as 2025/26 Actual are estimates as forecast at the time of preparation of the annual budget and are subject to final adjustments.

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

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

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

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

Initial application of accounting standards
During the budget year, the below revised Australian Accounting Standards and Interpretations are expected to be compiled, become mandatory and be applicable to its operations.
- *AASB 2026-1 Amendments to Australian Accounting Standards – Disclosures about Uncertainties in the Financial Statements*
- *AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments*
- *AASB 2024-3 Amendments to Australian Accounting Standards - Standards – Annual Improvements Volume 11*
- *AASB 2025-1 Amendments to Australian Accounting Standards – Contracts Referencing Nature-dependent Electricity*

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

New accounting standards for application in future years
The following new accounting standards will have application to local government in future years:
- *AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*
- *AASB 2024-4b Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]*

It is not expected these standards will have an impact on the annual budget on initial application.
- *AASB 18 Presentation and Disclosure in Financial Statements*
- *AASB 18 (NFP/super) Presentation and Disclosure in Financial Statements - (Appendix D) [for not-for-profit and superannuation entities]*

These accounting standards will materially change the presentation of the annual financial report and annual budget

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

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

The annual budget is a forward-looking statement and is comprised of management estimates. As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the annual budget.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:
- Fair value measurement of assets carried at reportable value including:
- Property, plant and equipment
- Infrastructure
- Expected credit losses on financial assets
- Assets held for sale
- Impairment losses of non-financial assets
- Investment property
- Estimated useful life of intangible assets
- Measurement of employee benefits
- Measurement of provisions

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES

(a) Rating Information

Rate Description	Basis of valuation	Rate in dollar	Number of properties	Rateable value*	2026/27 Budgeted rate revenue	2026/27 Budgeted interim rates	2026/27 Budgeted total revenue	2025/26 Actual total revenue	2025/26 Budget total revenue
				$	$	$	$	$	$
(i) General rates									
General rates	Gross rental valuation	0.05297870	4,178	221,367,290	11,727,751	52,804	11,780,555	10,425,451	10,411,550
Commercial rates	Gross rental valuation	0.07742760	274	72,439,582	5,608,823	0	5,608,823	5,393,195	5,393,195
Total general rates			4,452	293,806,872	17,336,574	52,804	17,389,378	15,818,646	15,804,745
		Minimum							
(ii) Minimum payment		$							
General rates	Gross rental valuation	1,643.30	1,314	255,400	2,159,296	0	2,159,296	2,727,410	2,727,410
Commercial rates	Gross rental valuation	1,643.30	17	33,273,620	27,936	0	27,936	26,480	26,480
Total general rates and minimum payments			5,783	327,335,892	19,523,806	52,804	19,576,610	18,572,536	18,558,635
(iii) Specified area rates									
Claremont Town Centre	Gross rental valuation	0.00231380	108	51,863,437	120,000	0	120,000	120,000	120,000
Total rates					19,643,806	52,804	19,696,610	18,692,536	18,678,635
Instalment plan charges							85,000	79,898	75,000
Instalment plan interest							160,000	101,270	104,000
Late payment of rate or service charge interest							62,200	61,576	60,200
							307,200	242,744	239,200

*Rateable Value at time of adopting budget.

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

The general rates detailed for the 2026/27 financial year have been determined by Council on the basis of raising the revenue required to meet the estimated deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than general rates and also considering the extent of any increase in rating over the level adopted in the previous year.

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES (CONTINUED)

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

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

Instalment options	Date due	Instalment plan admin charge	Instalment plan interest rate	Unpaid rates interest rates
		$	%	%
Option one				
Single full payment	28/08/2026	0	N/A	0.0%
Option two				
First instalment	28/08/2026	0	5.5%	11.0%
Second instalment	30/10/2026	21	5.5%	11.0%
Third instalment	8/01/2027	21	5.5%	11.0%
Fourth instalment	12/03/2027	21	5.5%	11.0%

(c) Objectives and Reasons for Differential Rating

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

Differential general rate

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

(d) Differential Minimum Payment

Description	Characteristics	Objects	Reasons
General rate	Properties used for residential purposes and vacant land	The purpose of imposing a GRV differential rating for residential is to obtain a fair and equitable form of revenue raising from the categories of properties in the Town	he rate in the dollar and minimum payment have been set on the basis that ratepayers make a reasonable contribution to the cost of all services and

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES (CONTINUED)

Commercial rate	Non residential and non vacant land used for other purpose.	The purpose of imposing a GRV differential rating for commercial is to obtain a fair and equitable form of revenue raising from the categories of properties in the Town.	The Claremont Town Centre and Stirling Highway corridor is the main location for commercial and industrial development and has large volumes of traffic and a higher impact on the Town's resources including health, planning, civil maintenance, and building works. The rate in the dollar and minimum payment have been set to provide a reasonable contribution towards these

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TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES (CONTINUED)

(e) Specified Area Rate

	Budgeted rate applied to costs	Budgeted rate set aside to reserve	Reserve Amount to be applied to costs	Purpose of the rate	Area or properties rate is to be imposed on
Specified area rate	$	$	$		
Claremont Town Centre	120,000	0	(120,000)	Promotion of Claremont Town Centre	Commecial properties within the Claremont Town Centre
	120,000	0	(120,000)		

(f) Service Charges

The Town did not raise service charges for the year ended 30th June 2027.

(g) Waivers or concessions

The Town does not anticipate any waivers or concessions for the year ended 30th June 2027.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

3. NET CURRENT ASSETS

(a) Composition of estimated net current assets	Note	2026/27 Budget 30 June 2027 Carried forward	2025/26 Actual 30 June 2026 Carried forward	2025/26 Budget 30 June 2026 Carried forward
Current assets		$	$	$
Cash and cash equivalents	4	(4,740,365)	1,824,055	4,259,750
Financial assets		14,824,998	14,508,087	7,767,266
Receivables		1,578,583	1,578,583	1,862,048
Inventories		14,915	14,915	127,282
Other assets		60,586	60,586	10,783
		11,738,717	17,986,226	14,027,129
Less: current liabilities				
Trade and other payables		(2,511,083)	(2,546,926)	(2,607,251)
Capital grant/contributions liabilities		(75,077)	(75,077)	0
Lease liabilities	7	0	(12,632)	(12,000)
Long term borrowings	8	0	(3,525,734)	(490,000)
Employee provisions		(1,094,991)	(1,094,991)	(701,701)
		(3,681,151)	(7,255,360)	(3,810,952)
Net current assets		8,057,566	10,730,866	10,216,177
Less: Total adjustments to net current assets	3(b)	(8,057,566)	(8,087,376)	(10,216,177)
Net current assets used in the Statement of Financial Activity		0	2,643,490	0

(b) Current assets and liabilities excluded from budgeted deficiency

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

Adjustments to net current assets				
Less: Reserve accounts	9	(8,057,566)	(11,625,742)	(10,718,177)
Add: Current liabilities not expected to be cleared at end of year				
- Current portion of borrowings		0	3,525,734	490,000
- Current portion of lease liabilities		0	12,632	12,000
Total adjustments to net current assets		(8,057,566)	(8,087,376)	(10,216,177)

EXPLANATION OF DIFFERENCE IN SURPLUS/(DEFICIT)

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

(c) Amounts excluded from operating activities	Note	2026/27 Budget 30 June 2027 Carried forward	2025/26 Actual 30 June 2026 Carried forward	2025/26 Budget 30 June 2026 Carried forward
		$	$	$
Less: Profit on asset disposals	5	(23,000)	0	0
Add: Depreciation	6	4,654,265	4,116,546	4,562,885
Movement in current liabilities associated funds held in reserve account:				
- Current portion of employee benefit provisions		15,829		
Non cash amounts excluded from operating activities		4,647,094	4,116,546	4,562,885
(d) Amounts excluded from investing activities				
Movement in current liabilities associated with restricted cash:				
- Other provisions		20,014	0	0
Reconciling item - movement between current assets:				
- Financial assets at amortised cost - term deposits		316,911	0	0
Non cash amounts excluded from investing activities		336,925	0	0
(e) Amounts excluded from financing activities				
Less: Lease liability recognised	7	0	0	(12,000)
Non cash amounts excluded from financing activities		0	0	(12,000)

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

3. NET CURRENT ASSETS (CONTINUED)

(f) MATERIAL ACCOUNTING POLICIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTRACT ASSETS
Contract assets primarily relate to the Town's right to consideration for work completed but not billed at the end of the period.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

5. PROPERTY, PLANT AND EQUIPMENT

	2026/27 Budget				2025/26 Actual	2025/26 Budget		
	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Disposals - Profit	Additions	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds
(a) Property, Plant and Equipment	$	$	$	$	$	$	$	$
Buildings - specialised	652,000	0	0	0	881,790	700,000	0	0
Furniture and equipment	0	0	0	0	261,404	10,000	0	0
Plant and equipment	165,000	(27,000)	50,000	23,000	0	115,000	(212,300)	212,300
Electronic Equipment	79,000	0	0	0	0	80,000		
Total	896,000	(27,000)	50,000	23,000	1,143,194	905,000	(212,300)	212,300
(b) Infrastructure								
Infrastructure - roads & right of ways	1,923,600	0	0	0	1,631,252	2,118,824	0	0
Infrastructure - paths	331,000	0	0	0	920,080	830,937	0	0
Infrastructure - drainage	420,000	0	0	0	166,507	340,000	0	0
Infrastructure - parks and reserves	642,000	0	0	0	269,676	833,284	0	0
Infrastructure - public art collection	0	0	0	0	0	60,000	0	0
Infrastructure - others	220,000	0	0	0	23,020	187,000	0	0
Infrastructure - Aquatic Centre	0	0	0	0	0	310,000	0	0
Infrastructure - streetlights	50,000	0	0	0	0	0	0	0
Total	3,586,600	0	0	0	3,010,535	4,680,045	0	0
Total	4,482,600	(27,000)	50,000	23,000	4,153,729	5,585,045	(212,300)	212,300

MATERIAL ACCOUNTING POLICIES

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

6. DEPRECIATION

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	$	$	$
By Class			
Buildings - non-specialised	35,701	31,576	35,000
Buildings - specialised	941,824	833,013	923,333
Furniture and equipment	55,643	49,215	54,551
Plant and equipment	248,412	219,713	243,535
Electronic Equipment	192,612	170,359	188,830
Infrastructure - roads & right of ways	1,543,024	1,364,752	1,512,727
Infrastructure - paths	657,147	581,225	644,245
Infrastructure - drainage	65,542	57,970	64,255
Infrastructure - parks and reserves	653,037	577,590	640,216
Infrastructure - public art collection	15,747	13,928	15,438
Infrastructure - car parks	116,596	103,126	114,307
Infrastructure - streetlights	126,475	111,863	123,992
Right of use - plant and equipment	2,505	2,216	2,456
	4,654,265	4,116,546	4,562,885
By Program			
Governance	423,522	374,592	415,207
Law, order, public safety	41,065	36,321	40,259
Health	23,157	20,481	22,702
Education and welfare	47,859	42,329	46,919
Community amenities	65,573	57,998	64,286
Recreation and culture	1,310,604	1,159,186	1,284,872
Transport	2,573,234	2,275,942	2,522,712
Economic services	95,701	84,644	93,822
Other property and services	73,550	65,053	72,106
	4,654,265	4,116,546	4,562,885

MATERIAL ACCOUNTING POLICIES

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

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

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

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

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

7. LEASE LIABILITIES

Purpose	Lease Number	Institution	Lease Interest Rate	Lease Term	Budget Lease Principal 1 July 2026	2026/27 Budget New Leases	2026/27 Budget Lease Principal Repayments	Budget Lease Principal outstanding 30 June 2027	2026/27 Budget Lease Interest Repayments	Actual Principal 1 July 2025	2025/26 Actual New Leases	2025/26 Actual Lease Principal repayments	Actual Lease Principal outstanding 30 June 2026	2025/26 Actual Lease Interest repayments	Budget Principal 1 July 2025	2025/26 Budget New Leases	2025/26 Budget Lease Principal repayments	Budget Lease Principal outstanding 30 June 2026	2025/26 Budget Lease Interest repayments
					$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Printer & copiers	EL228	Kyocera	2.1%	4 years	(4,846)	0	(12,632)	(17,478)	(5,000)	5,154	0	(10,000)	(4,846)	0	5,154	0	(5,607)	(453)	(14,648)
Wide area network	BLD54	TPG	1.7%	10 years	33,289	0	0	33,289	0	33,289	0	0	33,289	0	18,177	0	0	18,177	0
Coffee machine	PE459	Gesha Coffee Co.	0.7%	3 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(10)
Parking bays - Bunnings	EL225	Charter Hall	3.0%	Not applicable	(1)	0	0	(1)	0	(1)	0	0	(1)	0	0	12,000	(12,000)	0	0
					28,442	0	(12,632)	15,810	(5,000)	38,442	0	(10,000)	28,442	0	23,331	12,000	(17,607)	17,724	(14,658)

MATERIAL ACCOUNTING POLICIES

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

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

8. BORROWINGS

(a) Borrowing repayments

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

Purpose	Loan Number	Institution	Interest Rate	Budget Principal 1 July 2026	2026/27 Budget New Loans	2026/27 Budget Principal Repayments	Budget Principal outstanding 30 June 2027	2026/27 Budget Interest Repayments	Actual Principal 1 July 2025	2025/26 Actual New Loans	2025/26 Actual Principal Repayments	Actual Principal outstanding 30 June 2026	2025/26 Actual Interest Repayments	Budget Principal 1 July 2025	2025/26 Budget New Loans	2025/26 Budget Principal Repayments	Budget Principal outstanding 30 June 2026	2025/26 Budget Interest Repayments
				$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Aquatic Centre Refurbishment	1	WATC	6.34%	0	0	0	0	0	407,518	0	(407,518)	0	(98,968)	407,518	0	(64,082)	343,436	(24,836)
Purchase of 331 Stirling Highway	2C	WATC	4.17%	3,459,323	0	(3,459,323)	0	(140,415)	3,812,297	0	(352,974)	3,459,323	(155,279)	3,812,296	0	(352,974)	3,459,322	(155,279)
Purchase of 327 Stirling Highway	3	WATC	4.45%	446,068	0	(66,411)	379,657	(19,120)	509,620	0	(63,552)	446,068	(21,979)	509,620	0	(63,551)	446,069	(21,979)
				3,905,391	0	(3,525,734)	379,657	(159,535)	4,729,435	0	(824,044)	3,905,391	(276,226)	4,729,434	0	(480,607)	4,248,827	(202,094)

All borrowing repayments, other than self supporting loans, will be financed by general purpose revenue.
* WATC refers to Western Australia Treasury Corporation

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

8. BORROWINGS (CONTINUED)

(b) New borrowings - 2026/27

The Town does not intend to undertake any new borrowings for the year ended 30th June 2027

(c) Unspent borrowings

The Town had no unspent borrowing funds as at 30th June 2026 nor is it expected to have unspent borrowing funds as at 30th June 2027.

(d) Credit Facilities

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	$	$	$
Undrawn borrowing facilities credit standby arrangements			
Bank overdraft limit	0	0	0
Bank overdraft at balance date	0	0	0
Credit card limit	150,000	150,000	150,000
Credit card balance at balance date	55,000	9,969	55,000
Total amount of credit unused	205,000	159,969	205,000
Loan facilities			
Loan facilities in use at balance date	379,657	3,905,391	4,248,827

MATERIAL ACCOUNTING POLICIES

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

9. RESERVE ACCOUNTS

(a) Reserve Accounts - Movement

	2026/27 Budget				2025/26 Actual				2025/26 Budget			
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance
	$	$	$	$	$	$	$	$	$	$	$	$
Restricted by legislation												
(a) NEP developer contributions fund reserve	0	0	0	0	494,200	621,915	(1,116,115)	0	494,200	621,915	(1,116,115)	0
(b) Cash lieu of parking reserve	627,104	20,014	0	647,118	603,699	23,405	0	627,104	603,699	23,405	0	627,104
(c) Claremont Town Centre - Specified area rate reserve	213,785	0	(120,000)	93,785	205,806	7,979	0	213,785	205,806	7,979	0	213,785
	840,889	20,014	(120,000)	740,903	1,303,705	653,299	(1,116,115)	840,889	1,303,705	653,299	(1,116,115)	840,889
Restricted by council												
(d) Pool upgrade reserve	594,518	15,829	0	610,347	945,690	200,298	(551,470)	594,518	945,690	298	(450,000)	495,988
(e) Plant replacement reserve	200,000	0	(25,000)	175,000	185,000	200,000	(185,000)	200,000	185,000	0	(185,000)	0
(f) Irrigation and drainage reserve	569,440	18,174	(164,157)	423,457	608,187	21,253	(60,000)	569,440	608,187	21,253	(60,000)	569,440
(g) Public Art reserve	220,618	5,126	0	225,744	214,623	5,995	0	220,618	214,623	5,995	(60,000)	160,618
(h) Parking reserve	1,302,604	41,573	(50,000)	1,294,177	1,253,988	48,616	0	1,302,604	1,253,988	48,616	0	1,302,604
(i) Building reserve	621,086	16,630	(150,000)	487,716	501,638	119,448	0	621,086	501,638	19,448	0	521,086
(j) Future fund reserve	5,441,601	248,805	(3,682,298)	2,008,108	5,196,405	600,589	(355,393)	5,441,601	5,196,405	256,161	(300,000)	5,152,566
(k) Claremont joint venture reserve	1,035,685	34,330	0	1,070,015	1,095,538	40,147	(100,000)	1,035,685	1,095,538	40,147	(60,000)	1,075,685
(l) Heritage grant reserve	71,108	2,269	(15,000)	58,377	83,454	2,654	(15,000)	71,108	83,454	2,654	(15,000)	71,108
(m) Employee entitlement reserve	435,902	7,529	0	443,431	562,553	254,871	(381,522)	435,902	562,553	54,871	(381,522)	235,902
(n) Western Suburb Alliance (WSA) reserve	292,291	178,000	(200,000)	270,291	314,024	178,267	(200,000)	292,291	314,024	178,267	(200,000)	292,291
(o) Workforce planning reserve	0	250,000	0	250,000	0	0	0	0				0
	10,784,853	818,265	(4,286,455)	7,316,663	10,961,100	1,672,138	(1,848,385)	10,784,853	10,961,100	627,710	(1,711,522)	9,877,288
	11,625,742	838,279	(4,406,455)	8,057,566	12,264,805	2,325,437	(2,964,500)	11,625,742	12,264,805	1,281,009	(2,827,637)	10,718,177

(b) Reserve Accounts - Purposes

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

Reserve name	Anticipated date of use	Purpose of the reserve
Restricted by legislation		
(a) NEP developer contributions fund reserve	Ongoing	To accumulate funds to cover the Town's contribution to NEP Development arising from ownership of Lot 11578 Claremont Crescent.
(b) Cash lieu of parking reserve	Ongoing	To provide for the purchase of land for car parking in accordance with Clause 33(2)
(c) Claremont Town Centre - Specified area rate reserve	Ongoing	To fund promotion and publicity of Claremont Town Centre
Restricted by council		
(d) Pool upgrade reserve	Ongoing	To fund major maintenance of the Claremont Aquatic Centre
(e) Plant replacement reserve	Ongoing	To provide for the replacement of major items of heavy plant
(f) Irrigation and drainage reserve	Ongoing	To provide funds for the replacement, renewal and upgrade of irrigation and drainage
(g) Public Art reserve	Ongoing	To assist with the programmed purchase and development of Public Art assets throughout the Town
(h) Parking reserve	Ongoing	To provide for the purchase, upgrade or renewal of parking infrastructure.
(i) Building reserve	Ongoing	To provide for building renewal in accordance with the Town's Asset Management Plans
(j) Future fund reserve	Ongoing	To provide for the future planning and undertaking of capital and infrastructure works in the Town
(k) Claremont joint venture reserve	Ongoing	To provide for traffic modifications/road works within the Town Centre zone and the surrounding roads
(l) Heritage grant reserve	Ongoing	To assist with funding of the Town's heritage grant maintenance program
(m) Employee entitlement reserve	Ongoing	To fund annual and long service leave requirements
(n) Western Suburb Alliance (WSA) reserve	Ongoing	To fund the Western Suburbs Regional Organisation of Councils projects and initiatives and hold funds contributed byeach member council.
(o) Workforce planning reserve	Ongoing	To provide for organisational structure review for the Town

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

10. OTHER INFORMATION

The net result includes as revenues	2026/27 Budget	2025/26 Actual	2025/26 Budget
	$	$	$
(a) Interest earnings			
Investments	671,370	720,746	688,718
Other interest revenue	222,200	162,846	164,200
	893,570	883,592	852,918
The net result includes as expenses			
(b) Auditors remuneration			
Audit services	100,000	97,057	99,000
Other services	90,000	2,672	0
	190,000	99,729	99,000
(c) Interest expenses (finance costs)			
Borrowings (refer Note 8(a))	159,535	276,226	202,094
Interest on lease liabilities (refer Note 7)	5,000	0	14,658
	164,535	276,226	216,752

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

11. COUNCIL MEMBERS REMUNERATION

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	$	$	$
Mayor			
Mayor's allowance	42,837	41,388	41,388
Meeting attendance fees	29,379	28,385	28,385
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	6,619	5,387	5,387
	82,335	78,660	78,660
Deputy Mayor			
Deputy Mayor's allowance	10,709	10,347	10,347
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	3,711	3,896	3,896
	36,897	36,363	36,363
Council member 3			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 4			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 5			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 6			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 7			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 8			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Council member 9			
Meeting attendance fees	18,977	18,620	18,620
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	2,810	2,654	2,654
	25,287	24,774	24,774
Total Council Member Remuneration	296,241	288,441	288,441
President's allowance	42,837	41,388	41,388
Deputy President's allowance	10,709	10,347	10,347
Meeting attendance fees	181,195	177,345	177,345
Annual allowance for ICT expenses	31,500	31,500	31,500
Superannuation contribution payments	30,000	27,861	27,861
	296,241	288,441	288,441

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

12. REVENUE AND EXPENDITURE

(a) Revenue and Expenditure Classification

REVENUES

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

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

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

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

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

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

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

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

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

EXPENSES

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

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

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

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

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

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

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

12. REVENUE AND EXPENDITURE (CONTINUED)

(b) Revenue Recognition

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

13. PROGRAM INFORMATION

Key Terms and Definitions - Reporting Programs

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

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

TOWN of CLAREMONT Est 1898

TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Administrative			
Financial Hardship Policy interest rate	S	0%	0%
Penalty interest rate	C	11%	11.00%
Debt Collection Fees (including legal and court fees and costs)	C	Actual Cost	Actual Cost
Default Payment Fee (including payment made in error and refund is required)	C	$27.00	$28.00
Credit & Debit Card Surcharges (for accepted cards)	C	Up to 1.5%	Up to 1.5%
Ezi pay surcharges	C	Up to 2%	Up to 2%
Try booking fee	C	$0.50	$0.50
Archive and Document Search Fees- per hour	C	Actual Cost	Actual Cost
Staff hourly rates	C	Price on application	Actual Cost
Offsite retrieval, delivery, packaging and postage	C	Actual Cost	Actual Cost
Replacement access card	C	$25.00	$26.00
Photocopying/Printing (excluding Freedom of Information)			
Map Copies	C	Price on application	Price on application
A4- black and white	C	$0.30	$0.50
A4- colour	C	$0.30	$0.50
A3	C	$0.60	$1.00
A2 - Colour	C	$6.00	$6.20
A1	C	$8.00	$8.25
A0	C	$10.00	$10.30
Rates and Property			
Orders & Requisitions Property Enquiry	C	$150.00	$155.00
Owners & Occupiers Electoral Roll (per copy)	C	$55.00	$57.00
Rates Instalment Fee	C	$60.00	$63.00
Rates instalment -interest rate	S	5.50%	5.50%
Individual Rates Payment Plan Fee	C	$110.00	$63.00
Individual Rates Payment Plan- interest rate	C	11%	11%
Freedom of Information			
Application Fee	S	$30.00	$30.00
Staff time (per hour)	S	$30.00	$30.00
Photocopying Charges (per hour)- staff time	S	$30.00	$30.00
Photocopying Charges (per copy)	S	$0.20	$0.20
Transcription Charges (per hour)- staff time	S	$30.00	$30.00
Duplication Charges; tape, film, or computer information	S	Actual Cost	Actual Cost
Charges for delivery, packaging and postage	S	Actual Cost	Actual Cost
Advanced deposit - s18 (1) of FOI Act, expressed as a percentage of the estimated charges.	S	25%	25%
Further advanced deposit -s18 (4) of FOI Act, expressed as a percentage of the estimated charges	S	75%	75%
Note: For financially disadvantaged applicants or those issued with prescribed concession cards, the charge payable is reduced by 25%.			
Parks and Reserves			
Hire of Tennis Court			
Hire of Tennis Court (per hour)	C	$15.00	$10.00
Hire of Tennis Court (per hour)- commercial	C	$26.00	$27.00
Hire of Parks and Reserves (refer to policy EN 307)			
Private hire for residents/ratepayers (above 30 people)- Per hour	C	$40.00	N/A
Private hire for non-residents/ratepayers - per hour	C	$40.00	N/A
Private hire for events above 30 people - Per hour	C	N/A	$40.00
Local Schools, Churches and not for profits/charitable	C	No fee or Charge	No fee or charge
Bond (if required) - price based on activity and likely remediation costs	C	Price on application minimum $500	Price on application minimum $515
Watercraft vessel - per bay per year	C	N/A	$250.00
Business and Commercial Use			
Casual Use Licence- single class (maximum 25 participants)	C	$35.00	$37.00
6 Month Licence- less than 10 participants per session	C	$310.00	$320.00
6 Month Licence- 11-25 participants per session	C	$615.00	$634.00
Annual Licence- less than 10 participants per session	C	$552.00	$569.00
Annual Licence-11-25 participants per session	C	$1,160.00	$1,195.00

TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Access to Irrigated Park/Reserve			
Car / light vehicle; m2/per week	C	$1.60	$1.65
Truck / heavy vehicle; m2/per week	C	$5.50	$5.65
Annual access rate	C	POA	Actual cost
Bond (if required) - based on remediation rates	C	Price on application minimum $500	Actual cost minimum $515
Key Bond	C	N/A	$100.00
Call Out for Parks and Reserves access	C	N/A	$100.00
Access to Non-irrigated Park/Reserve			
Car / light vehicle; m2/per week	C	$0.90	$0.95
Truck / heavy vehicle; m2/per week	C	$2.80	$2.85
Annual access rates	C	POA	Actual cost
Bond (if required) - based on remediation rates	C	Price on application minimum $500	Actual cost minimum $515
Key Bond	C	$100.00	$100.00
Call Out for Parks and Reserves access	C	$100.00	$100.00
Trees			
Tree planting (between 0-74L size)	C	$375.00	$387.00
Tree planting (between 75-100L size)	C	$530.00	$546.00
Removal and installation of replacement tree (Per tree)	C	$3,650.00	
Plaques including installation	C	$375.00	$387.00
Pruning of privately owned vegetation overhanging on Council property - per hour	C	N/A	$100.00
Health			
Food Businesses			
Notification of the conduct of a food business (all types, each occasion)	S	$65.00	$67.00
Registration of a food business	S	$150.00	$150.00
Registration of a food business- not for profit/charitable	S	No fee or charge	No fee or charge
Permanent Food Businesses			
Annual surveillance fee per annum - "Low Risk" food business	C	$175.00	$180.00
Annual surveillance fee per annum- "Medium Risk" food business	C	$500.00	$515.00
Annual surveillance fee per annum- "High Risk" food business	C	$500.00	$515.00
Re-Inspection Fee (per inspection)	C	$125.00	$128.00
Food Safety Program verification- per annum	C	$275.00	$283.00
Temporary food vendor licences			
Annual registration-(maximum 4 events)	C	$250.00	$258.00
Inspection Fee for events less than 3 days- per inspection (inspection required each event)	C	$47.00	$48.00
Inspection Fee for events over 3 days- per inspection (inspection required each event)	C	$135.00	$139.00
Other Fees			
Alfresco Trading Licences (Per Annum) - application, renewal, variation	C	No fee or charge	No fee or charge
Application fee (new premises)- Skin Penetration ~~and Hairdressers~~ and Beauty Therapist	C	$167.00	$172.00
Annual Fee- Skin Penetration ~~and Hairdressers~~ and Beauty Therapist (per annum)	C	$58.00	$60.00
Property Inspection (per hour)- on request	C	$95.00	$98.00
Greywater System Application Fee	S	$118.00	$118.00
Greywater System Fee for Permit to Use Apparatus	S	$118.00	$118.00
Water Sampling-Aquatic Facility Fee (Per inspection/sample min. 12 per year)	C	$73.00	$75.00
Inspection fee- Temporary Public Building /Public Events- per hour	C	$100.00	$103.00
Liquor licence, gaming and busking fees			
Section 39 Certificates(Liquor Licencing) and section 55	C	$167.00	$172.00
Extended Trading Permit Application Fee or Other Temporary Licence Application Fee (commercial premises)	C	$167.00	$172.00
Gaming permit -commercial	C	$100.00	$103.00
Gaming permit -not for profit/charitable	C	No fee or charge	No fee or charge
Display of Goods Not on Private Property- Short Term Licence Fee (Per day)	C	$42.00	$43.00
Busking Permit (per day)	C	$20.00	$21.00
Busking Permit -not for profit/charitable	C	No fee or charge	No fee or charge

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TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Environmental Noise Protection			
Regulation 13 Application (Construction out of hours)	S	$200.00	$200.00
Regulation 18 Approval	S	$1,000.00	$1,000.00
Regulation 18 Approval - Late Fees (in addition)	S	$250.00	$250.00
Regulation 19B approval (per hour to maximum $15,000.00)	S	$80.00	$80.00
Assessment Non-Local Government Noise Management Plan	S	$500.00	$500.00
External Noise Monitoring of event	C	Price on application	Actual cost
Health (Public Buildings) Regulations 1992			
New Public Building Certificate 'Low Risk'	S	$220.00	$220.00
New Public Building Certificate 'Medium Risk'	S	$425.00	$425.00
New Public Building Certificate 'High Risk'	S	$630.00	$630.00
Application to vary a certificate (per hour)	S	$90.00	$90.00
Temporary Public Building/ Building Events - per hour (i.e RAS)	S	$90.00	$90.00
Public Building - Form One Application Event < or = 50 patrons	S	N/A	No fee or charge
Public Building - Form One Application Event 51 or = 999 patrons	S	N/A	$180.00
Public Building - Form One Application Event 1000 - 4999 patrons	S	N/A	$360.00
Public Building - Form One Application Event > or = 5000 patrons	S	N/A	$720.00
Caravan Parks and Camping Grounds Regulations 1997			
Grant or renewal of licence	S	Price on application	$6 per long stay, $6 per short stay, $3 per campsite (Minimum $200.00)
Temporary licence	S	Price on application	Pro-rata amount of application fee (minimum $100.00)
Additional fee for renewal after expiry	S	$20.00	$20.00
Transfer of licence	S	$100.00	$100.00
Community Safety- Parking			
Parking Fees			
Hire of a parking bay on non-residential street (per day fee)	C	$100.00	$103.00
Hire of parking bay on residential street (per day fee)	C	$50.00	$52.00
Special Town Parking - per car	S	Price on application	$20.00
First Residential Parking Permit	C	No fee or charge	No fee or charge
Additional Residential Parking Permits for 2 years	C	$75.00	$100.00
Replacement residential parking permits	C	$50.00	$70.00
Vehicle Impounding Fee	C	Actual Cost	Actual Cost
Towing Fee	C	Actual Cost	Actual Cost
Vehicle Storage Fee - per day or part thereof	C	Actual Cost	Actual Cost
Shopping Trolley Impoundment Release Fee (per trolley)	C	$150.00	$155.00
Daily Storage Fee (trolley)	C	$50.00	$52.00
Sign Impound Release Fee (per sign)	C	$130.00	$134.00
Daily Storage Fee (per sign)	C	$25.00	$26.00
Private Parking Agreement			
Establishment fee	C	N/A	$500.00
Annual renewal fee standard (less than 20 bays) carpark	C	N/A	$1,000.00
Annual renewal fee large (more than 20 bays) carpark	C	N/A	$2,000.00

TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Animals			
Replacement Dog or Cat Registration Tag	S	$15.00	$15.00
Postage for Animal Registration Tags	C	$6.00	No fee or charge
Dog or Cat Impoundment Fee	C	$165.00	$170.00
Daily Dog or Cat Sustenance (per day)	C	$55.00	$65.00
Dogs			
1 year Registration Fee - Unsterilised	S	$50.00	$50.00
1 year Registration Fee - Unsterilised (Pensioner)	S	$25.00	$25.00
1 year Registration Fee - Sterilised	S	$20.00	$20.00
1 year Registration Fee - Sterilised (Pensioner)	S	$10.00	$10.00
3 year Registration Fee - Unsterilised	S	$120.00	$120.00
3 year Registration Fee - Unsterilised (Pensioner)	S	$60.00	$60.00
3 year Registration Fee - Sterilised	S	$42.50	$42.50
3 year Registration Fee - Sterilised (Pensioner)	S	$21.25	$21.25
Lifetime Registration Fee - Unsterilised	S	$250.00	$250.00
Lifetime Registration Fee - Unsterilised (Pensioner)	S	$125.00	$125.00
Lifetime Registration Fee - Sterilised	S	$100.00	$100.00
Lifetime Registration Fee - Sterilised (Pensioner)	S	$50.00	$50.00
1 year Registration Fee - Dangerous dog	S	$50.00	$50.00
Application fee to keep more than 2 dogs	S	$250.00	$250.00
Cats			
1 year Registration Fee (before 31 May)	S	$20.00	$20.00
1 year Registration fee (after 31 May)	S	$10.00	$10.00
3 year Registration Fee	S	$42.50	$42.50
Lifetime Registration fee	S	$100.00	$100.00
Lifetime Registration fee (Pensioner)	S	$50.00	$50.00
Claremont Museum			
Education Program - fee per Children	C	$15.00	$15.00
Education Program Cancellation fee --less than 10 days prior	C	$120.00	$124.00
Photographic Orders- Individual	C	$16.00	$16.00
Photographic Orders- Commercial	C	$55.00	$55.00
Street Histories Publication	C	$16.00	$17.00
Bayview Community Centre			
Classes	C	Price on application	Price on application
Not for profit/charitable			
Main Hall hire- per hour	C	$40.00	$41.00
Entire facility hire (4-11pm only)- per hour	C	$110.00	$113.00
Locals First Rate -Not for profit/charitable			
Main Hall hire - per hour	C	$35.00	$36.00
Entire facility hire (4-11pm only)-per hour	C	$95.00	$98.00
Commercial/ Private			
Main Hall hire -per hour	C	$70.00	$72.00
Entire facility hire (4-11pm only)-per hour	C	$180.00	$185.00
Other Fees			
Security call out, additional cleaning	C	Price on application	Actual Cost
Replacement Library Membership Card	C	$5.00	$5.00

TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Planning Services			
Determination of a Development Application where the development is:			
(a) Not more than $50,000	S	$147.00	$147.00
(b) more than $50,000 but not more than $500,000 - percentage of cost of development	S	0.320%	0.320%
(c) more than $500,000 but not more than $2.5 million	S	$1,700.00 + 0.257% for every $1 in excess of $500,000	$1,700.00 + 0.257% for every $1 in excess of $500,000
(d) more than $2.5 million but not more than $5 million	S	$7,161.00 + 0.206% for every $1 in excess of $2.5 million	$7,161.00 + 0.206% for every $1 in excess of $2.5 million
(e) more than $5 million but not more than $21.5 million	S	$12,633.00 + 0.123% for every $1 in excess of $5 million	$12,633.00 + 0.123% for every $1 in excess of $5 million
(f) more than $21.5 million	S	$34,196.00	$34,196.00
Development Applications where already commenced or carried out - penalty fee	S	Triple the development application fee	Triple the development application fee
Amendments to Approved Plans (Application Fee)	C	Maximum $295	Maximum $295
A DAP application where the estimated cost of the development is:			
(a) less than $2million	S	$5,475.00	$5,475.00
(b) not less than $2 million and less than $7 million	S	$6,322.00	$6,322.00
(c) not less than $7 million and less than $10 million	S	$9,760.00	$9,760.00
(d) not less than $10 million and less than $12.5 million	S	$10,620.00	$10,620.00
(e) not less than $12.5 million and less than $15 million	S	$10,922.00	$10,922.00
(f) not less than $15 million and less than $17.5 million	S	$11,226.00	$11,226.00
(g) not less than $17.5 million and less than $20 million	S	$11,530.00	$11,530.00
(h) not less than $20 million and less than $50 million	S	$11,833.00	$11,833.00
(i) Not less than $50 million	S	$17,097.00	$17,097.00
An application under regulation 17 (Form 2: Amendment)	S	$271.00	$271.00
Other Fees			
Determining an application for advice made under the Planning and Development (Local Planning Schemes) Regulations 2015 Sch. 2 cl. 61A (for single house exemption from DA check)	S	$295.00	$295.00
Determination of a Development Application for a change of use or an alteration or extension or change of non-conforming use	S	$295.00	$295.00
Penalty (the fee plus twice the fee above) if change has already occurred	S	$885.00	$885.00
Provision of Written Planning Advice	S	Price on application maximum $73	Price on application maximum $73
Planning Services - Other			
Provision of Subdivision Clearance:			
(a) Not more than 5 lots - per lot	S	$73.00	$73.00
(b) More than 5 lots but not more than 195 lots	S	$365 for first 5 lots + Per Lot Fee of $35 thereafter	$365 for first 5 lots + Per Lot Fee of $35 thereafter
(c) More than 195 lots	S	$7,393.00	$7,393.00
Clearance Reinspection (Subdivision)	C	$150.00	$150.00
Strata Application Fee: form 15A and form 15C			
Up to and including 5 lots	S	$656 plus $65 per lot	$656 plus $65 per lot
6 lots up to 100 lots	S	$981 plus$ 43.50 per lot every lot in excess of 5 lots. Maximum fee $5,113.50	$981 plus$ 43.50 per lot every lot in excess of 5 lots. Maximum fee $5,113.50
Heritage			
Heritage Assessment Fee for Development Applications: Nil for single storey additions or other minor structures not visible from the street	C	$291.00	$299.00
Delisting request for Heritage List (where full heritage listing review has not been undertaken within the previous 2 years)	C	Price on application	Actual Cost
Cash-in-lieu per parking bay - in accordance with Payment in Lieu of Parking Plan	C	$20,280.00	$20,280.00
Application for Approval of Home Occupation			
(a) Initial fee	S	$222.00	$222.00

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TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
(b) Initial fee - penalty (initial fee plus twice the fee above) if occupation has already commenced	S	$666.00	$666.00
(a) Renewal fee	S	$73.00	$73.00
(b) Renewal fee - penalty (renewal fee plus twice the fee above) if approval has already expired	S	$219.00	$219.00
Fee to initiate a Scheme Amendment, Local Development Plan or Structure Plan - Minor Amendments (no textural just scheme map alterations)	C	Price on application. Maximum $5,408	Actual cost Maximum $5,408
Fee to initiate a Scheme Amendment or Structure Plan - All Other Amendments	C	Price on application Maximum $7,571	Actual cost Maximum $7,571
Advertising (Express Post) of Development Applications - per letter	C	$10.00	$10.30
Plan Search Fee for Development and Planning Approvals (plus print costs)	C	$150.00	$154.50
Section 40 (Liquor Licencing) Certificates - per hour (Note as per Section 39)	C	$165.00	$170.00
Design Review Panel Services			
Initial review	C	$900.00	$925.00
Second major review	C	$1,790.00	$1,843.00
Subsequent reviews (each)	C	$900.00	$927.00
Building Services			
Building Fees			
Sign Licence Application - per sign	S	$150.00	$150.00
Building Plan Search Fee	C	$125.00	$128.00
Battery Powered Alarm Fee (regulation 61)	S	$179.40	$197.00
Application as defined in regulation 31	S	$2,160.15	$2,160.15
Inspection of pool enclosures (regulation 53)	S	$78.00	$78.00
Initial inspection of new private swimming pool	S	$312.00	$312.00
Request for non programmed swimming pool inspection	C	Not applicable	$120.00
Application to extend the time during which a building or demolition permit has effect (s.32(3)(f))	S	$110.00	$121.00
Building Permit Fees			
Uncertified - Class 1 - 10 (Percentage of Estimated value)	S	Minimum $110	0.32% of value (Minimum $121)
Certified - Class 1 and 10 (Percentage of Estimated Value)	S	Minimum $110	0.19% of value (Minimum $121)
Certified - Class 2 and 9 (Percentage of Estimated Value)	S	Minimum $110	0.09% of value (Minimum $121)
BCITF Levy (for work over $100,000) - % of the value of the work inc GST	S	0.20%	0.20%
Occupancy & Building Approval Certificate			
Standard Occupancy & Building Approval Certificate	S	$110.00	$121.00
Temporary occupancy permit for an incomplete building	S	$110.00	$121.00
Modification of an occupancy permit for additional use of a building on a temporary basis	S	$110.00	$121.00
A replacement of occupancy permit for permanent change of the building's use, Classification	S	$110.00	$121.00
An occupancy permit for unauthorised works - Percentage of Works Value	S	Minimum $110	0.18% of value (Minimum $121)
Application for a building approval certificate for a building in respect of which unauthorised work has been done (s. 51(3)) - Percentage of Works Value	S	Minimum $110	0.38% of value (Minimum $121)
Application to replace an occupancy permit for an existing building (s. 52(1))	S	$110.00	$121.00
Application for a building approval certificate for an existing building where unauthorised work has not been done (s. 52(2))	S	$110.00	$121.00
Application to extend the time during which an occupancy permit or building approval certificate has effect (s. 65(3)(a))	S	$110.00	$121.00
Demolition Permit Fees			
Class 1 or 10	S	Minimum $110	$121.00
Class 2 to 9 (for each storey)	S	$110.00	$121.00

TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Builders Services Levy			
Building or Demolition Permit - less than or equal to $45,000	S	$61.65	$61.65
Building or Demolition Permit - over $45,000, percentage of value of work	S	0.137%	0.137%
Occupancy permit or building approval certificate for approved building work (s47, 49 or 52 of the Building Act)	S	$61.65	$61.65
Occupancy permit or building approval certificate for unauthorised building work (s51 of the Building Act) - less than or equal to $45,000	S	$123.30	$123.30
Occupancy permit or building approval certificate for unauthorised building work under (s51 of the Building Act) - over $45,000, percentage of value of work	S	0.274%	0.274%
Bonds			
Demolition Permit Bond	C	$5,500.00	$5,665.00
Development /Verge bond - Residential (minor works)	C	$3,500.00	$3,605.00
Development bond - Residential	C	$5,500.00	$5,665.00
Development bond - Commercial	C	Price on application	Actual cost
Refund inspection fee (2nd inspection onwards) - per inspection	C	$200.00	$206.00
Engineering and Works			
Obstruction Permits - for up to 3 months (without Traffic Management approval)			
Assessment fee	C	$65.00	$200.00
Late fee (where application received less than 7 working days prior)	C	$230.00	$300.00
Obstruction Permits- for up to 3 months (with Traffic Management approval)			
Assessment Fee	C	$260.00	$268.00
Compliance Safety Inspection for long-term Traffic Management Plans	C	N/A	$200.00
Late fee (where application received less than 7 working days prior)	C	$575.00	$593.00
Obstruction Permits- not for profit/charitable	C	No fee or charge	No fee or charge
Waste			
Standard household service included in Rates- 120Lt waste, 240Lt recycling and 240Lt green waste (**SS**)	C	No additional fee or charge	No additional fee or charge
Administration Bin establishment fee- 120Lt waste and 240Lt recycling	C	$162.00	$162.00
Administration Bin establishment fee-120Lt waste, 240Lt recycling and 240Lt green waste	C	$230.00	$230.00
Administration Bin establishment fee (Multi Unit Dwellings)	C	POA	POA
Mandatory In-service Fee - Waste (Per Service Unit)	C	$45.00	$45.00
Mandatory In-service Fee - Recycling (Per Service Unit)	C	$45.00	$45.00
Green waste Bags	C	$6.00	$6.00
Replacement bin/Repairs - 1 per year per part	C	No fee or charge	No fee or charge
Replacement bin/Repairs- 2nd and above	C	At Cost	At Cost
Upgraded and Additional Bin/s			
Upgrade from 120L waste bin to 240L waste bin (total capacity 240L)	C	$230.00	$230.00
Additional 240L waste bin (total capacity 360L)	C	$355.00	$355.00
Super service two (2) 240L waste bin (total capacity 480L)	C	$1,110.00	$1,110.00
Upgrade from 240L recycling bin to 360L recycling bin (total capacity 360L)	C	$150.00	$150.00
Additional 240L recycling bin (total capacity 480L)	C	$210.00	$210.00
Additional 240L green bin	C	$210.00	$210.00
Additional standard service (120L waste bin & 240L recycling bin)	C	$600.00	$440.00
Aquatic Centre			
Admission and Membership Prices			
Adult admission - over 18 years			
Single Admission	C	$7.20	$7.50
10 Admissions	C	$65.00	$68.00
Children admission - under 18 years & Student Card holders			
Children -Under 3 years	C	No fee or charge	No fee or charge
Single Admission	C	$5.50	$5.70
10 Admissions	C	$50.00	$51.00
Students between 13 years to 18 years plus Student Card holders			
Single Admission (13 years)- student card required	C	$6.50	N/A
10 Admissions	C	$60.00	N/A
Seniors & Aged Pensioners Admissions (Including Disability & Invalid Pension Card)			
Single Admission	C	$5.50	$5.70
10 Admissions	C	$50.00	$51.00

TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Family Pass			
Single Admission (2 adults + 2 children/students or 1 adult + 3 children/students)	C	$23.00	$23.00
10 Admissions	C	$207.00	$207.00
Aqua Fitness Classes- Admission			
Single Admission	C	$16.00	$16.50
Non-Swimmer Admissions			
Spectator- Single Admission	C	$2.00	No fee or charge
Child Parent or Guardian drop off and pick up only	C	No fee or charge	No fee or charge
Other Admissions			
Town of Claremont Permanent Employee	C	No fee or charge	No fee or charge
Vacswim - Single Admission (1 x child + 1 x spectator)	C	$5.20	$5.70
Learn To Swim - Single Admission (1 x child + 1 x spectator)	C	$5.40	$5.70
Swim Memberships			
Swim Membership Adult - 12 months	C	$925.00	$958.00
Swim Membership Adult - 3 months	C	$250.00	$236.00
Swim Membership Child- 12 months	C	$693.80	$728.00
Swim Membership Child- 3 months	C	$200.00	$180.00
Swim Membership Student -12 months	C	$675.00	N/A
Swim Membership Student -3 months	C	$200.00	N/A
Swim Membership Senior (Including Disability & Invalid Pension)- 12 months	C	$750.00	$728.00
Swim Membership Senior (Including Disability & Invalid Pension) - 3 months	C	$215.00	$180.00
Membership Card Fee (Replacement)	C	$5.00	$5.00
Commercial/Business/Private Fees			
Pool Hire Fees			
Pool Hire Fee (50m, 25m and dive pool)- (per hour)	C	$200.00	$206.00
Hire of Lane in 25m pool (per hour). Required to have minimum 5 people, admission additional	C	$20.00	$20.60
Hire of lane in 50m pool (per hour). Required to have minimum 5 people, admission additional	C	$35.00	$36.05
Hire of dive Pool (per hour). Required to have minimum 5 people, admission additional	C	$42.00	$43.30
Club Room Hire Fees			
Clubroom- per hour	C	$50.00	$51.50
Clubroom - maximum 3 hours	C	$110.00	$113.30
Clubroom- per Day	C	$200.00	$206.00
Course Hire Fees			
1 Day (Includes Club Room Hire, 2 x Lanes, entry for 2 x Trainers, entry for up to 20 x Trainees)	C	$350.00	$360.50
2 Days (Includes Club Room Hire, 2 x Lanes, entry for 2 x Trainers, entry for up to 20 x Trainees)	C	$630.00	$649.00
3 Days (Club Room, 2 x Lanes, Entry for 2 x Trainers, Entry for up to 20 x Trainees)	C	$895.00	$922.00
4 Days (Club Room, 2 x Lanes, Entry for 2 x Trainers, Entry for up to 20 x Trainees)	C	$1,120.00	$1,154.00
5 Days (Club Room, 2 x Lanes, Entry for 2 x Trainers, Entry for up to 20 x Trainees)	C	$1,315.00	$1,355.00
Inflatables Hire Fees			
Small Inflatable (25m Pool) (per hour). Lifeguard required and fee is additional.	C	$165.00	$170.00
Large Inflatable (50m Pool) (per hour). Lifeguard required and fee is additional.	C	$265.00	$273.00
Lifeguard - per Hour	C	$52.00	$53.60
Duty Manager- per Hour	C	$68.00	$70.05
Swimming Carnivals/Events			
Single Admission- Spectator	C	$2.00	$4.00
Single Admission- Children and Students	C	$4.50	$5.70
Single Admission- Students	C	$5.50	N/A
Hire fee for full Centre (50m, 25m and dive pool) for 5 hours. Student & spectator admission additional.	C	$550.00	$566.50
Hire fee for 50m and dive pool only for 5 hours. Student & spectator admission additional.	C	$450.00	$463.50
Hire fee for 25m pool only for 5 hours. Student & spectator admission additional.	C	$350.00	$360.50
Hire fee per hour (or when over 5 hours)	C	$200.00	$206.00
Not for profit/Charitable - Fees			
Pool Hire Fees			
Hire of Lane in 25m pool (per hour). Required to have minimum 5 people, admission additional	C	$14.00	$14.45
Hire of Lane in 50m pool (per hour). Required to have minimum 5 people, admission additional	C	$26.00	$26.80

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TOWN OF CLAREMONT
SCHEDULE OF FEES & CHARGES 2026-27

Description of Fee / Charge	Statutory (S) Council (C)	2025-2026	2026-27
Hire of Dive Pool (per hour). Required to have minimum 5 people, admission additional	C	$35.00	$36.05
Dolphins Water Polo Club	C	60% of fee payable	80% of fee payable
Clubroom Hire Fees			
Clubroom hire -per hour	C	$25.00	$25.75
Clubroom hire fee -maximum 3 hours	C	$55.00	$56.65
Clubroom hire fee Day- per Day	C	$100.00	$103.00
Booking Deposit - applicable to all bookings including Not for profit/Charitable			
Non Refundable Booking Deposit (for all bookings $100.00 +) cancelled within 14 days	C	$100.00	$103.00
Non Refundable Booking Deposit (for all bookings $500.00 +)- cancelled within 14 days	C	$250.00	$257.50
Non Refundable Booking Deposit (for all bookings $1,000.00 +)- cancelled within 14 days	C	$500.00	$515.00

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

13.1.4 ANNUAL REVIEW OF COUNCIL DELEGATIONS

File Number:	COM/00031-03
Author:	Bernadine Tucker (Director Corporate Services)
Authoriser:	John Pearson (Chief Executive Officer)
Voting Requirement:	Absolute Majority decision of Council *(5 Council Members are required to vote in favour)*.
Attachments:	1. Delegated Authority Register [**13.1.4.1** - 41 pages]

PURPOSE

The Town has a statutory obligation under the *Local Government Act 1995* to review its Delegations each financial year. A review of the Council Delegations has been completed and is now presented for consideration of Council.

OFFICER RECOMMENDATION

That Council:

1. **NOTES** that in accordance with Section 5.46(2) of the L*ocal Government Act 1995*, the Delegations as contained in **Attachment 1**, have been reviewed.
2. **REVOKES** the following delegations**:**
   - DA 1.1 Complaints Committee
   - DA 2.4.1 Registration Officer
   - DA 2.4.2 Refuse or Cancel Registration
   - DA 2.4.3 Limitation as to Numbers
   - DA 2.4.4 Declare Dangerous Dog
   - DA 2.4.5 Dangerous Doc Declared or Seized – Deal with Objection and Determine when to revoke
   - DA 2.4.6 Determine Recoverable Expenses for Dangerous Dog Declaration
   - DA 2.5.1 Cat Registrations
   - DA 2.5.2 Applications to Keep Additional Cats
   - DA 2.7.1 Appointing Bush Fire Control Officers
   - DA 2.7.2 Prosecution of Offences
   - DA 2.7.3 Firebreaks
3. **ADOPTS** the following new delegations as contained in **Attachment 1**:
   - DA 2.4.1 *Dog Act 1976*
   - DA 2.5.1 *Cat Act 2011*
   - DA 2.7.1 *Bush Fires Act 1954*.
   - DA 2.10.1 Appoint Authorised Officer or Approved Officer (Asbestos Regs)
4. **AMENDS** the following delegations as contained in **Attachment 1:**
   - DA 2.6.2 Enforcement Orders
   - DA 2.6.3 Dealing with Seized Items
   - DA 2.6.4 Appoint Designated Officer – Information Sharing
   - DA 2.8.1 *Food Act 2008*
   - DA 2.9.1 Graffiti

BACKGROUND

Section 5.42 of the *Local Government Act 1995* (the Act) provides that a Council may delegate to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties under the Act, other than those referred to in section 5.43. Section 5.46(2) of the Act requires the local government to review its Delegations at least once every financial year.

The purpose of this review is to consider the operational effectiveness of the current delegations, whether they remain relevant and appropriate and whether legislative amendments or organisational changes necessitate any revisions to the text.

DISCUSSION

There are a range of powers and duties delegated to the CEO in accordance with the powers provided by Sections 5.42(1)(a) and (b) of the Act. The Act also requires that the Council's delegations to the CEO be reviewed each year.

The Delegations were forwarded to the relevant officers from each department who reviewed the appropriateness of the existing Delegations and if there was a need for any additional delegations. The review identified that a number of the listed provisions do not constitute powers or duties of the local government capable of delegation and are therefore more appropriately removed from the delegation instrument. In addition, the review identified opportunities to consolidate multiple delegations into broader, more comprehensive delegations. This will improve governance and administrative efficiency by reducing duplication, ensuring statutory powers are comprehensively captured, enhancing the usability of the Delegations Register, and minimising the need for ongoing amendments when legislative changes occur.

As a result of the review, the following delegations are recommended for revocation, amendment or adoption.

Delegation DA 1.1 Complaints Committee

The Local Government (Model Code of Conduct) Regulations 2021 was amended on 1 January 2026. Clause 14B(1) prescribes that the Council must carry out the functions listed in clauses 12 and 13 of the Model Code of Conduct. These functions are no longer capable of delegation. Therefore, it is recommended that this Delegation be revoked.

Delegations under the Dog Act - DA2.4.1, DA2.4.2, DA2.4.3, DA2.4.4, DA2.4.5 and DA2.4.6

The existing delegations under the Dog Act 1976 (DA2.4.1, DA2.4.2, DA2.4.3, DA2.4.4, DA2.4.5 and DA2.4.6) comprise a number of separate delegations that collectively provide authority to undertake various administrative and regulatory functions under the Act.

It is proposed that these delegations be revoked and replaced with a single, broader delegation authorising the Chief Executive Officer to perform any power or duty of the local government under the Dog Act 1976, including the authority to on-delegate those powers and duties to employees. Therefore, it is recommended Council endorse a new delegation, DA 2.4.1 *Dog Act 1976* that delegates to the Chief Executive Officer, any power, duty or function under the *Dog Act 1976*.

Having a single delegation under the Dog Act 1976 provides a clear and comprehensive framework for the exercise of the local government's powers and duties. This approach minimises the risk of individual statutory functions being overlooked and ensures that any future legislative amendments are automatically encompassed, reducing the need for ongoing amendments to the Town's Delegations Register.

Delegations under the Cat Act – DA 2.5.1 and DA 2.5.2

For the same reasons as the Dog Act above, it is recommended that the existing delegations, DA 2.5.1 and DA 2.5.2, be revoked and replaced with one delegation, DA 2.6.1 Cat Act 2011, that delegates to the Chief Executive Officer, any power, duty or function under the *Cat Act 2011*.

Delegation under the Public Health Act 2016 – DA 2.6.2

Delegation DA 2.6.2 Enforcement Orders has been reviewed with some amendments being identified. It is recommended that the express references to sections 219 and 221 be removed, as these provisions do not require separate delegation. It is also proposed that the delegate be amended to the Manager Environmental Health to align the delegation with the officer responsible for administering and enforcing the relevant legislative provisions. In addition, it is recommended that the condition relating to costs incurred under section 219 be removed, as it is unnecessary and does not materially affect the exercise of the delegated power.

Delegation under the Public Health Act 2016 – DA 2.6.3

Delegation DA2.6.3 Dealing with Seized Items has been reviewed with the following changes recommended. It is proposed that the express references to sections 262 and 263 of the Public Health Act 2016 be removed, as these provisions do not require separate delegation. The delegation is also proposed to be amended to identify the Manager Environmental Health as the delegate, reflecting the officer responsible for administering the relevant functions under the Act. A typographical error has been identified in Function 3, where the reference should read "Part 16 if...". Correcting this error will ensure the delegation accurately reflects the legislative provision being delegated. It is further recommended that the conditions attached to the delegation be removed. The conditions are considered unnecessary, as the exercise of the delegated powers is already governed by the requirements of the Public Health Act 2016.

Delegation under the Public Health Act 2016 – DA 2.6.4

Delegation 2.6.4 Appoint Designated Officer – Information Sharing has been reviewed with the following changes recommended. It is proposed that the delegate be amended to the Chief Executive Officer, as the appointment of designated officers responsible for information sharing is an organisational and administrative function appropriately exercised by the Chief Executive Officer. It is also recommended that the conditions attached to the delegation be removed. The conditions are considered unnecessary as the exercise of the delegated power is already governed by the requirements of the Public Health Act 2016. In addition, it is recommended that the wording following "Nil" in the Express Power to Sub-Delegate section be removed. As the delegation does not permit sub-delegation, the additional wording is unnecessary.

Delegations under the Bush Fires Act 1954 – DA 2.7.1, DA 2.7.2 and DA 2.7.3

To ensure consistency across our delegations, the three delegations under the *Bush Fires Act 1954*, DA 2.7.1, 2.7.2 and 2.7.3 are also recommended to be revoked and replaced with a new delegation, 2.7.1 *Bush Fires Act 1954*. This new delegation will give the Chief Executive Officer the power to enforce all duties and functions under the *Bush Fires Act 1954*.

Delegation under the Food Act 2008

Delegation 2.8.1 Food Act 2008 has been reviewed with the following amendments identified.

It is recommended that the express references to sections 54, 65(1), 66, 67(4), 123, 125 and 126 of the Food Act 2008, together with regulation 51, be removed from the delegation. These provisions either do not confer a delegable power on the local government or do not require specific reference within the delegation. It is also recommended that the delegate be amended from Director Planning and Environment to Manager Environmental Health. Consequential amendments are also required to Item 3 under the "Function" section to replace references to the Director Planning and Environment with Manager Environmental Health. This amendment will ensure consistency throughout the delegation and accurately reflect position titles.

Delegation under the Graffiti Vandalism Act 2016 – DA 2.9.1

Current delegation DA 2.9.1 Graffiti lists seven items to be delegated. However, some of these are not delegable powers. For example, section 22(3), "Objection may be lodged", does not confer a power on the local government but rather sets out the process to be followed where an objection is lodged. Likewise, section 29 is not a delegable power of the local government, but instead relates to the process undertaken by a justice when issuing a warrant.

Therefore, it is recommended that this delegation be amended to read "Perform any power or duty of the 'local government' under the Graffiti Vandalism Act 2016." Having the delegation framed in this manner ensures that all powers and duties capable of being exercised by the local government under the Act are comprehensively captured, avoids the inclusion of non-delegable statutory provisions, and reduces the need for future amendments to the Delegations Register should the legislation be amended.

Delegation under the Health (Asbestos) Regulations) 1992- DA 2.10.1

Amendments to the Health (Asbestos) Regulations 1992 have introduced the ability for authorised local government officers to issue infringement notices for prescribed offences under regulation 15D(7). In order for the Town to effectively administer and enforce these provisions, it is necessary for Council to establish a delegation authorising designated officers to issue infringement notices in accordance with the Regulations. The proposed delegation will ensure that appropriately authorised officers are able to respond promptly and consistently to non-compliance relating to asbestos management requirements, thereby strengthening the Town's regulatory framework and supporting the protection of public health and safety.

PAST RESOLUTIONS

Item 13.1.3, Ordinary Council Meeting 24 June 2025, Council Resolution 83/25

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Section 5.46(2) of the *Local Government Act 1995*

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.

URGENCY

Delegations are required to be reviewed once every 12 months. The last review was completed in June 2025.

OFFICER RECOMMENDATION

That Council:

1. **NOTES** that in accordance with Section 5.46(2) of the L*ocal Government Act 1995*, the Delegations as contained in **Attachment 1**, have been reviewed.
2. **REVOKES** the following delegations**:**
   - DA 1.1 Complaints Committee
   - DA 2.4.1 Registration Officer
   - DA 2.4.2 Refuse or Cancel Registration
   - DA 2.4.3 Limitation as to Numbers
   - DA 2.4.4 Declare Dangerous Dog

- DA 2.4.5 Dangerous Doc Declared or Seized – Deal with Objection and Determine when to revoke
- DA 2.4.6 Determine Recoverable Expenses for Dangerous Dog Declaration
- DA 2.5.1 Cat Registrations
- DA 2.5.2 Applications to Keep Additional Cats
- DA 2.7.1 Appointing Bush Fire Control Officers
- DA 2.7.2 Prosecution of Offences
- DA 2.7.3 Firebreaks

3. **ADOPTS** the following new delegations as contained in **Attachment 1**:
   - DA 2.4.1 *Dog Act 1976*
   - DA 2.5.1 *Cat Act 2011*
   - DA 2.7.1 *Bush Fires Act 1954*.
   - DA 2.10.1 Appoint Authorised Officer or Approved Officer (Asbestos Regs)
4. **AMENDS** the following delegations as contained in **Attachment 1:**
   - DA 2.6.2 Enforcement Orders
   - DA 2.6.3 Dealing with Seized Items
   - DA 2.6.4 Appoint Designated Officer – Information Sharing
   - DA 2.8.1 *Food Act 2008*
   - DA 2.9.1 Graffiti

OFFICERS SUGGESTED AMENDMENT AND COUNCIL RESOLUTION 88/26

Moved: Cr Annette Suann

Seconded: Deputy Mayor Cr Paul Kelly

That Council:

1. **NOTES** that in accordance with Section 5.46(2) of the L*ocal Government Act 1995*, the Delegations as contained in **Attachment 1**, have been reviewed.
2. **REVOKES** the following delegations**:**
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4. **AMENDS** the following delegations as contained in **Attachment 1:**

- DA 2.6.2 Enforcement Orders
- DA 2.6.3 Dealing with Seized Items
- DA 2.6.4 Appoint Designated Officer – Information Sharing
- DA 2.8.1 *Food Act 2008*
- DA 2.9.1 Graffiti

5. **NOTES** that delegations DA 2.2.1, DA 2.2.2 and DA2.2.3 will be further reviewed, with the outcomes presented to Council for consideration no later than October 2026.

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

Against: Nil

CARRIED by Absolute Majority 9/0

Reasons:

It has been identified that delegations DA 2.2.1, DA 2.2.2 and DA 2.2.3 may not be fully consistent with the relevant planning legislation. A further review will be undertaken to confirm the appropriate scope of the delegations and any amendments required to ensure legislative consistency before they are returned to council for consideration.

1. Council to Committee Delegations

DA 1.1 Complaints Committee

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s. 5.16 Delegation of some powers and duties to certain committees
Express Power or Duty Delegated:	*Local Government (Model Code of Conduct) Regulations 2021:* cl.12 Dealing with complaint cl.13 Dismissal of complaint
Delegate:	**Complaints Committee**
Function:	1. Authority to make a finding as to whether an alleged breach the subject of a complaint has or has not occurred, based upon evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur [cl.12(1) and (3)]. In making any finding the Committee must also determine reasons for the finding [cl.12(7)]. 2. Where a finding is made that a breach has occurred, authority to: a. take no further action [cl.12(4(a)]; or b. prepare and implement a plan to address the behaviour of the person to whom the complaint relates [cl.12(4)(b), (5) and (6)]. 3. Authority to dismiss a complaint and if dismissed, the Committee must also determine reasons for the dismissal [cl.13(1) and (2)].
Conditions on this Delegation:	1. The Committee will make decisions in accordance with the principles and specified requirements established in Council Policy 541 Complaints Against Council Members, Committee Members and Candidates. 2. The part of a Committee meeting which deals with a Complaint will be held behind closed doors in accordance with s. 5.23(2) of the Act. 3. Where a Committee Member is either the Complainant or Respondent to the Complaint, they are to recuse themselves from the Committee's Function by providing an apology. The recused Committee Member is to be replaced by a Deputy Committee Member for the duration of handling the Complaint.
Express Power to Sub-Delegate:	Nil

DA 2.1.1 Disposing of Property

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s 5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.58(2) and (3) Disposing of Property *Local Government (Functions and General) Regulations 1996*: r.30 Dispositions of property excluded from the Act s.3.58
Delegate:	**Chief Executive Officer**
Function:	1. Authority to dispose of property to: a. the highest bidder at public auction [s.3.58(2)(a)]. b. the person who at public tender called by the local government makes what is considered by the delegate to be, the most acceptable tender, whether or not it is the highest tender [s.3.58(2)(b)]. 2. Authority to dispose of property by direct negotiation only in accordance with s.3.58(3) and prior to the disposal, to consider any submissions received following the giving of public notice [s.3.58(3)].
Conditions on this Delegation:	a. Compliance with any applicable Council policies. b. Disposal of land or building assets is limited to matters specified in the Annual Budget and in any other case, a Council resolution is required. c. The Chief Executive Officer may approve leases of Council property where the key lease terms have been determined by Council resolution. d. In accordance with s.5.43(d) disposal of property, for any single project or where not part of a project but part of a single transaction, is limited to a maximum value of $100,000 or less. e. Methods of Disposal • Where a public auction is determined as the method of disposal: ▪ Reserve price is to be set by independent valuation. ▪ Where the reserve price is not achieved at auction, negotiation may be undertaken to achieve the sale at up to a -10% variation on the set reserve price. • Where a public tender is determined as the method of disposal and the tender does not achieve a reasonable price for the disposal of the property, the delegate is to determine if better value could be achieved through another disposal method and if so, must determine not to accept any tender and use an alternative disposal method. • Where a direct negotiation is determined as the method of disposal, the delegate is authorised to: ▪ Negotiate the sale of the property up to a -10% variance on the valuation; and ▪ Consider any public submissions received and determine if to proceed with the disposal, ensuring that the reasons for such a decision are recorded.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s. 5.44 CEO may delegate some powers and duties to other employees

DA 2.1.2 Rate Record – Objections

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.76 Grounds of Objection
Delegate:	**Chief Executive Officer**
Function:	1. Authority to extend the time for a person to make an objection to a rate record [s.6.76(4)]. 2. Authority to consider an objection to a rate record and either allow it or disallow it, wholly or in part, providing the decision and reasons for the decision in a notice promptly served upon the person whom made the objection [s.6.76(5)].
Conditions on this Delegation:	A delegate who has participated in any matter contributing to a decision related to the rate record, which is the subject of a Rates Record Objection, must not be party to any determination under this Delegation.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.3 Defer, Grant Discounts, Waive or Write Off Debts

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.12 Power to Defer, Grant Discounts, Waive or Write Off Debts
Delegate:	**Chief Executive Officer**
Function:	Power to: 1. Waive a debt which is owed to the Town [s.6.12(1)(b)]. 2. Grant a concession in relation to money which is owed to the Town [s.6.12(1)(b)]. 3. Write off an amount of money which is owed to the Town [s.6.12(1)(c)].
Conditions on this Delegation:	a. Limited to individual or cumulative sums below $1,000. b. In relation to function 3, a debt can only be written off where all reasonable measures have been taken to recover the debt and with due consideration to the cost of recovery. c. This delegation is to be exercised in accordance with any applicable Council policies.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s. 5.44 CEO may delegate some powers and duties to other employees

DA 2.1.4 Rate Record Amendment

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.39(2)(b) Rate Record
Delegate:	**Chief Executive Officer**
Function:	Authority to determine any requirement to amend the rate record for the five years preceding the current financial year [s.6.39(2)(b)].
Conditions on this Delegation:	Delegates must comply with the requirements of s.6.40 of the Act which prescribes consequential actions that may be required following a decision to amend the rate record.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.5 Payments of Accounts from Municipal or Trust Funds

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s. 5.42 Delegation of some powers or duties to the CEO s. 5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government (Financial Management) Regulations 1996*: r.12(1)(a) Payments from municipal fund or trust fund, restrictions on making
Delegate:	**Chief Executive Officer**
Function:	Authority to make payments from the municipal or trust funds [r.12(1)(a)].
Conditions on this Delegation:	Authority to make payments is subject to annual budget limitations and compliance with any applicable Council policies.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.6 Tenders for Goods and Services

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulations 1996* **(F&G)***:* r.11 When tenders have to be publicly invited r.13 Requirements when local government invites tenders though not required to do so r.14 Publicly inviting tenders, requirements for r.18 Rejecting and accepting tenders r.20 Variation of requirements before entry into contract r.21A Varying a contract for the supply of goods or services
Delegate:	**Chief Executive Officer**
Function:	1. Authority to call tenders [F&G r.11(1)]. 2. Authority to, because of the unique nature of the goods or services or for any other reason it is unlikely that there is more than one supplier, determine a sole supplier arrangement [F&G r.11(2)(f)]. 3. Authority to seek quotes using a tender exemption where the expense is included in the adopted Annual Budget [F&G.r.11(2)]. 4. Authority to invite tenders although not required to do so [F&G r.13]. 5. Authority to determine in writing, before tenders are called, the criteria for acceptance of tenders [F&G r.14(2a)]. 6. Authority to determine the information that is to be disclosed to those interested in submitting a tender [F&G r.14(4)(a)]. 7. Authority to vary tender information after public notice of invitation to tender and before the close of tenders, taking reasonable steps to ensure each person who has sought copies of the tender information is provided notice of the variation [F&G r.14(5)]. 8. Authority to determine whether or not to reject tenders that do not comply with the requirements specified in the invitation to tender [F&Gr.18(2)]. 9. Authority to seek clarification from tenderers in relation to information contained in their tender submission [F&G r. 18(4a)]. 10. Authority to evaluate tenders, by written evaluation, decide which is the most advantageous and recommend to council award of the tender [F&G r.18(4)]. 11. Authority to decline to accept any tender [F&G r.18(5)]. 12. Authority to accept another tender where within 6-months of either accepting a tender, a contract has not been entered into or the successful tenderer agrees to terminate the contract [F&G r.18(6) & (7)]. 13. Authority to determine whether variations in goods or services required are minor variations, and to negotiate with the successful

	tenderer to make minor variations before entering into a contract [F&G r.20(1) and (3)]. 14. If the chosen tenderer is unable or unwilling to form a contract or the minor variation cannot be agreed with the successful tenderer, so that the tenderer ceases to be the chosen tenderer, authority to accept the next most advantageous tender [F&G r.20(2)]. 15. Authority to: a. Vary a contract after it has been entered into with a successful tenderer, provided the variation(s) are necessary for the goods and services to be supplied, and do not change the scope of the original contract or increase the contract by more than 10% of the total contract value. b. Exercise a contract extension option that was included in the original tender specification and contract in accordance with F&G r.11(2)(j).
Conditions on this Delegation:	1. Tenders may only be called where there is an adopted budget for the proposed goods or services, with the exception being the period immediately prior to the adoption of a new Annual Budget where: i. the proposed goods or services are required to fulfil a routine contract related to the day to day operations of the Local Government; or ii. a current supply contract expiry is imminent; and iii. the value of the proposed new contract has been included in the draft Annual Budget proposed for adoption; and iv. the tender specification includes a provision that the tender will only be awarded subject to the budget adoption by the Council. 2. A decision to renew or extend a contract must only occur where the original contract contained the option to renew or extend its term as per F&G r.11(2)(j) and the contractor's performance has been reviewed evidencing the rationale for entering into the extended term. 3. A decision to award a contract following the CEO undertaking tender exempt procurement is to be made by Council. 4. Compliance with any applicable Council policies.
Express Power to Sub-Delegate:	*Local Government Act* 1995: s.5.44 CEO may delegate some powers and duties to other employees.

DA 2.1.7 Power to Invest and Manage Investments

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.14 Power to invest *Local Government (Financial Management) Regulations 1996*: r.19 Investments, control procedures for
Delegate:	**Chief Executive Officer**
Function:	1. Authority to invest money held in the municipal fund or trust fund that is not, for the time being, required for any other purpose [s.6.14(1)]. 2. Authority to establish and document internal control procedures to be followed in the investment and management of investments [r.19].
Conditions on this Delegation:	a. All investment activity must comply with regulation 19C of the *Local Government (Financial Management) Regulations 1996 and* any applicable Council policies. b. A report detailing the investment portfolio's performance, exposures and changes since last reporting, is to be provided as part of the Monthly Financial Reports.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s. 5.44 CEO may delegate some powers and duties to other employees

DA 2.1.8 Authorisation to do Things on Land that is not Property of the Local Government

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995:* s.3.27 Particular things local governments can do on land that is not local government property
Delegate:	**Chief Executive Officer**
Function:	The power to do any of the things prescribed in Schedule 3.2 of the *Local Government Act 1995* even though the land on which it is done is not local government property and the Town does not have consent to do it.
Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.9 Closure of Thoroughfares

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995:* s.3.50 Closing certain thoroughfares to vehicles s.3.50A Partial closure of thoroughfare for repairs or maintenances s.3.51 Affected owners to be notified of certain proposals
Delegate:	**Chief Executive Officer**
Function:	1. Authority to close a thoroughfare (wholly or partially) to vehicles or particular classes of vehicles for a period not exceeding 4-weeks [s.3.50(1)]. 2. Authority to determine to close a thoroughfare for a period exceeding 4-weeks and before doing so, to: a. give local public notice, written notice to the Commissioner of Main Roads and written notice to prescribed persons and persons that own prescribed land; and b. consider submissions relevant to the road closure(s) proposed [s.3.50(1a), (2) and (4)]. 3. Authority to revoke an order to close a thoroughfare [s.3.50(6)]. 4. Authority to partially and temporarily close a thoroughfare without public notice for repairs or maintenance, where it is unlikely to have significant adverse effect on users of the thoroughfare [s.3.50A] 5. Before doing anything to which section 3.51 applies, authority to take action to notify affected owners and give public notice that allows reasonable time for submissions to be made and consider any submissions made before determining to fix or alter the level or alignment of a thoroughfare or draining water from a thoroughfare to private land [s3.51].
Conditions on this Delegation:	a. If, under s.3.50(1), a thoroughfare is closed without giving local public notice, local public notice is to be given as soon as practicable after the thoroughfare is closed [s.3.50(8)]. b. Maintain access to adjoining land [s.3.52(3)].
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.10 Control Reserves and Certain Unvested Facilities

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995* s.3.53(3) Control of certain unvested facilities s.3.54(1) Reserves under control of local government
Delegate:	**Chief Executive Officer**
Function:	1. Authority to agree the method for control and management of an unvested facility which is partially within 2 or more local government districts. [s.3.53(3)]. 2. Authority to do anything for the purpose of controlling and managing land under the control and management of the Town that the Town could do under s.5 of the *Parks and Reserves Act 1895*. [s.3.54(1)].
Conditions on this Delegation:	a. Limited to matters where the financial implications do not exceed a relevant and current budget allocation and which do not create a financial liability in future budgets.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.11 Declare Vehicle is Abandoned Vehicle Wreck

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995:* s.3.40A (4) Abandoned vehicle wreck may be taken
Delegate:	**Chief Executive Officer**
Function:	Declare that an impounded vehicle is an abandoned wreck [s.3.40A(4)].
Conditions on this Delegation:	Disposal of a declared abandoned vehicle wreck is to be undertaken in accordance with Delegated Authority DA 2.1.12 Confiscated or Uncollected Goods.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s. 5.44 CEO may delegate some powers and duties to other employees

DA 2.1.12 Confiscated or Uncollected Goods

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995:* s.3.46 Goods May be withheld until costs paid s.3.47 Confiscated or uncollected goods, disposal of s.3.48 Impounding expenses, recovery of
Delegate:	**Chief Executive Officer**
Function:	1. Authority to refuse to allow goods impounded under s.3.39 or 3.40A to be collected until the costs of removing, impounding and keeping them have been paid to the local government. [s.3.46]. 2. Authority to sell or otherwise dispose of confiscated or uncollected goods or vehicles that have been ordered to be confiscated under s.3.43 [s.3.47]. 3. Authority to recover expenses incurred for removing, impounding, and disposing of confiscated or uncollected goods [s.3.48].
Conditions on this Delegation:	Disposal of confiscated or uncollected goods, including abandoned vehicles, is to be in accordance with any applicable legislation, Council policies and DA 2.1.1 Disposing of Property.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.13 Agreement as to Payment of Rates and Service Charges

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.49 Agreement as to payment of rates and service charges
Delegate:	**Chief Executive Officer**
Function:	Authority to make an agreement with a person for the payment of rates or service charges [s.6.49].
Conditions on this Delegation:	a. Agreements must be made in consideration of any applicable Council policies. b. An agreement must be in writing and signed by the person and the Delegate. c. Limited to individual or cumulative debts for residential properties whose total value is below $10,000. Agreements in relation to debts greater than this must be referred for Council decision. d. Limited to individual or cumulative debts for commercial properties whose total value is below $20,000. Agreements in relation to debts greater than this must be referred for Council decision; and e. The CEO is to report the total number of agreements entered into and the total dollar value of the agreements to Council every month.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.14 Recovering of Rates or Service Charges

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.56 Rates or service charges recoverable in court s.6.64(3) Actions to be taken
Delegate:	**Chief Executive Officer**
Function:	1. Authority to recover rates or service charges, as well as costs of proceedings for the recovery, in a court of competent jurisdiction [s.6.56 (1)]. 2. Authority to lodge (and withdraw) a caveat to preclude dealings in respect of land where payment of rates or service charges imposed on that land is in arrears [s.6.64(3)].
Council Conditions on this Delegation:	Compliance with any applicable Council policies.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.15 Powers of Entry (Local Government Act)

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995:* s.3.28 When this Subdivision applies s.3.32 Notice of entry s.3.33 Entry under warrant s.3.34 Entry in an emergency s.3.36 Opening fences
Delegate:	**Chief Executive Officer**
Function:	1. Authority to exercise powers of entry to enter onto land to perform any of the local government functions under this Act, other than entry under a Local Law [s.3.28]. 2. Authority to give notice of entry [s.3.32]. 3. Authority to seek and execute an entry under warrant [s.3.33]. 4. Authority to execute entry in an emergency, using such force as is reasonable [s.3.34 (1) and (3)]. 5. Authority to give notice and effect entry by opening a fence [s.3.36].
Conditions on this Delegation:	Delegated authority under s.3.34 (1) and (3) may only be used where there is imminent or substantial risk to public safety or property.
Express Power to Sub-Delegate:	*Local Government Act* 1995: s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.16 Disposal of Sick or Injured Animals

Delegator:	Town of Claremont
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995:* s.3.47A Sick or injured animals, disposal of s.3.48 Impounding expenses, recovery of
Delegate:	**Chief Executive Officer**
Function:	1. Authority to determine when an impounded animal is ill or injured, that treating it is not practicable, and to humanely destroy the animal and dispose of the carcass [s.3.47A (1)]. 2. Authority to recover expenses incurred for removing, impounding, and disposing of confiscated or uncollected goods [s.3.48].
Conditions on this Delegation:	Delegation only to be used where the Delegate's reasonable efforts to identify and contact an owner have failed.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees.

DA 2.1.17 Administration of the Town's Local Laws

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995:* s 3.18(1) Performing Executive Functions
Delegate:	**Chief Executive Officer**
Function:	Authority to administer the Town's local laws and to do all other things that are permissible, necessary or convenient to be done for, or in connection with, performing the functions of the Town under the Town's local laws being 1. Activities on Thoroughfares and Public Places Local law 2003; 2. Animal Local Law 2024; 3. Fencing Local Law 2000; 4. Foreshore Building Line Freshwater Bay local law 2000; 5. Health Local Law 2010; 6. Height of Buildings- Freshwater Bay Local Law 2000; 7. Local Government Property Local Law 2000; 8. Parking Local Law 2016; 9. Meeting Procedures Local Law 2018; 10. Signs Local Law; 11. Site Erosion and Sand Drift Local Law 2016; 12. Waste Local Law 2017.
Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.19 Obstruction of Footpaths and Thoroughfares

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government (Uniform Local Provisions) Regulations 1996:* r.5(2) Interfering with, or taking from, local government land r.6 Obstruction of public thoroughfare by things placed and left r.7A Obstruction of public thoroughfare by fallen things r.7 Encroaching on public thoroughfare
Delegate:	**Chief Executive Officer**
Function:	1. Authority to, by written notice served on a person who is carrying out plastering, painting or decorating operations (the work) over or near a footpath on land that is local government property, to require the person to cover the footpath during the period specified in the notice so as to: a. prevent damage to the footpath; or b. prevent inconvenience to the public or danger from falling materials [ULP r.5(2)]. 2. Authority to provide permission, including imposing appropriate conditions, or to refuse to provide permission, for a person to place on a specified part of a public thoroughfare one or more specified things that may obstruct the public thoroughfare. [ULP r.6(2) and (4)]. 3. Authority to renew permission to obstruct a thoroughfare and to vary any condition imposed on the permission with effect from the time written notice is given to the person to whom permission is granted [ULP r.6(6)]. 4. Authority to require an owner or occupier of land to remove any thing that has fallen from the land or from anything on the land, which is obstructing a public thoroughfare [ULP r.7A]. 5. Authority to require an owner or occupier of land to remove any part of a structure, tree or plant that is encroaching, without lawful authority on a public thoroughfare [ULP r.7].
Conditions on this Delegation:	a. Actions under this Delegation must comply with procedural requirements detailed in *the Local Government (Uniform Local Provisions) Regulations 1996.* b. In relation to function 2, permission may only be granted where the proponent has: i. Where appropriate, obtained written permission from each owner of adjoining or adjacent property which may be impacted by the proposed obstruction; ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good public assets damaged by the obstruction at the completion of works; iii. Provided evidence of sufficient Public Liability Insurance; and iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.20 Public Thoroughfare – Dangerous Excavations

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government (Uniform Local Provisions) Regulations 1996:* r.11(1), (4), (6) & (8) Dangerous excavation in or near public thoroughfare
Delegate:	**Chief Executive Officer**
Function:	1. Authority to determine if an excavation in or on land adjoining a public thoroughfare is dangerous and take action to fill it in or fence it or request the owner / occupier in writing to fill in or securely fence the excavation [ULP r.11(1)]. 2. Authority to determine to give permission or refuse to give permission to make or make and leave an excavation in a public thoroughfare or land adjoining a public thoroughfare [ULP r.11(4)]. 3. Authority to impose conditions on granting permission [ULP r.11(6)]. 4. Authority to renew a permission granted or vary at any time, any condition imposed on a permission granted [ULP r.11(8)].
Conditions on this Delegation:	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. b. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed works; ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public assets at the completion of works; iii. Provided evidence of sufficient Public Liability Insurance; and iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.21 Crossing – Construction, Repair and Removal

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government (Uniform Local Provisions) Regulations 1996:* r.12(1) Crossing from public thoroughfare to private land or private thoroughfare r.13(1) Requirement to construct or repair crossing
Delegate:	**Chief Executive Officer**
Function:	1. Authority to approve or refuse to approve, applications for the construction of a crossing giving access from a public thoroughfare to land or private thoroughfare serving land [ULP r,12(1)]. 2. Authority to determine the specifications for construction of crossings to the satisfaction of the Local Government [ULP r.12(1)(a)]. 3. Authority to give notice to an owner or occupier of land requiring the person to construct or repair a crossing [ULP r.13(1)]. 4. Authority to initiate works to construct a crossing where the person fails to comply with a notice requiring them to construct or repair the crossing and recover 50% of the cost of doing so as a debt due from the person [ULP r.13(2)].
Conditions on this Delegation:	Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.22 Private Works on, over or under Public Places

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: r.17 Private works on, over, or under public places
Delegate:	**Chief Executive Officer**
Function:	1. Authority to grant or refuse permission to construct a specified thing on, over, or under a specified public thoroughfare or public place that is local government property [ULP r.17(3)]. 2. Authority to impose conditions on permission including those prescribed in r.17(5) and (6) [ULP r.17(5)].
Conditions on this Delegation:	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. b. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed private works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public place at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.1.23 Minor Amendments to Delegations Register and Policies

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO
Delegate:	**Chief Executive Officer**
Function:	Authority to make amendments to format, spelling, grammar, titling, responsible/affected business units/officers and minor errors within the text of Delegations and Policies that have already been endorsed by Council.
Conditions on this Delegation:	Any changes made under this delegation must not alter the intent of the document.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

DA 2.2.1 *Planning and Development (Local Planning Schemes) Regulations 2015*

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Planning and Development (Local Planning Schemes) Regulations 2015:* cl.82 Delegations by local government
Express Power or Duty Delegated:	All powers and duties under the Town of Claremont Local Planning Scheme No. 3 and Schedule 2 (Deemed provisions for local planning schemes) of the *Planning and Development (Local Planning Schemes) Regulations 2015*: with the exception of: cl. 3-6 (inclusive) Local planning policies cl. 20 Local government report to Commission cl. 29 Amendment of structure plan cl. 52 Decision of local government cl. 59 Amendment of local development plan cl. 78 Powers of local government
Delegate:	**Chief Executive Officer**
Function:	To enter into heritage agreements, require heritage assessments, and issue heritage conservation notices. To prepare and advertise structure plans. To prepare and advertise local development plans. To determine applications for development approval.
Conditions on this Delegation:	This delegation does not extend to the determination of an application for development approval: • previously determined by Council and that is subject to review by the State Administrative Tribunal. • for a proposal previously determined by Council, unless in the opinion of the delegate or sub-delegate, the changes to the proposal are of a minor nature or they satisfy the requirements of the planning framework. • for Bulk Retail Sales, Fast Food Outlet (unless located within a shopping centre), Hospital, Hotel/Tavern, Open Air Display or Restricted Premises. • where three (3) or more objections are received from landowners/occupiers as a result of advertising requirements, and where the issue/s raised in the objection: o cannot be resolved via condition(s) of development approval or by modifying the design; and o relate to valid planning and development considerations; and o for residential developments, relate to variations to the Residential Design Codes deemed-to-comply provisions (Vol. 1) or acceptable outcomes (Vol. 2) for lot boundary (side and rear) setbacks, building height, visual privacy and/or solar access for adjoining sites, and, in the opinion of the delegate or sub-delegate, the variations do not satisfy the corresponding objectives or design principles.
Express Power to Sub-Delegate:	*Planning & Development (Planning Schemes) Regulations 2015:* cl.83 Local government CEO may delegate powers

DA 2.2.2 Illegal Development – Direction to Stop Work

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Local Government Act 1995:* s.5.42(1)(b) Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Planning and Development Act* 2005 s.214(2), (3) and (5) Illegal development, responsible authority's powers as to
Delegate:	**Chief Executive Officer**
Function:	1. Give a written direction to the owner or any other person undertaking an unauthorised development to stop, and not recommence, the development or that part of the development that is undertaken in contravention of the local planning scheme requirements; 2. Give a written direction to the owner or any other person who undertook an unauthorised development to: (a) remove, pull down, take up, or alter the development; and (b) restore the land as nearly as practicable to its condition immediately before the development started, to the satisfaction of the responsible authority. 3. Give a written direction to the person whose duty it is to execute work to execute that work where it appears that delay in the execution of the work to be executed under a planning scheme would prejudice the effective operation of the planning scheme.
Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Local Government Act 1995:* s. 5.44 CEO may delegate some powers and duties to other employees

DA 2.2.3 Planning Matters

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Planning and Development (Local Planning Schemes) Regulations 2015:* cl.82 Delegations by local government
Express Power or Duty Delegated:	See relevant provisions and clauses set out in functions below of the: ▪ *Planning and Development Act 2005* ▪ *Planning and Development (Local Planning Schemes) Regulations 2015*
Delegate:	**Chief Executive Officer**
Function:	**1. Structure Plans (including Precinct Structure Plan)** (a) The determination under cl.17(1) of the Deemed Provisions as to whether a structure plan complies with the requirements of cl.16(1), or if further information is required before the structure plan can be accepted for assessment and advertising. (b) The advertising of a structure plan under cl.18(2) of the Deemed Provisions. (c) The provision of advice and assistance to the Commission under cl.23 of the Deemed Provisions. (d) The determination that advertising of an amendment to a structure plan is not required, where it is minor in nature, under cl.29(3) of the Deemed Provisions. (e) The preparation of a report and recommendation on an amendment to a structure plan, under cl.20 of the Deemed Provisions, where it is determined that the amendment is minor in nature and advertising is not required. **2. Local Development Plans** (a) The determination not to advertise a Local Development Plan under cl.50(3) of the Deemed Provisions. (b) The approval of a Local Development Plan with or without conditions under cl.52(1)(a) of the Deemed Provisions. (c) The determination to require modifications to a Local Development Plan under a cl.52(1)(b) of the Deemed Provisions. (d) The determination to amend an approved Local Development Plan under cl.59(1) of the Deemed Provisions. (e) The refusal of a Local Development Plan under cl.52(1)(c) of the Deemed Provisions. **3. Subdivision** (a) To make comments and recommendations to the Western Australian Planning Commission (WAPC), and any other government body, in respect of any application to subdivide or amalgamate land within the district [s.142(2)]. **4. Heritage** (a) The power under cl.10 of the Deemed Provisions to enter into a Heritage Agreement with the owner or occupier of land or building to bind the land or affect the use of land or building. (b) The determination under cl.11 of the Deemed Provisions to require a Heritage Assessment to be carried out prior to the approval of any development proposed in heritage area or a place on a heritage list.

	(c) The determination under cl.13 (1-6) of the Deemed Provisions to consider a place on a heritage list is not being properly maintained and to give a person who is the owner or occupier of the heritage place a written notice requiring specified repairs to the heritage place, or extend or revoke a notice.
Conditions on this Delegation:	Council Members are to be notified of all other applications for determination under items 1-3 only and be given 72 hours in which to comment (inclusive of weekends but not public holidays). Any one Council Member can in writing stating reasons, call for an application to be referred to a formal Ordinary Council Meeting for determination prior to exercising of Delegation DA 2.2.3. The following applications may be determined under this delegation without prior notice to Council Members: (a) Applications for clearance of subdivision conditions and plans. (b) Applications for strata approval consistent with previously determined Development Applications. (c) Comment on applications for Section 40 Certificate Liquor Licences. Council shall be notified of any determinations or decisions under item 4 and any applications determined without prior notice to Council Members under this delegation in the weekly delegation reports.
Express Power to Sub-Delegate:	*Planning & Development (Planning Schemes) Regulations 2015:* cl.83 Local government CEO may delegate powers

DA 2.3.1 Authority Relating to Building Provisions

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Building Act 2011:* s. 127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act 2011:* s. 18 Further information s. 20 Grant building permit s. 21 Grant of demolition permit s. 22 Further grounds for not granting an application s. 27(1) and (3) Impose conditions on permit s. 55 Further information s. 58 Grant of occupancy permit, building approval certificate s. 62(1) and (3) Conditions imposed by permit authority s. 65(4) Extension of period of duration s. 131(2) Inspection, copies of building records s. 145A Local government functions *Building Regulations 2012:* r. 23 Application to extend time during which permit has effect (s. 32) r. 24 Extension of time during which permit has effect (s. 23(3)) r. 26 Approval of new responsible person (s. 35(c)) r. 40 Extension of period of duration of time limited occupancy permit or building approval certificate (s. 65)
Delegate:	**Chief Executive Officer**
Function:	<u>Building and Demolition Permits</u> 1. Authority to require an applicant to provide any documentation or information required to determine a building or demolition permit application [s. 18(1)]. 2. Authority to grant or refuse to grant a building or demolition permit [s. 20 - s. 22]. 3. Authority to impose, vary or revoke conditions on a building or demolition permit [s. 27(1) and (3)]. 4. Authority to determine an application to extend time during which a building or demolition permit has effect [r. 23]: i. Subject to being satisfied that work for which the permit was granted has not been completed OR the extension is necessary to allow rectification of defects of works for which the permit was granted [r. 24(1)] ii. Authority to impose any condition on the building or demolition permit extension that could have been imposed under s. 27 [r. 24(2)]. 5. Authority to approve, or refuse to approve, an application for a new responsible person for a building or demolition permit [r. 26]. <u>Occupancy Permits and Building Approval Certificates</u> 1. Authority to require an applicant to provide any documentation or information required in order to determine an application [s. 55]. 2. Authority to grant, refuse to grant or to modify an occupancy permit or building approval certificate [s. 58].

	3. Authority to impose, add, vary or revoke conditions on an occupancy permit [s. 62(1) and (3)]. 4. Authority to extend, or refuse to extend, the period in which an occupancy permit or modification or building approval certificate has effect [s. 65(4) and r. 40]. <u>Inspection and Copies of Building Records</u> 1. Authority to determine an application from an interested person to inspect and copy a building record [s. 131(2)]. <u>Referrals and Issuing Certificates</u> 1. Authority to refer uncertified applications under s. 17(1) to a building surveyor who is not employed by the local government [s. 145A(1)]. 2. Authority to issue a certificate for Design Compliance, Construction Compliance or Building Compliance whether or not the land subject of the application is located in the Town's District [s. 145A(2)].
Conditions on this Delegation:	a. Issuing of Demolition Permits is limited to buildings which are not included on Town's Local Government Heritage List. b. Building Certification services for any uncertified application for a Class 1 or 10 building are to be provided by a Registered Building Surveyor Practitioner in accordance with the *Building Act 2011*. c. Decisions made by authorised persons are to be in accordance with r. 5 of the *Building Regulations 2012*.
Express Power to Sub-Delegate:	*Building Act 2011:* s. 127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

DA 2.3.2 Issue and Revocation of Building Orders

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Building Act* 2011: s.127(1) and (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act* 2011: s.110(1) A permit authority may make a building orders s.111(1) Notice of proposed building order other than building order (emergency) s.117(1) and (2) A permit authority may revoke a building order or notify that it remains in effects s.118(2) and (3) Permit authority may give effect to building order if non-compliances s.133(1) A permit authority may commence a prosecution for an offence against this Act
Delegate:	**Chief Executive Officer**
Function:	1. Authority to make Building Orders in relation to: a. Building work b. Demolition work c. An existing building or incidental structure [s.110(1)]. 2. Authority to give notice of a proposed building order and consider submissions received in response and determine actions [s.111(1)(c)]. 3. Authority to revoke a building order [s.117]. 4. If there is non-compliance with a building order, authority to cause an authorised person to: a. take any action specified in the order; or b. commence or complete any work specified in the order; or c. if any specified action was required by the order to cease, to take such steps as are reasonable to cause the action to cease [s.118(2)]. 5. Authority to take court action to recover as a debt, reasonable costs and expenses incurred in doing anything in regard to non-compliance with a building order [s.118(3)]. 6. Authority to initiate a prosecution pursuant to section 133(1) for non-compliance with a building order made pursuant to section 110 of the *Building Act 2011*.
Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Building Act 2011:* s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

DA 2.3.3 Private Pool Barrier-Alternative and Performance Solutions

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Regulations 2012:* r.51 Approvals by permit authority
Delegate:	**Chief Executive Officer**
Function:	1. Authority to approve requirements alternative to a fence, wall, gate or other component included in the barrier, if satisfied that the alternative requirements will restrict access by young children as effectively as if there were compliance with AS 1926.1 [r.51(2)] 2. Authority to approve a door for the purposes of compliance with AS 1926.1, where a fence or barrier would cause significant structural or other problem which is beyond the control of the owner / occupier or the pool is totally enclosed by a building or a fence or barrier between the building and pool would create a significant access problem for a person with a disability [r.51(3)] 3. Authority to approve a performance solution to a Building Code pool barrier requirement if satisfied that the performance solution complies with the relevant performance requirement [r.51(5)].
Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Building Act 2011:* s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

DA 2.3.4 Smoke Alarms – Performance Solutions

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Regulations 2012:* r.55 Terms Used (alternative building solution approval) r.61 Local Government approval of battery powered smoke alarms
Delegate:	**Chief Executive Officer**
Function:	1. Authority to approve performance solutions which meet the performance requirement of the Building Code relating to fire detection and early warning [r.55]. 2. Authority to approve or refuse to approve a battery powered smoke alarm and to determine the form of an application for such approval [r.61].
Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Building Act 2011:* s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

DA 2.3.5 Designate Authorised and Approved Persons

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Building Act 2011:* s. 127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act 2011:* s. 96(3) Authorised persons s. 99(3) Limitations on powers of authorised person *Building Regulations 2012:* r.4A Authorised persons (s. 93(2)(d)) r. 70 Approved officers and authorised officers
Delegate:	**Chief Executive Officer**
Function:	Designate Authorised Persons 1. Authority to designate an employee as an Authorised Person [s. 96(3)]. 2. Authority to revoke or vary a condition of designation as an authorised person or give written notice to an authorised person limiting powers that may be exercised by that person [s. 99(3)]. 3. Authority to designate a person as an authorised person to inspect or test existing buildings located in the district of the local government for the purpose of monitoring whether specified Part 8 provisions are being complied with [r. 4A(2)]. 4. Authority to appoint an approved officer for the purposes of s. 6(a) of the *Criminal Procedure Act 2004*, in accordance with Building Regulation 70(1) and (1A). 5. Authority to appoint an authorised officer for the purposes of s. 6(b) of the *Criminal Procedure Act 2004*, in accordance with Building Regulation 70(2).
Conditions on this Delegation:	a. Identity cards must be given to all authorised persons in accordance with s. 97 of the *Building Act 2011* and r. 4B of the *Building Regulations 2012*. b. Decisions under this delegated authority are to be in accordance with r. 5 of the Building Regulations 2012. c. Only employees delegated under s 5.44(1) of the Local Government Act 1995 with power under s 9.19 or 9.20 may be appointed as "approved officers" for the purposes of r. 70(1) and (1A). d. Only employees appointed under s 9.10 of the *Local Government Act 1995* and authorised for the purpose of performing functions under s 9.16 of that Act may be appointed as "authorised officers" for the purposes of Building Regulation 70(2).
Express Power to Sub-Delegate:	*Building Act 2011:* s. 127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

~~**DA 2.4.1 Registration Officer**~~

~~**Delegator:**~~	~~Town of Claremont Council~~
~~**Express Power to Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA Delegation of local government powers and duties~~
~~**Express Power or Duty Delegated:**~~	~~*Dog Act 1976:*~~ ~~s.3 Terms Used (*Registration officer means a person authorised by the local government to effect the registration of dogs pursuant to this Act*)~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~Authority to appoint a person for the purposes of performing the prescribed office of Registration Officer under the *Dog Act 1976* [s.3].~~
~~**Conditions on this Delegation:**~~	~~a. The Chief Executive Officer is permitted to sub-delegate to employees [s.10AA(3)].~~ ~~b. Registration Officers are to be appointed in writing by issuing a Certificate of Authorisation.~~
~~**Express Power to Sub-Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA(3) the delegation may expressly authorise the delegate to further delegate the power or duty~~

DA 2.4.1 *Dog Act 1976*

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Dog Act 1976:* s.10AA Delegation of local government powers and duties
Express Power or Duty Delegated:	The authority to perform any power or duty of the 'local government' under the *Dog Act 1976.*
Delegate:	**Chief Executive Officer**
Function:	
Conditions on this Delegation:	a. The Chief Executive Officer is permitted to sub-delegate to employees [s.10AA(3)]. b. Registration Officers are to be appointed in writing by issuing a Certificate of Authorisation.
Express Power to Sub-Delegate:	*Dog Act 1976:* s.10AA(3) the delegation may expressly authorise the delegate to further delegate the power or duty

~~DA 2.4.2 Refuse or Cancel Registration~~

~~**Delegator:**~~	~~Town of Claremont Council~~
~~**Express Power to Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA Delegation of local government powers and duties~~
~~**Express Power or Duty Delegated:**~~	~~*Dog Act 1976:*~~ ~~s.15(4A) Registration periods and fees~~ ~~s.16(3) Registration procedure~~ ~~s.17A(2) If no application for registration made~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~1. Authority to discount or waive a registration fee, including a concessional fee, for any individual dog or class of dogs within the district [s.15(4A)].~~ ~~2. Authority to determine to refuse a dog registration and refund the fee, if any [s. 16(2)].~~ ~~3. Authority to direct the registration officer to refuse to effect or renew or to cancel the registration of a dog and give notice of such decisions in accordance with s.16(3) and s.17A(2).~~
~~**Conditions on this Delegation:**~~	~~The Chief Executive Officer is permitted to sub-delegate to employees [s.10AA(3)].~~
~~**Express Power to Sub-Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA(3) the delegation may expressly authorise the delegate to further delegate the power or duty~~

~~DA 2.4.3 Limitation as to Numbers~~

~~**Delegator:**~~	~~Town of Claremont Council~~
~~**Express Power to Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA Delegation of local government powers and duties~~
~~**Express Power or Duty Delegated:**~~	~~*Dog Act 1976:*~~ ~~s.26(3) Limitation as to numbers~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~Authority to approve, and determine conditions that apply to, an exemption as to the limits to the number of dogs that can be kept at a premises [s.26(3)].~~
~~**Conditions on this Delegation:**~~	~~a. The Chief Executive Officer is permitted to sub-delegate to employees [s.10AA(3)].~~ ~~b. Conditions that must be applied to an approved exemption, include:~~ ~~1. Fencing at the premises must be adequate and maintained to prevent the dogs from leaving the premises, to the satisfaction of the CEO; and~~ ~~2. Registrations for each dog subject of the approved exemption must be current and maintained.~~
~~**Express Power to Sub-Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA(3) the delegation may expressly authorise the delegate to further delegate the power or duty~~

~~DA 2.4.4 Declare Dangerous Dog~~

~~**Delegator:**~~	~~Town of Claremont Council~~
~~**Express Power to Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA Delegation of local government powers and duties~~
~~**Express Power or Duty Delegated:**~~	~~*Dog Act 1976:*~~ ~~s.33E(1) Individual dog may be declared to be dangerous dog (declared)~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~Authority to declare an individual dog to be a dangerous dog [s.33E(1)].~~
~~**Conditions on this Delegation:**~~	~~The Chief Executive Officer is permitted to sub-delegate to employees [s.10AA(3)].~~
~~**Express Power to Sub-Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA(3) the delegation may expressly authorise the delegate to further delegate the power or duty~~

~~DA 2.4.5 Dangerous Dog Declared or Seized – Deal with Objections and Determine when to Revoke~~

~~**Delegator:**~~	~~Town of Claremont Council~~
~~**Express Power to Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA Delegation of local government powers and duties~~
~~**Express Power or Duty Delegated:**~~	~~*Dog Act 1976:*~~ ~~s.33F(6) Owners to be notified of making of declaration~~ ~~s.33G(4) Seizure and destruction~~ ~~s.33H(1), (2) and (5) Local government may revoke declaration or proposal to destroy~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~1. Authority to consider and determine to either dismiss or uphold an objection to the declaration of a dangerous dog [s.33F(6)]~~ ~~2. Authority to consider and determine to either dismiss or uphold an objection to seizure of a dangerous dog [s.33G(4)]~~ ~~3. Authority to revoke a declaration of a dangerous dog or revoke notice proposing to cause a dog to be destroyed, only where satisfied that the dog can be kept without likelihood of any contravention of the Dog Act 1976~~ ~~4. Authority to consider and determine to either dismiss or uphold an objection to a decision to revoke:~~ ~~a. a notice declaring a dog to be dangerous; or~~ ~~b. a notice proposing to cause a dog to be destroyed~~
~~**Conditions on this Delegation:**~~	~~Nil~~
~~**Express Power to Sub-Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA(3) the delegation may expressly authorise the delegate to further delegate the power or duty~~

~~DA 2.4.6 Determine Recoverable Expenses for Dangerous Dog Declaration~~

~~**Delegator:**~~	~~Town of Claremont Council~~
~~**Express Power to Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA Delegation of local government powers and duties~~
~~**Express Power or Duty Delegated:**~~	~~*Dog Act 1976:*~~ ~~s.33M(1)(a) Local Government expenses to be recoverable~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~1. Authority to determine the reasonable charge to be paid by an owner at the time of payment of the registration fee under s.15, up to the maximum amount prescribed, having regard to expenses incurred by the Local Government in making inquiries, investigations and inspections concerning the behaviour of a dog declared to be dangerous [s.33H(5)].~~
~~**Conditions on this Delegation:**~~	~~The Chief Executive Officer is permitted to sub-delegate to employees [s.10AA(3)]~~
~~**Express Power to Sub-Delegate:**~~	~~*Dog Act 1976:*~~ ~~s.10AA(3) the delegation may expressly authorise the delegate to further delegate the power or duty~~

~~DA 2.5.1 Cat Registrations~~

~~**Delegator:**~~	~~Town of Claremont Council~~
~~**Express Power to Delegate:**~~	~~*Cat Act 2011:*~~ ~~s.44 Delegation by local government~~
~~**Express Power or Duty Delegated:**~~	~~*Cat Act 2011:*~~ ~~s.9 Registration~~ ~~s.10 Cancellation of registration~~ ~~s.11 Registration numbers, certificates and tags~~ ~~s.26 Cat control notice may be given to cat owner~~ ~~*Cat Regulations 2012:*~~ ~~Schedule 3, cl.1(4) Fees Payable~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~1. Authority to grant, or refuse to grant, a cat registration or renewal of a cat registration [s.9(1)].~~ ~~2. Authority to refuse to consider an application for registration or renewal where an applicant does not comply with a requirement to give any document or information required to determine the application [s.9(6)].~~ ~~3. Authority to cancel a cat registration [s.10].~~ ~~4. Authority to give the cat owner a new registration certificate or tag, if satisfied that the original has been stolen, lost, damaged or destroyed [s.11(2)].~~ ~~5. Authority to give a cat control notice to a person who is the owner of a cat ordinarily kept within the District [s.26].~~ ~~6. Authority to reduce or waive a registration or approval to breed fee, in respect of any individual cat or any class of cats within the District [Regs. Sch. 3 cl.1(4)].~~
~~**Conditions on this Delegation:**~~	~~Notices of decisions must include advice as to Objection and Review rights in accordance with Part 4, Division 5 of the *Cat Act 2011*.~~
~~**Express Power to Sub-Delegate:**~~	~~*Cat Act 2011:*~~ ~~s.45 Delegation by CEO of local government~~

DA 2.5.1 *Cat Act 2011*

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Cat Act 2011:* s.44 Delegation by local government
Express Power or Duty Delegated:	The authority to perform any power or duty of the 'local government' under the Cat Act 2011.
Delegate:	**Chief Executive Officer**
Function:	
Conditions on this Delegation:	Notices of decisions must include advice as to Objection and Review rights in accordance with Part 4, Division 5 of the *Cat Act 2011.*
Express Power to Sub-Delegate:	*Cat Act 2011:* s.45 Delegation by CEO of local government

~~DA 2.5.2 Applications to Keep Additional Cats~~

~~**Delegator:**~~	~~**Town of Claremont Council**~~
~~**Express Power to Delegate:**~~	~~***Cat Act 2011:***~~ ~~**s.44 Delegation by local government**~~
~~**Express Power or Duty Delegated:**~~	~~***Cat (Uniform Local Provisions) Regulations 2013***~~ ~~**r. 8 Application to keep additional number of cats**~~ ~~**r. 9 Grant of approval to keep additional number of cats**~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~**1. Authority to require any document or additional information required to determine an application [r.8(3)]**~~ ~~**2. Authority to refuse to consider an application if the applicant does not comply with a requirement to provide any document or information required to determine an application [r.8(4)].**~~ ~~**3. Authority to grant or refuse approval for additional number of cats specified in an application to be kept at the prescribed premises and to determine any condition reasonably necessary to ensure premises are suitable for the additional number of cats [r.9].**~~
~~**Conditions on this Delegation:**~~	~~**Notices of decisions must include advice as to Review rights in accordance with r.11 of the *Cat (Uniform Local Provisions) Regulations 2013.***~~
~~**Express Power to Sub-Delegate:**~~	~~***Cat Act 2011:***~~ ~~**s.45 Delegation by CEO of local government**~~

DA 2.6.1 Designate Authorised Officers

Delegator:	Enforcement Agency (Town of Claremont)
Express Power to Delegate:	*Public Health Act 2016* s.21 Enforcement agency may delegate
Express Power or Duty Delegated:	*Public Health Act 2016* s.24(1) and (3) Designation of authorised officers
Delegate:	**Chief Executive Officer**
Function:	1. Authority to designate a person or class of persons as authorised officers for the purposes of: a. The *Public Health Act 2016* or other specified Act. b. Specified provisions of the *Public Health Act 2016* or other specified Act. c. Provisions of the *Public Health Act 2016* or another specified Act, other than the specified provisions of that Act. Including: a. an environmental health officer or environmental health officers as a class; OR b. a person who is not an environmental health officer or a class of persons who are not environmental health officers; OR c. a mixture of the two [s.24(1) and (3)].
Conditions on this Delegation:	
Express Power to Sub-Delegate:	Nil – Unless a Regulation enacted under the *Public Health Act 2016*, specifically authorises a delegated power or duty of an enforcement agency to be further delegated [s.21(4)].

DA 2.6.2 Enforcement Orders

Delegator:	Enforcement Agency (Town of Claremont)
Express Power to Delegate:	*Public Health Act 2016* s.21 Enforcement agency may delegate
Express Power or Duty Delegated:	*Public Health Act 2016* s.216 Issue of Enforcement Orders s.218 Extension of period of compliance with enforcement order ~~s.219 Enforcement agency may implement enforcement order~~ ~~s.221 Recovery of costs incurred by or on behalf of enforcement agency~~ s.223 Certificate of clearance to be given in certain circumstances s.224 Request for assessment
Delegate:	~~**Chief Executive Officer**~~ ~~**or**~~ ~~***Designated Authorised Officer (Title to be inserted after authorisation)***~~ **Manager Environmental Health**
Function:	Authority to: 1. give an enforcement order in accordance with s.216; 2. extend the period for compliance specified in the order; 3. to take any action reasonably necessary to implement sufficient compliance with an enforcement order that has not be complied with, in accordance with s.219(2); 4. to sign a certificate stating the amount of any costs and the manner in which they were incurred as evidence of the matters certified, in accordance with s.221(2) 5. give a certificate of clearance (in an approved form), where an assessment report of an authorised officer finds the enforcement order has been complied with and there is no longer a serious public health risk to be prevented or mitigated; 6. Where requested under s.224, cause an assessment by another authorised officer to be made for the purposes of s.233 (clearance certificate) and give notice of a decision to not give a clearance certificate after assessment.
Conditions on this Delegation:	The contents of the enforcement order must comply with the provisions of s.217 ~~The costs incurred in taking action under s.219 are to be recovered, including recovery in a court of competent jurisdiction.~~
Express Power to Sub-Delegate:	Nil – Unless a Regulation enacted under the *Public Health Act 2016*, specifically authorises a delegated power or duty of an enforcement agency to be further delegated [s.21(4)].

DA 2.6.3 Dealing with Seized Items

Delegator:	Enforcement Agency (Town of Claremont)
Express Power to Delegate:	*Public Health Act 2016* s.21 Enforcement agency may delegate
Express Power or Duty Delegated:	*Public Health Act 2016* s.260 Return of seized item ~~s.262 Costs of destruction or disposal of forfeited items~~ ~~s.263 Return of forfeited items~~ s.264 Compensation
Delegate:	~~**Chief Executive Officer**~~ ~~**or**~~ ~~***Designated Authorised Officer (Title to be inserted after authorisation)***~~ **Manager Environmental Health**
Function:	1. Authority to determine if no contravention of the Public Health Act 2016 has occurred and returned seized items or forfeited items to the person from whom the items were seized or to any other person who is determined to be entitled to it; 2. Authority to recover the costs of destruction or disposal of forfeited items; 3. Authority, in response to an application for compensation, to determine compensation that is just and reasonable in relation to any items seized under Part 16 ~~f~~ if there has been no contravention of the Act and the item cannot be returned or has in consequence of the seizure, depreciated in value.
Conditions on this Delegation:	~~Appointments must be consistent with requirements outlined in the Chief Health Officers Information Sharing Guideline, prepared in accordance with s.300.~~
Express Power to Sub-Delegate:	Nil – Unless a Regulation enacted under the *Public Health Act 2016*, specifically authorises a delegated power or duty of an enforcement agency to be further delegated [s.21(4)].

DA 2.6.4 Appoint Designated Officer – Information Sharing

Delegator:	Enforcement Agency (Town of Claremont)
Express Power to Delegate:	*Public Health Act 2016* s.21 Enforcement agency may delegate
Express Power or Duty Delegated:	*Public Health Act 2016* s.299 Information Sharing
Delegate:	~~**Chief Executive Officer**~~ ~~**or**~~ ~~***Designated Authorised Officer (Title to be inserted after authorisation)***~~ **Chief Executive Officer**
Function:	Authority to appoint Designated Officer/s for the purposes of s.299(1) Information Sharing.
Conditions on this Delegation:	~~Compensation is limited to a maximum value of $XX, with any proposal for compensation above this value to be referred for Council's determination~~
Express Power to Sub-Delegate:	Nil ~~– Unless a Regulation enacted under the Public Health Act 2016, specifically authorises a delegated power or duty of an enforcement agency to be further delegated [s.21(4)].~~

~~DA 2.7.1 Appointing Bush Fire Control Officers~~

~~**Delegator:**~~	~~Town of Claremont Council~~
~~**Express Power to Delegate:**~~	~~*Bush Fires Act 1954:*~~ ~~s.48 Delegation by local government~~
~~**Express Power or Duty Delegated:**~~	~~*Bush Fires Act 1954:*~~ ~~s.38 Local Government may appoint bush fire control officer~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~1. Authority to appoint persons to be Bush Fire Control Officers for the purposes of the *Bush Fires Act 1954*; and~~ ~~a. Of those Officers, appoint one as the Chief Bush Fire Control Officer and one as the Deputy Chief Bush Fire Control Officer; and~~ ~~b. Determine the respective seniority of the other Bush Fire Officers so appointed [s.38(1)].~~ ~~3. Authority to issue directions to a Bush Fire Control Officer to burn on or at the margins of a road reserve under the care, control and management of the Town. [s.38(5A)].~~ ~~4. Authority to appoint a Fire Weather Officer, selected from senior Bush Fire Control Officers previously appointed and where more than one Fire Weather Officer is appointed, define a part of the District in which each Fire Weather Officer shall have exclusive right to exercise the powers of s.38(17) [s.38(8) and (9)].~~ ~~a. Authority to appoint deputy Fire Weather Officer(s) as considered necessary and where two or more deputies are appointed, determine seniority [s.38(10)].~~
~~**Conditions on this Delegation:**~~	~~Nil~~
~~**Express Power to Sub-Delegate:**~~	~~Nil – Sub-delegation is prohibited by s.48(3).~~

DA 2.7.1 *Bush Fires Act 1954*

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	The authority to form any power or duty of the 'local government' under the *Bush Fires Act 1954.*
Delegate:	**Chief Executive Officer**
Function:	
Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	Nil – Sub-delegation is prohibited by s.48(3).

~~DA 2.7.2 Prosecution of Offences~~

~~**Delegator:**~~	~~Town of Claremont Council~~
~~**Express Power to Delegate:**~~	~~*Bush Fires Act 1954:*~~ ~~s.48 Delegation by local government~~
~~**Express Power or Duty Delegated:**~~	~~*Bush Fires Act 1954:*~~ ~~s.59 Prosecution of offences~~ ~~s.59A(2) Alternative procedure – infringement notices~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~1. Authority to institute and carry on proceedings against a person for an offence alleged to be committed against this Act [s.59].~~ ~~2. Authority to serve an infringement notice for an offence against this Act [s.59A(2)].~~
~~**Conditions on this Delegation:**~~	~~Nil~~
~~**Express Power to Sub-Delegate:**~~	~~Nil – Sub-delegation is prohibited by s.48(3)~~

~~DA 2.7.3 Firebreaks~~

~~**Delegator:**~~	~~Town of Claremont Council~~
~~**Express Power to Delegate:**~~	~~*Bush Fires Act 1954:*~~ ~~s.48 Delegation by local government~~
~~**Express Power or Duty Delegated:**~~	~~*Bush Fires Act 1954:*~~ ~~s.33 Local government may require occupier of land to plough or clear fire-breaks~~
~~**Delegate:**~~	~~**Chief Executive Officer**~~
~~**Function:**~~	~~1. Authority to give written notice to an owner or occupier of land or all owners or occupiers of land within the District, requiring, to the satisfaction of the Town of Claremont:~~ ~~b. clearing of firebreaks as determined necessary and specified in the notice; and~~ ~~c. act in respect to anything which is on the land and is or is likely to be conducive to the outbreak of a bush fire or the spread or extension of a bush fire; and~~ ~~d. as a separate or coordinated action with any other person carry out similar actions [s.33(1)].~~ ~~2. Authority to direct a Bush Fire Control Officer or any other employee to enter onto the land of an owner or occupier to carry out the requisitions of the notice which have not been complied with [s.33(4)].~~ ~~a. Authority to recover any costs and expenses incurred in doing the acts, matters or things required to carry out the requisitions of the notice [s.33(5)].~~
~~**Conditions on this Delegation:**~~	~~Nil~~
~~**Express Power to Sub-Delegate:**~~	~~Nil – Sub-delegation is prohibited by s.48(3)~~

2.8 Delegations made under the *Food Act 2008*

DA 2.8.1 *Food Act 2008*

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Food Act 2008:* s.118 Functions of enforcement agencies and delegation
Express Power or Duty Delegated:	*Food Act 2008:* ~~s.54 Cost of Destruction or disposal of forfeited item~~ ~~s.65(1) Prohibition order~~ ~~s.66 Certificate of clearance to be given in certain circumstances~~ ~~s.67(4) Request for re-inspection~~ s.110 Registration of food businesses s.112 Variation of conditions or cancellation of registration of food businesses s.122 Appointment of authorised officers ~~s.123 Certificates of authority~~ ~~s.125 Institution of Proceedings~~ ~~s.126 Infringement notices~~ ~~*Food Regulations 2009:*~~ ~~r.51 May make list of food business publicly available~~
Delegate:	~~**Chief Executive Officer**~~ ~~**Director Planning and Regulatory Services**~~ **Manager Environmental Health** ~~**Senior Environmental Health Officer**~~
Function:	Council delegates: 1. to the Chief Executive Officer the following powers: a. Authority to recover costs incurred in connection with the lawful destruction or disposal of an item (seized) including any storage costs [s.54(1)] and the costs of any subsequent proceedings in a court of competent jurisdiction [s.54(3)]; b. Authority to appoint an Authorised Officer for the purposes of the Act [s.122]; c. Issue of certificates of authority under s.123 of the Act; d. Authority to institute proceedings under the Act [s.125]; e. Authority to appoint an Authorised Officer appointed under s.122(2) of the Act or s.24(1) of the *Public Health Act 2016,* to be a Designated Officer for the purposes of issuing Infringement Notices under the Act [s.126(13)]; f. Authority to appoint an Authorised Officer to be a Designated Officer (who is prohibited by s.126(13) from also being a Designated Officer for the purpose of issuing infringements), for the purpose of extending the time for payment of modified penalties [s.126(6)] and determining withdrawal of an infringement notice [s.126(7)]; and g. Authority to decide to make a list of food businesses maintained under s.115(a) or (b) publicly available [r.51]. 2. to the Manager Environmental Health the following powers: a. Authority to serve a prohibition order on the proprietor of a food business [s.65].

	b. Authority to give a certificate of clearance where inspection demonstrates compliance with a prohibition order and any relevant improvement notices [s.66]. c. Authority to give written notice to the proprietor of a food business on whom a prohibition order has been served of the decision not to give a certificate of clearance after an inspection [s.67(4)]. 3. ~~to the Director Planning and Environment, the Manager Environmental Health and the Senior Environmental Health Officer the following powers:~~ ~~a.~~d. Authority to consider applications and determine registration of a food business and grant the application with or without conditions or refuse the registration [s.110(1) and (5)]. ~~b.~~e. Authority to vary the conditions or cancel the registration of a food business [s.112].
Conditions on this Delegation:	In accordance with s.118(3)(b), this delegation where applicable is subject to relevant Department of Health CEO Guidelines, as amended from time to time.
Express Power to Sub-Delegate:	Nil. The *Food Regulations 2009* do not provide the power to sub delegate.

2.9 Delegations made under the *Graffiti Vandalism Act 2016*

DA 2.9.1 Graffiti

Delegator:	Town of Claremont Council
Express Power to Delegate:	*Graffiti Vandalism Act 2016:* s.16 Delegation by local government
Express Power or Duty Delegated:	~~*Graffiti Vandalism Act 2016:*~~ ~~s.18(2) Notice requiring removal of graffiti~~ ~~s.19(3) & (4) Additional powers when notice is given~~ ~~s.22(3) Objection may be lodged~~ ~~s.24(1)(b) & (3) Suspension of effect of notice~~ ~~s.25(1) Local government graffiti powers on land not local government property~~ ~~s.28 Notice of entry~~ ~~s.29 Entry under warrant~~ The authority to perform any power or duty of the 'local government' under the *Graffiti Vandalism Act 2016*.
Delegate:	**Chief Executive Officer**
Function:	~~1. Authority to give written notice to a person who is an owner or occupier of property on which graffiti is applied, requiring the person to ensure that the graffiti is obliterated in an acceptable manner, within the time set out in the notice [s.18(2)].~~ ~~2. Authority, where a person fails to comply with a notice, to do anything considered necessary to obliterate the graffiti in an acceptable manner [s.19(3)] and to take action to recover costs incurred as a debt due from the person who failed to comply with the notice [s.19(4)].~~ ~~3. Authority to deal with an objection to a notice [s.22(3)].~~ ~~4. Authority, where an objection has been lodged, to:~~ ~~a. determine and take action to give effect to the notice, where it is determined that there are urgent reasons or an endangerment to public safety or likely damage to property or serious nuisance, if action is not taken [s.24(1)(b)]; and~~ ~~b. to give notice to the affected person, before taking the necessary actions [s.24(3)].~~ ~~5. Authority to determine to obliterate graffiti applied without consent of the owner or occupier, even though the land on which it is done is not local government property and the local government does not have consent [s.25(1)].~~ ~~6. Authority to give notice of an intended entry to the owner or occupier of land, premises or thing, specifying the purpose for which entry is required [s.28].~~ ~~7.Authority to obtain a warrant to enable entry onto any land, premises or thing for the purposes of this Act [s.29].~~
Conditions on this Delegation:	~~Function 5 is subject to exercising Powers of Entry~~.
Express Power to Sub-Delegate:	*Graffiti Vandalism Act 2016:* s.17 Delegation by CEO of local government

2.10 Delegations made under the *Health (Miscellaneous Provisions) Act 1911*

DA 2.10.1 Appoint Authorised Officer or Approved Officer (Asbestos Regs)

Delegator:	Town of Claremont Council
Express Power to Delegate:	Health (Asbestos) Regulations 1992 r 15D(7) Infringement Notices
Express Power or Duty Delegated:	Health (Asbestos) Regulations 1992 r.15D(5) Infringement Notices
Delegate:	**Manager Environmental Health**
Function:	Authority to appoint a person or classes of persons as an authorised officer or approved officer for the purposes of the Criminal Procedure Act 2004 Part 2 [r.15D(5)].
Conditions on this Delegation:	Subject to each person so appointed being issued with a certificate, badge or identity card identifying the officer as a person authorised to issue infringement notices [r.15D (6)].
Express Power to Sub-Delegate:	Nil – the Health (Asbestos) Regulations 1992 do not provide a power to sub-delegate.

13.1.5 APPOINTMENT OF THE DEPUTY OF THE PRESIDING MEMBER TO THE AUDIT RISK AND IMPROVEMENT COMMITTEE

File Number:	GOV/00054
Author:	Coordinator Governance
Authoriser:	Chief Executive Officer
Voting Requirement:	Absolute Majority decision of Council *(5 Council Members are required to vote in favour)*.
Attachments:	1. CONFIDENTIAL - Applicant Resume [**13.1.5.1** - 3 pages] 2. CONFIDENTIAL - Applicant covering letter [**13.1.5.2** - 1 page]

PURPOSE

For Council to appoint a Deputy of the Presiding Member of the Audit, Risk and Improvement Committee.

OFFICER RECOMMENDATION

That Council appoints the Candidate in Attachment 1 as the Deputy of the Presiding Member of the Audit, Risk and Improvement Committee.

BACKGROUND

Under the *Local Government Act 1995*, Council must appoint an independent person as the Presiding Member of the Audit, Risk and Improvement Committee (ARIC). Council must also appoint an independent Deputy of the Presiding Member and may appoint an independent Deputy Presiding Member. Only the Presiding Member and the Deputy of the Presiding Member are permitted to chair ARIC meetings.

Following the 2025 local government elections, Council resolved at the Ordinary Council meeting held 28 October 2025, to appoint a Presiding Member and Deputy Presiding Member of the Town's ARIC. In April 2026, the appointed Presiding Member resigned, and Council subsequently appointed a replacement Presiding Member. A Deputy of the Presiding Member has not yet been appointed.

DISCUSSION

On 8 May 2026, the Town published a public notice on our website and in the Post newspaper, calling for expressions of interest (EOI) for a Deputy of the Presiding Member for the Towns ARIC. The EOI period closed on 29 May 2026 with one application being received.

PAST RESOLUTIONS

Nil.

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Part 7 Division 1, *Local Government Act 1995*

COMMUNICATION AND CONSULTATION

An expression of interest was publicly advertised from 8 May 2026 to 29 May 2026.

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.

URGENCY

Not urgent.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 89/26

Moved: Cr Graham Cameron

Seconded: Cr Ryan Fernandes

That Council appoints the Candidate in Attachment 1 as the Deputy of the Presiding Member of the Audit, Risk and Improvement Committee.

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

Against: Nil

CARRIED by Absolute Majority 9/0

13.1.6 CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW COMMITTEE

File Number:	GOV/04/00004-002
Author:	Bernadine Tucker (Director Corporate Services)
Authoriser:	John Pearson (Chief Executive Officer)
Voting Requirement:	Absolute Majority decision of Council *(5 Council Members are required to vote in favour)*.
Attachments:	1. Terms of Reference CEO Performance Review Committee [**13.1.6.1** - 2 pages]

PURPOSE

This report seeks the establishment of a Chief Executive Officer Performance Review Committee, the adoption of the Committee's Terms of Reference, and the appointment of Elected Members to that Committee.

OFFICER RECOMMENDATION

That Council:

1. Establishes the Chief Executive Officer Performance Review Committee in accordance with Section 5.8 and Section 5.9(2)(a) of the *Local Government Act 1995.*
2. Adopts the Terms of Reference for the Chief Executive Officer Performance Review Committee as contained within Attachment 1.
3. Appoints Mayor Peter Telford and Councillors _____; _____; and _____ to the Chief Executive Officer Performance Review Committee with a term expiring on 16 October 2027.

BACKGROUND

Under section 5.38 of the *Local Government Act 1995* (Act), Council is required to review the performance of the Chief Executive Officer (CEO) at least once in each year. Council is also responsible for establishing the CEO's key focus areas in consultation with the CEO and monitoring performance against those indicators throughout the review period.

In 2021, legislative reforms introduced a requirement for local governments to adopt and comply with the Model Standards for CEO Recruitment, Performance and Termination. The Model Standards provide a structured framework for the recruitment, performance management and termination of local government CEOs, including the establishment of performance criteria, the conduct of annual performance reviews and the documentation of review outcomes. The Standards support Council in undertaking an objective, evidence-based assessment of the CEO's performance against agreed key focus areas and strategic objectives, while ensuring the process is transparent, consistent and aligned with legislative requirements and good governance principles. The Town adopted the Model Standards at its Ordinary Council Meeting held on 20 April 2021.

Historically, the Town has undertaken the annual CEO performance review through a CEO Performance Review Working Group. The Working Group was established by Council on an annual basis and comprised three elected members, including the Mayor, to facilitate the review process and provide recommendations to Council regarding the CEO's performance.

DISCUSSION

Officers have reviewed the governance arrangements adopted by other Western Australian local governments in relation to CEO performance reviews and note that many have an established a formal CEO Performance Review Committee under section 5.8 of the Act. The establishment of a formal CEO

Performance Review Committee would provide a more structured and contemporary governance framework for the Town's CEO performance review process. Therefore, it is recommended that the Town adopt a CEO Performance Review Committee.

While the Town has historically established a CEO Performance Review Working Group on an annual basis, a formal committee structure provides a more robust and enduring governance framework for overseeing the CEO performance review process. Unlike a working group, which is established for a specific purpose and duration, a committee constituted under the Act has formally defined powers, membership, reporting obligations and operating procedures. This provides greater continuity from year to year, enabling committee members to develop a deeper understanding of the CEO's performance objectives, organisational priorities and previous review outcomes, which in turn supports a more informed and consistent assessment process.

The adoption of formal Terms of Reference further strengthens governance by clearly defining the committee's role, responsibilities and scope of operation. This ensures a consistent approach to the development of performance criteria, the conduct of annual performance reviews and the reporting of recommendations to Council. The committee structure also enhances transparency and accountability by providing a clear decision-making and reporting pathway to Council, ensuring that CEO performance reviews are conducted in a manner that is objective, well-documented and aligned with the requirements of the Act and the Model Standards for CEO Recruitment, Performance and Termination.

To provide stability and continuity in the performance review process, it is proposed that the committee remain in place until 16 October 2027, coinciding with the next ordinary local government elections. Aligning the committee's term with the Council election cycle will enable the incoming Council to review committee memberships, governance arrangements and the ongoing suitability of the committee structure as part of its broader post-election committee appointment process. This approach also avoids the need for annual Council reports to re-establish the review body, improving administrative efficiency while maintaining appropriate Council oversight.

The establishment of the committee is also timely given the recent appointment of the Town's new Chief Executive Officer. One of the committee's initial responsibilities will be to assist Council in the development of the CEO's key focus areas, ensuring they are aligned with the Town's Strategic Community Plan, Corporate Business Plan and Council's strategic priorities.

PAST RESOLUTIONS

Nil.

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Part 5, Division 4 of the *Local Government Act 1995*

Model Standards for CEO REcruitment, Performance and Termination

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.

URGENCY

Not urgent

COUNCIL RESOLUTION 90/26

Moved: Cr Graham Cameron

Seconded: Deputy Mayor Cr Paul Kelly

That Council:

1. Establishes the Chief Executive Officer Performance Review Committee in accordance with Section 5.8 and Section 5.9(2)(a) of the Local Government Act 1995.

2. Adopts the Terms of Reference for the Chief Executive Officer Performance Review Committee as contained within Attachment 1.

3. Appoints Mayor Peter Telford, Councillor Annette Suann, Councillor Jill Goetze, and Councillor Fernandes and to the Chief Executive Officer Performance Review Committee with a term expiring on 16 October 2027.

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

Against: Nil

CARRIED by Absolute Majority 9/0

TOWN of CLAREMONT

CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW COMMITTEE TERMS OF REFERENCE

KEY FOCUS AREA LEADERSHIP AND GOVERNANCE

PURPOSE

The purpose of the Chief Executive Officer Performance Review Committee (the Committee) is to:

1. Undertake the annual performance review of the Chief Executive Officer (CEO) in accordance with:
   a) the *Local Government Act 1995*;
   b) the Model Standards for CEO Recruitment, Performance and Termination; and
   c) the CEO's contract of employment.
2. Facilitate the development and review of the CEO's performance criteria for recommendation to Council.

ROLE

3. The role of the Committee is to: Assist Council in the engagement and oversight of an independent consultant to facilitate the CEO performance review process in accordance with the Model Standards for CEO Recruitment, Performance and Termination.
4. Liaise with the appointed consultant to:
   a) Provide relevant information and documentation;
   b) Establish the review timetable;
   c) Determine the process for obtaining feedback from Council Members; and
   d) Develop proposed performance criteria for the next review period.
5. Participate in, and oversee, the CEO performance review process with the CEO, elected members and the appointed consultant.
6. Consider the findings of the performance review and provide recommendations to Council regarding:
   a) the outcome of the CEO's performance review;
   b) any actions arising from the review; and
   c) proposed performance criteria and key focus areas for the next review period.
7. Make any other recommendations to Council relating to the CEO's employment arising from the performance review process.

MEMBERSHIP

8. Members shall be appointed by Council resolution and shall comprise:
   a) The Mayor; and
   b) Three (3) Council Members
9. The Committee has no delegated authority.
   a) Recommendations of the Committee shall have no effect unless adopted by Council resolution.
   b) The Committee will receive administrative support from the Chief Executive Officer or their nominee, subject to confidentiality requirements.

MEETINGS

10. The Committee shall meet as required to facilitate the Review.
11. Meeting dates will be set by the Mayor in consultation with Committee members.

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TOWN of CLAREMONT

KEY FOCUS AREA

Document Control Box			
Version #	**Decision Reference:**	**Date:**	**Reference:**
1.			

13.1.7 PRIVACY AND RESPONSIBLE INFORMATION SHARING

File Number:	INM/00295
Author:	Bernadine Tucker (Director Corporate Services)
Authoriser:	John Pearson (Chief Executive Officer)
Voting Requirement:	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	1. Policy LG 517 - Privacy and Information Breach [**13.1.7.1** - 5 pages] 2. Policy LG518 Records Management [**13.1.7.2** - 2 pages]

PURPOSE

To seek Council's approval of Policy LG517 Privacy and Information Breach, which has been developed to support the Town's compliance with the requirements of the *Privacy and Responsible Information Sharing Act 2024*. In addition, it is recommended that Council approve amendments to Policy LG518 Records Management to align the Town's records management practices with the privacy and information governance obligations established under the Act.

OFFICER RECOMMENDATION

That Council:

1. **ADOPTS** Policy LG517 Privacy and Information Breach as contained in Attachment 1.
2. **AMENDS** Policy LG518 Records Management as contained in Attachment 2.

BACKGROUND

The *Privacy and Responsible Information Sharing Act 2024* (PRIS Act) was enacted by the Western Australian Parliament to establish the State's first comprehensive privacy and responsible information-sharing framework. Prior to the introduction of the PRIS Act, Western Australia was the only Australian jurisdiction without dedicated privacy legislation applying broadly across the public sector. The Act seeks to strengthen community confidence in the way government agencies collect, use, disclose, store and manage personal information, while also enabling the responsible sharing of information between public sector entities where it is in the public interest to do so.

The PRIS Act introduces a set of Information Privacy Principles (IPPs) that regulate the collection, use, disclosure, storage, security, access and correction of personal information held by public sector organisations. The legislation also establishes a framework for the handling of privacy complaints and the management of privacy breaches and provides oversight by the Office of the Information Commissioner.

The privacy provisions of the PRIS Act commence on 1 July 2026 and apply to all local governments throughout Western Australia. As public sector entities, local governments are required to ensure that their practices, policies and procedures align with the requirements of the legislation and support the protection of personal information.

DISCUSSION

The Town collects and manages personal information through the delivery of a wide range of services and functions, including rates administration, planning and building services, community programs, customer requests, regulatory activities, employment processes and facility bookings. This information is often necessary to enable the Town to perform its statutory functions and provide services to the community.

The PRIS Act requires public sector entities (including local governments) to publish a Privacy Policy to explain how personal information is handled. To support compliance with the PRIS Act, officers have developed a Privacy and Information Breach Policy. This policy establishes the Town's commitment to protecting personal

information, complying with applicable privacy obligations and responding appropriately to actual or suspected information breaches.

Adoption of the proposed policy will assist the Town in preparing for the commencement of the PRIS Act on 1 July 2026, and provide clear guidance to employees, contractors, volunteers and elected members regarding their responsibilities when handling personal information. The policy also demonstrates the Town's commitment to transparency, accountability and maintaining community trust in its information management practices.

In addition to the proposed Privacy and Information Breach Policy, officers have reviewed the Town's Records Management Policy to ensure it aligns with the requirements and objectives of the PRIS Act. While the primary purpose of the Records Management Policy remains the creation, maintenance and disposal of official records in accordance with the State Records Act 2000, amendments are proposed to strengthen references to the protection of personal information, access controls, information security, privacy obligations and the management of information breaches. These amendments will assist in ensuring that the Town's information governance framework is consistent with the requirements of the PRIS Act and reflects contemporary best-practice approaches to records and information management.

PAST RESOLUTIONS

Nil

FINANCIAL AND STAFF IMPLICATIONS

Nil

POLICY AND STATUTORY IMPLICATIONS

Privacy and Responsible Information Sharing Act 2024

State Records Act 2000

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.

URGENCY

To comply with the PRIS legislation, this Policy should be adopted before 1 July 2026.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 91/26	
Moved:	Deputy Mayor Cr Paul Kelly
Seconded:	Cr Ryan Brown
That Council:	
1. ADOPTS Policy LG517 Privacy and Information Breach as contained in Attachment 1.	
2. AMENDS Policy LG518 Records Management as contained in Attachment 2.	
For:	Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Brown, Cr Graham Cameron, Cr Ryan Fernandes, Cr Sara Franklyn, Cr Jill Goetze, Cr Kate Main, and Cr Annette Suann.
Against:	Nil
	CARRIED 9/0

TOWN of CLAREMONT

COUNCIL POLICY LG517

PRIVACY AND INFORMATION BREACH

Responsible Business Unit/s	**All**
Responsible Officer	**Chief Executive Officer**
Strategic Outcomes	**Leadership and Governance**

Purpose

The purpose of this Policy is to establish the Towns commitment to protecting the privacy of individuals and ensuring the responsible collection, use, storage, disclosure and disposal of personal information.

The Town recognises that the responsible handling of personal information is fundamental to maintaining public trust, transparency and accountability in the delivery of local government services.

Policy Objectives

This Policy aims to:

a) ensure personal information is managed lawfully, fairly and securely;

b) protect the privacy of residents, ratepayers, customers, contractors, employees, volunteers and other stakeholders;

c) provide clear guidance regarding the collection, use, disclosure, storage and disposal of personal information;

d) promote a culture of privacy awareness and accountability throughout the Town; and

e) establish processes for responding to privacy complaints and data breaches.

Policy Scope

This Policy applies to:

- Elected Members;
- employees;
- contractors and consultants;
- volunteers;
- Committee Members; and
- any person or organisation handling information on behalf of the Town.

This Policy applies to all personal information collected, held, used or disclosed by the Town in any format, including electronic, paper-based, verbal and audiovisual records.

Policy Definitions

Personal Information: Information or an opinion about an identified individual, or an individual who is reasonably identifiable, whether true or not and whether recorded in a material form or not.

Examples include:

- name;
- residential, postal or email address;
- telephone number;
- date of birth;
- vehicle registration details;
- financial information;
- photographs or CCTV footage; and
- any other information that identifies or could reasonably identify an individual.

Sensitive Information: Personal information that requires a higher level of protection due to its nature, including information relating to health, biometric information, racial or ethnic origin, religious beliefs, criminal history or other information prescribed by law.

Data Breach Unauthorised access to, disclosure of, loss of, alteration of or destruction of personal information.

Policy Statement

The Town is committed to protecting privacy and managing personal information in a responsible, transparent and secure manner.

The Town will only collect, use, store and disclose personal information where it is necessary for the performance of its functions, the delivery of services, compliance with legal obligations, or where otherwise authorised by law.

The Town will take reasonable steps to safeguard personal information against misuse, interference, loss, unauthorised access, modification or disclosure.

1. Collection of Personal Information

The Town may collect personal information when:

- providing local government services;
- administering rates and property records;
- processing applications, permits and approvals;
- responding to enquiries, complaints and requests;
- managing employment and recruitment processes;
- conducting community engagement activities;
- operating Town facilities and programs; or
- fulfilling legislative and regulatory obligations.

Where practical, personal information will be collected directly from the individual concerned. The Town will only collect information that is reasonably necessary for the purpose for which it is collected.

Individuals will be informed of:

- the purpose of collection;
- any legal authority requiring the collection;
- the consequences of not providing the information; and
- any expected disclosures to third parties.

2. Use of Personal Information

Personal information will only be used for:

- the purpose for which it was collected;
- a directly related purpose that an individual would reasonably expect;
- a purpose authorised by law; or
- a purpose for which the individual has provided consent.

The Town will not use personal information for unrelated purposes unless authorised by law or with the individual's consent.

3. Disclosure of Personal Information

The Town may disclose personal information:

- with the individual's consent;
- where required or authorised by legislation;
- to contractors or service providers engaged by the Town to perform services on its behalf;
- to law enforcement or regulatory authorities where legally required;
- in response to lawful requests or court orders; or
- where disclosure is otherwise permitted by law.

Where personal information is provided to contractors or service providers, the Town will require those parties to maintain appropriate privacy and security standards. The Town will not sell personal information or disclose personal information for commercial marketing purposes.

4. Storage and Security

The Town will take reasonable steps to protect personal information through:

- secure physical and electronic storage systems;
- access controls and user permissions;
- staff training and awareness programs;
- information security measures;
- secure destruction processes; and
- regular reviews of information management practices.

Access to personal information will be limited to persons who require access to perform their duties.

5. Access and Correction

Individuals may request access to personal information held by the Town, subject to any legislative restrictions. Individuals may also request correction of personal information that is inaccurate, incomplete, misleading or out of date. Requests for access to documents may be dealt with under *the Freedom of Information Act 1992* (WA) where applicable.

6. Data Breaches

The Town will maintain procedures for managing actual or suspected data breaches. Where a data breach occurs, the Town will:

- assess the nature and extent of the breach;
- take reasonable steps to contain the breach;
- investigate the cause and impacts;
- notify affected individuals where appropriate;
- comply with any applicable legislative requirements; and
- implement corrective actions to reduce the risk of recurrence.

All persons covered by this policy must promptly report any actual or suspected privacy breaches.

7. Responsibilities

Chief Executive Officer

The Chief Executive Officer is responsible for ensuring appropriate systems, resources and procedures are in place to support compliance with this Policy.

Others

All persons covered by this Policy must:

- comply with privacy obligations;
- protect confidential and personal information;
- access information only where authorised;
- report privacy incidents or breaches; and
- complete any privacy training required by the Town.

8. Complaints

Individuals who believe the Town has mishandled their personal information may lodge a complaint with the Chief Executive Officer.

Complaints will be investigated and responded to in accordance with the Town's complaints management processes.

Document Control Box			
Legislation:	*Local Government Act 1995 (WA)* *Freedom of Information Act 1992 (WA)* *State Records Act 2000 (WA)* *Public Interest Disclosure Act 2003 (WA)*		
Organisational:	Town of Claremont Record Keeping Plan Policy LG518 Records Management		
Version #	**Decision:**	**OCM Date:**	**Resolution Number:**
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TOWN of CLAREMONT

COUNCIL POLICY LG518
RECORDS MANAGEMENT

KEY FOCUS AREA LEADERSHIP AND GOVERNANCE

Purpose

The purpose of this policy is to demonstrate Council's commitment to the creation, control and management of records to ensure compliance with the *State Records Act* 2000, the *Privacy and Responsible Information Sharing Act 2024,* and the Town of Claremont's (**Town**) approved Recordkeeping Plan.

Policy

Council understands the importance of creating and maintaining full, ~~and~~ accurate and reliable records of the Town's business transactions, operations and official activities to comply with legislative obligations, support effective decision-making, protect personal information, and ensure transparency and good governance.

The following principles apply to records management at the Town:

- Training in recordkeeping, information management, privacy and information security practices will be provided ~~in record keeping practices~~ to all new employees upon commencement and periodically thereafter.
- Council Members, volunteers and contractors will be made aware of their recordkeeping, privacy and information management obligations~~record keeping obligations~~ as part of their induction program and periodically thereafter.
- Records containing personal information will be collected, managed, stored, accessed, used, disclosed and disposed of in accordance with applicable legislation, including the Privacy and Responsible Information Sharing Act 2024 (WA), the State Records Act 2000 and any other relevant legislation.
- Access to the Town's records by employees, Council Members, volunteers and contractors will be restricted to authorised persons and granted only to the extent necessary to perform their duties, in accordance with designated access and security classifications and information management procedures as determined by the Chief Executive Officer.
- Access to the Town's records by the general public will be in accordance with the *Local Government Act 1995* (for publicly available documents), the *Freedom of Information Act 1992*, *the Privacy and Responsible Information Sharing Act 2024* and any other applicable legislation.
- Requests for access to, or correction of, personal information held by the Town will be managed in accordance with the *Privacy and Responsible Information Sharing Act 2024* and the Town's associated policies and procedures.
- Actual or suspected information breaches involving Town records will be managed in accordance with the Town's Privacy and Information Breach Policy and any associated procedures.
- Records will only be destroyed or otherwise disposed of in accordance with the General Retention and Disposal Authority for Local Government Information (**GDA**) issued by the State Records Office and following authorisation from the Director responsible for the records business unit and the Chief Executive Officer.
- Records identified as a State Archive will be transferred to the State Records Office in accordance with the requirements of the GDA.

Document Control Box			
Legislation:	*Local Government Act 1995* *State Records Act 2000* *Freedom of Information Act 1995* *Privacy and Responsible Information Sharing Act 2024* General Retention and Disposal Authority for Local Government Information DA 2023-005		
Organisational:	Town of Claremont Record Keeping Plan Work procedures contained within the Town of Claremont Record Keeping Plan		
Version #	**Decision:**	**OCM Date:**	**Resolution Number:**
1.	Adopted	20 November 2012	222/12
2.	Reviewed	10 December 2013	360/13
3.	Reviewed	9 December 2014	203/14
4.	Reviewed	15 December 2015	226/15
5.	Modified	13 December 2016	206/16
6.	Reviewed	18 December 2018	228/18
7.	Modified	26 June 2024	88/24

13.1.8 RESPONSE TO PETITION TO REVIEW COUNCIL POLICY EN302 - ROAD VERGES

File Number:	GOV/04/00004-002
Author:	Director Corporate Services
Authoriser:	Chief Executive Officer
Voting Requirement:	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	1. LV137 Verge Parking [**13.1.8.1** - 2 pages] 2. CONFIDENTIAL - Petition [**13.1.8.2** - 6 pages]

PURPOSE

For Council to consider the petition received by the Town at the Ordinary Council Meeting held 26 May 2026, requesting a "Review of Verge Parking Enforcement and Verge Landscaping Policy (EN302)".

OFFICER RECOMMENDATION

That Council:

1. **NOTES** the officer's report on the petition requesting a Review of Verge Parking Enforcement and Verge Landscaping Policy (EN302).

2. **CONFIRMS** Policy EN302 Road Verges does not require amendment.

3. **ADOPTS** Policy LV137 Verge Parking, as contained in attachment 1**.**

BACKGROUND

At the Ordinary Council Meeting held 26 May 2026, a petition was received by Council requesting a "Review of Verge Parking Enforcement and Verge Landscaping Policy (EN302)". This petition contained 30 verified signatures. The petitioners requested that:

> *"The Town of Claremont review its verge parking enforcement practices and Road Verges Policy (EN302), including recent changes to the definition of "adjacent frontage," to ensure that all residential property configurations, including rear lot (battle-axe) properties, are treated fairly and are not excluded from reasonable participation in verge landscaping decisions or reasonable use of adjoining verge areas."*

Permissible verge treatments are governed by the *Activities on Thoroughfares and Public Places Local Law 2003*. Clause 2.8(1) states:

> An owner or occupier of land which abuts on a verge may on that part of the verge directly in front of her or his land install a permissible verge treatment.

Policy EN302 Road Verges, complements the provisions of the local law by providing guidance on permissible verge treatments on verges adjacent to properties. This policy was reviewed and at the Ordinary Council Meeting, held 31 March 2026, Council resolved to amend the policy to clarify use and application of the policy and provides guidance on what materials are acceptable and which are not. A new inclusion in the policy is the definition of "adjacent frontage" when referring to the area between the road edge and a longitudinal property boundary.

Verge parking is governed by the Parking Local Law 2016. Clause 7.9 of this local law provides that a person must not stop a vehicle on a verge. However, this restriction does not apply to the owner or occupier of the premises adjacent to that verge, or authorised by them, to park on the verge.

DISCUSSION

The Town, as part of the review of Policies, recently reviewed Policy EN302 Road Verges. At the Ordinary Council Meeting held 31 March 2026, Council resolved to amend Policy EN302 Road Verges to clarify the use and application of the policy and provide guidance on what materials are acceptable for verge treatments. The policy amendments also included a definition of "adjacent frontage" for clarity when applying the policy. The changes to the policy align with the requirements in the Activities on Thoroughfares and Public Places Local Law 2003.

The Town's Local Law and Road Verges Policy are consistent with established local government practice across Western Australia. Entitlement to install and maintain a permissible verge treatment is based on whether the land abuts the verge and is not determined by the configuration of the lot. Officers have considered the petition and the matters raised by the petitioners and have concluded that there is insufficient basis to warrant amendments to the existing Local Law or Policy. Accordingly, it is recommended that the current provisions remain unchanged.

As the petition also references parking on a verge, which isn't covered by Policy EN302 Road Verges, officers have reviewed clause 7.9 of the Parking Local Law 2016. The Local Law prohibits the parking of vehicles on verges, while providing an exemption for the owner or occupier of the premises adjacent to the verge, or a person authorised by them. This is consistent with the wording used in other local laws, being that the exemption is linked to the occupation of the land that is directly abutting the verge. As battle-axe lots do not generally have a conventional frontage adjoining the verge, they are not captured by this exemption. As such, officers do not consider there to be sufficient justification to amend this clause of the Local Law.

However, officers consider there is merit in providing greater clarity regarding the application of the term "adjacent" in the context of verge parking. Accordingly, a new Policy, LV137 Verge Parking, has been developed. Similar to Policy EN302 Road Verges, the proposed policy does not alter the requirements of the Parking Local Law 2016 but rather provides additional guidance on how those requirements are to be interpreted and applied. It is recommended that Council adopt Policy LV137 Verge Parking.

PAST RESOLUTIONS

Item 13.1.1, Ordinary Council Meeting 31 March 2026, Council Resolution 36/26

Item 8, Ordinary Council Meeting 26 May 2026, Council Resolution 62/26

FINANCIAL AND STAFF IMPLICATIONS

Nil

POLICY AND STATUTORY IMPLICATIONS

Policy EN302 Road Verges

Parking Local Law 2016

Activities on Thoroughfares and Public Places Local Law 2003

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.

URGENCY

Not urgent.

OFFICER RECOMMENDATION

Moved: Cr Graham Cameron

Seconded: Cr Kate Main

That Council:

1. NOTES the officer's report on the petition requesting a Review of Verge Parking Enforcement and Verge Landscaping Policy (EN302).

2. CONFIRMS Policy EN302 Road Verges does not require amendment.

3. ADOPTS Policy LV137 Verge Parking, as contained in attachment 1.

PROCEDURAL MOTION 92/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Ryan Fernandes

That Council defers this item.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Brown, Cr Ryan Fernandes, Cr Sara Franklyn, Cr Jill Goetze and Cr Annette Suann.

Against: Cr Graham Cameron and Cr Kate Main

CARRIED 7/2

Reasons:

To review the interface between EN302 and LV137, and review Council's respective policy positions.

TOWN of CLAREMONT

COUNCIL POLICY LV137
VERGE PARKING

Responsible Business Unit/s	**Community Safety – Corporate Services**
Responsible Officer	**Manager Community Safety**
Strategic Outcomes	**Liveability**

Purpose

The purpose of this policy is to provide guidance on verge parking within the Town of Claremont.
This policy applies to all residents of (and visitors to) the Town of Claremont and aims to explain:

- The Town of Claremont Parking Local law 2016 section 7.9 – Verge Parking.
- The definition of 'adjacent' in relation to verge parking.
- The relevance of verge parking in relation to both single dwellings and battle axe lots.

Definitions

The definition of an "adjacent" frontage is as follows:

a. The area of the road reserve between the road edge, road kerb or sealed surface and the property boundary.
b. This area is defined longitudinally by the two property boundary limits along the frontage and does not extend beyond these limits.
c. In the case of "battle axe" lots, the adjacent verge is defined as being adjacent to the lot(s) fronting the public road reserve for single level development, and in the case of multi-level dwellings, the verge is defined as being adjacent to the ground-level strata lot.

Policy

- The owner or occupier of a single dwelling may exercise control over verge parking directly adjacent to that property in accordance with section 7.9 of the Town of Claremont Parking Local Law 2016.
- The owner or occupier of a single dwelling may authorise another person to stop or park on the verge adjacent to that property in accordance with section 7.9 of the Town of Claremont Parking Local Law 2016.
- In the case of battle axe lots, the adjacent verge is taken to be the verge adjoining the lot fronting the public road reserve.
- The owner or occupier of the lot fronting the public road reserve in a battle axe development may exercise control over the adjacent verge and may authorise another person to stop or park on that verge in accordance with section 7.9 of the Town of Claremont Parking Local Law 2016.
- In the case of grouped or multiple dwellings, no individual owner or occupier has exclusive jurisdiction over verge parking unless expressly provided for under the Town of Claremont Parking Local Law 2016.
- Where a grouped or multiple dwelling development fronts a public road reserve, the adjacent verge is considered to relate to the development as a whole rather than to any individual dwelling, unless otherwise determined by the Town.

- Residents or occupiers of grouped or multiple dwellings may not reserve, restrict, or authorise verge parking for exclusive use.

Document Control Box			
Legislation:	Town of Claremont Parking Local Law 2016		
Organisational:			
Version #	**Decision:**	**OCM Date:**	**Resolution Number:**
1.			
2.			
3.			
4.			
5.			

13.1.9 RESPONSE TO PETITION REQUESTING RESTRICTED 2-HOUR PARKING IN SCOTT STREET CLAREMONT

File Number:	GOV/00053
Author:	Declan Fanning (Manager Community Safety)
Authoriser:	John Pearson (Chief Executive Officer)
Voting Requirement:	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	Nil

PURPOSE

For Council to consider the petition received by the Town at the Ordinary Council Meeting held 31 March 2026, requesting restricted 2-hour parking in Scott Street Claremont.

OFFICER RECOMMENDATION

That Council:

1. **NOTES** the officer's report on the petition requesting restricted 2-hour parking in Scott Street Claremont.
2. **IMPLEMENTS** two-hour timed restricted parking on Scott Street Claremont.
3. **IMPLEMENTS** residential permit parking on Scott Street Claremont.

BACKGROUND

At the Ordinary Council Meeting held 31 March 2026, a petition was received by Council requesting "restricted 2-hour parking in Scott Street" Claremont. This petition contained 10 unverified signatures. The petitioners requested that:

> *"Since the advent of restricted parking in Thompson Road and Bernard Street, excessive parking in Scott Street has caused obstruction with ingress and egress to our properties. Consequently, we the residents of Scott and Bernard Streets, with driveways in Scott Street, request restricted 2-hour parking in Scott Street."*

This petition was signed by six of the nine households on Scott Street.

Concerns with parking on Scott Street has been raised previously with the Town by residents reporting cars regularly parking on Scott Street for extended periods of time, limiting parking availability for residents and their visitors. Residents have also identified recurring issues with vehicles obstructing driveways and crossovers.

In November 2025, the Town of Claremont's Community Safety Business Unit conducted a letter drop to survey residents on Hammond Road, George Avenue, King Street, Goldsworthy Road, Bernard Street, Scott Street, Evelyn Road and Koeppe Road, all of which currently have no restrictions on parking. The survey sought feedback on the potential introduction of timed residential permit parking within these streets.

At the time, significant construction activity within and surrounding the Town resulted in increased demand for on-street parking from trades and contractor vehicles, placing considerable pressure on parking availability, particularly on streets without existing parking controls. Timed residential permit parking was intended to preserve on-street parking for residents and their visitors and discourage long-term parking by non-residents.

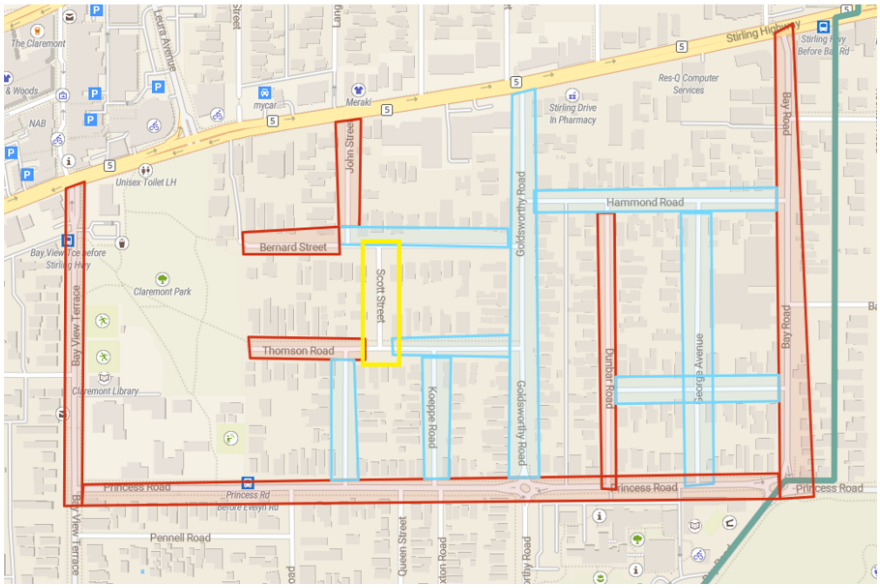
The survey results were collated in December 2025 and of the 72 responses received, 40 opposed the introduction of parking restrictions, while 32 supported the proposal. As the majority of respondents did not support the changes, the Town did not proceed with the introduction of timed residential permit parking.

DISCUSSION

The Town's recently implemented Automatic Number Plate Recognition (ANPR) parking enforcement technology, collects parking utilisation data for streets in the Town. Data collected from Scott Street indicated that on-street parking was consistently operating at, or near, full capacity. Community Safety Officers observed that many of the vehicles parked on Scott Street do not appear to belong to local residents, but rather commuters who travel to Claremont for work and take advantage of the unrestricted all-day parking available in the area.

It is recommended that a standard two-hour parking restriction be implemented on Scott Street that would apply to all vehicles, including those belonging to residents. This would require vehicles to be moved every two hours to avoid potential infringement. To allow residents to park longer than the two-hour time limit, a residential permit parking, consistent with other streets within the Central-South Parking Precinct, would allow eligible residents to park on Scott Street for up to 72 hours without moving their vehicle. All non-permit holders would remain subject to the two-hour restriction.

Under this arrangement, residents would be required to apply for residential parking permits and would be entitled to one complimentary permit per household. This approach would encourage greater turnover of non-resident vehicles, reduce long-term commuter parking, and improve parking availability for residents and their visitors.



RED – Restricted parking

BLUE- Unrestricted parking

YELLOW – Scott Street (currently unrestricted)

RESOLUTIONS

Item 8, Ordinary Council Meeting 31 March 2026, Council Resolution 31/26

FINANCIAL AND STAFF IMPLICATIONS

Activities will be delivered within existing budget allocations

POLICY AND STATUTORY IMPLICATIONS

Town of Claremont *Parking Local Law 2016*

Policy LV132 - Parking Permits

COMMUNICATION AND CONSULTATION

Community engagement and communication will be via:

- Additional letter-drop to inform residents of proposed change,
- Meet with any concerned residents to explain the ramifications of the proposed change.

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.

URGENCY

Not urgent.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 93/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Sara Franklyn

That Council:

1. NOTES the officer's report on the petition requesting restricted 2-hour parking in Scott Street Claremont.

2. IMPLEMENTS two-hour timed restricted parking on Scott Street Claremont.

3. IMPLEMENTS residential permit parking on Scott Street Claremont.

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

Against: Nil

CARRIED 9/0

13.4 ENVIRONMENTAL SUSTAINABILITY

13.4.1 RESPONSE TO PETITION TO REVIEW LAKE CLAREMONT DOG EXERCISE AREAS

File Number:	gov/0400004-002
Author:	Cloe Dolan (Manager Parks and Environment)
Authoriser:	Chief Executive Officer
Voting requirements	Simple Majority decision of Committee *(More than half the Committee Members present are required to vote in favour)*
Attachments:	1. Petition Lake Claremont Dog Exercise Area Extension [**13.4.1.1** - 4 pages] 2. Claremont Dog On and Off Lead Map [**13.4.1.2** - 1 page] 3. Straw Necked Ibis Photo [**13.4.1.3** - 1 page] 4. Data Collection Areas 1 to 4 Lake Claremont [**13.4.1.4** - 1 page] 5. Lake Claremont Data Collection Areas 1 to 4 [**13.4.1.5** - 1 page]

PURPOSE

For council to consider the petition received by the Town at the Ordinary Council Meeting held 24 February 2026 requesting that the underutilised 'dog on lead' area be changed to a dog exercise area in Lake Claremont Park.

OFFICER RECOMMENDATION

That Council:

1. **NOTES** the officer's report on the petition requesting the underutilised 'dog on lead' area be changed to a dog exercise area in Lake Claremont Park.
2. **RETAINS** the existing dog exercise area arrangements at Lake Claremont Park.

BACKGROUND

At the Ordinary Council Meeting held 24 February 2026, a petition was received by Council requesting that the underutilised 'dog on lead' area be changed to a dog exercise area in Lake Claremont Park. Claremont Park shares a boundary with the City of Nedlands. The petition contained 249 signatures from Town of Nedlands residents and 224 signatures from Town of Claremont residents. The petitioners requested that:

> *"At present there is a large area of Lake Claremont Park that is underutilised and is currently allocated as 'dog on lead' area. It lies adjacent to the existing dog exercise area, south of Lake St Carpark. It is seldom used. The adjacent dog exercise area is overutilised and often crowded. We propose that the underutilised 'dog on lead' area is changed to a dog exercise area. Doing so still leaves a sufficient area separating the dog exercise area from the pedestrian bitumen path."*

There are currently 1,430 dogs registered within the Town of Claremont. In addition to the Town's existing off-lead dog exercise areas, the City of Nedlands also provides an off-lead dog exercise area at Mount Claremont Oval, located opposite Lake Claremont, with a total area of approximately 3.8 hectares.

In addition, Scotch College has recently amended the classification of its playing fields from off-lead to on-lead during school operating hours due to the regular disruption of school activities by dogs. Dogs continue to be permitted off-lead outside of school operating hours.

The current designated off-lead areas comprise approximately 4.5 hectares. The petition proposes an additional 2 hectares of off-lead area, increasing the total designated off-lead area at Lake Claremont to approximately 6.5 hectares.

DISCUSSION

Following receipt of the petition, the Town reviewed the existing opportunities available for dog exercise within the district. The Town currently provides the following locations for dogs to exercise:

- Lake Claremont
- Mofflin Park
- Claremont Oval
- Maclagan Park
- Rowe Park
- Claremont Park

These locations provide a range of opportunities for residents to exercise their dogs. Notwithstanding this, the petition demonstrates a local desire for additional off-lead areas that are accessible by foot from surrounding residential areas.

Expansion of the Lake Claremont dog off-lead areas.

The potential expansion of the existing off-lead dog exercise areas at Lake Claremont, including the Alfred Road parkland and the area extending from Elliott Road to Lapsley Road, has previously been considered by the Town.

Lake Claremont is classified as a conservation-category wetland and is therefore afforded the highest level of environmental protection. The land identified in the petition for inclusion as an off-lead area is designated as a nature reserve under the Town's Public Open Space Strategy.

Any proposal to expand the off-lead dog exercise area must be considered within the broader context of the Lake Claremont precinct to ensure an appropriate balance between competing uses and the protection of environmental values. Consideration must be given to a range of existing and desired uses, including dog exercise, passive recreation, walking, cycling, informal recreational activities, and the preservation of environmental and visual amenity.

The Town regularly receives community feedback and complaints regarding off-lead dogs interacting inappropriately with other users of the Lake Claremont precinct, including children using playgrounds, pedestrians and cyclists using shared paths. Particular concern has also been raised regarding interactions between dogs and wildlife within both the parkland and bushland areas.

The additional area proposed in the petition would permit off-lead dogs in closer proximity to the lake and associated fauna habitats, which may increase the likelihood of interactions between dogs and wildlife. Any assessment of the proposed expansion would therefore need to carefully consider these potential impacts in determining whether an appropriate balance between recreational use and environmental protection can be achieved.

Observations and Comments

The Town's Community Safety team undertakes regular patrols of the Lake Claremont precinct and has not observed overcrowding within the existing off-lead dog exercise areas. Similarly, the Town has not received direct reports indicating that the current off-lead areas are experiencing overcrowding.

Volunteers from Friends of Lake Claremont (FOLC) and Town officers have regularly observed a range of wildlife utilising the eastern parklands, which comprise the area proposed for inclusion in the expanded off-lead dog exercise area. Species observed include Straw-necked Ibis, Quenda, South-western Snake-necked Turtle and Purple Swamphen. In addition, recent revegetation works within the eastern parklands have focused on planting local native species to provide habitat and foraging opportunities for endangered Black Cockatoos. It is considered that the expansion of the off-lead area may reduce the effectiveness of these environmental initiatives.

FOLC has provided the following comments in relation to the petition:

> "*The dog exercise area was already expanded in 2023. Lake Claremont offers one of the biggest dog off-lead areas in western suburbs. FOLC has very few times observed the area as being overcrowded. There is an increased pressure on parking as more community members outside of Claremont visit. Birds observed foraging food in eastern parklands in proposed extended areas are magpies, pink and grey galahs, ravens, straw necked ibis, swamp hens, ducks and other waterbirds. The area is also used by frogs, quendas, and turtles in the evening, early morning and night. Unwanted interactions with path users are worth mentioning."*

The Town's Lake Claremont Management Plan (2024–2029) recognises the need to balance the recreational needs of all park users, including dog owners, children, older persons and other visitors, while also protecting native flora and fauna. The Management Plan further notes:

> "*There have been ten attacks reported of dog on persons at Lake Claremont in the last five years, and several incidents with attacks on wildlife, including oblong turtles and water birds. Another antisocial and unhygienic behaviour is people not picking up their dogs' faeces, despite the presence of dog poo bags and bins around the Lake. In addition to spoiling the aesthetic value of the area and being unpleasant when inadvertently stepped on, uncollected dog excrement releases harmful bacteria and increases nutrient levels in the environment. These bacteria and nutrients can kill local native plants, be harmful to children, reduce water quality and promote algal blooms, which can cause the death of frogs, turtles and waterbirds."*

Lake Claremont Advisory Committee (LCAC)

The petition was considered by the Lake Claremont Advisory Committee (LCAC) at its meeting held on 14 May 2026. Discussion focused on the potential advantages and disadvantages associated with the proposed expansion of the off-lead dog exercise area. Much of the discussion was informed by personal experiences and anecdotal observations.

Given the limited empirical evidence available to support either the expansion or retention of the existing arrangements, the Committee requested that additional information be gathered to assist Council in its consideration of the petition.

The Committee subsequently decided as follows:

> *"Regarding the petition for an increased off lead dog exercise area, recommends that Council defers a decision on the petition and that Administration gather dog exercise usage data across all daylight hours and provide a recommendation resulting from the data analysis."*

In response to this resolution, the Town undertook a data collection exercise to inform the assessment of the petition.

Data Collection Process

For the purposes of the survey, the Lake Claremont precinct was divided into four areas, three of which are currently designated as off-lead dog exercise areas, with the fourth being an on-lead area only. These areas are described as follows:

- Area 1: Off-lead Area Corner of Alfred and Davies Road
- Area 2: Off-lead Dog Agility Area North of Lakeway Street
- Area 3: Off-lead Area South of Lakeway Street
- Area 4: On-lead Area South of Lakeway Street (Proposed off leash area as part of petition)

Usage data was collected through field observations over a one-week period during peak usage times between 7:30 am and 6:15 pm. Observations and counts were undertaken at 15-minute intervals. While the survey period did not encompass all daylight hours as requested by the LCAC, the hours selected were

considered to represent peak usage periods and were anticipated to provide a representative sample for the purposes of analysis. The following information was recorded during each observation period:

- number of dogs off-lead;
- number of dogs on-lead;
- presence of fauna on the ground;
- other users of the area, including walkers and joggers; and
- prevailing weather conditions.

Key findings

The key findings of the survey are summarised below:

- Approximately 400 dog observations were recorded across the four survey areas. Dog activity was relatively evenly distributed across the precinct, with Area 4 recording the lowest number of dog observations and Area 3 recording the highest. It should be noted that individual dogs were likely recorded multiple times as they moved between survey areas.
- Early mornings were identified as the most popular period for dog exercise activity.
- Weekend usage was generally higher than weekday usage.
- Within the existing off-lead areas, approximately 89% of observed dogs (318 observations) were off-lead. In Area 4, where dogs are currently required to be on-lead, approximately 53% of observed dogs were recorded off-lead, although total dog numbers in this area were comparatively low (37 observations).
- The average number of dogs observed during each 15-minute observation period ranged between 8 and 10 dogs in Areas 1, 2 and 3, and between 4 and 5 dogs in Area 4.
- The total number of fauna observed on the ground varied significantly between areas, with totals of 34, 30 and 60 recorded in Areas 1, 2 and 3 respectively, compared with 180 observations recorded in Area 4.
- In addition to dog walkers, the four survey areas were regularly used by other visitors for activities such as walking and jogging.
- Survey observations were undertaken under a range of weather conditions, including fine, cloudy, overcast, windy and rainy conditions.

While the counts and observations can be relied upon to determine the approximate numbers and usages of the four areas, the full week counts provide a degree of surety of the actual usage patterns across week and weekend usage. The counts and observations provide information to determine a reasonable set of considerations for dog exercise. These considerations are:

- The Lake Claremont area is a popular area for dog walking with approximately 400 dogs observed, recognising that each dog may have been counted on more than one occasion as they moved from area to area.
- It is accepted that the variable weather provided a balanced set of data and would have provided a representative sample of data across all weather conditions. It is however also accepted that winter counts could be expected to be lower than summer counts.
- There is little indication that the off-lead areas are congested, with the peak number of dogs in each area being fewer than 10 dogs in any observation interval. Even were the numbers to be doubled due to the time of year or weather variations, the density of dogs is not considered to be within the definition of “overcrowded”

- The high number of birds in area 4 relative to the low number of birds in the off-lead areas would seem to support the view that the presence of off-lead dogs tends to discourage birds to utilise the off-lead areas.

CONCLUSION

Having considered the petition, the available usage data, environmental considerations and the competing recreational demands within the Lake Claremont precinct, it is recommended that the petition not be supported. The evidence collected does not indicate that the existing off-lead dog exercise areas are experiencing overcrowding or that there is a demonstrated need to expand the current provision. Furthermore, the proposed extension area forms part of an environmentally significant reserve that supports a range of native fauna and conservation initiatives. On balance, it is considered that the existing arrangements provide an appropriate level of access for dog exercise while maintaining a reasonable balance between recreational use, community safety and environmental protection.

PAST RESOLUTIONS

Item 8, Ordinary Council Meeting 24 February 2026, Council Resolution 10/26

Lake Claremont Advisory Committee Meeting 14 May 2026, Committee Recommendation:

That the Lake Claremont Advisory Committee:

> *Regarding the petition for an increased off-leash dog exercise area, recommends that Council defers a decision on the petition and that Administration gather dog exercise usage data across all daylight hours and provide a recommendation resulting from the data analysis.*
> *CARRIED 8/0*

FINANCIAL AND STAFF IMPLICATIONS

There are no financial implications with the adoption of the Officer Recommendation.

POLICY AND STATUTORY IMPLICATIONS

- Animal Local Law 2024
- Lake Claremont Management Plan 2024-2029
- Town of Claremont Public Open Space and Community Facilities Strategy
- Corporate Business Plan 2024-2027

COMMUNICATION AND CONSULTATION

- Friends of Lake Claremont
- Lake Claremont Advisory Committee
- Community Safety Team

STRATEGIC COMMUNITY PLAN

Liveability *We are an accessible community with well-maintained and managed assets. Our heritage is preserved for the enjoyment of the community.*

- Provide clean, usable, attractive and accessible streetscapes and public spaces.

Environmental Sustainability *We are a leader in responsibly managing the built and natural environment for the enjoyment of the community and continue to demonstrate diligent environmental practices.*

- Take a leadership in the community in environmental sustainability.

- Protect and conserve the natural flora and fauna of Lake Claremont and the Foreshore.

URGENCY

None.

OFFICER RECOMMEDNDATION

Moved: Cr Kate Main

Seconded: Cr Ryan Brown

That Council:

1. NOTES the officer's report on the petition requesting the underutilised 'dog on lead' area be changed to a dog exercise area in Lake Claremont Park.

2. RETAINS the existing dog exercise area arrangements at Lake Claremont Park.

For: Cr Ryan Brown

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

LOST 1/8

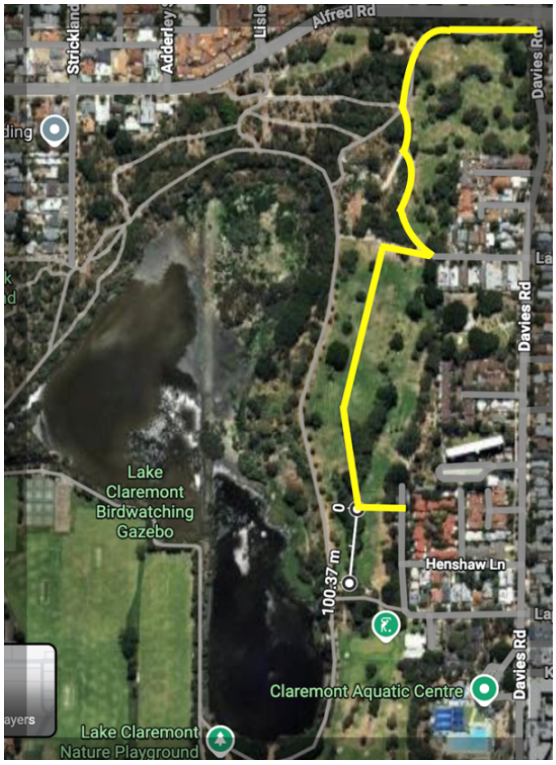
ALTERNATE MOTION proposed by Cr Goetze in relation to item 13.4.1 Response to Petition to Review Lake Claremont Dog Exercise Areas

ALTERNATE MOTION

That Council endorses an expanded off lead dog exercise area to include the following areas:

a. an area west of the existing area to approximately 50m from the footpath around the Lake

b. an area south of the existing area to an area alongside Elliot Rd as depicted below.



Reasons:

1. **The case for change is about function, movement and compliance.**
   Lake Claremont is used as a dog walking circuit, not as a static dog park. The issue is not simply whether there are enough hectares of off-lead area, but whether the current layout supports the way people actually use the lake safely and practically.
2. **Lake Claremont is Claremont's unique dog circuit-walk.**
   Other dog exercise areas across the Town are largely static parks or ovals, suitable for short exercise or throwing a ball. Lake Claremont is different. It allows people and their dogs to walk together through a meaningful route, creating health, social and community benefits for owners as well as exercise for dogs.
3. **A modest change would create a practical 2 kilometre walking loop.**
   Extending the off-lead arrangement in a carefully bounded way would open up the Elliott Road end as a practical starting point, enabling direct off-lead access onto an approximately 2 kilometre loop through to the Davies Road/Alfred Road intersection. This is around 2,500 steps — not a 10,000-step day, but still a meaningful daily walk.
4. **It would reduce pressure and congestion at Lakeway Street.**
   Creating a second practical start point from Elliott Road would help spread parking, foot traffic and dog walking activity more evenly around the reserve, rather than concentrating use around Lakeway Street.

5. **The existing Area 3 is narrow and creates a bottleneck.**
   The off-lead area south of Lakeway Street is constrained. Dogs running, chasing balls or socialising can take up significant space, making it difficult for owners of timid, older or smaller dogs to move through safely. A wider and better-designed area would allow walkers to move away from boisterous dogs and reduce user conflict.
6. **A better layout would reduce wear and tear on the grass.**
   Heavy foot traffic through a narrow section concentrates impact on the turf. Allowing people to spread out more evenly would reduce pressure on the most heavily used grassed areas and support better long-term maintenance.
7. **The proposal should not be full expansion or no change.**
   The better option is a carefully bounded compromise. A modified option with exclusion zones can protect the most sensitive nature areas and other park users while allowing a limited, managed improvement. The most sensitive conservation areas are already fenced and should remain protected.
8. **The modified proposal should include strong safety buffers.**
   I support a 50 metre setback from the shared path, a 100 metre setback from the children's playground, and dogs returning on-lead for the final approximately 100 metres from the Elliott Road end to the TBox café and toilet facilities. This creates a clear transition between the dog exercise area and the more heavily used café, toilet and shared public areas.
9. **It would improve compliance by design.**
   The officer report notes that in Area 4, where dogs are currently required to be on-lead, approximately 53% of observed dogs were already off-lead. That should not be ignored. It suggests the current boundary does not reflect actual use. A modest change, supported by clearer signage and stronger enforcement outside the new boundary, would improve compliance rather than simply tolerate ongoing confusion.
10. **This is a balanced outcome.**
    This should not be framed as dogs versus conservation, or as a request for more land for its own sake. A modest, clearly bounded adjustment would improve movement, compliance and access while protecting children, path users, wildlife and the environmental values of Lake Claremont, with the most sensitive wildlife areas already fenced.

OFFICER COMMENT ON THE ALTERNATE MOTION

In consideration of the petition proposal to expand the area allocated for off-lead dog exercise, the officers report addresses several matters in this respect, and particularly of significance to the management of the Lake Claremont area overall.

For ease of reference these are summarized below

1. Assertion of overcrowding of the current area allocated to dog exercise

This request is largely based on the assertion on what constitutes "overcrowding" . To determine the actual usage, data was collected on the numbers of dogs using the defined allocated areas during the peak usage times. The figures did not support the claim of overcrowding, even when allowances were made for weather and season.

There is recognition that where dog walkers gather for social interaction, that the number of dog will be greater, but even these numbers did not constitute overcrowding. The data indicated that there were no more than 10 dogs off lead in any one area at any point in time during the peak usage periods/ Even if these figures were to be doubled, then this would still be difficult to define as overcrowded.

2. Environmental aspects

The Claremont Lake area is a Conservation Category Wetland area which is afforded the highest category of protection. The officer's report provides some details of the number of ground-based birds in various locations where off lead dogs area permitted, which is an indication that the absence of off lead dogs leads to a greater number of birds foraging in these areas. The proposed expansion of the off-lead area to the west would in all likelihood preclude birds from foraging in this area.

3. Conflicts of uses

There is support for the view that allowing off lead dogs closer to pedestrian and other uses on the dual use path increases the probability of conflict. Of particular concerns is the interaction of large off lead dogs with smaller breeds and with children. The inclusion of the area to the west of the current off lead area would reduce the current significant buffer currently in place, recognizing that the proposed 50m buffer would meet the recommended minimum.

4. Balanced allocation of land use

Areas such as Claremont Parks should be allocated areas for differing uses in a balanced manner, and the further inclusion of areas currently allocated for environmental uses will likely disturb this balance. A simple aerial view of the maps of the area overlayed with the proposed off lead area expansion demonstrates the disproportionate area proposed for this use.

The main concerns with expanding the dog exercise area relates to safety and enforcement. From an operational perspective, the location and extent of dog exercise areas are important considerations for the Town's Rangers. Clear boundaries are needed to enforce the provisions of the Dog Act should infringement or prosecutions be required. Without a clear delineation of what is an off-lead or on-lead area, it becomes more difficult to demonstrate whether an offence has occurred, resulting in uncertainty for both dog owners, members of the public and Rangers. This results in reduced compliance for dog management.

Where off-lead areas adjoin playgrounds, shared paths, cafés or other popular community facilities, monitoring compliance becomes more challenging. The current location of the designated off-lead area is intended to provide dog owners with sufficient distance to regain effective control of their dogs before entering areas where people are walking, children are playing, or patrons are dining. This separation supports the orderly transition between off-lead and on-lead areas and assists with the practical management of the reserve.

Should an expanded area be sought, it is suggested that consideration be given to the unused space to the northwest end of the current off-lead area. This (if any) would be a more suitable space for expansion as there is significantly less foot traffic (whereby off-lead dogs would not accidentally encounter walkers or other dogs that are on lead), no children utilising a playground, or patrons dining at the nearby cafe.

OFFICER RECOMMENDATION ON THE ALTERNATE MOTION

However, should this be unsuitable and Council resolve to approve the alternate recommendation, it is recommended that further consideration be given to including extra provisions to ensure the safety of people and the enforcement of the Dog Act. As such, it is recommended that the following be included in the alternative recommendation:

That Council

1. Endorses an expanded off lead dog exercise area to include the following areas
    a. an area west of the existing area to approximately 50m from the footpath around the Lake

b. an area south of the existing area to an area alongside Elliot Rd as depicted below.

2. Delineates the revised alignments through the planting of additional trees and the placement of logs on the proposed western boundary.
3. To assure effective enforcement:
   a. Relocates the existing signage to appropriate new locations to ensure the park uses are informed of the revised limits of the dog off lead areas
   b. Erects additional signage to cover the expanded off-lead areas.
4. Considers the estimated additional funds required to effect the above changes of $22,000 in the mid-year budget review deliberations.

The amount requested provides for additional costs for the expanded off lead area through the mid-year budget review deliberations in early 2027:

Parks 35-litre tree x 15 planting works	$5,000
Parks log demarcation works	$7,000
Signage relocation, amendment and new signage	$10,000

OFFICER RESPONSE TO RECOMMENDATION
The proposed alternate motion is not supported for the reasons stated above and in the original report.

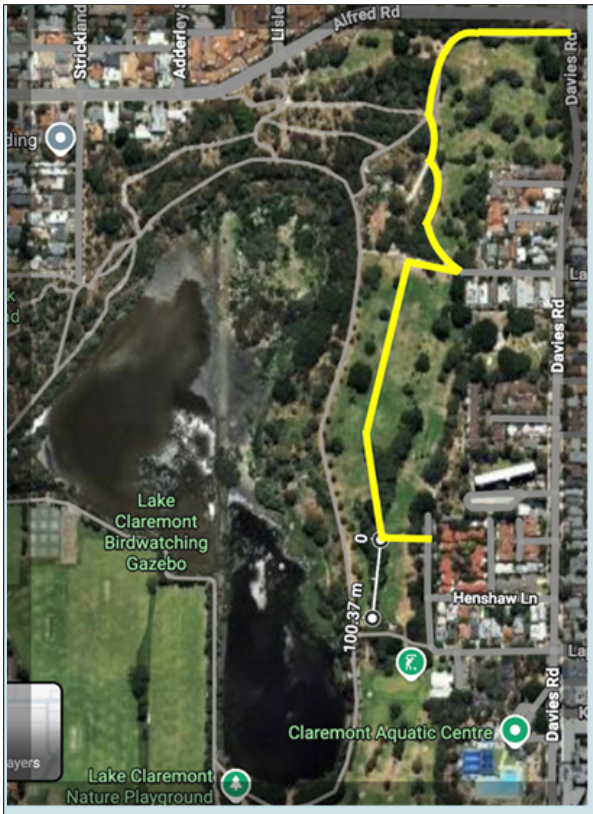
ALTERNATE MOTION AND COUNCIL RESOLUTION 94/26

Moved: Cr Jill Goetze

Seconded: Cr Sara Franklyn

That Council

1. Endorses an expanded off lead dog exercise area to include the following areas:
   a) an area west of the existing area to approximately 50m from the footpath around the Lake; and
   b) an area south of the existing area to an area alongside Elliot Rd as depicted below.
2. Delineates the revised alignments through the planting of additional trees and the placement of logs on the proposed western boundary.
3. To assure effective enforcement:
   a. Relocates the existing signage to appropriate new locations to ensure the park uses are informed of the revised limits of the dog off lead areas
   b. Erects additional signage to cover the expanded off-lead areas.
4. Considers the estimated additional funds required to effect the above changes of $22,000 in the mid-year budget review deliberations.



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

Against: Cr Ryan Brown

CARRIED 8/1

Reasons for supporting a modified change to the Lake Claremont dog exercise area

1. The case for change is about function, movement and compliance.
   Lake Claremont is used as a dog walking circuit, not as a static dog park. The issue is not simply whether there are enough hectares of off-lead area, but whether the current layout supports the way people actually use the lake safely and practically.
2. Lake Claremont is Claremont's unique dog circuit-walk.
   Other dog exercise areas across the Town are largely static parks or ovals, suitable for short exercise or throwing a ball. Lake Claremont is different. It allows people and their dogs to walk together through a meaningful route, creating health, social and community benefits for owners as well as exercise for dogs.

3. A modest change would create a practical 2 kilometre walking loop.
   Extending the off-lead arrangement in a carefully bounded way would open up the Elliott Road end as a practical starting point, enabling direct off-lead access onto an approximately 2 kilometre loop through to the Davies Road/Alfred Road intersection. This is around 2,500 steps — not a 10,000-step day, but still a meaningful daily walk.
4. It would reduce pressure and congestion at Lakeway Street.
   Creating a second practical start point from Elliott Road would help spread parking, foot traffic and dog walking activity more evenly around the reserve, rather than concentrating use around Lakeway Street.
5. The existing Area 3 is narrow and creates a bottleneck.
   The off-lead area south of Lakeway Street is constrained. Dogs running, chasing balls or socialising can take up significant space, making it difficult for owners of timid, older or smaller dogs to move through safely. A wider and better-designed area would allow walkers to move away from boisterous dogs and reduce user conflict.
6. A better layout would reduce wear and tear on the grass.
   Heavy foot traffic through a narrow section concentrates impact on the turf. Allowing people to spread out more evenly would reduce pressure on the most heavily used grassed areas and support better long-term maintenance.
7. The proposal should not be full expansion or no change.
   The better option is a carefully bounded compromise. A modified option with exclusion zones can protect the most sensitive nature areas and other park users while allowing a limited, managed improvement. The most sensitive conservation areas are already fenced and should remain protected.
8. The modified proposal should include strong safety buffers.
   I support a 50 metre setback from the shared path, a 100 metre setback from the children's playground, and dogs returning on-lead for the final approximately 100 metres from the Elliott Road end to the TBox café and toilet facilities. This creates a clear transition between the dog exercise area and the more heavily used café, toilet and shared public areas.
9. It would improve compliance by design.
   The officer report notes that in Area 4, where dogs are currently required to be on-lead, approximately 53% of observed dogs were already off-lead. That should not be ignored. It suggests the current boundary does not reflect actual use. A modest change, supported by clearer signage and stronger enforcement outside the new boundary, would improve compliance rather than simply tolerate ongoing confusion.
10. This is a balanced outcome.
    This should not be framed as dogs versus conservation, or as a request for more land for its own sake. A modest, clearly bounded adjustment would improve movement, compliance and access while protecting children, path users, wildlife and the environmental values of Lake Claremont, with the most sensitive wildlife areas already fenced.

1/2

To Your Worship the Mayor

Thank you for considering our petition.

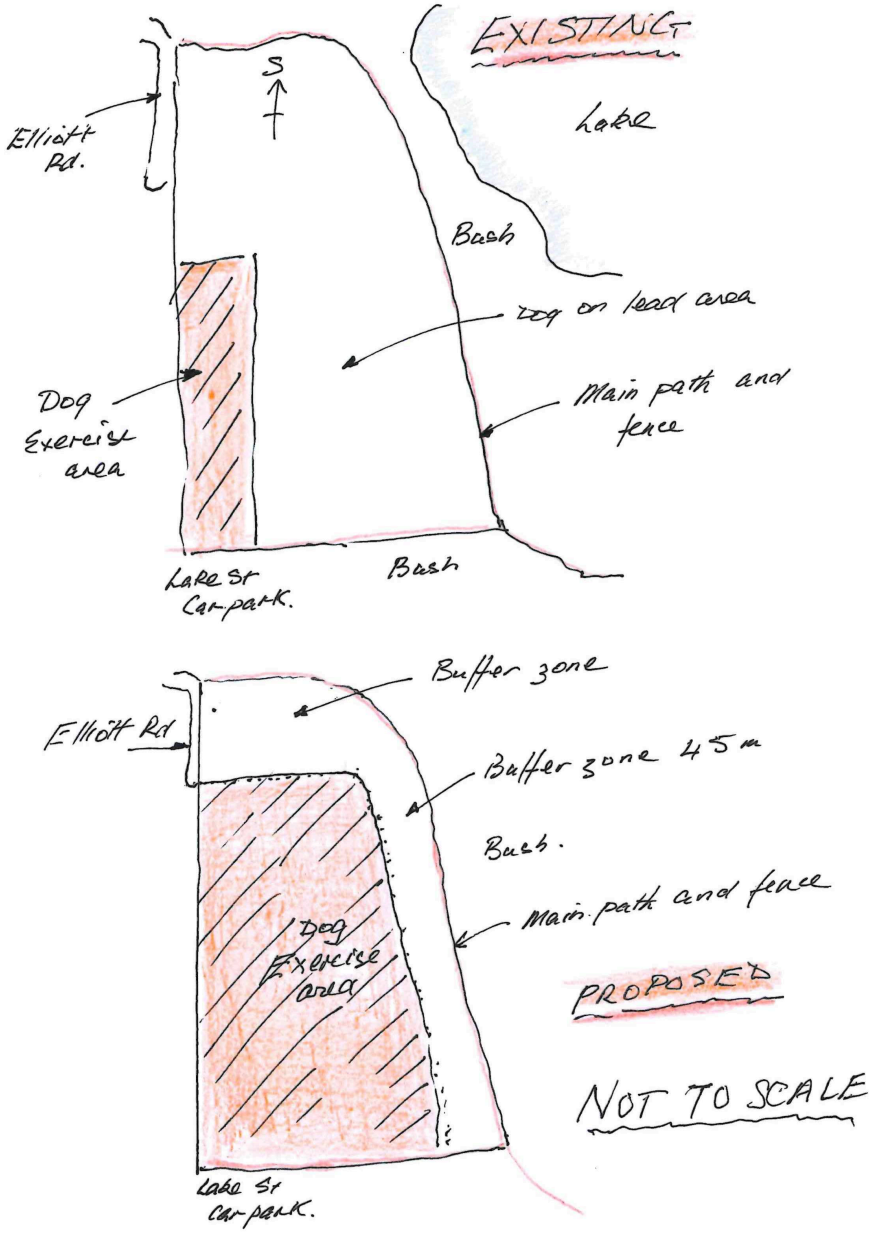
We are asking for the dog exercise area to be extended into the dog on lead area which lies to the south and west of Lake St carpark.

The dog on lead area is simply not being used by anyone, whereas the adjacent dog exercise area is becoming increasingly popular with people with their dogs. Consequently, at times the dog exercise area can become very congested. By extending the dog exercise area into the dog on lead area will clearly alleviate this congestion for now and the future.

Two diagrams have been included showing the different areas and the proposed changes. It should be noted that a

2/2

substantial 45m buffer between the new boundary and the path which goes around the lake, has been included. This giving space and respect to pedestrians using the path. Also, the existing line of old trees from the old golf course can form the new western boundary. (those remaining)

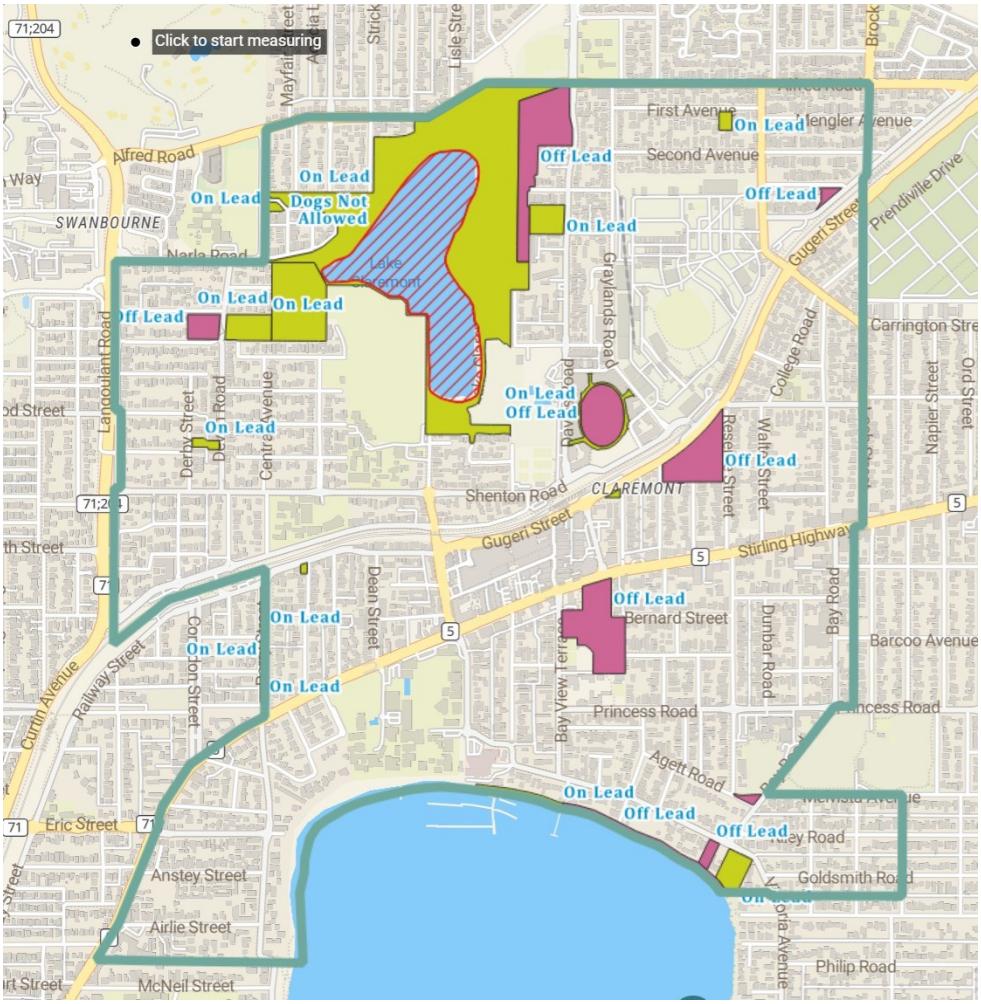

EXISTING
Lake
Elliott Rd.
S
Bush
Dog on lead area
Main path and fence
Dog Exercise area
Lake St Car park.
Bush
Buffer zone
Elliott Rd
Buffer zone 45m
Bush.
Main path and fence
Dog Exercise area
PROPOSED
NOT TO SCALE
Lake St Car park.

Note :—

Because Lake Claremont sits on the boundary of Nedlands, there are many using the park who are not residents of Claremont.

But we have included them to illustrate the numbers of people using the dog exercise area.

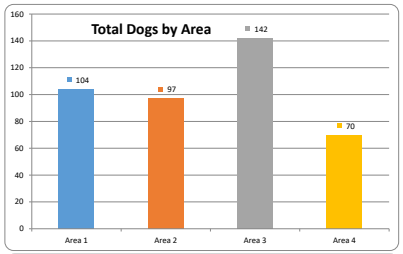
* means mostly non resident.

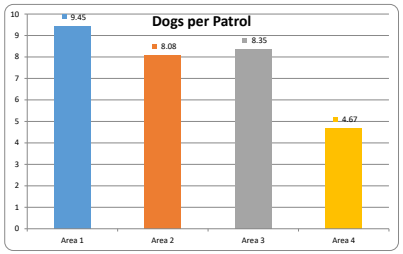

71;204
Click to start measuring
Alfred Road
SWANBOURNE
Narla Road
Lake Claremont
On Lead
Dogs Not Allowed
Off Lead
First Avenue
Second Avenue
Graylands Road
Prendiville Drive
Gugeri Street
College Road
Carrington Street
Napier Street
Lancaster Road
Derby Street
Central Avenue
Shenton Road
CLAREMONT
Stirling Highway
Bernard Street
Bay View Terrace
Dunbar Road
Bay Road
Barcoo Avenue
Princess Road
Agett Road
Curtin Avenue
Railway Street
Dean Street
Eric Street
Anstey Street
Airlie Street
McNeil Street
Goldsmith Road
Philip Road

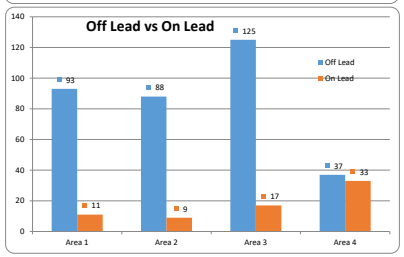


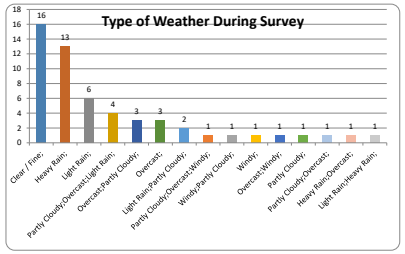

Adderley Street
Lisle Street
Montgomery Avenue
Jacaranda Avenue
First Avenue
Graylands Road
Davies Road
Second Avenue
Lake Claremont Shared Path
Lake Claremont
Tapper Lane
Mitchell Avenue
Vivesh Avenue
1
1
3
4

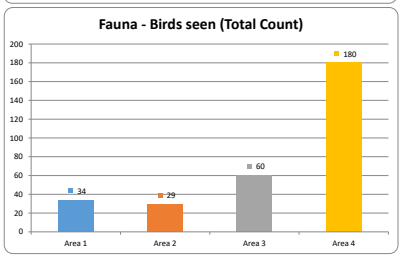
Lake Claremont Dog Usage Dashboard

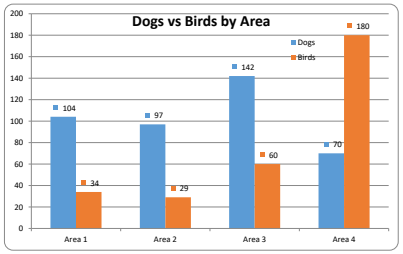












14 ANNOUNCEMENTS BY THE PRESIDING PERSON

Cr Brown shared that he attended the Council workshop and the Special Council Meeting.

Cr Suann shared that she attended the Council workshop.

Cr Goetze shared that she attended the History in a Coffee Cup program. She also attended the Council workshop, the Special Council Meeting, and the Freshwater Bay Primary School Board meeting.

Cr Franklin shared that she attended a number of forums, as well as the Budget Workshop and Special Council Meeting. She welcomed the new CEO, Mr John Pearson, to his first Ordinary Council Meeting and acknowledged the departure of Manager Finance, Ms Hasreen Syed Maule, thanking her for her service.

Cr Main shared that she attended the Revised Draft Rights of Way (ROW) Strategy meeting. She shared that discussions included the advancement and prioritisation of road resurfacing treatments, as well as future improvements for Shenton Road. She also advised that recent crash statistics showed an increase in incidents involving cyclists, e-bike riders and pedestrians, with a significant proportion resulting in hospitalisations. Cr Main noted the importance of focusing on cyclist, e-bike and pedestrian safety within the Town.

Deputy Mayor Kelly shared that he attended the WALGA Central Metropolitan Zone meeting. He also attended the Australian Local Government Association National General Assembly in Canberra, where he participated in discussions on a large number of notices of motion and gained insights into issues affecting local government across Australia. Deputy Mayor Kelly noted the opportunity to engage with local government representatives from across the country. He also attended the Special Council Meeting.

Cr Fernandes shared that he attended the Concept Forum and the Council Meeting. He thanked Cr Graham for attending the WALGA Central Metropolitan Zone meeting in his absence and shared that he had completed a further unit of the Local Government Diploma.

Cr Cameron shared that he attended the Youth Photography Competition, the Tourism Workshop, the Thank a Volunteer Event, the WALGA Central Metropolitan Zone meeting, the Budget Workshop and the Special Council Meeting. He also attended a presentation hosted by the Naval Historical Society of Australia at the Claremont Tennis Club.

Mayor Telford shared that he attended the Australian Local Government Association National General Assembly in Canberra with the Deputy Mayor. He reflected on the opportunity to benchmark the Town against local governments from across Australia. He thanked the CEO for attending the event and acknowledged Deputy Mayor Kelly for facilitating introductions to key stakeholders. The Mayor also thanked Mr Ross Montgomery for his service as Interim Director Planning and Environment, and acknowledged his contribution to the Town.

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

PROCEDURAL MOTION 95/26

Moved: Cr Ryan Brown

Seconded: Cr Ryan Fernandes

That in accordance with Section 5.23(2) of the Local Government Act 1995, the meeting is closed to members of the public with the following subsections applicable:

s.5.23(4)(b) - information relating to the personal affairs of an individual

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

Against: Nil

CARRIED 9/0

The doors were closed at 8:46 pm.

The meeting was closed for the duration of this item.

17.1 LEADERSHIP AND GOVERNANCE

17.1.1 OBJECTION OF COUNCIL DECISION - S9.5 LOCAL GOVERNMENT ACT 1995.

REASON(S) FOR CONFIDENTIALITY

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

s.5.23(4)(b) - information relating to the personal affairs of an individual.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 96/26

Moved: Cr Graham Cameron

Seconded: Cr Annette Suann

That Council DISMISSES the objection of the decision made 28 April 2026 to not approve the retrospective application for installation of artificial lawn at 24 Brown Street Claremont for the following reasons:

1. Inconsistency with Council Policy

The proposal is contrary to Policy EN302 Road Verges, which expressly states the installation of artificial turf on verges is not permitted within the Town. The policy is Council's adopted position on the use of artificial turf and has been established to ensure a consistent approach to the management of verges throughout the Town.

2. Undesirable Precedent

Approval of the application, notwithstanding its limited scale, would establish a precedent for similar requests elsewhere within the Town. Installing artificial turf would undermine the intent of Policy EN302 and make it difficult to consistently apply the policy in future circumstances.

3. Environmental Considerations

Artificial turf is a synthetic surface that can contribute to the release of microplastics into the environment over time. There are concerns regarding the potential movement of these materials into soils and groundwater, which is inconsistent with the Town's environmental objectives and sustainability principles.

4. Long-Term Maintenance and Amenity Impacts

Artificial turf is susceptible to deterioration and discolouration over time. As the surface ages, it may become visually unattractive. Artificial turf can also present hygiene and maintenance concerns when compared with natural landscaping alternatives.

5. Availability of Suitable Alternatives

There are a range of natural and environmentally sustainable landscaping treatments available that can achieve the intended outcome without requiring the installation of artificial turf. These alternatives are more consistent with the Town's environmental policies and long-term management objectives.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Brown, Cr Graham Cameron, Cr Sara Franklyn, Cr Kate Main, and Cr Annette Suann.

Against: Cr Ryan Fernandes and Cr Jill Goetze

CARRIED 7/2

PROCEDURAL MOTION 97/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Kate Main

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, Cr Sara Franklyn and Cr Kate Main

Against: Nil

CARRIED 9/0

The doors were opened at 8:55 pm.

Mayor Telford read aloud the resolutions made behind closed doors.

18 FUTURE MEETINGS OF COUNCIL

Ordinary Council Meeting, Tuesday 28 July 2026 at 7.00pm.

19 DECLARATION OF CLOSURE OF MEETING

There being no further business, the Presiding Member declared the meeting closed at 8:56 pm.

.....

PRESIDING MEMBER

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

17.1.1 APPOINTMENT OF DIRECTOR DEVELOPMENT SERVICES

11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING

Nil.

UNCONFIRMED

12 REPORTS OF COMMITTEES

12.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE

12.1.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE TERMS OF REFERENCE

File Number:	GOV/03/00002
Author:	Winnie Tansanguanwong (Coordinator Governance)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirements	Simple Majority decision of Committee *(More than half the Committee Members present are required to vote in favour)*.
Attachments:	1. Audit, Risk and Improvement Committee Meeting Terms of Reference 2026 [**12.1.1.1** - 3 pages]

PURPOSE

To present amended Terms of Reference for the Audit, Risk and Improvement Committee to ensure compliance with recent legislative changes and to seek the Committee's recommendation to Council.

AUDIT, RISK AND IMPROVEMENT COMMITTEE RECOMMENDATION

That the Audit, Risk and Improvement Committee recommends that Council **ADOPTS** the Terms of Reference, as at Attachment 1.

BACKGROUND

The Audit, Risk and Improvement Committee (ARIC) Terms of Reference were last amended on 28 October 2025.

The *Local Government Amendment Act 2024* introduced significant reforms to the governance framework for audit committees, which commenced on 1 January 2026. These reforms amended the *Local Government Act 1995* (the Act) and the *Local Government (Audit) Regulations 1996* (Audit Regulations) and required all local governments to establish an ARIC with expanded functions and responsibilities.

The new Terms of Reference have been prepared to align with these legislative requirements.

DISCUSSION

The new Terms of Reference reflect the expanded statutory role of the ARIC under section 7.1A of the Act and regulation 16 of the Audit Regulations.

Regulation 16 requires the Committee to:

- Receive and review reports on audits, compliance audits and CEO reviews under regulation 17;
- Review the appropriateness and effectiveness of systems relating to financial management, legislative compliance and risk management; and
- Monitor and review the implementation of actions taken in response to audit findings and other reviews and recommend improvements to Council.

The previous Terms of Reference referred to an earlier version of regulation 16 and pre-date the Committee's expanded statutory functions. The new Terms of Reference directly align with the current regulation.

Key changes from the previous Terms of Reference include:

- Updating the functions of the Committee to align with regulation 16, including review of audits, compliance audits and reviews under regulation 17;
- Removing references to "Regulation 5 and 17 reviews", as regulation 5 reviews have been subsumed into the broader regulation 17 reviews;

- Strengthening oversight of systems and procedures relating to financial management, legislative compliance and risk management;
- Clarifying the Committee's role in monitoring and recommending improvements to governance, systems and organisational performance;
- Updating membership provisions to ensure compliance with section 7.1A, including prohibiting employees of the Town from being members and ensuring the Presiding Member and Deputy Presiding Member are independent and not elected members;
- Including provisions for the requirement to appoint a deputy of the Presiding Member in accordance with section 7.1B of the Act;
- Ensuring that decisions of ARIC are made by simple majority; and
- Clarifying the advisory role of the Committee and its relationship with Council.

Regulation 17 now requires the CEO to review the effectiveness of systems relating to risk management, internal control, and legislative compliance at least once in every 4 financial years and report the results to the ARIC. ARIC is then required to review the CEO's report and recommend to Council any actions required to address any issues identified in the report.

PAST RESOLUTIONS

Item 12.1.1 Ordinary Council Meeting 4 February 2025, Council Resolution 6/25

Item 14.1.5 Ordinary Council Meeting 28 October 2025, Council Resolution 158/25

FINANCIAL AND STAFF IMPLICATIONS

There are no direct financial implications arising from the adoption of the amended Terms of Reference.

POLICY AND STATUTORY IMPLICATIONS

The proposed amendments ensure compliance with the *Local Government Act 1995* and the *Local Government (Audit) Regulations 1996.*

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.

URGENCY

Urgent. The transition period for implementing the reforms concluded on 30 June 2026.

COMMITTEE RECOMMENDATION AND COUNCIL RESOLUTION 99/26

Moved: Cr Ryan Fernandes

Seconded: Deputy Mayor Cr Paul Kelly

That the Audit, Risk and Improvement Committee recommends that Council ADOPTS the Terms of Reference, as at Attachment 1.

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

CARRIED7/0

UNCONFIRMED

AUDIT, RISK AND IMPROVEMENT COMMITTEE TERMS OF REFERENCE

KEY FOCUS AREA LEADERSHIP AND GOVERNANCE

1. OBJECTIVES OF THE COMMITTEE

In accordance with Part 7 of the *Local Government Act 1995*, and regulation 16 of the Local Government (Audit) Regulations 1996, the Audit, Risk and Improvement Committee (Committee) is established to:

- Support Council in fulfilling its governance and oversight responsibilities in relation to financial reporting, internal control structures, risk management, audit functions, corporate business planning and ethical accountability.
- Critically examine audit and management reports to ensure that the Town appropriately implements any recommended actions.
- Receive and review reports prepared by the Chief Executive Officer (CEO) and make recommendations to Council on its findings.

2. FUNCTION AND ROLE

The function of the Audit, Risk and Improvement Committee is to review the appropriateness and effectiveness of the Town's financial management, legislative compliance and risk management systems. The role of the Audit, Risk and Improvement Committee is to:

2.1 AUDIT

- Review audit reports issued under section 7.12A(3) of the *Local Government Act 1995* to confirm that required actions are identified and to monitor management's progress in implementing those actions.
- Review management's response addressing significant audit findings, including actions taken or planned, in relation to a report provided under section 7.12A(4)(a) of the *Local Government Act 1995*.
- Review audit reports under Regulation 17 of the Local Government (Audit) Regulations 1996 and monitor management's progress in identifying and implementing required actions.
- Receive and review the annual Compliance Audit Return and make any recommendations it considers appropriate to Council.
- Review all other internal audits and management reports and consider recommended actions for recommendation to Council.
- Oversee and monitor the internal audit actions register.

2.2 RISK

- Review risk reports, including the status and effectiveness of the Town's risk management systems, and report to Council on any adverse trends or risks requiring further attention.
- Review management's processes for identifying fraud and misconduct risks and the adequacy of associated treatment plans and provide recommendations for Council.
- Review the Town's Risk Management Policy and Framework and recommend any proposed changes to Council.
- Review the adequacy of the Town's risk management processes and provide recommendations to Council as necessary.

2.3 IMPROVEMENT

- Review written advice prepared by the CEO under section 8.6(1)(a) of the Local Government Act 1995 and consider any resulting actions for recommendation to Council.
- Review written advice prepared under section 8.23(4)(a) of the *Local Government Act 1995* and consider recommended actions for Council.
- Consider and recommend the Town's annual financial report to Council for adoption.
- Make recommendations to Council on how to enhance the Town's financial reporting.
- Any other function conferred on the Audit, Risk and Improvement Committee under a written law.

3. DELEGATION

(1) This Committee has no delegated authority.
(2) The Committee is a formally appointed committee of Council and is responsible to that body. The Committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility.
(3) The Committee has no management functions and must not involve itself in management processes or procedures, other than by making a recommendation to Council.

4. COMMITTEE MEMBERSHIP

(1) The Committee shall comprise five (5) members being:
  a) three (3) elected members including the Mayor; and
  b) two (2) independent members appointed by Council,
(2) In accordance with Part 7 of the *Local Government Act 1995,* the Presiding Member, Deputy of the Presiding Member and Deputy Presiding Member cannot be a council member of the Town or of any other local government
(3) For the purpose of appointment of members under section 4(1)(b), requisite skills and experience may include experience in financial management, auditing and assurance, governance and compliance, risk management, fraud, and cyber security experience.
(4) The CEO or their nominee is to be available to attend meetings to provide advice to the Audit, Risk and Improvement Committee.
(5) Appointments to the Committee will be for a two-year term, with membership coinciding with the local government ordinary election.

5. QUORUM

The quorum for a committee meeting is set by section 5.19 of the *Local Government Act 1995*.

6. MEETINGS

The Audit, Risk and Improvement Committee will meet at least quarterly.

7. REPORTING

The Committee shall report to Council by way of its minutes and any recommendations it may make.

In accordance with section 7.1CA of the Act, decisions of the ARIC are to be made by simple majority.

All recommendations of the ARIC are to be considered at the next Ordinary Council Meeting or, if that is not practicable:
a. At the first Ordinary Council Meeting after that meeting; or
b. At a Special Council Meeting called for that purpose

Members of the ARIC are bound by the Town's Code of Conduct for Council Members, Committee Members and Candidates.

Document Control Box					
Business Unit:	Governance				
Organisational:					
Review Frequency:	Biannual	**Next Due:**	2027	**Records Ref:**	
Version #	**Decision Reference:**	**Date:**		**Reference:**	
1.	Adopted				

12.1.2 AUDIT LOG

File Number: GOV/00054

Author: Keirin Leveridge (Manager ICT)

Authoriser: John Pearson (Chief Executive Officer)

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

Attachments: 1. CONFIDENTIAL REDACTED - Audit F Y 24-25 - Action Log - July 2026 [**12.1.2.1** - 26 pages]

PURPOSE

To present the Audit Log to the Audit, Risk and Improvement Committee (**Committee**).

AUDIT, RISK AND IMPROVEMENT COMMITTEE RECOMMENDATION

That the Audit, Risk and Improvement Committee recommends that Council:

1. NOTES the status of previous audit recommended actions as detailed in the Audit Log; and

2. **ENDORSES** the findings marked as Completed in the Audit Log to be closed.

BACKGROUND

At the Ordinary Council Meeting held 4 February 2025, the Minutes from the Audit and Risk Management Committee were presented. In these Minutes was a request that *"the Administration provides an update of the Audit Log to every Audit, Risk and Improvement Committee meeting in 2025".*

As part of the process going forward, an audit log will continue to be provided to the Committee for review.

The Audit Log includes all open audit findings from past audits and internal reviews together with their status. When a finding has been completed, it is noted in this report and removed from the log.

DISCUSSION

The Audit Log is included at **Confidential Attachment 1**. The 2024/25 audit findings from the Officer of Auditor General (OAG) have been incorporated into the Audit Log.

IT Audit – OAG Findings

For the 2024/25 financial year audit, there were 11 findings (3 carried forward from the previous year).

RATINGS	SIGNIFICANT	MODERATE	MINOR	TOTAL
Open as 1 July 2024	2	6	0	8
Closed during FY2024-25	(1)	(4)	(0)	(5)
Change of risk rating	(1)	1	0	0
New points raised in FY2025	0	7	1	8
Open as of 30 June 2025	**0**	**10**	**1**	**11**

Financial audit – OAG Findings

For the 2024/25 financial year audit, there were 12 findings (1 carried forward from the previous year).

In the **Confidential Attachment 1**, 5 of the 12 findings are marked as completed and recommended to be closed and removed from the audit log.

RATINGS	SIGNIFICANT	MODERATE	MINOR	TOTAL
Open as 1 July 2024	1	3	0	4
Closed during FY2024-25	(0)	(3)	(0)	(3)
Change of risk rating	(1)	1	0	0
New points raised in FY2025	0	4	7	11
Open as of 30 June 2025	**0**	**5**	**7**	**12**

PAST RESOLUTIONS

Nil.

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995

Local Government (Audit) Regulations 1996

COMMUNICATION AND CONSULTATION

The Audit Log is regularly reviewed and updated by the Governance, Finance and IT business units.

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.

- Continually assess our performance and implement initiatives that drive continuous improvement.

URGENCY

Not urgent.

COMMITTEE RECOMMENDATION AND COUNCIL RESOLUTION 100/26

Moved: Cr Ryan Fernandes

Seconded: Cr Kate Main

That the Audit, Risk and Improvement Committee recommends that Council:

1. **NOTES** the status of previous audit recommended actions as detailed in the Audit Log; and

2. **ENDORSES** the findings marked as Completed in the Audit Log to be closed.

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

CARRIED7/0

UNCONFIRMED

12.1.3 FINANCIAL MANAGEMENT REVIEW

File Number:	GOV/00054
Author:	Hasreen Sayed Maule (Manager Finance)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirements	Simple Majority decision of Committee *(More than half the Committee Members present are required to vote in favour)*.
Attachments:	1. CONFIDENTIAL REDACTED - Regulation 5 Financial Management Review - 2026 [**12.1.3.1** - 11 pages]

PURPOSE

To provide the Audit, Risk and Improvement Committee (Committee) with the report detailing the results of the Financial Management Review conducted by Paxon Group.

AUDIT, RISK AND IMPROVEMENT COMMITTEE RECOMMENDATION

That the Audit, Risk and Improvement Committee recommends that Council:

1. **RECEIVES** the Financial Management Review; and

2. **NOTES** the findings of the Financial Management Review, management's response and actions to address identified improvement areas.

BACKGROUND

A financial management review was conducted by Paxon Group in December 2024 with a report presented to the Committee on 24 March 2025. The report was endorsed by the Committee and Council subsequently resolved to undertake a financial audit to be completed by the end of 2025.

Paxon Group was engaged for a subsequent review which commenced in December 2025.

The report outlined in Confidential Attachment 1 includes three (3) improvement opportunities for the Town compared to the seven (7) recommendations in the December 2024 report.

These items will be tracked in the Audit Log and presented to the Committee at each meeting.

DISCUSSION

The table below sets out the Auditors' finding and recommendations, and the Town's response.

Auditor Finding and Recommendation	Management Comments
Procurement Processes and Conflicts of Interest (medium risk) 1. Mandate conflict of interest declarations for all procurement activities, including those below $100,000. The Town's current conflict of interest form could be used for all procurement processes, regardless of value.	The Town will investigate options to include conflict of interest declaration for all procurement activities. Completion Target: 31 December 2026

Auditor Finding and Recommendation	Management Comments
Stock Count Oversight (medium risk) 2. Implement a process to document evidence of review for stock takes performed, including independent review that ensures proper segregation of duties.	An independent review process will be included in the stocktake reconciliation. Completion Target: 31 December 2026
Corporate Credit Card Processes (low risk) 3. Requirement for the return of corporate credit cards should be formalised within Corporate Purchasing Cards Policy (LG512), including reference to the Form in place.	The Corporate Purchasing Card Policy will be reviewed to include requirement for the return of corporate credit cards. Completion Target: 31 July 2026

PAST RESOLUTIONS

Audit and Risk Committee Meeting 25 March 2025, Committee Recommendation 25/5

That the Audit Risk and Improvement Committee:

1. *Receives the Financial Management Review;*
2. *Notes the findings of the Financial Management Review, and management's response and actions to address identified improvement areas; and*
3. *Recommend Council consider an allocation in the 2025/26 budget to engage an auditor, preferable Paxton, to undertake a Financial Audit to be completed by end of 2025.*

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Local Government (Financial Management) Regulations 1996 (as amended), Regulation 5(2)(c) states that;

> *The CEO is to undertake reviews of the appropriateness and effectiveness of the financial management systems and procedures of the local government regularly (and not less than once in every 3 financial years) and report to the local government the results of those reviews*

COMMUNICATION AND CONSULTATION

Consultation has occurred with relevant business units, the Executive Team and the Chief Executive Officer.

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.
- Continually assess our performance and implement initiatives that drive continuous improvement.

URGENCY

This report is for noting. There is no urgency related to this.

UNCONFIRMED

COMMITTEE RECOMMENDATION AND COUNCIL RESOLUTION 101/26

Moved: Cr Ryan Fernandes

Seconded: Cr Graham Cameron

That the Audit, Risk and Improvement Committee recommends that Council:

1. RECEIVES the Financial Management Review; and

2. NOTES the findings of the Financial Management Review, management's response and actions to address identified improvement areas.

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

CARRIED7/0

UNCONFIRMED

12.1.4 2025 COMPLIANCE AUDIT RETURN

File Number:	GOV/00076
Author:	Winnie Tansanguanwong (Coordinator Governance)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirements	Simple Majority decision of Committee *(More than half the Committee Members present are required to vote in favour)*.
Attachments:	1. Town of Claremont Compliance Audit Return 2025 [**12.1.4.1** - 9 pages] 2. Reference - Compliance Audit Return Questions 2025 [**12.1.4.2** - 12 pages]

PURPOSE

To present the 2025 Compliance Audit Return (CAR) to Council for endorsement and submit it to the Local Government Inspector by 30 September 2026.

AUDIT, RISK AND IMPROVEMENT COMMITTEE RECOMMENDATION

That the Audit, Risk and Improvement Committee recommends that Council **ADOPTS** the Compliance audit return for the period 1 January 2025 to 31 December 2025 without amendment.

BACKGROUND

The Compliance Audit Return (CAR) is an annual self-assessment required under regulation 14 of the Local Government (Audit) Regulations 1996. Every local government in Western Australia must complete a CAR for the period of 1 January to 31 December each year.

The CAR ensures local governments review their compliance with key legislative requirements under the Local Government Act 1995 and associated regulations. This process promotes accountability, transparency, and good governance across the sector.

The CAR must be completed by the local government administration, reviewed by the Audit, Risk and Improvement Committee (ARIC), and then adopted by council before submission to the Local Government Inspector. For 2026, the Town's CAR must be submitted to the Inspector by 30 September 2026.

DISCUSSION

The 2025 CAR contains 97 questions and was completed by relevant officers across the Town. The Town's responses are included in **Attachment 1**.

UNCONFIRMED

A summary of the return is as follows:

Reference	Number of Questions	Compliance
Local Government Act 1995	42	3 instances of non-compliance
Local Government (Administration) Regulations 1996	15	1 instance on non-compliance
Local Government (Audit) Regulations 1996	2	100% Compliance
Local Government (Constitution) Regulations 1998	2	100% Compliance
Local Government (Elections) Regulations 1997	1	100% Compliance
Local Government (Financial Management) Regulations 1996	11	100% Compliance
Local Government (Functions and General) Regulations 1996	24	100% Compliance

Four instances of non-compliance across two references were identified in the 2025 CAR. Each non-compliance is set out below, with a management comment outlining remediation actions and additional controls identified to mitigate risk of any future non-compliance.

Local Government Act 1995

S.3.16 Periodic review of local laws

(1) Within a period of 15 years after the day on which a local law commenced or a determination in respect of the local law was last made under subsection (4), as the case requires, a local government must carry out a review of the local law to determine whether it considers that the local law should be repealed, be amended or remain unchanged.

In May 2026, a review of the Town's local laws identified that two local laws had not been reviewed within the statutory timeframe.

The Meeting Procedures Local Law 2018 was published in the Government Gazette on 25 May 2018 and has not been reviewed since its commencement. Over the past two years, the Department of Local Government, Industry Regulation and Safety has been progressing legislative reforms to introduce standardised meeting procedures regulations for all local governments in Western Australia. The reforms are intended to establish a consistent framework for meeting procedures across the sector, replacing individual Meeting Procedures Local Laws.

As the reforms were originally anticipated to commence by December 2025, many local governments, including the Town, deferred undertaking a review of their Meeting Procedures Local Law to avoid duplicating work that was expected to become redundant. The reforms are now anticipated to be implemented during 2027–28.

The Site Erosion and Sand Drift Local Law 2016 was gazetted on 14 October 2016 and has not been reviewed. The reasons for this are unknown.

UNCONFIRMED

Action taken

A report was provided to the Ordinary Council Meeting held on 28 April 2026, where Council considered all of the Town's 12 local laws. From the report provided to Council, it was recommended that these two local laws, plus an additional six, be reviewed.

At that meeting, Concil resolved for that review to be undertaken. In accordance with section 3.12 of the Act, local public notice was given inviting submissions on the local law review. The review period was open for a minimum of six (6) weeks and closed at 5pm on Friday 26 June 2026. At the close of the submission period, no submissions were received for these two local laws. A report on the outcome of the local law review is scheduled to be presented to Council at the July Ordinary Council meeting.

S.3.58(3) Disposing of property

(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

The Town was non-compliant with one question under the Local Government Act 1995 (s.3.58(3)). This related to a portion of the property near the old Claremont Bowling Club. In around May 2025, an agreement was reached between the Town and developer to provide car parking on Town land for contractors for a nearby development. The disposition was publicly advertised inviting submissions and then the Town entered into a Lease agreement with a rent of $200,000 per annum plus GST. Council had not previously considered this proposed disposition as the lease was approved under delegated authority. However, this delegation was limited to $100,000.

Action taken

Upon identification of the non-compliance, the matter was reported to Council on 16 December 2025, outlining the circumstances and the requirements of section 3.58 of *the Local Government Act 1995.*

The Town has since engaged a Property and Legal Officer with qualifications and experience in property law. This position is responsible for managing the Town's property portfolio and has implemented procedures to ensure that all future dispositions of property are assessed for compliance with the requirements of the Local Government Act 1995, including the appropriate approval pathway and delegation limits before any agreement is executed. In addition, the relevant delegation has been reviewed and is considered fit for purpose.

S.5.75 Primary returns

(1) A relevant person other than the CEO must lodge with the CEO a primary return in the prescribed form within 3 months of the start day

The Town was non-compliant with one question under the *Local Government Act 1995 (s.5.75).* The required Primary Return was not identified as outstanding before the statutory due date, resulting in the return being lodged outside the prescribed three-month timeframe.

Action taken

Following identification of the omission on 8 July 2025, the employee was requested to complete the outstanding Primary Return. The completed return was received on 25 July 2025 and acknowledged on 28 July 2025. In accordance with section 5.75 of the *Local Government Act 1995*, the non-compliance was reported to the Corruption and Crime Commission.

The Town has reviewed its internal procedures and implemented improvement and monitoring processes. This will reduce the risk of late primary, or annual, returns.

UNCONFIRMED

Local Government (Administration) Regulations 1996

Reg 19DA

Has the local government reviewed its corporate business plan in accordance with Admin Regulation 19DA(4)?

Under the Local Government (Administration) Regulations 1996, a local government is required to review its current Corporate Business Plan (CBP) annually. Based on the Town's records, it appears that no report was presented to Council in 2025 for this purpose. The CBP was last reviewed at the Ordinary Council Meeting held 25 June 2024 (Council Resolution 85/24).

Action taken

The Town has already commenced a review of the Corporate Business Plan (CBP). The review will provide greater clarity on the Town's operational and strategic priorities, together with the resources required to deliver these over the next decade. It is envisaged that the revised CBP will be presented to Council within the next 2 months.

PAST RESOLUTIONS

Item 13.1.2 Ordinary Council Meeting 25 March 2025, Resolution 34/25

FINANCIAL AND STAFF IMPLICATIONS

Nil

POLICY AND STATUTORY IMPLICATIONS

In accordance with Regulation 14 of the *Local Government (Audit) Regulations 1996*, Council is to consider the 2025 CAR and following adoption, submit the 2025 CAR to Local Government Inspector.

COMMUNICATION AND CONSULTATION

The 2025 CAR was completed by the Governance team in consultation with the relevant business units and Executive Team.

Council is required to adopt the 2025 CAR, after which it is submitted with Local Government Inspector prior to the 30 September 2026 deadline.

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.
- Continually assess our performance and implement initiatives that drive continuous improvement.

URGENCY

Medium urgency - After the CAR is adopted by Council, a certified copy together and a copy of the minutes is to be submitted to the Local Government Inspector by 30 September 2026.

UNCONFIRMED

COMMITTEE RECOMMENDATION AND COUNCIL RESOLUTION 102/26

Moved: Cr Ryan Fernandes

Seconded: Cr Graham Cameron

That the Audit, Risk and Improvement Committee recommends that Council ADOPTS the Compliance audit return for the period 1 January 2025 to 31 December 2025 without amendment.

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

CARRIED7/0

UNCONFIRMED

Town of Claremont - Compliance Audit Return 2025 Questions

Regulation 14 of the Local Government (Audit) Regulations 1996 requires local governments to carry out a compliance audit return for the period of 1 January to 31 December of each year.

Reference	Question	Response	Comment
Local Government Act 1995			
s. 2.29	Has every person elected or appointed to a mayor, president, deputy, or councillor role made the required declaration in the prescribed form before a prescribed person, prior to acting in the office?	Yes	
s. 3.16	Has the local government reviewed local laws which have not been reviewed in the previous 8 years, to ensure compliance with Schedule 9.3, Clause 65?	No	Two local laws have not been reviewed within the statutory timeframe. The Meeting Procedures Local Law 2018 and the Site Erosion and Sand Drift Local Law 2016. A report was provided to the Ordinary Council Meeting held 28 April 2026 where Council resolved to commence a review of these2 laws, plus an addition six.
s. 3.57	Subject to Local Government (Functions and General) Regulations 1996, regulation 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in regulation 11(1) of the Regulations?	Yes	
s. 3.58(3)	Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) of the Local Government Act 1995 (unless section 3.58(5) applies)?	No	In circa May 2025, an agreement was reached between the Town and developer to provide car parking on Town land for contractors for a nearby development. The disposition was publicly advertised inviting submissions. The Town then entered into a Lease agreement with a rent of $200,000 per annum plus GST. Council has not previously considered this proposed disposition as the lease was approved under delegated authority. However, the delegated authority was limited to $100,000. The matter was subsequently presented to Council on 16 December 2025 outlining the non-compliance with s3.58.
s. 3.58(4)	Where the local government disposed of property under section 3.58(3) of the Local Government Act 1995, did it provide details, as prescribed by section 3.58(4) of the Act, in the required local public notice for each disposal of property?	Yes	
s. 3.59(2)(a)	Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2025?	N/A	No major trading undertaking during the reporting period
s. 3.59(2)(b)	Has the local government prepared a business plan for each major land transaction that was not exempt in 2025?	N/A	No major land transaction during the reporting period
s. 3.59(2)(c)	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2025?	N/A	No land transaction, preparatory to a major land transaction during the reporting period
s. 3.59(4)	Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2025?	N/A	No major trading undertaking or major land transaction or land transaction during the reporting period
s. 3.59(5)	During 2025, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?	N/A	No land transaction or trading undertaking during the reporting period
s. 5.16 (1)	Were all delegations to committees resolved by absolute majority?	N/A	The Town's Committees do not have any delegations.
s. 5.16 (2)	Were all delegations to committees in writing?	N/A	
s. 5.17	Were all delegations to committees within the limits specified in section 5.17 of the Local Government Act 1995?	N/A	
s. 5.18	Were all delegations to committees recorded in a register of delegations?	N/A	

s. 5.36(4) & s. 5.37(3)	Were all CEO and/or senior employee vacancies advertised in accordance with Local Government (Administration) Regulations 1996, regulation 18A?	Yes	
s. 5.37(2)	Did the CEO inform council of each proposal to employ or dismiss senior employee? Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?	Yes	No recommendation to employ a senior employee was rejected. No reports to dismiss a senior employee were presented to Council.
s. 5.39B	Has the local government adopted and maintained model standards that incorporate the prescribed model standards within required timeframes (including amendments), ensured adoption by absolute majority, published an up-to-date version on its official website, and avoided including any inconsistent additional provisions?	Yes	Code of Conduct for Council Members, Committee Members and Candidates was adopted in May 2021 and reviewed at the OCM 4 May 2024 and 31 March 2026.
s. 5.42	Were all delegations to the CEO resolved by an absolute majority? Were all delegations to the CEO in writing?	Yes	
s. 5.43	Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the Local Government Act 1995?	Yes	
s. 5.44(2)	Were all employees delegated authority by the CEO under Section 5.44(1), issued with a written instrument of delegation?	Yes	
s. 5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority?	N/A	Council did not revoke any decisions in 2025.
s. 5.46	Has the CEO kept a register of all delegations made under Division 4 of the Local Government Act 1995 to the CEO and to employees? Were all delegations made under Division 4 reviewed by the delegator at least once during the 2024/2025 financial year? Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Local Government (Administration) Regulations 1996, regulation 19?	Yes	
s. 5.50	If the local government paid a finishing employee an amount in addition to their entitlement, did the local government follow a policy it had adopted and published on the website? outlining the circumstances in relation to payments made to terminated employees? If the local government made a payment to a finishing employee that is more than the amount set out in the policy, was local public notice given?	N/A	
s. 5.51A	Has the CEO prepared and implemented a code of conduct to be observed by employees of the local government? If yes, has the CEO published an up-to-date version of the code of conduct for employees on the local government's website?	Yes	The Code of Conduct was last reviewed in 2024.
s. 5.67	Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69 of the Local Government Act 1995, did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?	Yes	

s. 5.68(2)	Were all decisions regarding participation approval in relation to Section 5.68(2), including the extent of participation allowed and, where relevant, the information required by the Local Government (Administration) Regulations 1996 regulation 21A, recorded in the minutes of the relevant council or committee meeting?	N/A	
s. 5.69(5)	Were all decisions regarding participation approval in relation to Section 5.69(5), including the extent of participation allowed recorded in the minutes of the relevant council or committee meeting?	N/A	
s. 5.70	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?	Yes	
s. 5.71B(5) and (7)	Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under section 5.71A(1) of the Local Government Act 1995 relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application? Was any decision made by the Minister under section 5.71B(6) of the Local Government Act 1995, recorded in the minutes of the council meeting at which the decision was considered?	N/A	
s. 5.73	Were disclosures under sections 5.65, 5.70 or 5.71A(3) of the Local Government Act 1995 recorded in the minutes of the meeting at which the disclosures were made?	Yes	
s. 5.75	Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?	No	One Primary Return was submitted late. The CCC were notified accordingly on 25 August 2025.
s. 5.76	Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2025?	Yes	Yes, all Annual Returns were received by 31/08/2024
s. 5.77	On receipt of a primary or annual return, did the CEO, or the Mayor/President, as the case may be, give written acknowledgment of having received the return?	Yes	
s. 5.88	Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76 of the Local Government Act 1995? Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28? After a person ceased to be a person required to lodge a return under sections 5.75 and 5.76 of the Local Government Act 1995, did the CEO remove from the register all returns relating to that person? Have all returns removed from the register in accordance with section 5.88(3) of the Local Government Act 1995 been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?	Yes	

s. 5.89A	Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28A? Did the CEO publish an up-to-date version of the gift register on the local government's website?	Yes	
s. 5.90A	Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at events?	Yes	Council Policy LG539 was last modified in 2023, Council Resolution 094/23
s. 5.94	Does the local government have information available for members of the public to inspect, free of charge as prescribed under section 5.94 and Admin Reg 29, except where restricted under this section?	Yes	
s. 5.96	Where a person is entitled to inspect information under this Division, can the local government confirm that copies are available and that the price at which it sells copies does not exceed the cost of providing them, (unless prescribed otherwise)?	Yes	
s. 5.96A	Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the Local Government Act 1995?	Yes	
s. 5.104	Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates that incorporates the model code of conduct? Did the local government adopt additional requirements in addition to the model code of conduct? If yes, does it comply with section 5.104(3) and (4) of the Local Government Act 1995? Has the CEO published an up-to-date version of the code of conduct for council members, committee members and candidates on the local government's website?	Yes	Adopted OCM 4/05/2021, Resolution 054/21 Reviewed OCM 6/02/2024, Resolution 011/24 Adopted amendment OCM 31/03/2026 and publish the up-to-date on website.
s. 5.128	Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?	Yes	OCM16/12/2025, Council Resolution 206/25, Policy LG540 https://www.claremont.wa.gov.au/media/qvtn5zjp/lg540-council-member-training-v3.pdf
s. 7.12A(3), (4) and (5)	Where the local government determined that matters raised in the auditor's report prepared under section 7.9(1) of the Local Government Act 1995 required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters? Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters? Was a copy of the report given to the Minister within three months of the audit report being received by the local government? Within 14 days after the local government gave a report to the Minister under section 7.12A(4)(b) of the Local Government Act 1995, did the CEO publish a copy of the report on the local government's official website?	N/A	No significant finding for 2025
Local Government (Administration) Regulations 1996			

Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4) of the Local Government Act 1995?	Yes	
Reg 19AB	Does the code of conduct contain the requirement that a local government employee (not including the CEO) must not accept a prohibited gift from an associated person?	Yes	
Reg 19AC	Does the local government's code of conduct include requirements for the recording, storing, disclosure, and use of information relating to gifts accepted by local government employees (excluding the CEO) from associated persons, in accordance with regulatory requirements?	Yes	
Reg 19AE	Does the local government's code of conduct include requirements addressing employee behaviour in the performance of duties, interactions with others, use and disclosure of information, use of local government resources and finances, the keeping of records, and the reporting and management of suspected breaches and misconduct, in accordance with regulatory requirements?	Yes	
Reg 19B	Did the local government include in its annual report all information required under section 5.53(2)(g) and (i) and regulation 3A(2), including number of employee's in salary bands over $130,000, remuneration and allowances paid, ordered payments, CEO remuneration, council member meeting attendance, available demographic information about council members, and details of any modifications to the strategic community plan or significant modifications to the corporate business plan?	Yes	
Reg 19C	Has the local government adopted by absolute majority a strategic community plan? If yes, provide the date of the most recent review	Yes	OCM 06/07/2021, Council Resolution 85/21
Reg 19DA	Has the local government reviewed its corporate business plan in accordance with Admin Regulation 19DA(4) ? If yes, provide date of review Does the corporate business plan comply with the requirements of Local Government (Administration) Regulations 1996 19DA(2) & (3)?	No	The CBP was last reviewed at the OCM 25/06/2024, Council Resolution 85/24
Reg 22	Asked as part of question s5.75		
Reg 23	Asked as part of question s5.76		
Reg 28	Asked as part of question s5.88(1)		
Reg 28A	Asked as part of question s5.89A(1)		
Reg 29	Asked as part of question s5.94		
Reg 29C	Does the local government publish all prescribed information on its official website— including up-to-date policies, required details of council member and employee returns, council member fees and allowances, and relevant public notices—within the specified timeframes and in accordance with legislative requirements?	Yes	

Reg 35	Has every local government council member completed and passed the Council Member Essentials course, consisting of the five required modules and delivered by an approved provider, within 12 months of being elected?	Yes	Town of Claremont List of Registers
Reg 36	Does the local government appropriately identify and document council members who are exempt from the training requirements under section 5.126(1), including verifying that the member: - has completed an approved course within the specified 5-year period prior to election, or - completed the LGASS00002 Elected Member Skill Set before 1 July 2019 within the relevant timeframe, or - qualifies for the transitional exemption applicable to council members in office at the commencement of the 2019 regulatory amendments?	N/A	
Local Government (Audit) Regulations 1996			
Reg 10	Was the auditor's report for the financial year ending 30 June 2025 received by the local government within 30 days of completion of the audit?	Yes	
Reg 17	Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Local Government (Audit) Regulations 1996 regulation 17 within the three financial years prior to 31 December 2025? If yes, provide date of council's resolution to accept the report.	Yes	
Local Government (Constitution) Regulations 1998			
Reg 11FA	Did the CEO provide the Minister a report as to the result of the election within 14 days of the declaration and in the form of Form 20 of the Local Government (Elections) Regulations 1997, modified as necessary?	Yes	Confirmation email from the LG Elections team at the WAEC on 30 October 2025 that the Form 20 - Report to Minister had been provided on 20 October 2025.
Reg 13	Were all required oaths, affirmations and declarations under section 2.42 (in relation to Commissioners) made in the correct form (Form 8), before the appropriate authorised person?	Yes	
Local Government (Elections) Regulations 1997			
Reg 30G	Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate in accordance with regulations 30G(1) and 30G(2) of the Local Government (Elections) Regulations 1997? Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years in accordance with regulation 30G(4) of the Local Government (Elections) Regulations 1997? Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with regulation 30G(5) of the Local Government (Elections) Regulations 1997?	Yes	Electoral Gift Register

Local Government (Financial Management) Regulations 1996			
Reg 5	Has the CEO ensured efficient systems and procedures are established under provisions set out in Financial Management Regulations 5(1)(a) to (g)?	Yes	This has been completed in December 2024
Reg 6	Has the local government ensured that any employee delegated responsibility for day-to-day accounting or financial management operations is not also delegated the responsibility for conducting internal audits, reviewing their own duties, or for managing, directing or supervising someone who carries out these functions?	N/A	The Town doesn't have internal audit function.
Reg 7	Did the local government ensure it has regard to the needs of the inhabitants of the district as a whole and not keep separate ward accounts or determine expenditure on the basis of revenue from a ward?	N/A	The Town doesn't have wards.
Reg 8	Does the local government maintain separate accounts with a bank or other financial institution for money to be held in the municipal fund, trust fund and for reserve account purposes?	Yes	
Reg 9	Did the local government keep separate financial records for each trading undertaking and each major land transaction?	N/A	
Reg 11	Has the local government developed procedures for the authorisation of, and the payment of, accounts in accordance with Local Government (Financial Management) Regulations 11(1), (2) and (3)?	Yes	
Reg 12	Were payments made from the municipal fund or trust fund made by the CEO under a delegated authority or authorised, in accordance with regulation 13(2), in advance by a council resolution?	Yes	
Reg 13	Can the local government confirm that, where the CEO has been delegated authority to make payments from the municipal or trust fund, the CEO prepared accurate monthly lists that are presented at the next ordinary council meeting and recorded in the minutes that: - include the payee's name, payment amount, payment date, and sufficient information to identify each transaction where payments have already been made; or - include the payee's name, payment amount, sufficient information to identify each transaction, and the date of the council meeting (to which the list will be presented) for accounts requiring council approval?	Yes	
Reg 13A	Did the local government prepare a list each month of all payments made using employee-authorised credit, debit or other purchasing cards, and include the payee's name, the amount of the payment, the date of the payment, sufficient information to identify the payment, and present the list at the next ordinary council meeting (and record in the minutes)?	Yes	
Reg 19	Has the local government established and documented internal control procedures to enable identification of the nature and location of all investments and any related transactions?	Yes	

Reg 19C	Has the local government ensured that all investments made under section 6.14(1) comply with statutory restrictions set out in Financial Management Reg. 19C?	Yes	
Local Government (Functions and General) Regulations 1996			
Reg 7	Asked as part of question s3.59(2)		
Reg 9	Asked as part of question s3.59(2)		
Reg 10	Asked as part of question s3.59(2)		
Reg 11A	Did the local government comply with its current purchasing policy, adopted under the Local Government (Functions and General) Regulations 1996, regulations 11A(1) and (3) in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, $250,000 or less or worth $250,000 or less?	Yes	
Reg 11	Asked as part of question s3.57		
Reg 12	Did the local government consider the implications of Local Government (Functions and General) Regulations 1996, Regulation 12 when deciding to enter into multiple contracts rather than a single contract?	Yes	
Reg 14(1), (3) and (5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents, or each acceptable tenderer notice of the variation?	Yes	Any addendum made was provided to each contractor who sought copies of the tender documentation.
Reg 15	Did the local government's procedure for receiving and opening tenders comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 15 and 16?	Yes	
Reg 16	Asked as part of question Reg 15		
Reg 17	Did the information recorded in the local government's tender register comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulation 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?	Yes	https://www.claremont.wa.gov.au/business/tenders-and-eois/
Reg 18(1) and (4)	Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender? Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?	Yes	
Reg 19	Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?	Yes	
Reg 21	Does the local government's advertising and expression of interest processes for limiting who can tender comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulations 21 and 22?	Yes	
Reg 22	Asked as part of question Reg 21		

Reg 23	Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice? Were all expressions of interest that were not rejected under the Local Government (Functions and General) Regulations 1996, Regulation 23(1) & (2) assessed by the local government? Did the CEO list each person as an acceptable tenderer?	Yes Yes	
Reg 24	Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with Local Government (Functions and General) Regulations 1996, Regulation 24?	Yes	
Reg 24AD(2), (4) and (6)	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with Local Government (Functions & General) Regulations 1996 regulations 24AD(4) and 24AE? If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?	No N/A	
Reg 24AE	Asked as part of question Reg 24AD(2), (4) and (6)		
Reg 24AF	Asked as part of question Reg 24AD(2), (4) and (6)		
Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24AG?	N/A	
Reg 24AH(1) and (3)	Did the local government reject any applications to join a panel of prequalified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications? Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?	N/A	
Reg 24AI	Did the CEO send each applicant written notice advising them of the outcome of their application?	N/A	
Reg 24E	Where the local government gave regional price preference, did the local government comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24E and 24F?	N/A	
Reg 24F	Asked as part of question Reg 24		

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Compliance Audit Return 2025 Questions

Regulation 14 of the Local Government (Audit) Regulations 1996 requires local governments to carry out a compliance audit return for the period of 1 January to 31 December of each year.

Reference	Question
Local Government Act 1995	
s. 2.29	Has every person elected or appointed to a mayor, president, deputy, or councillor role made the required declaration in the prescribed form before a prescribed person, prior to acting in the office?
s. 3.16	Has the local government reviewed local laws which have not been reviewed in the previous 8 years, to ensure compliance with Schedule 9.3, Clause 65?
s. 3.57	Subject to Local Government (Functions and General) Regulations 1996, regulation 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in regulation 11(1) of the Regulations?
s. 3.58(3)	Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) of the *Local Government Act 1995* (unless section 3.58(5) applies)?
s. 3.58(4)	Where the local government disposed of property under section 3.58(3) of the *Local Government Act 1995*, did it provide details, as prescribed by section 3.58(4) of the Act, in the required local public notice for each disposal of property?
s. 3.59(2)(a)	Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2025?
s. 3.59(2)(b)	Has the local government prepared a business plan for each major land transaction that was not exempt in 2025?
s. 3.59(2)(c)	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2025?

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Reference	Question
s. 3.59(4)	Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2025?
s. 3.59(5)	During 2025, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?
s. 5.16 (1)	Were all delegations to committees resolved by absolute majority?
s. 5.16 (2)	Were all delegations to committees in writing?
s. 5.17	Were all delegations to committees within the limits specified in section 5.17 of the *Local Government Act 1995*?
s. 5.18	Were all delegations to committees recorded in a register of delegations?
s. 5.36(4) & s. 5.37(3)	Were all CEO and/or senior employee vacancies advertised in accordance with Local Government (Administration) Regulations 1996, regulation 18A?
s. 5.37(2)	Did the CEO inform council of each proposal to employ or dismiss senior employee? Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?
s. 5.39B	Has the local government adopted and maintained model standards that incorporate the prescribed model standards within required timeframes (including amendments), ensured adoption by absolute majority, published an up-to-date version on its official website, and avoided including any inconsistent additional provisions?
s. 5.42	Were all delegations to the CEO resolved by an absolute majority? Were all delegations to the CEO in writing?
s. 5.43	Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the *Local Government Act 1995*?
s. 5.44(2)	Were all employees delegated authority by the CEO under Section 5.44(1), issued with a written instrument of delegation?

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Reference	Question
s. 5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority?
s. 5.46	Has the CEO kept a register of all delegations made under Division 4 of the *Local Government Act 1995* to the CEO and to employees? Were all delegations made under Division 4 reviewed by the delegator at least once during the 2024/2025 financial year? Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Local Government (Administration) Regulations 1996, regulation 19?
s. 5.50	If the local government paid a finishing employee an amount in addition to their entitlement, did the local government follow a policy it had adopted and published on the website? outlining the circumstances in relation to payments made to terminated employees? If the local government made a payment to a finishing employee that is more than the amount set out in the policy, was local public notice given?
s. 5.51A	Has the CEO prepared and implemented a code of conduct to be observed by employees of the local government? If yes, has the CEO published an up-to-date version of the code of conduct for employees on the local government's website?
s. 5.67	Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69 of the *Local Government Act 1995*, did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?
s. 5.68(2)	Were all decisions regarding participation approval in relation to Section 5.68(2), including the extent of participation allowed and, where relevant, the information required by the Local Government (Administration) Regulations 1996 regulation 21A, recorded in the minutes of the relevant council or committee meeting?
s. 5.69(5)	Were all decisions regarding participation approval in relation to Section 5.69(5), including the extent of participation allowed recorded in the minutes of the relevant council or committee meeting?

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Reference	Question
s. 5.70	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?
s. 5.71B(5) and (7)	Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under section 5.71A(1) of the *Local Government Act 1995* relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application? Was any decision made by the Minister under section 5.71B(6) of the *Local Government Act 1995*, recorded in the minutes of the council meeting at which the decision was considered?
s. 5.73	Were disclosures under sections 5.65, 5.70 or 5.71A(3) of the *Local Government Act 1995* recorded in the minutes of the meeting at which the disclosures were made?
s. 5.75	Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?
s. 5.76	Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2025?
s. 5.77	On receipt of a primary or annual return, did the CEO, or the Mayor/President, as the case may be, give written acknowledgment of having received the return?
s. 5.88	Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76 of the Local Government Act 1995? Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28? After a person ceased to be a person required to lodge a return under sections 5.75 and 5.76 of the *Local Government Act 1995*, did the CEO remove from the register all returns relating to that person? Have all returns removed from the register in accordance with section 5.88(3) of the *Local Government Act 1995* been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Reference	Question
s. 5.89A	Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B of the *Local Government Act 1995*, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28A? Did the CEO publish an up-to-date version of the gift register on the local government's website?
s. 5.90A	Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at events?
s. 5.94	Does the local government have information available for members of the public to inspect, free of charge as prescribed under section 5.94 and Admin Reg 29, except where restricted under this section?
s. 5.96	Where a person is entitled to inspect information under this Division, can the local government confirm that copies are available and that the price at which it sells copies does not exceed the cost of providing them, (unless prescribed otherwise)?
s. 5.96A	Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the *Local Government Act 1995*?
s. 5.104	Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates that incorporates the model code of conduct? Did the local government adopt additional requirements in addition to the model code of conduct? If yes, does it comply with section 5.104(3) and (4) of the *Local Government Act 1995*? Has the CEO published an up-to-date version of the code of conduct for council members, committee members and candidates on the local government's website?
s. 5.128	Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Reference	Question
s. 7.12A(3), (4) and (5)	Where the local government determined that matters raised in the auditor's report prepared under section 7.9(1) of the Local Government Act 1995 required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters? Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters? Was a copy of the report given to the Minister within three months of the audit report being received by the local government? Within 14 days after the local government gave a report to the Minister under section 7.12A(4)(b) of the *Local Government Act 1995*, did the CEO publish a copy of the report on the local government's official website?
Local Government (Administration) Regulations 1996	
Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4) of the *Local Government Act 1995*?
Reg 19AB	Does the code of conduct contain the requirement that a local government employee (not including the CEO) must not accept a prohibited gift from an associated person?
Reg 19AC	Does the local government's code of conduct include requirements for the recording, storing, disclosure, and use of information relating to gifts accepted by local government employees (excluding the CEO) from associated persons, in accordance with regulatory requirements?
Reg 19AE	Does the local government's code of conduct include requirements addressing employee behaviour in the performance of duties, interactions with others, use and disclosure of information, use of local government resources and finances, the keeping of records, and the reporting and management of suspected breaches and misconduct, in accordance with regulatory requirements?
Reg 19B	Did the local government include in its annual report all information required under section 5.53(2)(g) and (i) and regulation 3A(2), including number of employee's in salary bands over $130,000, remuneration and allowances paid, ordered payments, CEO remuneration, council member meeting attendance, available demographic information about council members, and details of any modifications to the strategic community plan or significant modifications to the corporate business plan?

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Reference	Question
Reg 19C	Has the local government adopted by absolute majority a strategic community plan? If yes, provide the date of the most recent review
Reg 19DA	Has the local government reviewed its corporate business plan in accordance with Admin Regulation 19DA(4) ? If yes, provide date of review Does the corporate business plan comply with the requirements of Local Government (Administration) Regulations 1996 19DA(2) & (3)?
Reg 22	Asked as part of question s5.75
Reg 23	Asked as part of question s5.76
Reg 28	Asked as part of question s5.88(1)
Reg 28A	Asked as part of question s5.89A(1)
Reg 29	Asked as part of question s5.94
Reg 29C	Does the local government publish all prescribed information on its official website— including up-to-date policies, required details of council member and employee returns, council member fees and allowances, and relevant public notices—within the specified timeframes and in accordance with legislative requirements?
Reg 35	Has every local government council member completed and passed the Council Member Essentials course, consisting of the five required modules and delivered by an approved provider, within 12 months of being elected?
Reg 36	Does the local government appropriately identify and document council members who are exempt from the training requirements under section 5.126(1), including verifying that the member: - has completed an approved course within the specified 5-year period prior to election, or - completed the LGASS00002 Elected Member Skill Set before 1 July 2019 within the relevant timeframe, or - qualifies for the transitional exemption applicable to council members in office at the commencement of the 2019 regulatory amendments?

Local Government Inspector

Local Government Inspector Compliance Audit Return Questions 2025

Reference	Question
Local Government (Audit) Regulations 1996	
Reg 10	Was the auditor's report for the financial year ending 30 June 2025 received by the local government within 30 days of completion of the audit?
Reg 17	Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Local Government (Audit) Regulations 1996 regulation 17 within the three financial years prior to 31 December 2025? If yes, provide date of council's resolution to accept the report.
Local Government (Constitution) Regulations 1998	
Reg 11FA	Did the CEO provide the Minister a report as to the result of the election within 14 days of the declaration and in the form of Form 20 of the Local Government (Elections) Regulations 1997, modified as necessary?
Reg 13	Were all required oaths, affirmations and declarations under section 2.42 (in relation to Commissioners) made in the correct form (Form 8), before the appropriate authorised person?
Local Government (Elections) Regulations 1997	
Reg 30G	Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate in accordance with regulations 30G(1) and 30G(2) of the Local Government (Elections) Regulations 1997? Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years in accordance with regulation 30G(4) of the Local Government (Elections) Regulations 1997? Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with regulation 30G(5) of the Local Government (Elections) Regulations 1997?

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Reference	Question
Local Government (Financial Management) Regulations 1996	
Reg 5	Has the CEO ensured efficient systems and procedures are established under provisions set out in Financial Management Regulations 5(1)(a) to (g)?
Reg 6	Has the local government ensured that any employee delegated responsibility for day-to-day accounting or financial management operations is not also delegated the responsibility for conducting internal audits, reviewing their own duties, or for managing, directing or supervising someone who carries out these functions?
Reg 7	Did the local government ensure it has regard to the needs of the inhabitants of the district as a whole and not keep separate ward accounts or determine expenditure on the basis of revenue from a ward?
Reg 8	Does the local government maintain separate accounts with a bank or other financial institution for money to be held in the municipal fund, trust fund and for reserve account purposes?
Reg 9	Did the local government keep separate financial records for each trading undertaking and each major land transaction?
Reg 11	Has the local government developed procedures for the authorisation of, and the payment of, accounts in accordance with Local Government (Financial Management) Regulations 11(1), (2) and (3)?
Reg 12	Were payments made from the municipal fund or trust fund made by the CEO under a delegated authority or authorised, in accordance with regulation 13(2), in advance by a council resolution?
Reg 13	Can the local government confirm that, where the CEO has been delegated authority to make payments from the municipal or trust fund, the CEO prepared accurate monthly lists that are presented at the next ordinary council meeting and recorded in the minutes that: - include the payee's name, payment amount, payment date, and sufficient information to identify each transaction where payments have already been made; or - include the payee's name, payment amount, sufficient information to identify each transaction, and the date of the council meeting (to which the list will be presented) for accounts requiring council approval?

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Reference	Question
Reg 13A	Did the local government prepare a list each month of all payments made using employee-authorised credit, debit or other purchasing cards, and include the payee's name, the amount of the payment, the date of the payment, sufficient information to identify the payment, and present the list at the next ordinary council meeting (and record in the minutes)?
Reg 19	Has the local government established and documented internal control procedures to enable identification of the nature and location of all investments and any related transactions?
Reg 19C	Has the local government ensured that all investments made under section 6.14(1) comply with statutory restrictions set out in Financial Management Reg. 19C?
Local Government (Functions and General) Regulations 1996	
Reg 7	Asked as part of question s3.59(2)
Reg 9	Asked as part of question s3.59(2)
Reg 10	Asked as part of question s3.59(2)
Reg 11A	Did the local government comply with its current purchasing policy, adopted under the Local Government (Functions and General) Regulations 1996, regulations 11A(1) and (3) in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, $250,000 or less or worth $250,000 or less?
Reg 11	Asked as part of question s3.57
Reg 12	Did the local government consider the implications of Local Government (Functions and General) Regulations 1996, Regulation 12 when deciding to enter into multiple contracts rather than a single contract?
Reg 14(1), (3) and (5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents, or each acceptable tenderer notice of the variation?
Reg 15	Did the local government's procedure for receiving and opening tenders comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 15 and 16?

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Reference	Question
Reg 16	Asked as part of question Reg 15
Reg 17	Did the information recorded in the local government's tender register comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulation 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?
Reg 18(1) and (4)	Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender? Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?
Reg 19	Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?
Reg 21	Does the local government's advertising and expression of interest processes for limiting who can tender comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulations 21 and 22?
Reg 22	Asked as part of question Reg 21
Reg 23	Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice? Were all expressions of interest that were not rejected under the Local Government (Functions and General) Regulations 1996, Regulation 23(1) & (2) assessed by the local government? Did the CEO list each person as an acceptable tenderer?
Reg 24	Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with Local Government (Functions and General) Regulations 1996, Regulation 24?

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

Reference	Question
Reg 24AD(2), (4) and (6)	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with Local Government (Functions & General) Regulations 1996 regulations 24AD(4) and 24AE? If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?
Reg 24AE	Asked as part of question Reg 24AD(2), (4) and (6)
Reg 24AF	Asked as part of question Reg 24AD(2), (4) and (6)
Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24AG?
Reg 24AH(1) and (3)	Did the local government reject any applications to join a panel of prequalified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications? Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?
Reg 24AI	Did the CEO send each applicant written notice advising them of the outcome of their application?
Reg 24E	Where the local government gave regional price preference, did the local government comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24E and 24F?
Reg 24F	Asked as part of question Reg 24

13 REPORTS OF THE CEO

13.1 LEADERSHIP AND GOVERNANCE

13.1.1 COUNCIL RESOLUTION ACTION REGISTER

File Number:	GOV/00054
Author:	Winnie Tansanguanwong (Coordinator Governance)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirements	Simple Majority decision of Committee *(More than half the Committee Members present are required to vote in favour)*.
Attachments:	1. Action Register In progress and Completed - July 2026 [**13.1.1.1** - 10 pages]

PURPOSE

To provide a report to the Council on the status of Council Resolutions requiring action.

OFFICER RECOMMENDATION

That the Council **NOTES** the contents of this report.

BACKGROUND

Following a Council Meeting, resolutions are assigned to the author of each report. The author is then required to confirm whether the associated action(s) is in progress or completed.

Outstanding actions associated with Council decisions are reviewed by the Executive Leadership Team.

The Council Resolution Tracking Report has previously been reported to the Audit, Risk and Improvement Committee (ARIC). While the Committee has an important oversight role in relation to audit, risk and improvement matters, the register primarily monitors the implementation of Council resolutions and decisions.

As a matter of good governance, Council should have direct oversight of the progress and completion of actions arising from its resolutions. It is therefore proposed that the Council Resolution Tracking Report be included as a standing item on the Ordinary Council Meeting agenda, rather than being reported to the Audit, Risk and Improvement Committee in the first instance.

This change will strengthen Council accountability, enhance transparency of implementation progress, and align reporting arrangements with the respective roles of Council and the Committee.

DISCUSSION

At the Audit Committee meeting held on 3 December 2025, the Committee was presented with a report on Council Resolutions from 1 July 2025.

Since the last report to the Committee, seven Ordinary Council Meetings were held.

Attachment 1 is a register detailing Council resolutions that are currently in progress or completed, updated since the previous report dated 3 December 2025.

PAST RESOLUTIONS

Nil.

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Nil.

COMMUNICATION AND CONSULTATION

The Register is reviewed by the relevant officers and the Executive Team.

The Governance team presents an updated copy of the Register to the Council at each Meeting.

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.

- Continually assess our performance and implement initiatives that drive continuous improvement.

URGENCY

Nil.

COUNCIL RESOLUTION 103/26

Moved: Cr Ryan Brown

Seconded: Cr Kate Main

That the Council NOTES the contents of this report.

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

CARRIED7/0

UNCONFIRMED

Action Register - OCM 28 July 2026

Meeting Date	Document	Item No.	Item	Meeting Type	Status	Action Required	Action taken/Exec Comments
27/08/2024	Confidential Ordinary Council Meeting - 27 August 2024	17.1.2	ANZAC Cottage - 16 SAUNDERS STREET, SWANBOURNE	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 128/24** That Council authorises the Chief Executive Officer to proceed with Option 3 as outlined in this report.	
29/04/2025	Ordinary Council Meeting - 29 April 2025	12 1.1	Minutes of the Audit, Risk and Improvement Committee Meeting held on 24 MARCH 2025	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 45/25** That the Minutes of the Audit, Risk and Improvement Committee Meeting held on 24 March 2025 be received. That Council considers allocation in the 2025/2026 budget to undertake a financial systems audit as per financial management regulation 5 (2)(c) before the end of 2025.	Completed. The financial systems audit has been completed and a report provided to the Audit Risk and Improvement Committee on 17 July 2026.
29/04/2025	Ordinary Council Meeting - 29 April 2025	13 4.1	Options for implementation of the Food Organics and Garden Organics (FOGO) system	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 55/25** That Council supports Option B of delaying the implementation of FOGO and the CEO in undertaking comprehensive research during this period, including: Assessment of processing capacity and market development for FOGO-derived products; Detailed financial modelling of lifecycle implementation costs; and Preparation of an implementation strategy that maximises environmental and financial benefits.	Draft FOGO report has been provided by Talis Consultants. Finalisation of the financial costings of waste services will be provided at the next available Concept Forum.
24/06/2025	Confidential Ordinary Council Meeting - 24 June 2025	17.1.1	Lease for Lake Claremont Golf Course	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 91/25** That Council authorises the Chief Executive Officer to vary the Lease Agreement with Golf Oracle Pty Ltd for 30 Lapsley Road, Claremont on the terms set out in this report.	Deed of Variation and Extension of Lease executed by the parties on 28 January 2026 in accordance with the terms endorsed by Council in its report.
9/07/2025	Special Council Meeting - 9 July 2025	8.1.1	2025/26 Annual Budget	Special Council Meeting	Completed	**COUNCIL RESOLUTION 94/25** To add a point 9 to the Officer Recommendation 9. As part of the earlier resolution of Council to review the possible introduction of FOGO, that an independent review be undertaken to examine the full financial cost of providing the standard waste service and additional service to each residence as outlined in the 2025/26 budget. That the draft and final reports be provided to Council for consideration in advance of the 2026/27 budget or preparation to allow Council to consider future options regarding fees and charges.	Matter was discussed at a concept forum. Budget for consultancy has been included in 26/27 budget.
9/07/2025	Special Council Meeting - 9 July 2025	10.1	Notice of Motion – Request for Assessment of the Barnfield/Gugeri Streets Intersections	Special Council Meeting	In progress	**COUNCIL RESOLUTION 96/25** That Council requests the Administration to undertake an assessment of the Barnfield/Gugeri Streets intersections, specifically focusing on the feasibility of re-establishing the two-way intersection.	Discussed at a concept forum held 6 July 2026. Discussions with MRWA over a proposed solution are ongoing.
26/08/2025	Ordinary Council Meeting	13.3.1	Draft Local Planning Policy 211 - Tree Retention	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 111/25** That Council, pursuant to Schedule 2, Part 2, Clause 4(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, advertises draft Local Planning Policy 211 – Tree Retention for advertising as amended.	LPP211 remains on hold pending WALGA's review of the Model Policy text. Following completion of that review, the advertised policy will be revised and presented to Council for adoption."
26/08/2025	Ordinary Council Meeting - 26 August 2025	17 1.2	331 Stirling Highway Claremont	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 124/25** That Council: 1. Releases Arandell Nominees Pty Ltd from all obligations with respect to leasing 331 Stirling Highway, Claremont. 2. Requests the administration to engage a property specialist to provide a report on the Site, as set out in the report. 3. Notes the likely shortfall in predicted income of $67,500 to recognise less rental income for 331 Stirling Highway in 2025-26.	Completed. Site discussed at a concept forum held April 2026 where Council agreed to an EOI process for a new tenant. Result of EOI being considered at July Ordinary Council Meeting.
26/08/2025	Ordinary Council Meeting - 26 August 2025	17 1.1	39 Gugeri Street, Claremont	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 125/25** That Council: 1. Authorises the administration to appoint a commercial real estate agent to locate potential tenants for 39 Gugeri Street, Claremont for the consideration and approval of Council. 2. Approves a budget amendment to increase the opening surplus in the 2025-26 budget by $50,000 for upgrading the facility to attract a commercial tenant. 3. Notes the likely shortfall in predicted income of $30,000 to recognise less rental income for SMH in 2025-26.	Works to property completed. Cygnet West engaged for leasing of property
28/10/2025	Ordinary Council Meeting - 28 October 2025	14.2.5	Bay View Terrace Study	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 164/25** That Council: Supports a Town Centre study of Bay View Terrace up to an including Gugeri Street intersection, and through to the Mary Street Reserve, that provides options for improving the movement and interaction of pedestrians with the streetscape. For the purpose of the Study, endorses the allocation of an additional $40,000 from the Claremont Joint Venture Account, combined with the existing allocated $60,000. That the terms of reference for the consultancy be endorsed by the Council.	Item presented to March OCM. Council resolved that the Claremont and Swanbourne Town Centres be split into separate projects. Ongoing.

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Action Register - OCM 28 July 2026

Meeting Date	Document	Item No.	Item	Meeting Type	Status	Action Required	Action taken/Exec Comments
28/10/2025	Ordinary Council Meeting - 28 October 2025	14.1.11	Review of Loan for Aquatic Centre	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 173/25** That Council: Endorse Option 3 and approves the early payout of the Loan with WATC. 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.	One months local public notice of loan payout given on 11 November 2025 2027: Transfer to reserve have been included in 2026-27 Budget
28/10/2025	Ordinary Council Meeting - 28 October 2025	14.1.12	Chief Executive Officer Recruitment Process	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 175/25** That Council approves: The Chief Executive Officer Position Description and Selection Criteria as provided in Attachment 1 as amended; A contract term of up to five years to be advertised; A Total Reward Package of $182,109 to $300,370 to be advertised; and Public notice to be given advertising the role of Chief Executive Officer and inviting applications.	Completed. Position was advertised with total reward package.
28/10/2025	Ordinary Council Meeting - 28 October 2025	14 2.1	Proposed Amendment No. 143 to Local Planning Scheme No. 3 - Short Term Rental Accommodation (Final Adoption)	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 176/25** That Council: 1. Resolves, in accordance with section 75 of the Planning and Development Act 2005, to support Amendment No. 143 to the Town of Claremont Local Planning Scheme No. 3 without modification by: In clause 10 - delete the definition of "motel". In clause 10 – insert the model definition for "tourist and visitor accommodation" as specified in Schedule 1 of the Planning and Development (Local Planning Schemes) Regulations 2015. In Table 1 - Land Use Table: insert "hosted-short term rental accommodation": prohibited ('X') in Light Industrial and Educational zones and permitted ('P') in all other zones (except the Special Zone Restricted Use and Development zones). insert "unhosted short term rental accommodation": discretionary ('AA') in Local Centre and Town Centre zones; discretionary ('SA') in Residential and Highway zones; and prohibited ('X') in all other zones (except the Special Zone Restricted Use and Development zones). insert "tourist and visitor accommodation": discretionary ('SA') in Town Centre zone and prohibited ('X') in all other zones (except the Special Zone Restricted Use and Development zones). delete "motel". replace "AS PER APPENDIX VIII" with "AS PER APPENDIX VII". replace "Light Industria" with "Light Industrial". In Table 2 – Development Table: replace "motel" with "tourist and visitor accommodation". insert "unhosted short term rental accommodation" with a carparking space requirement of "one for every two persons the building is designed to accommodate". reorder rows alphabetically. 2. Determines, in accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, that Amendment No. 143 to the Town of Claremont Local Planning Scheme No. 3 is a standard amendment for the following reasons: The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area. The amendment is not considered a complex or basic amendment. 3. Notes, in accordance with Regulation 35A of the Planning and Development (Local Planning Schemes) Regulations 2015, that the Town Centre Precinct Structure Plan and North East Precinct Structure Plan are not affected by Amendment No. 143.	Completed.Amended Scheme Gazetted.
28/10/2025	Ordinary Council Meeting - 28 October 2025	14 3.1	Public Art Trail	Ordinary Council Meeting	In progress	**PROCEDURAL MOTION 179/25** That the motion be deferred to a future Ordinary Council Meeting. Reason: Councillors request more information to consider alternative options for budget allocations.	Staff presented an Arts & Culture overview to Council at the April 2026 Concept Forum. Staff are currently working on a discussion paper to be presented to Elected Members that will form the basis of a new Arts and Culture Strategic plan. This will guide the future allocations of the Public Art budgets.
28/10/2025	Ordinary Council Meeting - 28 October 2025	18 1.1	Waste & Recycling Collection Services Contract	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 181/25** That Council authorise the CEO to proceed with Option 1 as set out in this report.	This matter relates to the waste and recycling collection contract. The contract has been executed in accordance with option 1.
28/10/2025	Ordinary Council Meeting - 28 October 2025	18 1.2	Lease for Portion of 30 Lapsley Road, Claremont	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 182/25** That Council: Authorises the Chief Executive Officer to enter into a new lease for 30 Lapsley Road, Claremont within the parameters set out in this report.	Implementation subject to direction from tenant. New lease being drafted up by Irdi
28/10/2025	Ordinary Council Meeting - 28 October 2025	18 1.3	Appointment of Senior Employee	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 183/25** That Council endorses the preferred candidate for the position of Director Infrastructure as outlined in this report.	Completed. The Director Infrastructure has been appointed.
25/11/2025	Ordinary Council Meeting - 25 November 2025	8.1	Petition – Cactus Lane Right of Way	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 186/25** That the petition regarding Cactus Lane Right of Way be formally received by Council and a report prepared.	Report addressing the petition presented to March 2026 OCM.

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Action Register - OCM 28 July 2026

Meeting Date	Document	Item No.	Item	Meeting Type	Status	Action Required	Action taken/Exec Comments
25/11/2025	Ordinary Council Meeting - 25 November 2025	13 1.2	Proposed Permanent Road Closure - Road Reserve Adjacent to 1 & 10 Links Court, Claremont	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 190/25** That Council: Request the Minister for Lands, in accordance with section 58 of the Land Administration Act 1997, to permanently close the portions of road reserve adjacent to 1 and 10 Links Court, Claremont; and Advise the Department of Planning, Lands and Heritage that all submissions have been considered, with no objections that would preclude the closure proceeding.	The Town of Claremont, pursuant to section 58 of the Land Administration Act 1997, has formally requested that the Minister for Lands permanently close portions of the road reserve adjacent to 1 and 10 Links Court, Claremont. All submissions and their considerations have also been sent to the Department of Planning, Lands and Heritage.
25/11/2025	Ordinary Council Meeting - 25 November 2025	15.1	Cr Main - Speed Limit on Local Roads	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 194/25** 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 report was presented to the Ordinary Council Meeting on 31 March 2026
25/11/2025	Ordinary Council Meeting - 25 November 2025	17 1.1	331 Stirling Highway, Claremont	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 196/25** That Council: Endorses the proposed short-term lease of 331 Stirling Highway, Claremont on the terms outlined in this report; and Authorises the CEO to prepare a lease agreement accordingly.	
25/11/2025	Ordinary Council Meeting - 25 November 2025	17 1.2	Chief Executive Officer - Secondary Employment	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 197/25** That Council approves Mr Tim Clynch, Interim Chief Executive Officer's request to engage in limited secondary employment in the local government sector as outlined in this report, subject to the secondary employment: occurring outside of Town of Claremont boundaries; occurring outside of normal working hours; and not conflicting with the Chief Executive Officer duties.	
25/11/2025	Ordinary Council Meeting - 25 November 2025	17 1.3	Appointment of Senior Employee	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 198/25** That Council endorses the preferred candidate for the position of Director Corporate Services as outlined in this report.	Completed. Person appointed.
16/12/2025	Ordinary Council Meeting - 16 December 2025	13.1.2	Council Member Training Policy	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 206/25** That Council Notes the mandatory statutory review of the Town's council member continuing professional development has been completed. Amends, by absolute majority, Council Policy LGS40 Council Member Training and Professional Development, as provided at Attachment 2.	Policy updated at 16 December OCM.
16/12/2025	Ordinary Council Meeting - 16 December 2025	13.2.1	Lot 2 (63A) Bay View Terrace, Claremont - Reconsideration of Decision	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 209/25** That Council grant Development Approval for proposed additions and alterations at Lot 2 (63a) Bay View Terrace, Claremont subject to the following conditions and advice notes: All development shall occur in accordance with the approved drawings (DR38/2025), as amended by these conditions. All stormwater discharge shall be contained and disposed of on site to the specification and satisfaction of the Town of Claremont.	SAT Matter closed. Determination issued
16/12/2025	Ordinary Council Meeting - 16 December 2025	13.2.2	Additional Budget for Tree Maintenance	Ordinary Council Meeting	Completed	**AMENDED OFFICER RECOMMENDATION WAS PUT** **COUNCIL RESOLUTION 211/25** That Council Approves a budget amendment to increase the opening surplus in the 2025-26 budget by $140,000 comprising: $120,000.00 for monthly tree maintenance; $20,000.00 to urgently treat Polyphagous Shot Hole Borer affected trees in accordance with arborist's advice	
16/12/2025	Ordinary Council Meeting - 16 December 2025	17.2.1	RFT 05-2025 Drainage Ducting and Pipe Cleaning	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 213/25** That Council Accepts, subject to the execution of relevant contract documentation, the submission from Veolia Water Operations Pty Ltd trading as Allpipe Technologies for the provision of drainage ducting and pipe cleaning to the Town of Claremont for the period of two years, with a possible one year extension, in accordance with RFT 05-2025. Authorises the CEO to execute the contract and any associated documentation to give effect to this decision.	
16/12/2025	Ordinary Council Meeting - 16 December 2025	17.2.2	RFT 06-2025 Paving Works	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 214/25** That Council Accepts, subject to the execution of relevant contract documentation, the submission from Safety Tactile Pave for the provision of Paving Works for the Town of Claremont for the period of two years, with a possible one-year extension, in accordance with RFT 06-2025. Authorises the CEO to execute the contract and any associated documentation to give effect to this decision.	
16/12/2025	Ordinary Council Meeting - 16 December 2025	17.2.3	RFT 08-2025 Supply and Lay Concrete Kerbing	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 215/25** That Council Accepts, subject to the execution of relevant contract documentation, the submission from the Trustee for Allstate Kerbing and Concrete trading as Allstate Kerbing and Concrete for the provision of Supply and Lay Concrete Kerbing within the Town of Claremont for the period of two years, with a possible one-year extension, in accordance with RFT 08-2025. Authorises the CEO to execute the contract and any associated documentation to give effect to this decision.	

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Action Register - OCM 28 July 2026

Meeting Date	Document	Item No.	Item	Meeting Type	Status	Action Required	Action taken/Exec Comments
3/02/2026	Ordinary Council Meeting - 3 February 2026	13.2.1	Proposed Change of Use to Small Bar - Lot 93, 18-20 Ashton Avenue, Claremont	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 5/26** 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: The proposed development is inconsistent with the objectives of Local Planning Scheme No.3 (Cl.20) for a Local Centre zone. 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. 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. 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. 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.	Refusal was issued and consequently challenged via SAT. Revised application has been received and will be presented to Council August OCM for determination
3/02/2026	Ordinary Council Meeting - 3 February 2026	17.1.1	Chief Executive Officer Recruitment	Confidential Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 6/26** 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; **COUNCIL RESOLUTION 7/26** 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.	employment contract executed
24/02/2026	Ordinary Council Meeting - 24 February 2026	----	Petition – Enlargement of Dog Exercise Area in Lake Claremont Park	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 10/26** 1. RECEIVES the petition from Graham Potter regarding the Lake Claremont Park dog exercise areas; and 2. REQUESTS the CEO prepare a report for Council's consideration.	The report was presented to the Ordinary Council Meeting on 30 June 2026
24/02/2026	Ordinary Council Meeting - 24 February 2026	13.1.1	Review of Infrastructure Policies	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 14/26** That Council: 1. NOTES the outcome of the review of Council policies: • LV106 Crossovers • LV107 Pavement Materials • LV110 Roadway Kerbing • LV111 Kerbside Street Numbers • LV125 Footpaths • LV134 Memorial Plaques 2. REPEALS the following Council policies: • LV107 Pavement Materials • LV110 Roadway Kerbing • LV111 Kerbside Street Numbers • LV125 Footpaths 3. AMENDS the following Council policies, as attached: • LV106 Crossovers • LV134 Memorial Plaques 4. FURTHER AMENDS LV106 Vehicle Crossovers, Point 4 to read: "Where a footpath exists, the Town will seek to maintain a continuous and safe pedestrian path through the crossover. All new or reinstated footpaths are to be constructed to Town specifications, in Claremont Cream, and on the pre-existing alignment, unless directed otherwise by the Town."	Policies updated and published on the website.
24/02/2026	Ordinary Council Meeting - 24 February 2026	13.1.2	Review of Council Member Agenda Briefing Forums, Workshops and Briefing Sessions Policy	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 15/26** That Council: 1. NOTES the outcome of the review of Council Policy LG519 Council Member Agenda Briefing Forums,Workshops and Briefing Sessions. 2. AMENDS Council Policy LG519, as provided at Attachment 2, including renaming the Policy to LG519Council Forums, Briefings and Workshops.	Policy updated and published on the website.

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Action Register - OCM 28 July 2026

Meeting Date	Document	Item No.	Item	Meeting Type	Status	Action Required	Action taken/Exec Comments
24/02/2026	Ordinary Council Meeting - 24 February 2026	13.1.3	Mayor and CEO Attendance at ALGA National General Assembly	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 16/26** That Council: 1. AUTHORISES the attendance of the Mayor and CEO at the 2026 National General Assembly Annual Conference and Urban Forum in Canberra from 23 – 25 June 2026. 2. DIRECTS the CEO to review Council Policies LG539 Council Member and CEO Attendance at Events and LG540 Council Member Training and Continuing Professional Development to ensure alignment of both policies and provide more direction on the process for approval of requests to expend Town funds on attendance at events and professional development.	Council Policies LG539 Council Member and CEO Attendance at Events and LG540 Council Member Training and Continuing Professional Development are currently being reviewed.
24/02/2026	Ordinary Council Meeting - 24 February 2026	13.1.4	CEO Recruitment Process Certification	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 17/26** That Council: 1. CERTIFIES in accordance with regulation 18FB(3) of the Local Government (Administration) Regulations 1996, that John Pearson was employed in the position of Chief Executive Officer of the Town of Claremont in accordance with the Model Standards for CEO Recruitment, Performance and Termination as set out in the Local Government (Administration) Regulations 1996. 2. PROVIDES the Inspector with a copy of the Council resolution of the certification of compliance, within 14 days, in accordance with regulation 18FB(4) of the Local Government (Administration) Regulations 1996.	Letter to Local Government Inspector sent, acknowledgement receieved.
24/02/2026	Ordinary Council Meeting - 24 February 2026	13.1.5	Mid Year Budget Review	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 18/26** That Council: 1. NOTES the budget review for the period ending 31 January 2026 2. ADOPTS the amendments to the 2025/26 budget detailed in Attachment 1.	
24/02/2026	Ordinary Council Meeting - 24 February 2026	13.2.1	WAPC Draft Station Precinct Improvement Plan and Improvement Schemes - Swanbourne	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 22/26** That Council: 1. ACKNOWLEDGES the Western Australian Planning Commission's Draft Improvement Plan and Improvement Scheme/s initiative. 2. SUPPORTS the general objectives of the Draft Improvement Plan relating to housing delivery and strategic land use coordination noting a need to recognise and accommodate local design and qualitative inputs. 3. DOES NOT SUPPORT the proposed 800 metre radius boundary for the Draft Improvement Plan on the basis that: • substantial proportion of the land within the proposed catchment comprises established lowdensity and heritage residential areas, major educational institutions and public open space with limited redevelopment potential; and • the inclusion of land already subject to the WAPC-approved Claremont Town Centre Precinct Structure Plan creates duplication and potential policy inconsistency. 4. REQUESTS the following to be recognised and where relevant incorporated into the WAPC's final Improvement Scheme/s process: a. Acknowledgement of the Town's Local Planning Strategy (2024) and Town Centre Precinct Structure Plan as parallel and contributory to the objectives intended by the Improvement Scheme/s for statutory planning outcomes, and to this end to revise the catchment boundary to focus on the station and its immediate surrounds. b. Advises that the Town has concerns regarding the proposal and associated processes, which have not yet been clearly explained to either the community or the Town of Claremont, and is likely to create community confusion and uncertainty and therefore recommends that, prior to any further progression of the proposal, the Western Australian Planning Commission prepare and publicly advertise a comprehensive community engagement plan for Swanbourne and would encourage a long public consultation period and in person community information sessions. Furthermore, Council requests that the engagement plan clearly articulate: • the purpose and objectives of the proposal; • the proposed implementation and governance framework; • the respective roles and responsibilities of the State Government and the local government; and • how key matters — including transport and access within the precinct, urban design outcomes, proposed densities and planning controls — are to be addressed. c. Delegation to the Town of assessment and determination powers for: • single houses; • grouped dwellings up to two storeys; • minor development applications below a defined value threshold (e.g. $2 million), within the Improvement Scheme area, to ensure determination timeframes do not exceed standard Local Planning Scheme timeframes; and • heritage properties and identified places with heritage streetscape importance. d. Delegation for the application of non-conflicting local planning policies within the revised Improvement Scheme. e. Prioritisation of transport connectivity and public realm enhancements in conjunction with land use changes. f. Emphasis on liveability outcomes within the revised Improvement Plan which include and address good design quality, diversity of housing styles and recognition and protection natural and cultural state and local heritage.	WAPC advised of the Council resolution..
24/02/2026	Ordinary Council Meeting - 24 February 2026	17.1.1	CEO Temporary Employment Contract	Confidential Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 29/26** That Council: 1. CONFIRMS that Mr Tim Clynch is suitably qualified for the CEO position; 2. APROVES the provisions of the existing employment contract (Attachment 1), as amended by variation (Attachment 2); and 3. APPROVES the change to Schedule 2 Item 9 being backdated to 10 November 2025.	

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Meeting Date	Document	Item No.	Item	Meeting Type	Status	Action Required	Action taken/Exec Comments
31/03/2026	Ordinary Council Meeting - 31 March 2026	13.1.1	Review of Infrastructure Policies	Ordinary Council Meeting	In progress	**AMENDMENT - COUNCIL RESOLUTION 35/26** That Council: Removes the last dot point in the recommendation (LG 527 – Fleet Management) and resubmit the Policy for Council's consideration once more detail of the terms and conditions of staff private use of Council vehicles is provided. **COUNCIL RESOLUTION 36/26** That Council AMENDS the following Council Policies, as attached: EN 301 Verge Protection Near Building Sites EN 302 Road Verges EN 307 Use of Parks and Reserves Policy EN 310 Environmental Sustainability	Part complete Amended Policies updated on website. LGS27 to be updated
31/03/2026	Ordinary Council Meeting - 31 March 2026	13.1.2	Review of Code of Conduct for Council Members, Committee Members and Candidates	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 37/26** That Council: ADOPTS the amended Code of Conduct for Council Members, Committee Members and Candidates, as shown in Attachment 1.	Updated on website.
31/03/2026	Ordinary Council Meeting - 31 March 2026	13.1.3	WALGA Electoral Reform Discussion Paper Response	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 40/26** That Council: 1. NOTES the Western Australian Local Government Association Electoral Reform Discussion Paper. 2. AUTHORISES the CEO to provide a submission to WALGA incorporating the following positions and supporting reasoning: a) Election Frequency: That Council DOES NOT SUPPORT a shift to a four-year full-spill election cycle preferring to retain the current biennial staggered system. b) Voting Participation: That Council DOES NOT SUPPORT the introduction of compulsory voting for Local Government elections. c) In the event the State Government mandates a four-year election cycle, Council's position is that voting should REMAIN VOLUNTARY. 3. Should there be a change to a four-year full-spill election cycle then this is to commence for the 2029 election.	Response sent to WALGA.
31/03/2026	Ordinary Council Meeting - 31 March 2026	13.1.4	Bay View Community Centre Café Lease	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 44/26** That Council: 1. ACCEPTS the Surrender of Licence, effective no earlier than 30 April 2026 or on the last day the premises were used by the lessee, as determined by the CEO, from Bayview Coffee Pty Ltd (trading as Stand'In Room) in respect of the Licence Agreement executed 28 August 2024 for Zone 2, Bay View Community Centre. 2. AUTHORISES the Chief Executive Officer to execute a Deed of Surrender of Licence on behalf of the Town of Claremont which: a. Confirms the Licensee's Make Good Obligations under Clause 18 are to be completed; and b. Confirms the Bank Guarantee is applied or returned in accordance with Clause 6. 3. NOTES that any outstanding Licence Fees (from 1 May 2026) and reasonable outgoings shall be borne by the Town and not recovered from the Licensee. 4. NOTES a further report will be provided to Council on future options for the site.	Letter to tenant sent notifying of decision. Tenant has vacated the site. Outgoings recovered and handover complete. Future of the site still to be discussed with Council
31/03/2026	Ordinary Council Meeting - 31 March 2026	13.2.1	Introduction of 40km/h Speed Zones	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 48/26** That Council: 1. NOTES the requirements of MRWA in respect of the introduction of 40km/h speed zones in local government areas; 2. AUTHORISES the Chief Executive Officer to undertake community consultation with residents to seek feedback on the introduction of a 40 km/h speed limit on local roads, including feedback in relation to their respective local road; and 3. DEFERS a decision on the implementation of 40 km/h speed zones within the Town of Claremont pending further investigation by Administration into the mechanisms, costs, and outcomes associated with the Perth Inner City Group initiative, once operational.	The administration is in the process of organising the consultation process
31/03/2026	Ordinary Council Meeting - 31 March 2026	13.2.2	ROW Strategy	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 49/26** That Council: 1.ENDORSE the Draft Rights of Way Strategy for a 28-day public consultation period. 2. REQUEST a further report following the consultation period to consider formal adoption and proposed amendments to Council Policy LV108 - Rights of Way/Laneways consistent with the Rights of Way Strategy. 3. NOTE the petition received at Council on 25 November 2025 concerning Cactus Lane and its conversion to a public thoroughfare together with necessary improvements is recognised in the Draft Rights of Way Strategy. 4. NOTE that a test reconstruction project will be considered in the preparation of the 2026/27 annual budget to verify engineering costs, to be implemented once the impacted Rights of Way have been closed and dedicated for public use. 5. NOTE that implementation of the proposed Rights of Way upgrade program will require consideration of additional staff and financial resources in the preparation of the 2026/2027 annual Council Budget. 6. NOTE that implementation of the proposed Rights of Way upgrade program will require refinement and prioritisation of individual Right of Way upgrade proposals in the preparation of each annual Council Budget.	The consultation period closed at 5:00 PM on Friday, 17 July. Administrative officers are currently evaluating the feedback and will submit a future report to Council for consideration
31/03/2026	Ordinary Council Meeting - 31 March 2026	13.2.3	Claremont Town Centres - Strategic Planning and Landscape Design Framework	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 50/26** That Council: REQUEST the CEO review the Study Brief to address: Clear depiction of the Claremont and Swanbourne Town Centres into separate projects; and Greater emphasis on the streetscape elements to be considered with the other elements contained in the scope.	Study brief to be considered.

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Meeting Date	Document	Item No.	Item	Meeting Type	Status	Action Required	Action taken/Exec Comments
31/03/2026	Ordinary Council Meeting - 31 March 2026	13.2.4	Lot 35 & 36 (14) Chester Road, Claremont - Reconsideration of Decision	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 42/26** That Council: DEFER consideration of this item to the Ordinary Council Meeting of 28 April 2026. In the event that an extension for the determination does not extend to that date, the Mayor will call a Special Council Meeting to consider the application.	Presented to the May 2026 OCM
31/03/2026	Ordinary Council Meeting - 31 March 2026	13.2.5	Lot 5,6,7, 616 and 718 (21-23) Queenslea Drive, Claremont and Lot 805 and 806 (352) Stirling Highway, Claremont - Proposed Amendment to Previous Approval For Performing Arts Center	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 51/26** That Council: Grant Development Approval for proposed amendments to Performing Arts Center at Lot 5, 6, 7, 616, and 718 (No. 21-23) Queenslea Drive and Lots No 805 and 806 (No. 352) Stirling Highway, Claremont subject to all conditions and advice notes of Development Approval DA25-44 | DAP/25/02907 dated 14 August 2025 continuing to apply, except where amended by the following: Condition 2 is modified to state: All development shall occur in accordance with the approved drawings dated received 20 March 2026, as amended by these conditions.	
31/03/2026	Ordinary Council Meeting - 31 March 2026	13.3.1	Status Report - Polyphagous Shothole Borer	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 52/26** That Council: 1. RECEIVE the status report on the Polyphagous Shot Hole Borer for the Town of Claremont; 2. APPROVE Option 3 as detailed in the report, by taking comprehensive action to protect the Town's tree canopy against the threat of PSHB, with the following aims: a.Control and management of the PSHB infestation within the Town. b. Proactive approach to PSHB management in The Town. c. Actively maintain a healthy tree canopy. d. Improved forecast and management of risks to public safety. e. Minimisation of the long term financial and environmental impacts; 3. AMEND the 2025/26 budget to accommodate the proposed works in 2025/26 as follows: Reduce - Goldworthy Rd Renewal - $60,000 Increase - PHSB Treatment - $60,000 Net budget impact - NIL 4. CONSIDER, as part of the 2026/27 budget process, an allocation of $240,000 for the implementation of Option 3. 5. RECEIVE a progress report on the implementation of Option 3 above at the February 2027 Ordinary Council Meeting.	Budget adjustments made. Future report on progress to be presented to Council by Feb 2027.
28/04/2026	Ordinary Council Meeting - 28 April 2026	13.1.1	Commencement of Local Law Review 2026	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 55/26** That Council: AUTHORISES the Chief Executive Officer to commence the statutory review of the following local laws, in accordance with section 3.16 of the Local Government Act 1995, and to give local public notice of the proposed review, inviting submissions from the public for a period of not less than six (6) weeks.: • Activities on Thoroughfares and Public Places Local Law 2003 • Health Local Laws 1997 • Local Government Property Local Law 2000 • Meeting Procedures Local Law 2018 • Parking Local Law 2016 • Signs Local Law 2000 • Site Erosion and Sand Drift Local Law 2016 • Waste Local Law 2017 2. NOTES that a further report will be presented to Council following the closing date for submissions, to consider any community feedback received and an officer's report, to make a final determination in respect of each local law. 3. NOTES a review of the Foreshore Building Line – Freshwater Bay Local Law 2000 and the Height of Buildings – Freshwater Bay Escarpment Local Law 2000 has been undertaken 4. DEFERS consideration of the Town of Claremont Repeal Local Law until the Town of Claremont Local Planning Scheme No.3 has been reviewed. 5. NOTES that the Animals Local Law 2024 and the Fencing Local Law 2024 do not require review.	This resolution has been completed. New report on outcome of the local law review being presented to July OCM
28/04/2026	Ordinary Council Meeting - 28 April 2026	13.1.2	Verge Treatment - Request for Approval	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 56/26** That Council not approve the retrospective application for installation of artificial lawn at 24 Brown Street, Claremont.	Completed. Owner of 24 Brown St advised.
28/04/2026	Ordinary Council Meeting - 28 April 2026	13.1.3	Appointment of Presiding and Deputy of the Presiding Member of the Audit Risk and Improvement Committee	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 57/26** That Council: 1. NOTES the resignation of Ms Nanette Trask as the Presiding Member of the Audit, Risk and Improvement Committee; 2. APPOINTS the candidate in Attachment 1 as the Presiding Member of the Audit, Risk and Improvement Committee for a term expiring on 16 October 2027.	

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Meeting Date	Document	Item No.	Item	Meeting Type	Status	Action Required	Action taken/Exec Comments
28/04/2026	Ordinary Council Meeting - 28 April 2026	13.2.1	Lot 84 (93) Shenton Road, Swanbourne - Proposed Extension of Screening	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 60/26** That Council: Grant Development Approval for a proposed extension of screen structure at Lot 84 (93) Shenton Road, Claremont subject to the following conditions and advice notes: 1. All development shall occur in accordance with the approved drawings received by the Town on 3 February 2026, as amended by these conditions. 2. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the Town of Claremont. Advice Notes: Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, the approval will lapse and be of no further effect. Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained. Note 3: If an applicant or owner is aggrieved by this determination there is right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 Days of the determination. Note 4: This is a Development Approval only and a Building Permit must be obtained from the Local Government prior to the commencement of any building works. Permits for non-residential development must be certified prior to submission. Note 5: Under the Environmental Protection (Noise) Regulations 1997, no construction work is to be permitted or suffered to be carried out: i. Before 7.00am or after 7.00pm Monday to Saturday inclusive; or ii. On a Sunday or on a public holiday.	The application was approved at OCM meeting on 28 April 2026. The decision notice has been issued to the applicant and respondent.
28/04/2026	Ordinary Council Meeting - 28 April 2026	13.2.2	Heritage Maintenance Grant - 15 Goldsmith Road Claremont	Ordinary Council Meeting	In progress	**COUNCIL RESOLUTION 61/26** That Council: Approves the application from the owner of 15 Goldsmith Road, Claremont for a Mike Balfe Heritage Grant of $3,850.00.	Applicant has six months to complete works and claim grant, or apply for an extension. No update is expected until October.
26/05/2026	Ordinary Council Meeting - 26 May 2026	13.1.4	Policy LG516 Fees, Allowances and Expenses for Council Members	Ordinary Council Meeting	Completed	That Council AMENDS Policy LG516 Fees, Allowances and Expenses for Council Members as contained in attachment 13.1.4.1.	
26/05/2026	Ordinary Council Meeting - 26 May 2026	13.1.5	Policy EN308 Graffiti Eradication Policy	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 72/26** That Council AMENDS Policy EN308 Graffiti Eradication as contained in attachment 13.1.5.2.	
26/05/2026	Ordinary Council Meeting - 26 May 2026	13.1.6	Minor Delegation Review	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 73/26** 1. APPROVES the amendment to delegation DA 2.1.6 Tenders for Goods and Services as contained in attachment 13.1.6.1. 2. APPROVES new delegation DA 2.1.23 Minor Amendments to Delegations Register and Policies as contained in attachment 13.1.6.2.	
26/05/2026	Ordinary Council Meeting - 26 May 2026	13.1.7	New Policy EN315 Dinghy storage on River Foreshore	Ordinary Council Meeting	Completed	**PROCEDURAL MOTION 74/26** That Council defers consideration of this item to a future Council meeting until after a Concept Forum has been held for the purpose of further discussion.	
26/05/2026	Ordinary Council Meeting - 26 May 2026	13.2.1	14 Chester Road, Claremont - Reconsideration of decision on application for additions and alterations to heritage listed dwelling	Ordinary Council Meeting	Completed	**ALTERNATE MOTION AND COUNCIL RESOLUTION 67/26** That Council REFUSES Development Approval for proposed additions and alterations to the existing single house at Lot 35 and 36 (14) Chester Road, Claremont as shown on the amended plans stamped received by the Town on 16 March 2026.	The application was refused at OCM 26 May 2026. Applicant advised of decision accordingly. Application is subject to further Reconsideration orders (section 31) by SAT. Revised plans to be considered by Council at August OCM.
26/05/2026	Ordinary Council Meeting - 26 May 2026	13.2.2	ROW Strategy - Review	Ordinary Council Meeting	Completed	**AMEDNDED OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 66/26** That Council: 1. Endorse the modified Draft Rights of Way Strategy dated May 2026 for a minimum 28-day public consultation period with consultation to include written notification to all adjoining property owners, the holding of a forum/information session and notices being placed on the Town website providing links to the draft Strategy. 2. Note modifications to Draft Rights of Way Strategy as detailed in this report and Attached Schedule of Modifications to address concerns raised by the public on the initial Draft Strategy, as follows: a) Remove the proposals for widening of the Rights of Way network through the Development Approval (Easement) and Subdivision Approval process. b) Confirm that the proposed funding source of the Rights of Way construction program may be through normal budget allocations for Infrastructure Capital Works programs considered on an annual basis and as detailed in this report. c) Consider lighting proposal options to reduce the impact of light spill on adjacent property for individual Rights of Way as part of preliminary designs for separate Rights of Way construction programs in consultation with adjoining owners. d) Provide clarity on options for Council to consider measures of support from adjoining property when considering individual Right of Way actions. e) Provide clarity on how recommended actions for closure, dedication and retention for individual Rights of Way have been assessed. f) Modify access proposals for Rights of Way 39 and 40 to maintain the existing situation relative to pedestrian access, vehicle access direct to Gugeri Street and rear garage access for 2 Mary Street. 3. Request a further report following the consultation period to consider formal adoption and proposed amendments to Council Policy LV108 - Rights of Way/Laneways consistent with the Rights of Way Strategy. 4. Note that implementation of the proposed Rights of Way upgrade program will require refinement and prioritisation of individual Rights of Way upgrade proposals in the preparation of each annual Council Budget. 5. Note that submissions received on other matters raised during the initial consultation period on the Draft Rights of Way Strategy and the secondary consultation period will be given consideration by Council on conclusion of the secondary consultation period and report back to Council for final adoption/consideration. 6. Council implement a pilot construction program for an existing Town owned Right of Way in the 2026/27 financial year, with the specific Right of Way to be selected by Council. Funding of $80,000 be allocated in the draft 2026/27 budget for these works.	Public information session was held 9 July. Public consultation on the revised Draft Rights of Way Strategy closed 17 July 2026. Future report ot be provided to Council.

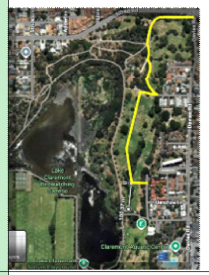
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Meeting Date	Document	Item No.	Item	Meeting Type	Status	Action Required	Action taken/Exec Comments
15/06/2026	Special Council Meeting - 16 June 2026	8.1.1	Draft Annual Budget fpr 2026/27	Special Council Meeting	Completed	**AMENDED OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 80/26** That Council endorse advertising of the 2026/27 Draft Budget for public comment with the following changes in Attachment 2, Schedule of Fees and Charges 2026-27: • That the fee titled "Children Admission – Under 18 Years" be amended to include the words "and Student Card Holders", so that the fee category reads "Children Admission – Under 18 Years and Student Card Holders". • That the fee titled "Single Admission – Children and Students" be amended from $4.65 to $5.70. • That the fee titled "Single Admission – Students" be removed	
30/06/2026	Ordinary Council Meeting - 30 June 2026	13.1.3	2026/27 Annual Budget	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 87/26** 1. Adopts the Budget for 2026/27 (as shown in Attachment 1) for the Town of Claremont with includes the following: a. Statement of Comprehensive Income by nature. b. Statement of Financial Activity. c. Notes to and forming Part of the Budget. 2. Imposes the following differential general rates and minimum payments on the Gross Rental Valuations: General 0.05297870 cents in the dollar of gross rental value Commercial 0.07742760 cents in the dollar of gross rental value Minimum payment (Residential & Commercial)$1,643.30 per assessment Specified Area Rate: 0.00231380 cents in the dollar of gross rental value to levy $120,000. To be levied on all commercial properties bounded by Stirling Highway, Stirling Road, Gugeri Street and Leura Avenue. 3. Adopts the following due dates, fees and charges and interest rates for payment of rates: a. One payment. Payment in full by 28 August 2026. b. Four instalments. This option incurs an administrative fee of $63 and interest charges at 5.5% per annum. - Instalment 1 –28 August 2026 - Instalment 2 – 30 October 2026 - Instalment 3 – 8 January 2027 - Instalment 4 – 12 March 2027 c. Payment by alternative payment arrangement as approved by the Town will incur an administration fee of $63 and interest charges at 11% per annum. d. An administration fee and interest charges are not applied to approved payment plans for those suffering Financial Hardship as per policy LG532. 4. Adopts the Schedule of Fee and Charges for 2026/27 as shown in Attachment 2 with the inclusion of a fee of $3,650 for the Removal and installation of replacement tree (Per tree) 5. Adopt the variance of $50,000 or 20%, whichever is greater to be used in the Statement of Financial Activity for reporting material variances for the 2026/27 financial year. 6. Adopts in accordance with the Determination for Local Government Elected Members pursuant to Salaries and Allowances Act 1975 (s78), the annual allowances for: a. Mayor allowance to be set at $42,837. b. Deputy Mayor allowance to be set at $10,709. c. Mayor attendance fee to be set at $29,379 d. Elected member attendance fee to be set at $18,977, collectively 181,195 e. Elected member ICT allowance to be set at $1,500, collectively $11,500 f. Superannuation at 12.5%, collectively $30,000	Budget adopted.
30/06/2026	Ordinary Council Meeting - 30 June 2026	13.1.4	Annual Review of Council Delegations	Ordinary Council Meeting		**COUNCIL RESOLUTION 88/26** That Council: 1.NOTES that in accordance with Section 5.46(2) of the Local Government Act 1995, the Delegations as contained in Attachment 1, have been reviewed. 2.REVOKES the following delegations: •DA 1.1 Complaints Committee •DA 2.4.1 Registration Officer •DA 2.4.2 Refuse or Cancel Registration •DA 2.4.3 Limitation as to Numbers •DA 2.4.4 Declare Dangerous Dog •DA 2.4.5 Dangerous Doc Declared or Seized – Deal with Objection and Determine when to revoke •DA 2.4.6 Determine Recoverable Expenses for Dangerous Dog Declaration •DA 2.5.1 Cat Registrations •DA 2.5.2 Applications to Keep Additional Cats •DA 2.7.1 Appointing Bush Fire Control Officers •DA 2.7.2 Prosecution of Offences •DA 2.7.3 Firebreaks 3.ADOPTS the following new delegations as contained in Attachment 1: •DA 2.4.1 Dog Act 1976 •DA 2.5.1 Cat Act 2011 •DA 2.7.1 Bush Fires Act 1954. •DA 2.10.1 Appoint Authorised Officer or Approved Officer (Asbestos Regs) 4.AMENDS the following delegations as contained in Attachment 1: •DA 2.6.2 Enforcement Orders •DA 2.6.3 Dealing with Seized Items •DA 2.6.4 Appoint Designated Officer – Information Sharing •DA 2.8.1 Food Act 2008 •DA 2.9.1 Graffiti 5.NOTES that delegations DA 2.2.1, DA 2.2.2 and DA2.2.3 will be further reviewed, with the outcomes presented to Council for consideration no later than October 2026.	Completed. Delegations register updated on the website.
30/06/2026	Ordinary Council Meeting - 30 June 2026	13.1.5	Appointment Of The Deputy of The Presiding Member To The Audit Risk And Improvement Committee	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 89/26** That Council appoints the Candidate in Attachment 1 as the Deputy of the Presiding Member of the Audit, Risk and Improvement Committee.	No further action required
30/06/2026	Ordinary Council Meeting - 30 June 2026	13.1.6	Chief Executive Officer Performance Review Committee	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 90/26** That Council: 1. Establishes the Chief Executive Officer Performance Review Committee in accordance with Section 5.8 and Section 5.9(2)(a) of the Local Government Act 1995. 2. Adopts the Terms of Reference for the Chief Executive Officer Performance Review Committee as contained within Attachment 1. 3. Appoints Mayor Peter Telford, Councillor Annette Suann, Councillor Jill Goetze, and Councillor Fernandes and to the Chief Executive Officer Performance Review Committee with a term expiring on 16 October 2027.	
30/06/2026	Ordinary Council Meeting - 30 June 2026	13.1.7	Privacy And Responsible Information Sharing	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 91/26** That Council: 1. ADOPTS Policy LG517 Privacy and Information Breach as contained in Attachment 1. 2. AMENDS Policy LG518 Records Management as contained in Attachment 2.	Completed

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Meeting Date	Document	Item No.	Item	Meeting Type	Status	Action Required	Action taken/Exec Comments
30/06/2026	Ordinary Council Meeting - 30 June 2026	13.1.8	Response to Petition To Review Council Policy EN302 - Road Verges	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 92/26** That Council defers this item.	Item deferred.
30/06/2026	Ordinary Council Meeting - 30 June 2026	13.1.9	Response to Petition Requesting Restricted 2-Hour Parking In Scott Street Claremont	Ordinary Council Meeting	Completed	**COUNCIL RESOLUTION 93/26** That Council: 1. NOTES the officer's report on the petition requesting restricted 2-hour parking in Scott Street Claremont. 2. IMPLEMENTS two-hour timed restricted parking on Scott Street Claremont. 3. IMPLEMENTS residential permit parking on Scott Street Claremont.	
30/06/2026	Ordinary Council Meeting - 30 June 2026	13.4.1	Response to Petition To Review Lake Claremont Dog Exercise Areas	Ordinary Council Meeting	Completed	That Council 1. Endorses an expanded off lead dog exercise area to include the following areas: a)an area west of the existing area to approximately 30m from the footpath around the Lake; and b)an area south of the existing area to an area alongside Elliot Rd as depicted below. 2. Delineates the revised alignments through the planting of additional trees and the placement of logs on the proposed western boundary. 3. To assure effective enforcement: a. Relocates the existing signage to appropriate new locations to ensure the park uses are informed of the revised limits of the dog off lead areas b. Erects additional signage to cover the expanded off-lead areas. 4. Considers the estimated additional funds required to effect the above changes of $22,000 in the mid-year budget review deliberations. 	Completed
30/06/2026	Ordinary Council Meeting - 30 June 2026	17.1.1	Objection of Council Decision - S9.5 Local Government Act 1995	Ordinary Council Meeting	Completed	**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 96/26** That Council DISMISSES the objection of the decision made 28 April 2026 to not approve the retrospective application for installation of artificial lawn at 24 Brown Street Claremont for the following reasons: 1. Inconsistency with Council Policy The proposal is contrary to Policy EN302 Road Verges, which expressly states the installation of artificial turf on verges is not permitted within the Town. The policy is Council's adopted position on the use of artificial turf and has been established to ensure a consistent approach to the management of verges throughout the Town. 2. Undesirable Precedent Approval of the application, notwithstanding its limited scale, would establish a precedent for similar requests elsewhere within the Town. Installing artificial turf would undermine the intent of Policy EN302 and make it difficult to consistently apply the policy in future circumstances. 3. Environmental Considerations Artificial turf is a synthetic surface that can contribute to the release of microplastics into the environment over time. There are concerns regarding the potential movement of these materials into soils and groundwater, which is inconsistent with the Town's environmental objectives and sustainability principles. 4. Long-Term Maintenance and Amenity Impacts Artificial turf is susceptible to deterioration and discolouration over time. As the surface ages, it may become visually unattractive. Artificial turf can also present hygiene and maintenance concerns when compared with natural landscaping alternatives. 5. Availability of Suitable Alternatives There are a range of natural and environmentally sustainable landscaping treatments available that can achieve the intended outcome without requiring the installation of artificial turf. These alternatives are more consistent with the Town's environmental policies and long-term management objectives.	Completed.

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13.1.2 LOCAL LAW REVIEW 2026

File Number:	LAW/08/00002
Author:	Bernadine Tucker (Director Corporate Services)
Authoriser:	John Pearson (Chief Executive Officer)
Voting Requirement:	Absolute Majority decision of Council *(5 Council Members are required to vote in favour)*.
Attachments:	1. Local Law Review Submissions to June 2026 [**13.1.2.1** - 24 pages]

PURPOSE

At the Ordinary Council Meeting held 28 April 2026, Council resolved to commence a review of eight (8) of the Towns local laws. This report considers the public submissions received through that process and the outcome of that review.

OFFICER RECOMMENDATION

That Council:

1. **NOTES** that, in accordance with section 3.16(3) of the *Local Government Act 1995,* no submissions were received during the public submission period for the statutory review of the following local laws:
   - Activities on Thoroughfares and Public Places Local Law 2003
   - Health Local Laws 1997
   - Local Government Property Local Law 2000
   - Meeting Procedures Local Law 2018
   - Signs Local Law 2000
   - Site Erosion and Sand Drift Local Law 2016
   - Waste Local Law 2017
2. **NOTES** that**,** in accordance with section 3.16(3) of the *Local Government Act 1995*, 12 submissions were received during the public submission period for the Parking Local Law 2016.
3. **DETERMINES** that in accordance with section 3.16(4) of the *Local Government Act 1995* the following local laws are to remain unchanged at this time:
   - Activities on Thoroughfares and Public Places Local Law 2003
   - Health Local Laws 1997
   - Local Government Property Local Law 2000
   - Meeting Procedures Local Law 2018
   - Signs Local Law 2000
   - Site Erosion and Sand Drift Local Law 2016
   - Waste Local Law 2017
4. **DETERMINES** that in accordance with section 3.16(4) of the *Local Government Act 1995* the Parking Local Law 2016 be amended and brought back to a future meeting of Council for consideration.

BACKGROUND

Section 3.16 of the *Local Government Act 1995* (the Act) establishes a statutory review framework, requiring each local law be periodically reviewed to determine whether it should be repealed, amended, or remain unchanged. It is a requirement to give local public notice of the proposed review and an opportunity for community submissions.

The *Local Government Amendment Act 2024* extended the local law review period from 8 to 15 years and introduced an automatic lapse provision for local laws not reviewed within that timeframe. As these changes took effect on 7 December 2024, a two-year transitional period applies, requiring the Town to review and report on all overdue local laws by December 2026 to ensure they remain valid and enforceable.

At the Ordinary Council Meeting held on 28 April 2026, Council considered the Town's 12 local laws and resolved to undertake a review of eight (8) local laws. Council also determined that the remaining four (4) local laws did not require review.

DISCUSSION

In accordance with section 3.12 of the Act, local public notice was given inviting submissions on the local law review. The review period was open for a minimum of six (6) weeks and closed at 5pm on Friday 26 June 2026. At the close of the submission period, 12 submissions were received. These submissions related to the Parking Local Law 2016 and the Activities on Thoroughfares and Public Places Local Law 2003. No submissions were received for the remaining six (6) local laws. These 12 submissions are included in Attachment 1.

Local Law review

Following officer review and public consultation, it is considered that the following local laws do not require further amendment at this time, as they continue to operate effectively and remain appropriate in their current form:

- Activities on Thoroughfares and Public Places Local Law 2003
- Health Local Laws 1997
- Local Government Property Local Law 2000
- Signs Local Law 2000
- Site Erosion and Sand Drift Local Law 2016
- Waste Local Law 2017

No substantive issues have been identified through the review or consultation process that would warrant amendment to the above local laws at this time, and the existing provisions are considered fit for purpose and consistent with current operational requirements.

It is noted, however, that a number of submissions received during the public consultation process related to the Activities on Thoroughfares and Public Places Local Law 2003. While these matters do not necessitate amendments as part of the current statutory review, they may warrant further consideration as part of a broader review of the local law in the future. Should officers determine that amendments are appropriate at a later date, a separate report will be presented to Council for consideration.

In relation to the remaining local laws, should the Town's operational or legislative requirements change, a further report will be presented to Council recommending any necessary amendments.

Meeting Procedures Local Law 2018

The Town's Meeting Procedures Local Law 2018 has not been reviewed since its adoption. While the local law generally continues to operate effectively, the Department of Local Government, Industry Regulation and Safety is currently progressing reforms to introduce standardised meeting procedures regulations that are intended to create uniform meeting requirements across the local government sector and ultimately replace existing meeting procedures local laws. These reforms are anticipated to be implemented during 2027-28.

Parking Local Law 2016

The submissions received for the Parking Local Law 2016 made reference to parking on verges. This is covered by clause 7.9 of the Parking Local Law 2016 which generally states that vehicles must not park on a verge. An exception applies to residents or occupiers of the adjacent property, and persons authorised by

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them, who may park a vehicle on that verge. This clause has triggered a number of neighbour disputes, particularly for residents on battle-axe lots.

Clause 7.9 is based on the WALGA Model Local Law and is consistent with provisions adopted by most, if not all, local governments across Western Australia. Even so, Council, at the Ordinary Council Meeting held 24 June 2025, resolved that a review of verges was to be undertaken as part of a broader review of the Parking Local Law 2016.

Officers have also identified a number of other provisions within the Parking Local Law that should be reviewed and updated to reflect contemporary parking practices and technologies. These include provisions relating to:

- electronic parking permits, electric vehicle parking and charging bays
- the use of parking applications for paid parking
- charter and rideshare vehicle zones
- bus bays, bus lanes, bicycle lanes, taxi zones and loading zones
- the management of abandoned vehicles.

Given that a number of amendments, and a broader review of some clauses, is considered necessary, it is recommended that an amendment local law be drafted and presented to a future Council meeting for consideration. As part of the drafting process, further research can also be undertaken regarding verge parking provisions and their application.

If resolved by Council, officers will prepare a draft amendment local law and if endorsed, will advertise the amendment local law for public comment for a minimum period of six weeks. Following the conclusion of the public consultation period, Council will have an opportunity to consider any further submissions received before the new local law can be made.

PAST RESOLUTIONS

Item 13.1.1, Ordinary Council Meeting 28 April 2026, Council Resolution 55/26

Item 13.3.1, Ordinary Council Meeting 24 June 2025, Council Resolution 78/25

FINANCIAL AND STAFF IMPLICATIONS

Nil

POLICY AND STATUTORY IMPLICATIONS

Section 3.12 of the *Local Government Act 1995* sets out the process a local government must follow when making a new local law or amending an existing local law.

Section 3.16 of the *Local Government Act 1995* requires local governments to periodically review their local laws to determine whether they should remain unchanged, be amended, or be repealed.

COMMUNICATION AND CONSULTATION

Local public notice was given of the proposed local law review, in accordance with sections 1.7 and 3.16(2) of the Local Government Act 1995.

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.

URGENCY

Not urgent

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OFFICER RECOMMENDATION

Moved: Cr Jill Goetze

Seconded: Cr Kate Main

That Council:

1. **NOTES** that, in accordance with section 3.16(3) of the *Local Government Act 1995,* no submissions were received during the public submission period for the statutory review of the following local laws:
    - Activities on Thoroughfares and Public Places Local Law 2003
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    - Site Erosion and Sand Drift Local Law 2016
    - Waste Local Law 2017
4. **DETERMINES** that in accordance with section 3.16(4) of the *Local Government Act 1995* the Parking Local Law 2016 be amended and brought back to a future meeting of Council for consideration.

AMENDMENT 104/26

Moved: Mayor Peter Telford

Seconded: Cr Graham Cameron

1. That item one be amended by removing reference to the Activities on Thoroughfares and Public Places Local Law 2003.
2. That item 2 be reworded to say:
"NOTES that, in accordance with section 3.16(3) of the Local Government Act 1995, a total of 12 submissions were received during the public submission period relating to the Parking Local Law 2016 and the Activities on Thoroughfares and Public Places Local Law 2003".

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

CARRIED7/0

Reasons: To capture feedback from the public on both local laws.

AMENDED OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 105/26

Moved: Cr Jill Goetze

Seconded: Cr Kate Main

That Council:

1. **NOTES** that, in accordance with section 3.16(3) of the *Local Government Act 1995,* no submissions were received during the public submission period for the statutory review of the following local laws:
    - Health Local Laws 1997
    - Local Government Property Local Law 2000
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    - Health Local Laws 1997
    - Local Government Property Local Law 2000
    - Meeting Procedures Local Law 2018
    - Signs Local Law 2000

- Site Erosion and Sand Drift Local Law 2016
- Waste Local Law 2017

4. **DETERMINES** that in accordance with section 3.16(4) of the *Local Government Act 1995* the Parking Local Law 2016 be amended and brought back to a future meeting of Council for consideration.

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

CARRIED7/0

UNCONFIRMED

UNCONFIRMED

Town of Claremont – Local Law Review 2026 - Submissions

	Local Law	Submission
1	Activities on Thoroughfares and Public Places Local Law 2003	Public verges are community assets funded and maintained through the rates paid by all property owners. While verge landscaping can enhance the streetscape, public land should continue to provide a reasonable benefit to the broader community and should not be managed in a way that provides one adjoining property with the practical benefit of that land at the expense of another. As the owner of a rear strata property, I have experienced how the implementation of Road Verge Policy EN302, together with the approval of verge landscaping and an extensive Tree Protection Zone, has eliminated our use of the public verge adjoining our property. Although the land remains publicly owned, its use by our household, visitors and other legitimate users has been substantially diminished. This issue is not simply about one property. It raises broader questions about whether public assets are being managed equitably and whether Town policies are producing fair outcomes for all ratepayers. The Activities on Thoroughfares and Public Places Local Law regulates verge treatments on public land but does not allocate exclusive verge rights. EN302 appears to introduce a new concept of 'adjacent verge' that effectively allocates control of public verge land to frontage properties, particularly in battle-axe and strata developments. This represents a significant policy shift that was not accompanied by a corresponding amendment to the Local Law and raises legitimate questions about equity, public access and the use of public road reserves. During discussions with Town officers, Martha and I were advised that the proposed approach to verge parking was intended to align with the Town's policy for standalone residential properties. While I appreciate the desire for consistency, **consistency should not be confused with fairness**. Rear strata developments have fundamentally different access arrangements to standalone houses. They do not have their own street frontage or adjoining verge and rely on the shared public verge for visitors, tradespeople, carers, deliveries and other legitimate access. Applying policies developed for standalone dwellings to rear strata developments ignores these differences and risks producing inequitable outcomes. Under the current arrangements, the ability to authorise verge parking is shared between the owners and occupiers within the strata. The proposed changes appear to transfer that existing

		shared benefit exclusively to the adjoining front lot. This would reduce the rights currently enjoyed by rear lot owners without any demonstrated public benefit. Importantly, I previously owned both the front and rear properties and therefore have direct knowledge of the rates paid by each. The rear property attracts higher annual rates than the front property, yet under the proposed policy direction would receive less practical benefit from the adjoining public verge. I do not believe this represents an equitable outcome. The objective of the Local Laws should not be to replicate the rights of a standalone dwelling where doing so disadvantages another ratepayer. Rather, the objective should be to achieve equitable outcomes that recognise the different characteristics and legitimate needs of both front and rear strata properties. I am also concerned about the consistency of the Town's decision-making processes. Council Policies, Local Laws and administrative approvals should operate together in a coherent and transparent manner. Where approvals are granted that appear inconsistent with the local laws and adopted policies or the stated principle that verges remain public land for community benefit, public confidence in the Town's governance is diminished. A local law creates enforceable rights, obligations and offences. A policy is intended to guide Council decision-making and administration but cannot override, amend or contradict a local law. This becomes significant because EN302 appears to do more than merely provide guidance—it introduces new concepts and limitations that are not found in the Local Law and the TOC has been approving unlawful applications. Transparency is another important issue. During our meeting with Town officers, Martha and I requested that the Town keep formal minutes to ensure an accurate record of the discussion. This request was declined, requiring us to keep our own notes. Following the meeting, I prepared a summary of the matters discussed and forwarded it to the Town seeking confirmation or correction. Rather than confirming the record, I received only general responses indicating that the matter was "in hand" and being managed. Without an agreed record of discussions or decisions, it becomes difficult for residents to understand how concerns are being addressed or to hold decision-making processes accountable. Good governance depends upon transparency, documented decision-making and accountability.

		I respectfully submit that the purpose of this Local Law Review should not be to redistribute the practical benefits of public infrastructure from one group of ratepayers to another. Instead, it should ensure that public assets continue to be managed fairly, transparently and equitably for the benefit of the entire community. Accordingly, I ask Council to: • Review and amend Road Verge Policy EN302 to ensure verge landscaping cannot be used to effectively privatise public land or unreasonably diminish its availability for public use. • Ensure verge landscaping approvals preserve reasonable public access and lawful parking opportunities and provide equitable outcomes for all affected properties, including rear strata developments. • Require that verge landscaping proposals demonstrate they will not materially reduce the availability of lawful verge parking or significantly diminish the reasonable public use of the verge. They are supposed to be thoroughfares across to the footpath from the road. If it restricts the use by obstruction as a thoroughfare it doesnt meet the local law conditions. • Recognise that rear strata developments have fundamentally different access arrangements from standalone residential lots and ensure Local Laws reflect those differences rather than applying a one-size-fits-all approach. • Retain the existing shared verge parking rights currently available to strata owners and occupiers unless a compelling public interest can be demonstrated for changing those arrangements. • Reject any proposal that transfers practical control or benefit of public verge parking from all strata owners to a single adjoining property owner. • Review the application of Tree Protection Zones to ensure they are evidence-based, proportionate and applied consistently throughout the Town. • Ensure all approvals issued by the Town are consistent with its adopted Local Laws, Council Policies and the principle that public verges remain public assets for community benefit. • Recognise that rear strata owners contribute rates on the same basis as all other property owners and should not receive a reduced level of access to public infrastructure because of the configuration of their property.

		• Improve transparency by documenting significant meetings with residents and providing an agreed record of discussions where policy interpretation or legislative changes are being considered. • Publish any proposed amendments to the Local Laws before adoption, together with an explanation of the reasons for each change, and provide the community with a further opportunity to comment on the actual proposed wording. Thank you for considering my submission.
2	Activities on Thoroughfares and Public Places Local Law 2003	Thank you for the opportunity to provide feedback on the Town of Claremont's review of the Activities on Thoroughfares and Public Places Local Law 2003. While this local law is commonly associated with the regulation of hawkers, stallholders and trading activities, it also contains important provisions relating to thoroughfares, public places, verge treatments, obstructions and activities occurring on public land. Given the Town's recent amendments to Road Verges Policy EN302, together with public statements indicating that corresponding amendments may be proposed to local laws, I believe it is important that Council carefully considers the broader implications of any proposed changes. The current local law is founded on the principle that road verges form part of the public thoroughfare and is public land. While the local law permits adjoining owners and occupiers to install and maintain approved verge treatments, it does not create ownership rights, exclusive occupation rights or the ability to exclude other members of the community from public land. Historically, the relationship between the Town's regulatory instruments has been clear: • The Activities on Thoroughfares and Public Places Local Law establishes the legal framework governing activities on public land. • The Parking Local Law regulates the parking of vehicles on public land.

		• Road Verges Policy EN302 provides administrative guidance regarding the maintenance and landscaping of public verges. Each document has a distinct purpose and function. Recent changes to EN302, particularly the introduction of concepts relating to "adjacent frontage" and the practical allocation of verge areas to specific properties, appear to blur the distinction between these functions. As a result, a policy originally intended to regulate verge maintenance now appears to influence who may use, access or derive benefit from public verge land. This creates several important governance concerns. **Preservation of the Public Nature of Verges** Any amendments to this local law should expressly preserve the long-standing principle that road verges remain public land held for the benefit of the whole community. No policy, permit or administrative decision should create a proprietary interest, exclusive occupation right or de facto ownership of a public verge. The ability to maintain or landscape a verge should not be confused with a right to control who may access or use that public land. The fundamental question for Council is whether these amendments are intended to regulate activities on public land or to allocate practical control of public land between neighbouring residents. These are very different objectives and should not be conflated. **Avoid Entrenching the New Definition of "Adjacent Frontage"** If Council is considering incorporating concepts such as "adjacent property", "adjacent frontage" or similar terminology into local laws, the rationale for doing so should be clearly explained and supported by evidence.

		Unlike a policy, a local law carries legal force and may create offences, impose restrictions, and grant enforcement powers. Before introducing any new definitions into local laws, **Council** should **clearly demonstrate**: • why the existing definitions are inadequate; • what public benefit will be achieved; • how the changes improve the management of public land; • why some residents should receive greater practical control over public land than others. Particular attention should be given to whether these proposed definitions alter long-established community expectations regarding shared use of public verge areas. **Protection of Equity for Strata Owners** The Town contains many strata developments in which rear lots rely on shared access arrangements and have historically enjoyed access to the verge areas associated with those arrangements. Any amendments should ensure that: • front and rear strata owners are treated fairly and consistently; • residents are not disadvantaged because of the configuration of their lot; • historical access arrangements are not unreasonably removed; • public land remains available for the benefit of all residents rather than a select group. The Town should undertake a specific assessment of the impacts of any proposed changes on strata properties before introducing new definitions into local laws.

		Consistency Between Policies and Local Laws A significant concern arising from the recent EN302 amendments is the apparent reversal of the traditional relationship between local laws and policy. Traditionally, local laws establish the legal framework and policies provide guidance on how that framework is administered. The recent approach appears to involve changing policy first, then proposing amendments to local laws to align with that policy position. This sequence raises legitimate governance questions. If the previous local law framework was adequate, why was a policy amendment required? If the previous local law framework was not adequate, why was the policy amended before the local laws were reviewed? If amendments to local laws are now required, does this indicate that the policy change extended beyond the scope of the existing legal framework? These questions are important because local laws are subject to formal statutory processes, whereas policies may be amended without the same level of public consultation and scrutiny. This creates a perception that significant changes affecting access to and use of public land can be implemented through policy first and only later be reflected in local laws. Council should therefore: • identify all local laws proposed to be amended; • explain the interaction between those amendments and EN302; • clearly identify the practical consequences for residents;

		• explain why policy changes were implemented before the relevant local law review process commenced; • consult on all related amendments as a coordinated package rather than as isolated changes. **Transparency and Policy Development Process** Public confidence in local government decision-making depends not only on the outcome of decisions but also on the transparency of the process by which they are made. During a discussion with the Town's Director of Infrastructure – Kevin Ketterer surrounding the EN302 amendments, it was publicly stated that a verge landscaping proposal had already been submitted and was awaiting determination under the revised policy framework. Whether or not this circumstance influenced the policy decision, it raises legitimate questions regarding the extent to which the practical consequences of the policy change were known and anticipated before the amendment was adopted. Given the significance of these changes, Council should clearly explain: • the specific problem the amendment was intended to address; • the evidence relied upon to justify the change; • the alternative options considered; • the expected impacts on different categories of residents; • why broader community consultation was not undertaken prior to the amendment; • why local law amendments are now being contemplated if the policy change was considered sufficient at the time it was adopted.

		The community is entitled to understand not only what changed, but why it changed and how those changes were determined to be in the public interest. **Protection of Public Access and Shared Use** The Town should ensure that any future amendments reinforce the principle that public land remains publicly accessible wherever possible. Restrictions on access should occur only where supported by clear safety, engineering, environmental, or legal considerations. The practical effect of recent policy changes appears to have transferred greater control over some verge areas from shared community use to the effective control of adjoining landowners. This outcome raises legitimate questions regarding fairness, consistency and the intended purpose of public verge land. Where public land is available for use by visitors, contractors, service providers, event attendees, or members of the public generally, it is difficult to justify excluding other residents who have historically relied on that same land for access or parking. **Evidence-Based Decision Making** If Council intends to justify amendments on the basis of tree protection, verge preservation, public safety, traffic management, or environmental outcomes, the supporting evidence should be publicly released. This should include: • engineering assessments; • traffic studies;

		• arboriculture advice; • legal analysis of public access implications; • assessments of impacts on different classes of residents. The community cannot properly assess the merits of proposed restrictions without access to the evidence upon which those restrictions are based. **Conclusion** The management of public verges should continue to balance environmental outcomes, neighbourhood amenity, accessibility, fairness and the rights of all residents. This review presents an important opportunity to reaffirm that road verges remain public land and that local laws should not be used to create exclusive rights over public assets or to confer disproportionate benefits on classes of residents. I respectfully request that Council carefully consider the cumulative impact of recent policy changes and ensure that any amendments to the Activities on Thoroughfares and Public Places Local Law 2003 preserve public access, maintain equity between residents, uphold transparent decision-making and reinforce the principle that public land should remain available for the benefit of the entire community.
3	Town of Claremont Parking Local Law 2016	Thank you for the opportunity to provide feedback on the review of the Town of Claremont Parking Local Law 2016. The stated purpose of the Local Law is: "To regulate parking of vehicles within the Town of Claremont and provide for management and operation of parking facilities under the control of the Town."

		I support a local law that provides clear, fair and enforceable parking rules that promote safety, accessibility, and the efficient use of public space. However, I am concerned that recent amendments to Road Verges Policy EN302, particularly the redefinition of "adjacent frontage", may fundamentally alter the operation of the Parking Local Law beyond its original purpose. **1. Public Road Verges Should Remain Public Spaces** Road verges form part of the public road reserve and are assets held for the benefit of the community as a whole. The Parking Local Law should regulate parking rather than confer exclusive or preferential use rights over public land on particular adjoining landowners. Any amendment that effectively grants one resident a superior entitlement to a verge simply because of a revised definition of "adjacent frontage" risks privatising public space through regulation rather than through a transparent statutory process. The Local Law should ensure that public land remains public and that any restrictions on its use are based on legitimate public interests, such as safety, accessibility, environmental protection, and traffic management, rather than the proximity of a particular property owner. **2. The Local Law Should Not Be Used to Resolve Private Disputes** The purpose of a parking local law is to manage parking, not determine competing claims between neighbours regarding access to public verges. The recent changes to EN302 appear capable of producing situations where: • one resident may seek to exclude another from parking on a public verge; • enforcement officers become arbiters of neighbour disputes;

		• differing interpretations of frontage create uncertainty; and • residents are encouraged to complain against one another rather than seek cooperative outcomes. The Local Law should avoid creating circumstances in which compliance staff are required to determine which resident has the "better" claim to a public verge. **3. Definitions Should Be Clear, Objective and Easily Understood** Any definition incorporated into the Local Law must be: • precise; • objectively measurable; • consistently applied; • easily understood by residents; and • capable of being enforced without excessive discretion. The revised concept of "adjacent frontage" should not be adopted unless the Town can demonstrate that it can be applied fairly and uniformly across all property configurations, including: • strata schemes; • battle-axe lots; • grouped dwellings; • lots with multiple frontages; • lots with shared access arrangements; and • properties with longstanding historical parking practices. Residents should be able to determine their obligations by reading the Local Law itself rather than relying on individual interpretations provided by officers. **4. Existing and Established Arrangements Should Be Recognised**

		Many residents have relied upon longstanding parking arrangements that have existed for decades without complaint or adverse impact. Where parking practices have operated safely and harmoniously over extended periods, the Town should proceed cautiously before introducing regulatory changes that disrupt established expectations. Consideration should be given to transitional provisions or grandfathering arrangements where a proposed change would substantially affect existing residents. **5. Enforcement Powers Should Be Exercised Consistently and Transparently** The effectiveness of any parking regime depends upon public confidence that enforcement powers are exercised fairly, consistently and only where supported by clear legal authority. Any revised Local Law should include safeguards to ensure: • consistent interpretation by authorised officers; • documented reasons for enforcement decisions; • avenues for review where residents dispute interpretations; and • public reporting on the implementation of any new provisions during the initial period following commencement. Selective or inconsistent enforcement undermines confidence in the Town's regulatory framework and increases the likelihood of disputes between residents. **6. Consistency of Verge Parking Regulation** The Town should clearly articulate its policy position regarding verge parking. If parking on verges is considered detrimental to public assets, vegetation, drainage, pedestrian access or verge condition, then that rationale should apply consistently throughout the municipality.

		Conversely, if verge parking can occur without unacceptable impacts, the Town should consider adopting a structured approval framework similar to that used by neighbouring local governments, whereby residents may apply for permission to park on designated verge areas subject to appropriate conditions. A permit-based approach would provide greater transparency, consistency and fairness than relying on subjective assessments or complaints-driven enforcement. Such a system could consider: • pedestrian access requirements; • road safety considerations; • verge dimensions; • protection of trees; • drainage impacts; • infrastructure protection; • private parking availability and • local parking demand. This would provide residents with clarity regarding their rights and obligations while ensuring that verge parking is managed through objective criteria rather than competing interpretations of policy. Importantly, Council should avoid creating a situation where some residents are effectively granted preferential use of public verge areas while others are excluded. Any restrictions on verge parking should be based on clear, objective and consistently applied criteria. **7. Protection of Verge Trees and Public Landscaping** I strongly support the protection of verge trees and recognise their important contribution to urban canopy, biodiversity and neighbourhood amenity.

		However, any restrictions on verge parking that are justified on the basis of tree protection should be supported by objective evidence rather than assumptions. Tree decline can result from a range of factors, including irrigation changes, soil disturbance, construction activities, landscaping works, changes to drainage patterns, root damage, disease and environmental stress. Accordingly, the Town should avoid adopting regulatory settings that automatically attribute tree decline to verge parking without appropriate investigation. Where vegetation protection is relied upon as a justification for enforcement action or policy restrictions, decisions should be informed by objective arboriculture assessment and consideration of all relevant contributing factors. My own experience has highlighted the importance of this issue. Allegations were made that occasional verge parking had contributed to the decline of a verge tree; however, as with many urban trees, there may be multiple potential influences on tree health. It is therefore essential that conclusions regarding the cause of tree decline are based on evidence rather than assumption. An evidence-based approach is necessary to maintain public confidence that environmental considerations are being applied fairly, consistently and transparently. **8. Safety and Access Should Remain the Primary Focus** Parking controls should prioritise legitimate public interests, including: • pedestrian safety; • protection of sightlines; • emergency access; • access for people with disability, the young and the elderly; • protection of infrastructure; and • maintaining traffic flow.

		The Local Law should not extend beyond these objectives to regulate perceived ownership, entitlement or control of public verge areas. **9. Public Space Allocation and Community Consultation** If Council intends to amend the Parking Local Law to reflect the revised EN302 definition of "adjacent frontage", the community should be provided with: • draft wording of the proposed amendments; • worked examples illustrating how the provisions would operate; • an explanation of the policy rationale; • assessment of potential unintended consequences; and • a meaningful opportunity to comment on the practical impacts. Residents cannot provide informed feedback without understanding precisely how the proposed changes would affect them. Importantly, if the Town intends to redefine who may use a public verge, this is not merely a technical amendment to a parking local law. It is a policy decision affecting the everyday use of public space by residents. Such a change goes beyond parking management and enters the broader question of how access to public land is allocated. Any proposal of this nature should therefore be subject to the highest level of transparency, public consultation and scrutiny before implementation. **Conclusion** I urge Council to ensure that any amendments preserve the public character of road reserves, provide certainty for residents and authorised officers, and focus on the legitimate objectives of safety, access, environmental protection and effective parking management. Council should avoid creating a situation where some residents are effectively granted preferential use of public verge areas while others are excluded. If verge parking is considered unacceptable, that position should apply consistently across the Town. If verge parking is

		capable of occurring safely and without unreasonable impact, Council should consider a transparent permit-based approval system supported by clear and objective criteria. The recent amendment to Road Verges Policy EN302 remains a matter of significant community concern, as demonstrated by the petition presented to Council and the ongoing public discussion surrounding the policy. Given the level of community interest and concern, it would be inappropriate to incorporate similar concepts into the Parking Local Law before residents have had a meaningful opportunity to fully consider, understand and debate their broader implications. In particular, any proposal to adopt the revised EN302 concept of "adjacent frontage" into the Parking Local Law should only proceed following full public consultation, publication of the proposed wording, clear explanations of how the provisions would operate in practice, and careful consideration of the broader implications for the use of public land, equitable treatment of residents and the proper role of local government regulation. The Town has an opportunity to develop a parking framework that is transparent, evidence-based, equitable and readily understood by the community. I encourage Council to ensure that any amendments to the Parking Local Law advance those objectives and maintain public confidence in the fair administration of public spaces.
4	Parking Local Law 2016 Support for consistent verge terminology (Policy EN302)	I am a resident of the Town of Claremont and I make this submission to the Town's current review of its local laws. I support the Town aligning the words its local laws use to describe the premises adjoining a verge, so that terms such as "adjacent", "adjacent premises" and "abutting" carry the single, clear meaning now set out in Council Policy EN302 – Road Verges. This matters to residents. The "Shared Verge" petition, which Council formally received on 27 May 2025, resolving that a report be prepared (Resolution 63/25), asked the Town to remove the practice of treating a verge as shared between properties. Clause 2(c) of EN302 now makes this clear: "In the case of 'battle axe' lots, the adjacent verge is defined as being adjacent to the lot(s) fronting the public road reserve for single level development, and in the case of multi-level

		dwellings, the verge is defined as being adjacent to the ground-level strata lot." Applying the same definition in the local laws would confirm that a verge is **not** shared, whether for parking, access, maintenance or any other purpose. I therefore ask the Town to use the same definition of "adjacent frontage" as set out in EN302 across its local laws, and to align the intent of the relevant clauses with that definition, including the verge provisions of the Parking Local Law 2016 and the Activities on Thoroughfares and Public Places Local Law.
5	Parking Local Law 2016 Activities on Thoroughfares and Public Places Local Law 2003 Support for consistent verge terminology (Policy EN302)	We are residents of the Town of Claremont and make this submission to the Town's current review of its local laws. We support the Town aligning the words its local laws use to describe the premises adjoining a verge, so that terms such as "adjacent", "adjacent premises" and "abutting" carry the single, clear meaning now set out in Council Policy EN302 – Road Verges. This matters to residents. The "Shared Verge" petition, which Council formally received on 27 May 2025, resolving that a report be prepared (Resolution 63/25), asked the Town to remove the practice of treating a verge as shared between properties. Clause 2(c) of EN302 now makes this clear: "In the case of 'battle axe' lots, the adjacent verge is defined as being adjacent to the lot(s) fronting the public road reserve for single level development, and in the case of multi-level dwellings, the verge is defined as being adjacent to the ground-level strata lot." Applying the same definition in the local laws would confirm that a verge is not shared, whether for parking, access, maintenance or any other purpose. We therefore ask the Town to use the same definition of "adjacent frontage" as set out in EN302 across its local laws, and to align the intent of the relevant clauses with that definition, including the verge provisions of the Parking Local Law 2016 and the Activities on Thoroughfares and Public Places Local Law.
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	Activities on Thoroughfares and Public Places Local Law 2003 Support for consistent verge terminology (Policy EN302)	I support the Town aligning the words its local laws used to describe the premises adjoining a verge, so that terms such as “adjacent”, “adjacent premises” and “abutting” carry the single, clear meaning now set out in Council Policy EN302 – Road Verges. This matters to residents. The “Shared Verge” petition, which Council formally received on 27 May 2025, resolving that a report be prepared (Resolution 63/25), asked the Town to remove the practice of treating a verge as shared between properties. Clause 2(c) of EN302 now makes this clear: “In the case of ‘battle axe’ lots, the adjacent verge is defined as being adjacent to the lot(s) fronting the public road reserve for single level development, and in the case of multi-level dwellings, the verge is defined as being adjacent to the ground-level strata lot.” Applying the same definition in the local laws would confirm that a verge is **not shared**, whether for parking, access, maintenance or any other purpose. I therefore ask the Town to use the same definition of “adjacent frontage” as set out in EN302 across its local laws, and to align the intent of the relevant clauses with that definition, including the verge provisions of the Parking Local Law 2016 and the Activities on Thoroughfares and Public Places Local Law.
7	Parking Local Law 2016 Activities on Thoroughfares and Public Places Local Law 2003 Support for consistent verge terminology (Policy EN302)	I am a resident of the Town of Claremont and I make this submission to the Town’s current review of its local laws. I support the Town aligning the words its local laws use to describe the premises adjoining a verge, so that terms such as “adjacent”, “adjacent premises” and “abutting” carry the single, clear meaning now set out in Council Policy EN302 – Road Verges. This matters to residents. The “Shared Verge” petition, which Council formally received on 27 May 2025, resolving that a report be prepared (Resolution 63/25), asked the Town to remove the practice of treating a verge as shared between properties. Clause 2(c) of EN302 now makes this clear: “In the case of ‘battle axe’ lots, the adjacent verge is defined as being adjacent to the lot(s) fronting the public road reserve for single level development, and in the case of multi-level dwellings, the verge is defined as being adjacent to the ground-level strata lot.” Applying the same definition in the local laws would confirm that a verge is **not** shared, whether for parking, access, maintenance or any other purpose.

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9	Parking Local Law 2016 Activities on Thoroughfares and Public Places Local Law 2003 Support for consistent verge	I am a resident of the Town of Claremont and I make this submission to the Town's current review of its local laws. I support the Town aligning the words its local laws use to describe the premises adjoining a verge, so that terms such as "adjacent", "adjacent premises" and "abutting" carry the single, clear meaning now set out in Council Policy EN302 – Road Verges. This matters to residents. The "Shared Verge" petition, which Council formally received on 27 May 2025, resolving that a report be prepared (Resolution 63/25), asked the Town to remove the practice of treating a verge as shared between properties. Clause 2(c) of EN302 now makes this clear: "In the case of 'battle axe' lots, the adjacent verge is defined as being adjacent to the lot(s) fronting the public road reserve for single level development, and in the case of multi-level

	terminology (Policy EN302)	dwellings, the verge is defined as being adjacent to the ground-level strata lot." Applying the same definition in the local laws would confirm that a verge is **not** shared, whether for parking, access, maintenance or any other purpose. I therefore ask the Town to use the same definition of "adjacent frontage" as set out in EN302 across its local laws, and to align the intent of the relevant clauses with that definition, including the verge provisions of the Parking Local Law 2016 and the Activities on Thoroughfares and Public Places Local Law.
10	Parking Local Law 2016 Activities on Thoroughfares and Public Places Local Law 2003 Support for consistent verge terminology (Policy EN302)	I am a resident of the Town of Claremont and I make this submission to the Town's current review of its local laws. I support the Town aligning the words its local laws use to describe the premises adjoining a verge, so that terms such as "adjacent", "adjacent premises" and "abutting" carry the single, clear meaning now set out in Council Policy EN302 – Road Verges. This matters to residents. The "Shared Verge" petition, which Council formally received on 27 May 2025, resolving that a report be prepared (Resolution 63/25), asked the Town to remove the practice of treating a verge as shared between properties. Clause 2(c) of EN302 now makes this clear: "In the case of 'battle axe' lots, the adjacent verge is defined as being adjacent to the lot(s) fronting the public road reserve for single level development, and in the case of multi-level dwellings, the verge is defined as being adjacent to the ground-level strata lot." Applying the same definition in the local laws would confirm that a verge is **not** shared, whether for parking, access, maintenance or any other purpose. I therefore ask the Town to use the same definition of "adjacent frontage" as set out in EN302 across its local laws, and to align the intent of the relevant clauses with that definition, including the verge provisions of the Parking Local Law 2016 and the Activities on Thoroughfares and Public Places Local Law.
11	Parking Local Law Review – Alignment with Policy EN302	I appreciate the opportunity to provide feedback on the review of the Parking Local Law and its alignment with Policy EN302. At the outset, I would like to acknowledge the difficult position Council finds itself in. It is clear that the intent of the recent policy changes is to address situations where neighbours have been

		unable to resolve disputes regarding verge use and parking arrangements. I recognise that in some circumstances front-lot owners may have experienced genuine impacts on the use and enjoyment of their properties and that Council has sought to provide greater certainty and consistency. My concern, however, is that a policy response designed to address a relatively small number of difficult situations may unintentionally create disadvantages for a much larger group of residents who have lived cooperatively and respectfully with their neighbours for many years. In many rear-lot developments throughout the Town, neighbours have established practical arrangements that work well for everyone involved. These arrangements often extend beyond parking and include shared maintenance of verge gardens, lawn areas, street trees and other improvements that contribute positively to the streetscape. In many cases, both front and rear property owners have invested considerable time and money in maintaining these areas for the benefit of the neighbourhood. The revised interpretation of "adjacent" appears to provide front-lot owners with a greater degree of control over verge use than previously existed. While this may resolve some disputes, it also risks creating new inequities by limiting the ability of rear-lot residents to access and utilise public verge areas that they have historically helped maintain and rely upon. This concern becomes particularly significant when properties change ownership. Existing neighbours may have cooperative arrangements built on trust, communication and mutual respect. However, future owners may not share the same understanding of longstanding arrangements. As a result, rear-lot residents who have invested in verge improvements and relied on shared access for many years may find themselves disadvantaged through no fault of their own. The practical implications extend beyond convenience. Many rear-lot residents include older people who rely on carers, family members, tradespeople and health professionals visiting their homes. Restricting reasonable access to nearby verge parking may create accessibility challenges for elderly residents and those receiving support services in their homes. As our population ages and governments encourage ageing in place, policies that inadvertently reduce accessibility deserve careful consideration. I am also concerned about the broader principle of one property effectively exercising control over the use of public land. Verges are community assets. They contribute to accessibility, neighbourhood amenity, tree canopy, streetscape quality and community cohesion. While individual property owners may have responsibilities in relation to adjacent verges, the land itself

		remains part of the public realm and should be managed in a manner that balances the interests of all residents. Another concern relates to the basis for the policy change itself. It remains unclear how widespread the underlying issues are across the Town. Before significant changes are embedded within local laws, it would be helpful for the community to understand the extent of the problem being addressed and whether the proposed solution is proportionate to that problem. Public policy is generally most effective when it responds to demonstrated community-wide need rather than isolated circumstances. I have personally been fortunate to enjoy a positive and cooperative relationship with my neighbour. We share parking arrangements where required and have jointly invested in verge landscaping and maintenance over many years. At the same time, I have observed situations where less cooperative relationships have resulted in visitor parking restrictions, disputes between neighbours and difficulties for elderly residents requiring assistance. These experiences have highlighted the importance of ensuring that policy settings encourage collaboration rather than inadvertently creating additional points of conflict. I am also concerned about the transparency of the policy. Like many residents, I found it difficult to locate and understand the relevant provisions on the Town's website. Significant changes that affect the use of public land should be easy for residents to find, understand and comment upon. Greater transparency and clearer communication would assist the community in understanding both the rationale for the policy and its practical implications. I note that a petition from rear-lot residents was presented to Council at the Ordinary Council Meeting on 26 May 2026 and that Council has requested a report from Administration on the matters raised. This indicates that the concerns are not isolated and that a number of residents are seeking greater clarity regarding the policy's operation and future direction. Accordingly, I respectfully request that Council: • Reconsider the definition and application of "adjacent" within the policy framework; • Ensure that public verge access remains equitable for all residents, including those occupying rear lots; • Improve the accessibility and transparency of policy information so residents can readily understand their rights and responsibilities; • Undertake broader community consultation before implementing significant changes that may affect longstanding neighbourhood arrangements; and

		• Explore alternative mechanisms, including strata-based approaches where appropriate, that may provide a fairer and more balanced framework for managing shared verge use. I support Council's efforts to resolve genuine disputes and create clarity for residents. However, I encourage Council to carefully consider whether the current approach may unintentionally undermine accessibility, fairness and neighbourly cooperation for a much larger number of residents than those it seeks to assist. In considering the proposed changes, I encourage Council to reflect on whether the current approach represents the least restrictive means of addressing the problem it seeks to solve. While it is important to provide mechanisms for resolving genuine disputes, any policy response should be proportionate to the scale of the issue and avoid creating unintended disadvantages for the many residents who have successfully managed shared verge arrangements through cooperation and mutual respect. Thank you for considering this submission.
12	Parking Local Law 2016 and the Activities on Thoroughfares and Public Places Local Law Support for consistent verge terminology (Policy EN302)	I am a resident of the Town of Claremont and I make this submission to the Town's current review of its local laws. I support the Town aligning the words its local laws use to describe the premises adjoining a verge, so that terms such as "adjacent", "adjacent premises" and "abutting" carry the single, clear meaning now set out in Council Policy EN302 – Road Verges. This matters to residents. The "Shared Verge" petition, which Council formally received on 27 May 2025, resolving that a report be prepared (Resolution 63/25), asked the Town to remove the practice of treating a verge as shared between properties. Clause 2(c) of EN302 now makes this clear: "In the case of 'battle axe' lots, the adjacent verge is defined as being adjacent to the lot(s) fronting the public road reserve for single level development, and in the case of multi-level dwellings, the verge is defined as being adjacent to the ground-level strata lot." Applying the same definition in the local laws would confirm that a verge is **not** shared, whether for parking, access, maintenance or any other purpose. I therefore ask the Town to use the same definition of "adjacent frontage" as set out in EN302 across its local laws, and to align the intent of the relevant clauses with that definition, including the verge provisions of the Parking Local Law 2016 and the Activities on Thoroughfares and Public Places Local Law.

13.1.3 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 JUNE 2026

File Number: FIM/00079-002

Author: Hasreen Sayed Maule (Manager Finance)

Authoriser: John Pearson (Chief Executive Officer)

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

Attachments: 1. To C Financial Statements June 2026 [**13.1.3.1** - 9 pages]

PURPOSE

For Council to note the Statement of Financial Activity (Financial Statements) for the period ended 30 June 2026.

OFFICER RECOMMENDATION

That Council **NOTES** the Statement of Financial Activity covering the period 1 July 2025 to 30 June 2026.

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 30 June 2026 and compare year to date expenditure and revenue against the corresponding adopted budget of Council including the amendments made at the mid-year budget review.

The year-to-date balance (YTD) of $4,452,224 to 30 June 2026 is compared directly with the budget YTD of $0. This is a favourable variance of $4,452,224. Please note that this is a provisional variance. This figure is subject to change as the year-end financial statements are finalised, including the completion of outstanding accruals, end-of-year accounting adjustments and the external audit process. Accordingly, the final reported surplus may differ from the current estimate once all adjustments have been processed and the audit has been completed.

As detailed below, the $4,452,224 variance is comprised of the following:

Opening Surplus	No variance to budget
Operating Revenue	Favourable variance of $853,443
Operating Expenditure	Favourable variance of $3,442,284
Non-cash adjustments	Unfavourable variance of $616,592
Capital Revenue	Favourable variance of $75,320
Proceed from disposal of assets	No variance to budget
Capital Expenditure	Favourable variance of $584,892
Net borrowing and lease payments	Favourable variance of $37,893

Net reserve transfer	Favourable variance of $74,984

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	Favourable variance of $451,562 mainly due to: • Higher than expected General Purpose Grant funding of $400,805.
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 $120,832 mainly due to: • Unbudgeted, reimbursement from LGIS for employee costs, $43,472. • Unbudgeted, variance $4,161 from Arts Transforming Claremont Commission. • Unbudgeted, from reimbursements from tenants, $52,591. • Unbudgeted, from staff reimbursements, $4,243. • 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, $14,820. • Unbudgeted, other minor reimbursements, $5,495.
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	Favourable variance of $172,299 mainly due to: • Timing: Year-end statutory accruals have not yet processed.

UNCONFIRMED

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	Favourable variance of $75,320 mainly due to: • Additional grant revenue of $63,137 recognised from LRCI Phase 3 Federal Government scheme for the BVVC Community Centre. An additional room was made eligible for funding in June 2026.
Proceed from disposal of assets	No variance to budget
Purchase of property, plant and equipment	Favourable variance of $324,544 mainly due to: • Timing: Year-end statutory accruals have not yet processed.
Purchase and construction of infrastructure	• No variance analysis required, variance to budget is less than 20%
Payments for intangible assets	No variance to budget
Financing Activities	
Repayment of borrowings	No variance analysis required, variance to budget is less than 20%
Proceed from borrowings	No variance to budget
Payment for principal portion of lease liability	Favourable variance of $25,937 mainly due to: • Timing: Year-end statutory lease entries have not yet processed.
Transfer to reserve	No variance analysis required, variance to budget is less than 20%
Transfer from reserve	No variance analysis required, variance to budget is less than 20%

Loans

UNCONFIRMED

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		Date	Principal	Interest	Total	
331 Stirling Highway	$3,812,296	15 Sep 25	$174,666.81	$79,459.69	$254,126.50	$3,459,323
		13 Mar 26	$178,307.39	$75,819.11	$254,126.50	
4.17% interest rate	Maturity date: 13 March 2027 (balloon payment of $3,345,607)					
Loan 3		Date	Principal	Interest	Total	
327 Stirling Highway	$509,621	26 Dec 25	$31,426.14	$11,339.08	$42,765.22	$446,069
		26 Jun 26	$32,125.37	$10,639.85	$42,765.22	
4.45% interest rate	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 was transacted on 15 December 2025.

PAST RESOLUTIONS

Item 13.1.3, Ordinary Council Meeting 26 May 2026, Council Resolution 70/26

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* requires the Chief Executive Officer to report to Council where it is likely that the annual budget will materially differ from the adopted budget estimates, including the reasons for the variation.

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.*

UNCONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 106/26

Moved: Cr Ryan Fernandes

Seconded: Cr Ryan Brown

That Council NOTES the Statement of Financial Activity covering the period 1 July 2025 to 30 June 2026.

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

CARRIED7/0

UNCONFIRMED

Town of Claremont
Financial Statements

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For the Period 01-July-2025 to 30-June-2026

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Town of Claremont
Statement of Financial Activity

By Nature or Type
For the Period 01-July-2025 to 30-June-2026

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance $	Variance %
Operating Activities						
Net current assets - Opening surplus/(deficit)	1,786,834	3,847,308	3,847,308	3,847,308	0	0%
Revenue						
Rates revenue	18,678,635	18,658,635	18,658,635	18,698,040	39,405	0%
Operating grants, subsidies, and contributions	845,906	591,346	591,346	1,042,908	451,562	76%
Fees and charges	4,327,730	4,138,607	4,138,607	4,437,023	298,416	7%
Service charges	0	0	0	0	0	0%
Interest earnings	852,918	852,918	852,918	796,146	(56,772)	-7%
Other revenue	68,809	65,509	65,509	186,341	120,832	184%
Profit on disposal of assets	0	0	0	0	0	0%
	24,773,998	24,307,015	24,307,015	25,160,458	853,443	4%
Expenses						
Employee costs	(10,203,477)	(10,248,477)	(10,248,477)	(9,958,872)	289,605	3%
Materials and contracts	(10,522,263)	(11,532,267)	(11,532,267)	(9,389,837)	2,142,430	19%
Utility charges	(731,634)	(731,634)	(731,634)	(559,335)	172,299	24%
Depreciation and amortisation	(4,562,885)	(4,562,885)	(4,562,885)	(3,946,293)	616,592	14%
Insurance expenses	(318,763)	(294,763)	(294,763)	(285,985)	8,778	3%
Interest expenses	(216,752)	(216,752)	(216,752)	(201,175)	15,577	7%
Other expenditure	(979,898)	(1,003,398)	(1,003,398)	(806,396)	197,002	20%
Loss on disposal of assets	0	0	0	0	0	0%
	(27,535,672)	(28,590,176)	(28,590,176)	(25,147,892)	3,442,284	-12%
Non-cash amounts excluded from operating activities	4,562,885	4,562,885	4,562,885	3,946,293	(616,592)	-14%
Amount attributable to operating activities	3,588,045	4,127,032	4,127,032	7,806,167	3,679,135	89%
Investing Activities						
Capital grants, subsidies, and contributions	736,286	644,178	644,178	719,498	75,320	12%
Proceeds from disposal of assets	212,300	0	0	0	0	0%
Purchase of property, plant, and equipment	(995,000)	(1,242,597)	(1,242,597)	(918,053)	324,544	26%
Purchase and construction of infrastructure	(4,590,045)	(3,299,069)	(3,299,069)	(3,038,722)	260,347	8%
Payments for intangible assets	0	0	0	0	0	0%
Amount attributable to investing activities	(4,636,459)	(3,897,488)	(3,897,488)	(3,237,276)	660,211	-17%
Financing Activities						
Repayment of borrowings	(480,607)	(836,000)	(836,000)	(824,044)	11,956	-1%
Proceeds from borrowings	0	0	0	0	0	0%
Payments for principal portion of lease liability	(17,607)	(32,607)	(32,607)	(6,670)	25,937	-80%
Transfers to reserves	(1,281,009)	(2,325,437)	(2,325,437)	(2,016,724)	308,713	-13%
Transfers from reserves	2,827,637	2,964,500	2,964,500	2,730,771	(233,729)	-8%
Amount attributable to financing activities	1,048,414	(229,544)	(229,544)	(116,667)	112,877	-49%
Surplus/(deficit) after imposition of general rates	**0**	**0**	**0**	**4,452,224**	**4,452,224**	

Town of Claremont
Statement of Net Current Assets

	Balance As At 01-Jul-25	Balance As At 30-June-2026
Current Assets		
Cash and cash equivalents	772,772	5,787,001
Trade and other receivables	1,614,337	1,314,690
Other Financial Assets	18,419,811	12,471,567
Inventories	14,915	14,915
Other assets	159,356	643,291
Total Current Assets	20,981,191	20,231,465
Current Liabilities		
Trade and other payables	(3,274,264)	(2,509,020)
Lease Liabilities	(9,034)	(2,447)
Borrowings	(480,607)	(90)
Employee provisions	(1,094,991)	(1,032,960)
Other provisions	0	0
Capital grant/contributions liabilities	(75,077)	(41,940)
Clearing accounts	0	(221,824)
Total Current Liabilities	(4,933,973)	(3,808,280)
Adjustments to NCA		
Less: Reserves	(12,689,551)	(11,973,497)
Add: Borrowings	480,607	90
Add: Lease Liabilities	10,074	2,447
Total Adjustments	(12,198,870)	(11,970,961)
Net Current Assets	**3,848,348**	**4,452,224**

Town of Claremont
Statement of Financial Position

	Balance as at 01-Jul-25	Balance as at 30-June-2026
Assets		
Current Assets		
Cash and cash equivalents	772,772	5,787,001
Trade and other receivables	1,614,337	1,314,690
Other financial assets	18,419,811	12,471,567
Inventories	14,915	14,915
Other assets	159,356	643,291
Total Current Assets	20,981,191	20,231,465
Non Current Assets		
Trade and other receivables	327,706	344,625
Property, plant and equipment	121,224,046	121,342,977
Infrastructure	89,592,223	89,536,410
Intangibles	0	0
Right of use assets	5,449	2,396
Other financial assets	910,628	925,527
Total Non Current Assets	212,060,052	212,151,935
Total Assets	**233,041,243**	**232,383,400**
Liabilities		
Current Liabilities		
Trade and other payables	(3,274,264)	(2,509,020)
Lease Liabilities	(10,074)	(2,447)
Borrowings	(480,607)	(90)
Employee provisions	(1,094,991)	(1,032,960)
Other provisions	0	0
Capital grant/contributions liabilities	(75,077)	(41,940)
Clearing accounts	0	(221,824)
Total Current Liabilities	(4,935,013)	(3,808,280)
Non Current Liabilities		
Borrowings	(4,248,828)	(3,905,302)
Lease liabilities	(28,368)	(28,368)
Employee provisions	(442,986)	(442,986)
Other provisions	0	0
Other liabilities	0	0
Total Non Current Liabilities	(4,720,182)	(4,376,656)
Total Liabilities	**(9,655,195)**	**(8,184,936)**
Equity		
Retained surplus	(65,803,424)	(66,604,007)
Reserves - cash/financial asset backed	(12,689,551)	(11,973,497)
Revaluation surplus	(144,893,073)	(144,888,896)
Current year (profit)/loss	0	(732,064)
Total Equity	**(223,386,048)**	**(224,198,464)**

Town of Claremont
Statement of Comprehensive Income

By Nature or Type
For the Period 01-July-2025 to 30-June-2026

	Adopted Budget	Amended Budget YTD	Actuals YTD
Revenue			
Rates	18,678,635	18,658,635	18,698,040
Operating grants, subsidies, and contributions	845,906	591,346	1,042,908
Fees and charges	4,327,730	4,138,607	4,437,023
Service charges	0	0	0
Interest earnings	852,918	852,918	796,146
Other revenue	68,809	65,509	186,341
	24,773,998	24,307,015	25,160,458
Expenses			
Employee costs	(10,203,477)	(10,248,477)	(9,958,872)
Materials and contracts	(10,522,263)	(11,532,267)	(9,389,837)
Utility charges	(731,634)	(731,634)	(559,335)
Depreciation and amortisation	(4,562,885)	(4,562,885)	(3,946,293)
Insurance expenses	(318,763)	(294,763)	(285,985)
Interest expenses	(216,752)	(216,752)	(201,175)
Other expenditure	(979,898)	(1,003,398)	(806,396)
	(27,535,672)	(28,590,176)	(25,147,892)
Net Operating	(2,761,674)	(4,283,161)	12,566
Capital grants, subsidies, and contributions	736,286	644,178	719,498
Profit on disposal of assets	0	0	0
Loss on disposal of assets	0	0	0
	736,286	644,178	719,498
Net Result for the Period	**(2,025,388)**	**(3,638,983)**	**732,064**
Other Comprehensive Income			
Changes in asset revaluation surplus	0	0	0
Total Other Comprehensive Income	0	0	0
Total Comprehensive Income for the Period	**(2,025,388)**	**(3,638,983)**	**732,064**

Town of Claremont
Borrowings & Leases

For the Period 01-July-2025 to 30-June-2026

					Adopted Budget				Actuals YTD				
Loan Description	Loan Number	Institution	Maturity Date	Interest Rate	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)	(98,968)
331 Stirling Highway	2C	WATC	13/03/2027	4.17%	3,812,296	(352,973)	3,459,323	(155,279)	3,812,296	0	(352,974)	3,459,322	(79,460)
327 Stirling Highway	3	WATC	26/06/2032	4.45%	509,621	(63,552)	446,069	(21,979)	509,621	0	(63,552)	446,069	(21,979)
					4,729,435	**(480,607)**	**4,248,828**	**(202,095)**	**4,729,435**	**0**	**(824,044)**	**3,905,391**	**(200,407)**

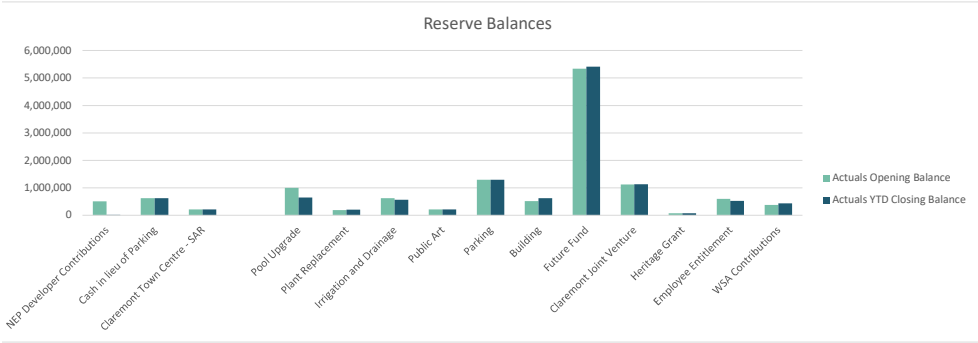
** payout of the Aquatic Centre Loan from the Future Fund Reserve as per Council Resolution 173/25 OCM 28 October 2025*

					Adopted Budget				Actuals YTD				
Lease Description	Lease Number	Institution	Maturity Date	Interest Rate	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		0	0	0	
Printer/ Copiers	EL228	Kyocera	31/01/2026	2.05%	5,154	(5,607)	(453)	(14,648)	5,154	0	(6,670)	(1,516)	(452)
Wide Area Network	EL225	TPG	19/04/2026	3.00%	0	0	0	0		0	0	0	
Coffee Machine	PE459	Gesha Coffee Co.	30/09/2024	0.71%			0	(10)		0	0	0	0
Parking Bays - Bunnings	BLD54	Charter Hall	30/06/2025	1.69%	0	0	0	0		0	0	0	
					5,154	**(5,607)**	**(453)**	**(14,658)**	**5,154**	**0**	**(6,670)**	**(1,516)**	**(452)**

Town of Claremont
Reserve Movements

For the Period 01-July-2025 to 30-June-2026

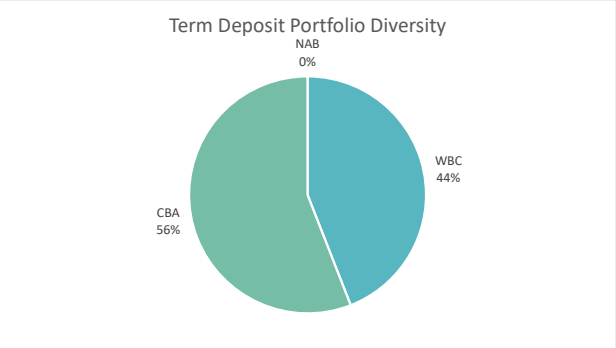
Reserve	Amended Budget				Actuals YTD			
	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
NEP Developer Contributions	494,200	621,915	(1,116,115)	0	507,946	624,644	(1,116,115)	16,475
Cash in lieu of Parking	603,699	23,405	0	627,104	620,370	3,455	0	623,825
Claremont Town Centre - SAR	205,806	7,979	0	213,785	211,489	1,178	0	212,667
Pool Upgrade	945,690	200,298	(551,470)	594,518	997,494	205,556	(551,470)	651,580
Plant Replacement	185,000	200,000	(185,000)	200,000	189,394	201,054	(185,000)	205,448
Irrigation and Drainage	608,187	21,253	(60,000)	569,440	623,434	3,472	(60,000)	566,906
Public Art	214,623	5,995	0	220,618	211,185	1,177	0	212,362
Parking	1,253,988	48,616	0	1,302,604	1,288,615	7,178	0	1,295,793
Building	501,638	119,448	0	621,086	515,490	102,871	0	618,361
Future Fund	5,196,405	600,589	(355,393)	5,441,601	5,339,897	429,168	(355,393)	5,413,672
Claremont Joint Venture	1,095,538	40,147	(100,000)	1,035,685	1,125,790	6,270	0	1,132,060
Heritage Grant	83,454	2,654	(15,000)	71,108	76,302	427	(4,769)	71,960
Employee Entitlement	562,553	254,871	(381,522)	435,902	600,157	253,343	(331,522)	521,978
WSA Contributions	314,024	178,267	(200,000)	292,291	382,088	176,932	(126,502)	432,518
Reserve Total	**12,264,805**	**2,325,437**	**(2,964,500)**	**11,625,742**	**12,689,651**	**2,016,724**	**(2,730,771)**	**11,975,604**

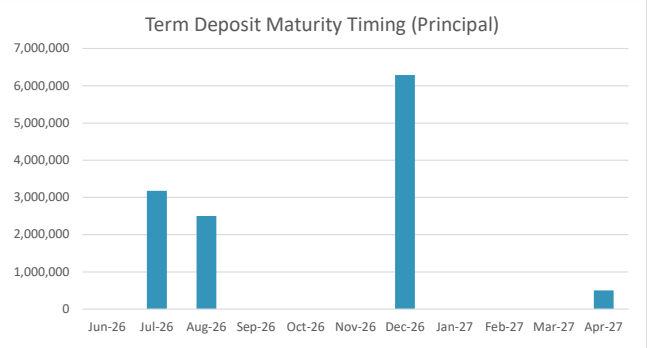


Town of Claremont
Investments

For the Period 01-July-2025 to 30-June-2026

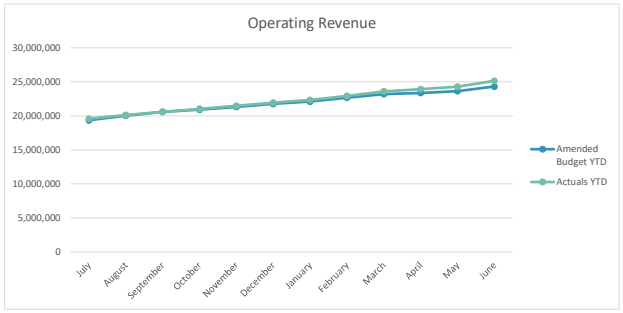
Bank	Type	Reference	Interest Rate	Investment Date	Maturity Date	Term (Days)	Invested Amount
NAB	At Call - Pooled investments		4.35%	1/07/2023			2,485,715
NAB	At Call - Damage Bonds			1/07/2023			203,504
							2,689,219
CBA	Term Deposit	TD419	4.52%	15/12/2025	15/12/2026	90	3,790,693
WBC	Term Deposit	TD406	4.78%	17/12/2025	17/12/2026	365	1,332,647
WBC	Term Deposit	TD409	4.78%	17/12/2025	17/12/2026	365	1,165,605
CBA	Term Deposit	TD427	4.86%	29/03/2026	27/07/2026	120	3,182,622
WBC	Term Deposit	TD428	5.02%	19/04/2026	19/08/2026	120	2,500,000
WBC	Term Deposit	TD432	5.48%	4/04/2026	4/04/2027	365	500,000
							12,471,567
							15,160,786

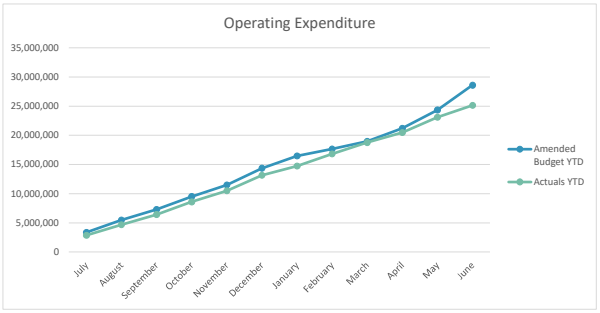


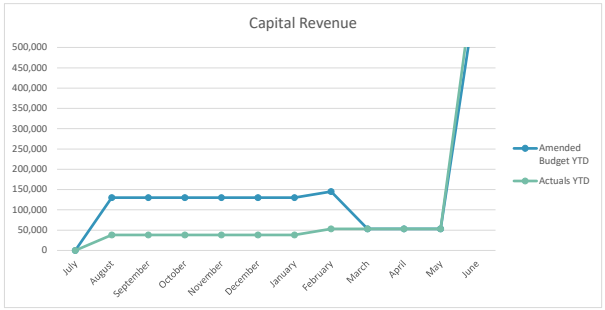


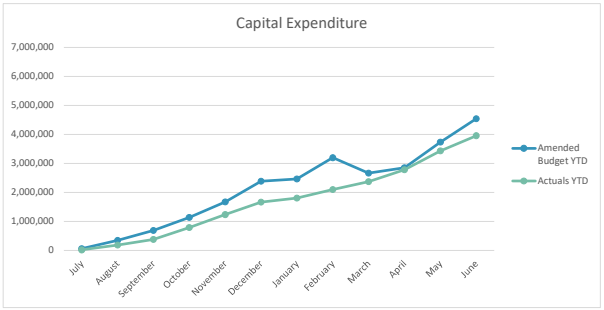
Town of Claremont
Graphical Representation

For the Period 01-July-2025 to 30-June-2026









13.1.4 LIST OF PAYMENTS 1 TO 30 JUNE 2026

File Number:	FIM/00108-003, D-24-30398
Author:	Hasreen Syed Maule (Manager Finance)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirement	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	1. Payment Listing - June 2026 [**13.1.4.1** - 7 pages] 2. Purchase Card - June 2026 [**13.1.4.2** - 5 pages] 3. Fuel Card - May 2026 [**13.1.4.3** - 2 pages]

PURPOSE

For Council to note payments made by the Chief Executive Officer under delegated authority during the month of June 2026.

OFFICER RECOMMENDATION

That Council **NOTES** all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for June 2026 totalling $2,412,747.20 as detailed in Attachment 1 comprising:

- Electronic funds transfer from the Municipal funds of $2,142,123.11
- Direct debit from the Municipal funds of $270,624.09

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 $2,412,747.20 during the month of June 2026.

Payment Method	Amount
Municipal Funds electronic funds transfers (EFT)	$2,142,123.11
Municipal Fund cheques	$0.00
Municipal Fund direct debits	$270,624.09
Total	**$2,412,747.20**

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

PAST RESOLUTIONS

Item 13.1.2 Ordinary Council Meeting 26 May 2026, Resolution 69/26

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Regulations 12 and 13 of the *Local Government (Financial Management) Regulations 1996* establish the requirements for the authorisation of payments from the municipal and trust funds and the reporting of payments made by the Chief Executive Officer under delegated authority to Council.

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.*

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 107/26

Moved: Cr Kate Main

Seconded: Cr Graham Cameron

That Council **NOTES** all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for June 2026 totalling $2,412,747.20 as detailed in Attachment 1 comprising:

- Electronic funds transfer from the Municipal funds of $2,142,123.11
- Direct debit from the Municipal funds of $270,624.09

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

CARRIED7/0

AFFIRMED

Schedule of payment - June 2026

Date	Reference	Name	Details	Amount
22/06/2026	EFT02157	3 Monkeys Audiovisual Pty Ltd	Audio equipment	$ 428.00
5/06/2026	EFT02153	A.D. Coote & Co. (Sheetmetal) Pty Ltd	Park maintenance materials	$ 1,320.00
12/06/2026	EFT02155	Addstyle Constructions	Bond refund	$ 3,000.00
29/05/2026	EFT02151	ADVANS DISPLAY (1954) PTY LTD (T/A Advans Exhibition Services)	Equipment hire - Museum event	$ 406.56
12/06/2026	EFT02155	Aerometrex Limited	IT software & support	$ 14,410.00
29/05/2026	EFT02151	Agent Sales & Services	Aquatic Centre chemicals	$ 1,912.24
12/06/2026	EFT02155	All Flags And Signs Pty Ltd	Flag printing	$ 2,631.75
22/06/2026	EFT02157	Allstate Kerbing & Concrete	Drainage and road works - Goldsworthy Road	$ 1,679.04
29/05/2026	EFT02151	Allstate Kerbing & Concrete	Kerbing works - Walter Street	$ 1,186.02
22.06.2026	EFT02157	Amedeo Properties	Bond refund	$ 1,000.00
22.06.2026	EFT02157	Amy Couanis	Bond refund	$ 3,000.00
12/06/2026	EFT02155	Animal Pest Management Services (Butcher Family Trust)	Pest Control Services - Lake Claremont	$ 3,795.00
4/06/2026	EFT02152	Annette Suann	Council member allowances	$ 5,458.75
22/06/2026	EFT02157	Apace Aid Incorporated	Plant stock - Lake Claremont	$ 1,480.38
22/06/2026	EFT02157	Apace Aid Incorporated	Plant stock - Mulder and Stirling Road Park	$ 7,434.68
22/06/2026	EFT02157	Apace Aid Incorporated	Plant stock - Native Plant Subsidy Scheme	$ 2,594.32
5/06/2026	EFT02153	Arbor Consulting (The Trustee For The Royce Turner Family Trust)	Polyphagous Shot-Hole Borer treatment	$ 4,824.60
12/06/2026	EFT02155	Arbor Consulting (The Trustee For The Royce Turner Family Trust)	Polyphagous Shot-Hole Borer treatment	$ 5,003.90
22/06/2026	EFT02157	Arbor Consulting (The Trustee For The Royce Turner Family Trust)	Polyphagous Shot-Hole Borer treatment	$ 4,266.90
22/06/2026	EFT02157	Arbor Consulting (The Trustee For The Royce Turner Family Trust)	Polyphagous Shot-Hole Borer treatment	$ 3,833.50
22/06/2026	EFT02157	Arbor Consulting (The Trustee For The Royce Turner Family Trust)	Polyphagous Shot-Hole Borer treatment	$ 2,998.60
29/05/2026	EFT02151	Arbor Consulting (The Trustee For The Royce Turner Family Trust)	Polyphagous Shot-Hole Borer treatment	$ 2,734.60
29/05/2026	EFT02151	Arbor Consulting (The Trustee For The Royce Turner Family Trust)	Polyphagous Shot-Hole Borer treatment	$ 5,655.10
29/05/2026	EFT02151	Arbor Urban Pty Ltd	Staff training	$ 1,848.00
5/06/2026	EFT02153	Armada Audit Services Pty Ltd	Audit services	$ 2,750.00
22/06/2026	EFT02157	ATCO Gas Australia Pty Ltd	Gas investigation - Walter Ave	$ 7,392.00
5/06/2026	EFT02153	Australia Post - 673027	Postage	$ 771.12
22/06/2026	EFT02157	Australian Museums & Galleries Assoc	Australian museum subscription	$ 605.00
5/06/2026	EFT02153	Australian Taxation Office	PAYG for 03 Jun 2026	$ 69,505.00
5/06/2026	EFT02153	Australian Taxation Office	PAYG for 27 May 2026	$ 10,041.00
5/06/2026	EFT02153	Australian Taxation Office	PAYG for 27 May 2026	$ 5,198.00
29/05/2026	EFT02151	Australian Taxation Office	PAYG for 20 May 2026	$ 67,392.00
12/06/2026	EFT02155	AW Design & Build	Bond refund	$ 5,500.00
12/06/2026	EFT02155	BCITF	Building levy fees	$ 703.50
5/06/2026	EFT02153	Benara Nurseries	Plant stock	$ 783.09
5/06/2026	EFT02153	Benara Nurseries	Plant stock	$ 1,150.60
5/06/2026	EFT02153	Benara Nurseries	Plant stock	$ 1,663.20
5/06/2026	EFT02153	Benara Nurseries	Plant stock	$ 90.59
12/06/2026	EFT02155	Benara Nurseries	Plant stock	$ 1,630.43
22/06/2026	EFT02157	Benara Nurseries	Plant stock	$ 4,253.92
12/06/2026	EFT02155	Blue Force Pty Ltd	Security & alarm services - Station Master House	$ 23,092.69
12/06/2026	EFT02155	Blue Force Pty Ltd	Security & alarm services - Various locations	$ 471.90
29/05/2026	EFT02151	Blue Force Pty Ltd	Security & alarm services - Various locations	$ 471.90
22/06/2026	EFT02157	Bob Jane T-Marts	Vehicle service & repair	$ 50.00
29/05/2026	EFT02151	Bob Jane T-Marts	Vehicle service & repair	$ 613.00
5/06/2026	EFT02153	Boyan Electrical Services	Electrical repairs & maintenance - Station Master House	$ 351.45
5/06/2026	EFT02153	Boyan Electrical Services	Electrical repairs & maintenance - Rowe Park	$ 142.73
22/06/2026	EFT02157	Boyan Electrical Services	Electrical repairs & maintenance - Council Chambers	$ 11,888.26
22/06/2026	EFT02157	Boyan Electrical Services	Electrical repairs & maintenance - St Quentin Ave	$ 1,644.29
5/06/2026	EFT02153	Brian D Power	Community grant	$ 200.00
5/06/2026	EFT02153	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 9,899.05
22/06/2026	EFT02157	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 4,620.00
22/06/2026	EFT02157	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 1,460.39
22/06/2026	EFT02157	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 49.50
29/05/2026	EFT02151	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 16,625.40
12/06/2026	EFT02155	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 36.27
12/06/2026	EFT02155	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 324.98
12/06/2026	EFT02155	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 20.86
22/06/2026	EFT02157	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 28.57
22/06/2026	EFT02157	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 28.57
29/05/2026	EFT02151	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 51.27
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$ 26.39
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$ 29.47
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$ 60.15
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$ 83.69
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$ 128.78
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$ 26.82
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$ 26.22
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$ 26.75
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$ 112.86

Schedule of payment - June 2026

5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$	35.70
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$	31.52
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$	660.37
5/06/2026	EFT02153	Bunnings	Tools, equipment & minor building materials	$	76.93
12/06/2026	EFT02155	Bunnings	Tools, equipment & minor building materials	$	119.00
12/06/2026	EFT02155	Bunnings	Tools, equipment & minor building materials	$	238.00
12/06/2026	EFT02155	Bunnings	Tools, equipment & minor building materials	$	29.24
12/06/2026	EFT02155	Bunnings	Tools, equipment & minor building materials	$	1,451.57
22/06/2026	EFT02157	Bunnings	Tools, equipment & minor building materials	$	170.63
22/06/2026	EFT02157	Bunnings	Tools, equipment & minor building materials	$	63.65
22/06/2026	EFT02157	Bunnings	Tools, equipment & minor building materials	$	48.14
22/06/2026	EFT02157	Bunnings	Tools, equipment & minor building materials	$	103.37
22/06/2026	EFT02157	Bunnings	Tools, equipment & minor building materials	$	627.88
22/06/2026	EFT02157	Bunnings	Tools, equipment & minor building materials	$	230.06
22/06/2026	EFT02157	Bunnings	Tools, equipment & minor building materials	$	595.00
29/05/2026	EFT02151	Bunnings	Tools, equipment & minor building materials	$	362.55
29/05/2026	EFT02151	Bunnings	Tools, equipment & minor building materials	$	128.75
29/05/2026	EFT02151	Bunnings	Tools, equipment & minor building materials	$	18.56
29/05/2026	EFT02151	Bunnings	Tools, equipment & minor building materials	$	124.84
5/06/2026	EFT02153	Cabling WA Pty Ltd	Traffic management fee refund	$	260.00
22/06/2026	EFT02157	Call Associates Pty Ltd (Connect/Insight Ccs)	Call service fees	$	382.80
5/06/2026	EFT02153	Carriage Motors Pty Ltd	Vehicle service & repair	$	255.00
5/06/2026	EFT02153	Carriage Motors Pty Ltd	Vehicle service & repair	$	325.00
12/06/2026	EFT02155	Casa Landscapes Pty Ltd	Tree stock	$	9,459.50
12/06/2026	EFT02155	City Toyota	Vehicle service & repair	$	725.53
22/06/2026	EFT02157	City Toyota	Vehicle service & repair	$	782.84
22/06/2026	EFT02157	Claire Hye Cho Linaker	Youth mentorship workshops	$	543.50
12/06/2026	EFT02155	Claremont Football Club Inc	Defibrillator contribution	$	419.15
5/06/2026	EFT02153	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	5,634.75
22/06/2026	EFT02157	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	4,386.25
22/06/2026	EFT02157	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	1,270.50
29/05/2026	EFT02151	Coca-Cola Europacific Partners Aust	Aquatic Centre cafe supplies	$	141.67
5/06/2026	EFT02153	Complete Office Supplies Pty Ltd	Cleaning supplies - Aquatic Centre	$	157.92
22/06/2026	EFT02157	Complete Office Supplies Pty Ltd	Office supplies	$	408.03
5/06/2026	EFT02153	Contraflow Pty Ltd	Traffic management - Lake Claremont	$	1,393.70
12/06/2026	EFT02155	Contraflow Pty Ltd	Traffic management - St Quentin	$	1,067.35
22/06/2026	EFT02157	Contraflow Pty Ltd	Traffic management - Claremont Crescent	$	2,827.00
22/06/2026	EFT02157	Contraflow Pty Ltd	Traffic management - Gugeri Street	$	2,373.82
29/05/2026	EFT02151	Contraflow Pty Ltd	Traffic management - Various Locations	$	1,493.25
29/05/2026	EFT02151	Contraflow Pty Ltd	Traffic management - Walter Street	$	1,614.60
29/05/2026	EFT02151	Contraflow Pty Ltd	Traffic management - Walter Street	$	320.45
29/05/2026	EFT02151	Cornerstone Renovations	Carpentry repairs - Aquatic Centre	$	6,006.00
5/06/2026	EFT02153	Corsign WA Pty Ltd	Supply and installation of poppy symbol on various street signs	$	118.80
29/05/2026	EFT02151	Criena Fitzgerald	History presenter - Claremont Museum	$	314.00
5/06/2026	EFT02153	CTI Couriers Pty Ltd	Courier services	$	490.80
12/06/2026	EFT02155	D Jones	Bond Refund	$	5,500.00
29/05/2026	EFT02151	Data#3 Limited.	IT software & support	$	764.26
12/06/2026	EFT02155	Datacom Solutions (AU) Pty Ltd	IT software & support	$	1,043.26
29/05/2026	EFT02151	Datacom Solutions (AU) Pty Ltd	IT software & support	$	8,876.38
5/06/2026	EFT02153	Deanne Tristen Williams	Youth mentorship workshops	$	910.00
12/06/2026	EFT02155	Department Of Local Government, Industry Regulation And Safety	Building services levy	$	26,103.23
22.06.2026	EFT02156	Department of Planning Lands and Heritage	Development application fee	$	17,097.00
12/06/2026	EFT02155	Department Of Transport	Vehicle searches	$	1,025.10
29/05/2026	EFT02151	Destination Perth (Perth Region Tourism Organisation Inc)	Community advertisements & campaigns	$	2,200.00
29/05/2026	EFT02151	Destination Perth (Perth Region Tourism Organisation Inc)	Destination Perth membership	$	5,500.00
22/06/2026	EFT02157	Dormakaba Australia Pty Ltd	Automatic door repairs and maintenance	$	1,730.93
12/06/2026	EFT02155	Dowsing Group Pty Ltd	Footpath repairs - Goldsworthy Road	$	29,844.54
29/05/2026	EFT02151	Dowsing Group Pty Ltd	Footpath repairs - Saladin Street	$	2,750.00
5/06/2026	EFT02153	DS Group (Ds Agencies Pty Ltd)	Bin enclosure	$	6,869.50
29/05/2026	EFT02151	DTM Tourism (Distinctly Tourism Management Pty Ltd)	Tourism presentation	$	792.00
5/06/2026	EFT02153	DU Electrical	Reticulation electrical repairs & maintenance - Fist Avenue	$	255.20
12/06/2026	EFT02155	DU Electrical	Reticulation electrical repairs & maintenance - Creswell Park	$	5,823.40
22/06/2026	EFT02157	DU Electrical	Reticulation electrical repairs & maintenance - Claremont Oval	$	242.00
5/06/2026	EFT02153	Ebony Taylor	NAIDOC week	$	595.00
5/06/2026	EFT02153	Edmond Kan Hwee Seah	Catering - Council meeting	$	600.00
22/06/2026	EFT02157	Eleanor M Wallis	Bond refund	$	1,000.00
29/05/2026	EFT02151	Energy Tec Holdings Pty Ltd	Meter reading - Claremont Golf Course	$	132.38
22/06/2026	EFT02157	Enviro Sweep	CBD & residential area sweeps	$	264.67
22/06/2026	EFT02157	Enviro Sweep	CBD & residential area sweeps	$	384.06
22/06/2026	EFT02157	Enviro Sweep	CBD & residential area sweeps	$	39,471.65

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22/06/2026	EFT02157	Enviro Sweep	CBD & residential area sweeps	$	631.13
22/06/2026	EFT02157	Enviro Sweep	CBD & residential area sweeps	$	831.79
29/05/2026	EFT02151	Envisionware Australia Pty Ltd	Subscription renewal	$	1,198.28
12/06/2026	EFT02155	EOS Electrical (Eamco Pty Ltd)	Installation - Bay View Terrace flags	$	1,753.80
5/06/2026	EFT02153	Equilibrium Interactive	Website performance partnership	$	3,850.00
12/06/2026	EFT02155	F Chesterman	Bond refund	$	5,500.00
5/06/2026	EFT02153	Food Safety Co Pty Ltd	Food business assessments	$	3,729.00
22.06.2026	EFT02157	Four Roses WA	Bond refund	$	3,500.00
29/05/2026	EFT02151	Freshworks Inc.	IT support & subscription	$	695.34
5/06/2026	EFT02153	Fullworks Fire Safety Australia	Fire panel testing - Aquatic Centre	$	99.00
5/06/2026	EFT02153	Fullworks Fire Safety Australia	Fire panel testing - Administration	$	99.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Kindergarten	$	44.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Aquatic Centre	$	377.30
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Operations Centre	$	275.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Aquatic Centre	$	1,457.50
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Kindergarten	$	44.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Bayview Community Centre	$	209.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Station Master House	$	176.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Kindergarten	$	176.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Council Chambers	$	605.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Council Chambers	$	363.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	First aid kit installation	$	286.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Museum	$	132.00
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Museum	$	592.90
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - Museum	$	393.80
22/06/2026	EFT02157	Fullworks Fire Safety Australia	Fire equipment service - McKenzie Pavillion	$	1,023.00
29/05/2026	EFT02151	Fullworks Fire Safety Australia	Fire panel testing - Aquatic Centre	$	99.00
29/05/2026	EFT02151	Fullworks Fire Safety Australia	Fire panel testing - Administration	$	99.00
5/06/2026	EFT02153	Fulton Hogan Industries Pty Ltd	Asphalt works - Goldsworthy Road	$	93,140.99
5/06/2026	EFT02153	Fulton Hogan Industries Pty Ltd	Asphalt works - Bernard Street	$	49,944.76
29/05/2026	EFT02151	Fulton Hogan Industries Pty Ltd	Asphalt Works - Grange Street	$	42,127.73
5/06/2026	EFT02153	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre cafe supplies	$	188.83
5/06/2026	EFT02153	Gfg Temp Assist (Glen Flood Group)	Employment services	$	5,955.95
12/06/2026	EFT02155	Gfg Temp Assist (Glen Flood Group)	Employment services	$	6,056.05
29/05/2026	EFT02151	Gfg Temp Assist (Glen Flood Group)	Employment services	$	1,501.50
29/05/2026	EFT02151	Goldspar Australia Pty Ltd	Banner maintenance - Bay View Terrace flags	$	1,193.50
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Narla to Strickland Road	$	131.18
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Aquatic Centre	$	174.90
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Bay View Terrace	$	145.75
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Harchett Park	$	174.90
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Aquatic Centre	$	174.90
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Narla to Strickland Road	$	131.18
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Motteran Ave	$	131.18
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Bay View Terrace	$	154.50
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Motteran Ave	$	131.18
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Bay View Terrace	$	145.75
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Hachett Park	$	174.90
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Aquatic Centre	$	174.90
5/06/2026	EFT02153	Good Sammy Enterprises	Garden maintenance services - Narla to Strickland Road	$	131.18
29/05/2026	EFT02151	Gps On Bayview (PMC Claremont Pty Ltd)	Employment medical	$	175.00
29/05/2026	EFT02151	Gps On Bayview (PMC Claremont Pty Ltd)	Employment medical	$	175.00
29/05/2026	EFT02151	Gps On Bayview (PMC Claremont Pty Ltd)	Employment medical	$	175.00
5/06/2026	EFT02153	Graffiti Systems Australia	Graffiti removal	$	408.71
4/06/2026	EFT02152	Graham Cameron	Council member allowances	$	5,458.75
29/05/2026	EFT02151	Grandstand Ventures Pty Ltd	Entertainment - Volunteer function	$	605.00
29/05/2026	EFT02151	Hays Specialist Recruitment (Australia) Pty Limited	Employment services	$	1,069.37
5/06/2026	EFT02153	Henrietta Frances Grochowski	Youth fashion mentorship	$	390.00
12/06/2026	EFT02155	Henrietta Frances Grochowski	Materials - Youth fashion mentorship	$	288.35
12/06/2026	EFT02155	History Council Of Western Australia	History council membership	$	200.00
12/06/2026	EFT02155	Home & Heritage Construction	Bond refund	$	3,500.00
5/06/2026	EFT02153	Imagesource	Print advertisements & promotions	$	632.50
5/06/2026	EFT02153	Imagesource	Print advertisements & promotions	$	101.20
12/06/2026	EFT02155	Imagesource	Print advertisements & promotions	$	3,004.10
22/06/2026	EFT02157	Imperial Glass (The Trustee For Cobber Trust)	Bus shelter repairs - Stirling Highway	$	1,344.71
5/06/2026	EFT02153	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	1,458.97
5/06/2026	EFT02153	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Claremont Foreshore	$	11,890.23
5/06/2026	EFT02153	J&V (Dugite Earthmoving Pty Ltd)	Street sweeping removals	$	1,467.40
5/06/2026	EFT02153	J&V (Dugite Earthmoving Pty Ltd)	Street sweeping removals	$	2,859.56
12/06/2026	EFT02155	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Walter Street	$	2.10
12/06/2026	EFT02155	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Grange Street	$	3,157.74
12/06/2026	EFT02155	J&V (Dugite Earthmoving Pty Ltd)	Fuel levy	$	25.05
22/06/2026	EFT02157	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Bernard Street	$	3,627.36
22/06/2026	EFT02157	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Goldsworthy Road	$	994.15

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22/06/2026	EFT02157	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	$	7,768.81
22/06/2026	EFT02157	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	$	31.35
29/05/2026	EFT02151	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Grange Street	$	39,598.24
29/05/2026	EFT02151	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Walter Street	$	1,236.07
29/05/2026	EFT02151	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Chester Road	$	962.50
29/05/2026	EFT02151	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Bernard Street	$	265.10
29/05/2026	EFT02151	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - St Quentin	$	2,523.48
29/05/2026	EFT02151	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works - Goldsworthy Road	$	391.82
29/05/2026	EFT02151	JB Hi-Fi Commercial Division	IT equipment	$	2,928.30
4/06/2026	EFT02152	Jill Goetze	Council member allowances	$	5,458.75
29/05/2026	EFT02151	Joanna Brown	Banner designs	$	2,750.00
12/06/2026	EFT02155	John Hughes	Vehicle service & repairs	$	2,450.01
5/06/2026	EFT02153	Justine Elizabeth Waugh	Education Program - Costumes	$	2,376.00
12/06/2026	EFT02155	K2 Audiovisual Pty Ltd	Audio & speaker repairs - Council Chambers	$	253.00
4/06/2026	EFT02152	Kate Main	Council member allowances	$	5,458.75
5/06/2026	EFT02153	Kate Marie Jennifer Allen	School holiday workshop	$	750.00
5/06/2026	EFT02153	Kyocera	Printing & photocopier services	$	381.86
5/06/2026	EFT02153	Landgate - Midland	Title search & Valuation fees	$	5,511.20
5/06/2026	EFT02153	Landgate - Midland	Title search & Valuation fees	$	32.60
12/06/2026	EFT02155	Landscape And Maintenance Solutions Pty. Ltd.	Mowing services - Aquatic Centre	$	770.00
5/06/2026	EFT02153	LD Total (Fiore Family Trust)	Landscape maintenance services - Various locations	$	24,251.28
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Rob Roy Street	$	635.25
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Rob Roy Street	$	211.75
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Various locations	$	3,572.25
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Osborne Parade	$	2,117.50
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Osborne Parade	$	211.75
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Osborne Parade	$	326.81
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Osborne Parade	$	2,737.35
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Mitford Street	$	1,792.18
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Mitford Street	$	733.43
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Grange Street	$	211.75
12/06/2026	EFT02155	LD Total (Fiore Family Trust)	Landscape maintenance services - Grange Street	$	423.50
22/06/2026	EFT02157	LD Total (Fiore Family Trust)	Landscape maintenance services - Gugeri Street	$	642.95
22/06/2026	EFT02157	LD Total (Fiore Family Trust)	Landscape maintenance services - Gugeri Street	$	642.95
29/05/2026	EFT02151	Linda Jane Martin	Landscape maintenance services - Bay View Community Centre	$	402.00
5/06/2026	EFT02153	Lions Club Of Claremont Nedlands Inc	Flourish magazine delivery	$	2,200.00
12/06/2026	EFT02155	Lions Club Of Claremont Nedlands Inc	Catering - Anzac day	$	1,603.91
22/06/2026	EFT02157	Local Geotechnics (The Trustee For R & R Consultants Trust)	Geotechnical investigation - Claremont Jetty	$	3,080.00
5/06/2026	EFT02153	Lock, Stock & Farrell Locksmith	Locksmith services	$	496.00
22/06/2026	EFT02157	Lock, Stock & Farrell Locksmith	Locksmith services	$	315.00
5/06/2026	EFT02153	LOGO Appointments (Helene Pty Ltd)	Employment services	$	555.15
29/05/2026	EFT02151	LOGO Appointments (Helene Pty Ltd)	Employment services	$	2,220.57
29/05/2026	EFT02151	LOGO Appointments (Helene Pty Ltd)	Employment services	$	1,110.29
29/05/2026	EFT02151	LOGO Appointments (Helene Pty Ltd)	Employment services	$	1,091.78
29/05/2026	EFT02151	LOGO Appointments (Helene Pty Ltd)	Employment services	$	1,017.76
29/05/2026	EFT02151	LOGO Appointments (Helene Pty Ltd)	Employment services	$	1,073.28
29/05/2026	EFT02151	Main Roads Western Australia	Road Works - Barnfield Road	$	4,465.56
22/06/2026	EFT02157	Marketforce Pty Ltd	Interactive map development	$	8,509.60
4/06/2026	EFT02152	Mayor Peter Telford	Council member allowances	$	18,318.25
29/05/2026	EFT02151	Megan L Waddell	Catio Grant	$	500.00
29/05/2026	EFT02151	Megastar Nominees Pty Ltd	Development application fee refund	$	7,280.00
22/06/2026	EFT02157	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Playground repairs - Mofflin Park	$	820.90
22/06/2026	EFT02157	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Playground repairs	$	297.00
12/06/2026	EFT02155	MJ Creations (Entwistle Trading Trust)	Catering - International Women's Day	$	165.00
12/06/2026	EFT02155	Mode Living	Bond refund	$	3,500.00
5/06/2026	EFT02153	MOHARICH AND MORE PTY LTD	Legal advice	$	1,707.75
29/05/2026	EFT02151	Nature Play WA Incorporated	Nature Play in the Park - Grant Fund	$	9,493.00
5/06/2026	EFT02153	Nexacu (Excel Consulting Solutions Pty Ltd)	Staff training	$	579.00
22.06.2026	EFT02157	Office Fitout Professionals	Bond refund	$	3,500.00
12/06/2026	EFT02155	Office Line Group Pty Ltd	Office furniture - Claremont library	$	2,197.80
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	747.74
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	1,824.94
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	862.92
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	4,066.33
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	491.13
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	491.13
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	587.33
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	578.53
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	472.99
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	1,299.39
5/06/2026	EFT02153	Omnicom Media Group Australia	Various local & community advertisements	$	747.74
5/06/2026	EFT02153	One Shade Sails Pty Ltd	Sail removal & storage	$	484.00
22/06/2026	EFT02157	One Shade Sails Pty Ltd	Sail removal & storage	$	11,814.00

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8/06/2026	EFT02154	ORH Trucks Solutions Pty Ltd	Vehicle service & repairs	$	2,425.77
4/06/2026	EFT02152	Paul Kelly	Council member allowances	$	8,045.50
03.06.2026	Payroll	Payroll	Payroll payment for 03 June 2026	$	234,881.84
17.06.2026	Payroll	Payroll	Payroll payment for 17 June 2026	$	242,664.28
18.06.2026	Payroll	Payroll	Payroll payment for 18 June 2026	$	123.79
12/06/2026	EFT02155	Pentland Australia Pty Limited	Aquatic Centre shop supplies	$	907.50
22/06/2026	EFT02157	Perth Pest Control Pty Ltd	Pest control services	$	4,906.00
29/05/2026	EFT02151	Perth Pest Control Pty Ltd	Pest control services	$	220.00
29/05/2026	EFT02151	Perth Pest Control Pty Ltd	Pest control services	$	220.00
22/06/2026	EFT02157	PFD Food Services Pty Ltd	Aquatic Centre cafe supplies	$	182.10
5/06/2026	EFT02153	Phil Johnson Plumbing And Gas	Plumbing works - Aquatic Centre	$	207.00
5/06/2026	EFT02153	Phil Johnson Plumbing And Gas	Plumbing works - Aquatic Centre	$	416.00
29/05/2026	EFT02151	Pipe Networks Pty Limited	Internet service	$	2,194.50
5/06/2026	EFT02153	Pipeline Irrigation	Irrigation works - Various locations	$	5,616.60
29/05/2026	EFT02151	Pipeline Irrigation	Irrigation works - Various locations	$	6,113.25
29/05/2026	EFT02151	Pipeline Irrigation	Irrigation works - Goldsworthy Road	$	14,863.20
29/05/2026	EFT02151	Pipeline Irrigation	Irrigation works - Grange Street	$	8,508.50
29/05/2026	EFT02151	Pipeline Irrigation	Irrigation works - Walter Street	$	442.20
29/05/2026	EFT02151	Pipeline Irrigation	Irrigation works - Goldsworthy Road	$	1,750.10
29/05/2026	EFT02151	Pipeline Irrigation	Irrigation works - Bernard Street	$	10,653.50
22/06/2026	EFT02157	Platinum Locating Services (MME Underground Services Pty Ltd)	Irrigation works - Goldsworthy and Bernard Street	$	852.59
22/06/2026	EFT02157	Priestman & Sharp Smash Repair	Vehicle repairs	$	600.00
12/06/2026	EFT02155	Print & Sign Co (Easy Abc Pty Ltd)	Lane signs - Aquatic Centre	$	1,391.50
12/06/2026	EFT02155	Print & Sign Co (Easy Abc Pty Ltd)	Event Parking Signage	$	1,321.76
5/06/2026	EFT02153	Proarb WA Pty Ltd	Tree maintenance works - Various locations	$	9,496.66
12/06/2026	EFT02155	Proarb WA Pty Ltd	Tree maintenance works - Various locations	$	880.00
12/06/2026	EFT02155	Proarb WA Pty Ltd	Tree maintenance works - Stirling Hwy	$	1,837.00
22/06/2026	EFT02157	Proarb WA Pty Ltd	Tree maintenance works - Lake Claremont	$	3,080.00
22/06/2026	EFT02157	Proarb WA Pty Ltd	Tree maintenance works - Fern Street	$	2,566.63
22/06/2026	EFT02157	Proarb WA Pty Ltd	Tree maintenance works - Various locations	$	7,802.65
29/05/2026	EFT02151	Proarb WA Pty Ltd	Tree maintenance works - Renown Avenue	$	5,104.00
29/05/2026	EFT02151	Proarb WA Pty Ltd	Tree maintenance works - Claremont Park	$	6,776.00
29/05/2026	EFT02151	Proarb WA Pty Ltd	Tree maintenance works - Stirling Highway	$	4,004.00
5/06/2026	EFT02153	Protec Asphalt	Asphalt works - Anstey Road	$	440.00
22/06/2026	EFT02157	Protec Asphalt	Asphalt works - Riley Road	$	1,320.00
22/06/2026	EFT02157	Protec Asphalt	Asphalt works - Walter Street	$	3,080.00
22/06/2026	EFT02157	Protec Asphalt	Asphalt works - Melvista Avenue	$	440.00
29/05/2026	EFT02151	Protec Asphalt	Asphalt works - Goldsworthy Street	$	5,390.00
29/05/2026	EFT02151	Protec Asphalt	Asphalt works - Bernard Street	$	12,881.00
12/06/2026	EFT02155	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	16,554.18
12/06/2026	EFT02155	Qtm Pty Ltd	Traffic management - Bernard Street	$	647.90
12/06/2026	EFT02155	Qtm Pty Ltd	Traffic management - Saladin Street	$	2,712.60
12/06/2026	EFT02155	Qtm Pty Ltd	Traffic management - Chancellor Street	$	2,376.00
12/06/2026	EFT02155	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	74.68
22/06/2026	EFT02157	Qtm Pty Ltd	Traffic management - Alfred Road	$	2,222.55
22/06/2026	EFT02157	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	2,134.28
22/06/2026	EFT02157	Qtm Pty Ltd	Traffic Management - Grange Street	$	1,511.24
29/05/2026	EFT02151	Qtm Pty Ltd	Traffic Management - Riley Road South	$	2,379.69
29/05/2026	EFT02151	Qtm Pty Ltd	Traffic Management - Grange Street	$	3,152.60
29/05/2026	EFT02151	Qtm Pty Ltd	Traffic Management - Brassey Street	$	979.11
22/06/2026	EFT02157	Qualcon Laboratories (The Trustee For The Qualcon Unit Trust)	Pavement investigation - Alfred Road	$	1,705.00
12/06/2026	EFT02155	R Gardner	Bond refund	$	3,000.00
12/06/2026	EFT02155	R Norgard	Construction training fund levy	$	220.00
5/06/2026	EFT02153	RAM Locksmiths (The Trustee For The Puleio Family Trust)	Locksmith services	$	466.40
4/06/2026	EFT02152	Ryan Brown	Council member allowances	$	5,458.75
4/06/2026	EFT02152	Ryan Christopher Fernandes	Council member allowances	$	5,458.75
12/06/2026	EFT02155	S Britliffe	Bond refund	$	3,500.00
12/06/2026	EFT02155	S Lewis	Bond refund	$	5,500.00
12/06/2026	EFT02155	Safety Tactile Pave Pty Ltd	Paving works - Bovell Lane	$	983.68
22/06/2026	EFT02157	Safety Tactile Pave Pty Ltd	Paving works - Bovell Lane	$	1,196.49
22/06/2026	EFT02157	Safety Tactile Pave Pty Ltd	Paving works - Goldsworthy & Bernard Road	$	716.29
22/06/2026	EFT02157	Safety Tactile Pave Pty Ltd	Paving works - Claremont Quarter	$	2,856.27
22/06/2026	EFT02157	Safety Tactile Pave Pty Ltd	Paving works - Council Chambers	$	22,284.72
22/06/2026	EFT02157	Safety Tactile Pave Pty Ltd	Paving works - Shenton Road	$	641.31
12/06/2026	EFT02155	Salt Residential	Bond refund	$	3,000.00
4/06/2026	EFT02152	Sara Franklyn	Council member allowances	$	5,458.75
29/05/2026	EFT02151	Scott Printers Pty Ltd	Museum brochures	$	235.40
29/05/2026	EFT02151	Scott Printers Pty Ltd	Flourish magazine printing	$	4,551.80
12/06/2026	EFT02155	Seashore Engineering Pty Ltd	Environmental management advice	$	2,200.00
29/05/2026	EFT02151	Seek Ltd	Employment advertisement	$	1,376.38
22/06/2026	EFT02157	Select Mechanical Services (Consolidated Systems 2012 Pty Ltd)	Battery management system - Council Chambers	$	10,021.00
5/06/2026	EFT02153	Seton Australia	Safety gloves - Aquatic Centre	$	116.29
12/06/2026	EFT02155	Sheridan's For Badges (Maj Trust)	Nameplate - Council Chambers	$	39.60

Schedule of payment - June 2026

12/06/2026	EFT02155	Showgrounds Community Men's Shed Inc	Painting services - Town Centre	$	440.00
22/06/2026	EFT02157	Shred-X Pty Ltd	Security bin replacement	$	72.86
5/06/2026	EFT02153	Sigma Chemicals (Cromag Pty Ltd)	Chemicals for the Aquatic Centre	$	1,655.67
22/06/2026	EFT02157	Sigma Chemicals (Cromag Pty Ltd)	Chemicals for the Aquatic Centre	$	275.00
29/05/2026	EFT02151	Sigma Chemicals (Cromag Pty Ltd)	Chemicals for the Aquatic Centre	$	1,931.99
29/05/2026	EFT02151	Signs Plus (Plus Creative Pty Ltd)	Staff name badges	$	116.00
12/06/2026	EFT02155	Snowflow Perth (Bevtek Solutions Pty Ltd)	Aquatic Centre cafe supplies	$	3,550.00
12/06/2026	EFT02155	Snowflow Perth (Bevtek Solutions Pty Ltd)	Aquatic Centre cafe supplies	$	153.90
12/06/2026	EFT02155	Soco Studios	Event photography - Local business campaign	$	5,637.50
12/06/2026	EFT02155	Soco Studios	Event photography - Youth mural mentorship	$	1,380.50
22/06/2026	EFT02157	Soco Studios	Event photography - Claremont Museum	$	495.00
29/05/2026	EFT02151	Stephen R Hawkes	Weather instrument maintenance - Freshwater Bay	$	4,066.50
12/06/2026	EFT02155	Stihl Shop Osborne Park	Minor plant repair and service	$	220.70
12/06/2026	EFT02155	Stihl Shop Osborne Park	Minor plant repair and service	$	195.70
12/06/2026	EFT02155	Stihl Shop Osborne Park	Minor plant repair and service	$	154.00
12/06/2026	EFT02155	Stihl Shop Osborne Park	Minor plant repair and service	$	13.85
12/06/2026	EFT02155	Stihl Shop Osborne Park	Minor plant repair and service	$	156.60
12/06/2026	EFT02155	Stihl Shop Osborne Park	Minor plant repair and service	$	176.00
12/06/2026	EFT02155	Stihl Shop Osborne Park	Minor plant repair and service	$	156.60
12/06/2026	EFT02155	Stihl Shop Osborne Park	Minor plant repair and service	$	211.20
12/06/2026	EFT02155	Stihl Shop Osborne Park	Minor plant repair and service	$	173.50
12/06/2026	EFT02155	Stihl Shop Osborne Park	Minor plant repair and service	$	183.10
22/06/2026	EFT02157	Stihl Shop Osborne Park	Battery purchase	$	267.00
12/06/2026	EFT02155	Supersealing	Ceiling repairs - Various town buildings	$	8,112.50
12/06/2026	EFT02155	Sustainable Outdoors	Foreshore revegetation	$	14,752.87
22/06/2026	EFT02157	Sustainable Outdoors	Weed control - Lake Claremont	$	32,967.29
22/06/2026	EFT02157	Sydney Tools	Platform ladder	$	594.00
29/05/2026	EFT02151	The Freo Doctor Liquor Store (The Trustee For Sangwan Family Trust)	Beverages - Volunteer event	$	85.00
5/06/2026	EFT02153	The Lane Bookshop	Library resources	$	121.48
5/06/2026	EFT02153	The Lane Bookshop	Library resources	$	129.13
5/06/2026	EFT02153	The Lane Bookshop	Library resources	$	59.48
12/06/2026	EFT02155	The Lane Bookshop	Library resources	$	219.20
12/06/2026	EFT02155	The Lane Bookshop	Library resources	$	56.06
22/06/2026	EFT02157	The Lane Bookshop	Library resources	$	77.32
22/06/2026	EFT02157	The Lane Bookshop	Library resources	$	349.97
22/06/2026	EFT02157	The Lane Bookshop	Library resources	$	72.20
22/06/2026	EFT02157	The Lane Bookshop	Library resources	$	19.54
29/05/2026	EFT02151	The Lane Bookshop	Library resources	$	62.03
29/05/2026	EFT02151	The Lane Bookshop	Library resources	$	152.91
29/05/2026	EFT02151	The Lane Bookshop	Library resources	$	296.49
29/05/2026	EFT02151	The Lane Bookshop	Library resources	$	91.76
29/05/2026	EFT02151	The Lap Collective Pty Ltd	Hand paddles - Aquatic Centre	$	763.00
29/05/2026	EFT02151	The Paper Company Of Australia	Stationary order	$	354.75
29/05/2026	EFT02151	The Royal Life Saving Society WA Inc	Defibrillator pads - Aquatic Centre	$	370.00
5/06/2026	EFT02153	The Trustee For EMSO Investment Trust	Park bench maintenance - Mary Street Reserve	$	418.00
5/06/2026	EFT02153	The Trustee For EMSO Investment Trust	Park bench maintenance - Maclagan Park	$	836.00
5/06/2026	EFT02153	The Trustee For EMSO Investment Trust	Park bench maintenance - Cresswell Park	$	2,926.00
29/05/2026	EFT02151	The Trustee For EMSO Investment Trust	Park bench maintenance - Various locations	$	4,061.92
8/06/2026	EFT02154	The Trustee For Major Motors Unit Trust	Vehicle service & repairs	$	6,803.33
22/06/2026	EFT02157	The Trustee For Mcdermott Family Trust	Building maintenance - Stirling Highway	$	968.00
29/05/2026	EFT02151	The Trustee For Mcdermott Family Trust	Cleaning of shade structures - Claremont Football Ground	$	4,620.00
22/06/2026	EFT02157	The Trustee For Teamwork Contractors Unit Trust	Fencing works - Gugeri Street	$	10,124.86
5/06/2026	EFT02153	The Trustee For The Reid Family Trust	Window cleaning - Museum	$	435.00
5/06/2026	EFT02153	The Trustee For The Reid Family Trust	Window cleaning - Bay View Community Centre	$	532.00
5/06/2026	EFT02153	The Trustee For The Reid Family Trust	Window cleaning - Aquatic Centre	$	1,039.00
29/05/2026	EFT02151	The Trustee For The Reid Family Trust	Window cleaning - Operation Centre	$	653.00
29/05/2026	EFT02151	The Trustee For The Reid Family Trust	Window cleaning - Stirling Highway	$	2,867.00
5/06/2026	EFT02153	Timothy P Clynch	Staff reimbursement - Executive function	$	145.94
12/06/2026	EFT02155	Totally Workwear Myaree (The Trustee For Omac Unit Trust)	Staff work attire - Parks Officer	$	180.00
12/06/2026	EFT02155	Totara Construction	Bond refund	$	5,500.00
12/06/2026	EFT02155	Traffic Logistics	Traffic counts – Graylands & Shenton Roads	$	657.25
5/06/2026	EFT02153	Tree Planting And Watering (Baroness Holdings Pty Ltd)	Tree watering services - Various locations	$	6,475.92
29/05/2026	EFT02151	Tree Planting And Watering (Baroness Holdings Pty Ltd)	Tree watering services - Various locations	$	8,015.04
5/06/2026	EFT02153	Treeswest Australia Pty Ltd	Polyphagous Shot-Hole Borer treatment	$	4,950.00
12/06/2026	EFT02155	Treeswest Australia Pty Ltd	Polyphagous Shot-Hole Borer treatment	$	4,950.00
22/06/2026	EFT02157	Treeswest Australia Pty Ltd	Polyphagous Shot-Hole Borer treatment	$	4,950.00
22/06/2026	EFT02157	Treeswest Australia Pty Ltd	Polyphagous Shot-Hole Borer treatment	$	6,806.25
29/05/2026	EFT02151	Treeswest Australia Pty Ltd	Polyphagous Shot-Hole Borer treatment	$	2,750.00
29/05/2026	EFT02151	Treeswest Australia Pty Ltd	Polyphagous Shot-Hole Borer treatment	$	5,637.50
5/06/2026	EFT02153	Turfworks WA Pty Ltd	Moving services - Fuel levy	$	354.00
5/06/2026	EFT02153	Turfworks WA Pty Ltd	Mowing services - Various locations	$	5,126.73
29/05/2026	EFT02151	Turfworks WA Pty Ltd	Mowing services - Various locations	$	4,502.59

Schedule of payment - June 2026

12/06/2026	EFT02155	United Paradiso Pty Ltd	Youth mentorship presentation	$	550.00
12/06/2026	EFT02155	Veolia Recycling & Recovery (Perth)	Event waste collection - Afternoon at Lake Claremont	$	165.00
22/06/2026	EFT02157	Veolia Recycling & Recovery (Perth)	Waste collection	$	93,590.88
29/05/2026	EFT02151	Vocus Pty Ltd	Internet & telephone service	$	16.50
29/05/2026	EFT02151	Vocus Pty Ltd	Internet & telephone service	$	417.32
22/06/2026	EFT02157	WA Distributors	Aquatic Centre cafe supplies	$	94.50
22/06/2026	EFT02157	WA Distributors	Aquatic Centre cafe supplies	$	99.85
29/05/2026	EFT02151	WA Distributors	Aquatic Centre cafe supplies	$	62.90
29/05/2026	EFT02151	WA Distributors	Aquatic Centre cafe supplies	$	63.75
5/06/2026	EFT02153	WALGA	Elected member training	$	1,331.00
29/05/2026	EFT02151	WALGA	Elected member training	$	264.00
29/05/2026	EFT02151	WALGA	Staff training	$	1,089.00
5/06/2026	EFT02153	Way Funky Company Pty Ltd	Aquatic Centre shop supplies	$	9,070.82
5/06/2026	EFT02153	Way Funky Company Pty Ltd	Aquatic Centre shop supplies	$	89.76
5/06/2026	EFT02153	Way Funky Company Pty Ltd	Aquatic Centre shop supplies	$	111.54
22/06/2026	EFT02157	Wesfarmers Kleenheat Gas Pty Ltd	Gas supply - Aquatic Centre	$	822.85
29/05/2026	EFT02151	Wesfarmers Kleenheat Gas Pty Ltd	Gas supply - Aquatic Centre	$	662.90
22/06/2026	EFT02157	West Coast Uniforms (Isleb Pty Ltd)	Lifeguard uniform - Aquatic Centre	$	3,474.24
12/06/2026	EFT02155	Westbooks	Library resources	$	184.25
12/06/2026	EFT02155	Westbooks	Library resources	$	1,031.14
12/06/2026	EFT02155	Westbooks	Library resources	$	179.12
12/06/2026	EFT02155	Westbooks	Library resources	$	245.91
12/06/2026	EFT02155	Westbooks	Library resources	$	138.95
29/05/2026	EFT02151	Westbooks	Library resources	$	60.02
29/05/2026	EFT02151	Westbooks	Library resources	$	38.72
29/05/2026	EFT02151	Westbooks	Library resources	$	262.38
29/05/2026	EFT02151	Westbooks	Library resources	$	281.07
29/05/2026	EFT02151	Westbooks	Library resources	$	171.30
29/05/2026	EFT02151	Westbooks	Library resources	$	40.34
12/06/2026	EFT02155	Western Metropolitan Regional Council	Waste collection	$	27,959.42
29/05/2026	EFT02151	Western Metropolitan Regional Council	Waste collection	$	31,095.64
22/06/2026	EFT02157	Weston Road Systems	Line marking services - Goldsworthy Road	$	4,290.00
22/06/2026	EFT02157	Weston Road Systems	Line marking services - Grange Street	$	1,980.00
29/05/2026	EFT02151	Weston Road Systems	Line marking services - Dean Street	$	1,017.50
22/06/2026	EFT02157	Whadjuk Aboriginal Corporation	Attendance of Aboriginal monitors - Sand management works at Foreshore	$	3,467.38
22/06/2026	EFT02157	WINC	Cleaning supplies - various locations	$	1,345.62
29/05/2026	EFT02151	WINC	Cleaning supplies - various locations	$	646.69
12/06/2026	EFT02155	Yvonne Mary Loveland	Consultancy services - Western Suburbs Alliance	$	9,000.00
			Total EFT	**$**	**2,142,123.11**
			Total Number of EFT Transfers		**469**

DIRECT DEBITS MONTH YEAR - MUNICIPAL FUND

Date	Ref.	Name	Details		Amount
		Alinta	Gas charges	$	266.50
		Fines Enforcement Registry	Unpaid infringement pursuit	$	14,248.50
		WATC Loan Repayments	Loan repayments	$	42,765.22
		Business Fleet Card	Fuel card expenses	$	609.11
		Shell Fuel Card	Fuel card expenses	$	4,072.14
		Kyocera	Photocopier lease repayments	$	1,052.70
		NAB	Various bank fees	$	1,710.44
		NAB Purchase Card	Purchase card expenses - May 2026	$	23,074.34
		Water Corporation	Various water charges	$	8,459.07
		Telstra	Various telephone and data expenses	$	2,873.50
		Synergy	Various electricity and street lighting	$	45,806.77
		Quick Super	Superannuation Payments (including elected member superannuation)	$	125,685.80
			Total Direct Debits	**$**	**270,624.09**
			TOTAL ALL PAYMENTS FOR THE MONTH OF JUNE 2026	**$**	**2,412,747.20**

National Australia Bank

Statement Period 29 May 2026 to 29 June 2026

Chief Executive Officer

Date	Supplier	Narrative	Amount
22/06/2026	Act Cabs 0261030882	Travel expense - ALGA conference	$ 35.23
22/06/2026	Qt Canberra Icp	Travel expense - ALGA conference	$ 77.65
22/06/2026	Qt Canberra Opi	Deputy Mayor accommodation & travel expenses - ALGA confere	$ 219.24
22/06/2026	Qt Canberra Opi	Deputy Mayor accommodation & travel expenses - ALGA confere	$ 872.90
22/06/2026	Qt Canberra Opi	CEO accommodation & travel expenses - ALGA conference	$ 1,010.94
22/06/2026	Qt Canberra Opi	Mayor accommodation & travel expenses - ALGA conference	$ 1,263.68
23/06/2026	Act Cabs 0261030882	Travel expense - ALGA conference	$ 10.13
23/06/2026	Aerial Cg 132227	Travel expense - ALGA conference	$ 14.96
23/06/2026	Act Cabs 0261030882	Travel expense - ALGA conference	$ 15.59
24/06/2026	Act Cabs 0261030882	Travel expense - ALGA conference	$ 15.80
24/06/2026	Act Cabs 0261030882	Travel expense - ALGA conference	$ 18.53
24/06/2026	Act Cabs 0261030882	Travel expense - ALGA conference	$ 19.58
24/06/2026	Aerial Cg 132227	Travel expense - ALGA conference	$ 23.89
25/06/2026	Act Cabs 0261030882	Travel expense - ALGA conference	$ 16.54
25/06/2026	Aerial Cg 132227	Travel expense - ALGA conference	$ 17.59
25/06/2026	Blu Ginger Indian Re	Travel expense - ALGA conference	$ 138.41
26/06/2026	Act Cabs 0261030882	Travel expense - ALGA conference	$ 33.34
26/06/2026	Qt Canberra Opi	Travel Expense - ALGA conference	$ 59.00
26/06/2026	Qt Canberra Opi	Deputy Mayor accommodation & travel expenses - ALGA confere	$ 106.07
28/05/2026	Liberty Liquors	Refreshment - Staff event	$ 283.92
28/05/2026	Crust - Claremont	Catering - Staff event	$ 319.00
29/05/2026	Sq *the Baking Corner Cla	Catering - Staff meeting	$ 24.87
29/05/2026	Ultimoctng* Online	Catering - Concept forum	$ 421.95
		Total	**$ 5,018.81**

Director of Corporate Services

Date	Supplier	Narrative	Amount
28/05/2026	Sp Superoffice	Staff ergonomic equipment	$ 59.90
28/05/2026	Bunnings 483000	Employee welcome pack	$ 39.75
28/05/2026	Derby Hospital	Employment medical	$ 391.00
26/06/2026	Miss Maud	Catering - Council meeting	$ 275.05
26/06/2026	Ultimoctng* Online	Catering - Employee cost	$ 277.95
26/06/2026	Super Natural Eatery Pty	Catering - Council meeting	$ 384.50
		Total	**$ 1,428.15**

Director of Infrastructure

Date	Supplier	Narrative	Amount
28/05/2026	Aussie Plasterboard	Electrical repairs - Council chambers	$ 126.78
5/06/2026	Bunnings 483000	Batteries	$ 6.98
11/06/2026	The Gallery G C	Staff farewell cards	$ 33.98
16/06/2026	Smp*rural Fencing Supd5	Gate hardware	$ 82.78
17/06/2026	Zlr*the Cheesecake Shop	Catering - Staff meeting	$ 46.95
18/06/2026	Foodies Market Clare	Catering - Staff meeting	$ 18.99
22/06/2026	Sp Jb Hi-Fi	Data storage	$ 108.00
22/06/2026	Sp Pro Trail Cam	Photography equipment	$ 556.00
24/06/2026	Coles 0299	Batteries	$ 15.00
24/06/2026	Reddy Express 6902	Fuel - Plant vehicle	$ 29.32
24/06/2026	Ryda Pty Ltd	Solar panels	$ 265.80
24/06/2026	Bunnings 483000	Gas bottle exchange	$ 69.80
26/06/2026	Business Base	Office chairs	$ 772.92
		Total	**$ 2,133.30**

Manager Communications and Customer Relations

Date	Supplier	Narrative	Amount
27/05/2026	Intuit Mailchimp	Marketing services	$ 255.68
2/06/2026	Shutterstock Ireland Limi	Photography image purchase	$ 22.00
1/06/2026	Intuit	Marketing services	$ 159.35
8/06/2026	Woolworths Online	Staff fruit and milk	$ 115.92
14/06/2026	Woolworths Online	Staff fruit and milk	$ 121.95
20/06/2026	Contentsquare.Com	Website analytics	$ 143.11
22/06/2026	Woolworths Online	Staff fruit and milk	$ 125.38
22/06/2026	Facebk *6amxusvl52	Community advertisement	$ 13.96
27/06/2026	Intuit	Marketing services	$ 266.13
28/06/2026	Woolworths Online	Staff fruit and milk	$ 119.41
		Total	**$ 1,342.89**

Manager Community Safety

Date	Supplier	Narrative	Amount
3/06/2026	Totally Workwear Mt	Staff uniform - Community Safety	$ 355.00
26/06/2026	Sq *western Diagnostic Pa	Staff medical	$ 47.00
		Total	**$ 402.00**

Manager Environmental Health

Date	Supplier	Narrative	Amount
28/05/2026	Eha Wa	Food safe subscription	$ 550.00
		Total	**$ 550.00**

Museum Coordinator

Date	Supplier	Narrative	Amount
3/06/2026	Coles 0299	Catering - Museum event	$ 331.85
8/06/2026	Fruugo.Com	Audio equipment	$ 32.44
8/06/2026	Bunnings 483000	Education program supplies	$ 34.98
9/06/2026	Taylor Rd Iga	Education program supplies	$ 31.54
16/06/2026	Etsy.Com*elementalleaf	Education program supplies	$ 30.25
16/06/2026	Officeworks	Education program supplies	$ 282.21
25/06/2026	Howards Storage	Storage containers	$ 424.87
		Total	**$ 1,168.14**

Manager ICT

Date	Supplier	Narrative	Amount
29/05/2026	Jb Hi Fi Claremont	IT accessories	$ 78.95
3/06/2026	Twilio Sendgrid	IT software	$ 31.02
5/06/2026	Online Domotz	IT software	$ 271.72
5/06/2026	City Of Joondalup	Parking - Staff meeting	$ 3.00
18/06/2026	Objective Corporation	IT software	$ 361.90
23/06/2026	1password	IT software	$ 40.54
		Total	**$ 787.13**

Manager of Tourism & Events

Date	Supplier	Narrative	Amount
27/05/2026	Pacific Nylon Plastics	Banner maintenance	$ 49.94
2/06/2026	Bunnings Group Ltd	Event Supplies - Refund	-$ 13.95
2/06/2026	Bunnings Group Ltd	Events supplies	$ 476.10
4/06/2026	Coles 0299	Catering - Community event	$ 11.50
4/06/2026	Jacks Wholefoods &	Catering - Community event	$ 61.52
8/06/2026	Seed Claremont	Community event prize	$ 150.00
8/06/2026	Nude Lucy	Community event prize	$ 250.00
8/06/2026	Dissh	Community event prize	$ 250.00
17/06/2026	Waivpay Pty Ltd	Community event prize	$ 1,250.00
		Total	**$ 2,485.11**

Executive Assistant

Date	Supplier	Narrative	Amount
28/05/2026	Reddy Express 6902	Beverage supplies - Staff event	$ 18.48
28/05/2026	Coles 0299	Catering - Staff event	$ 31.00
2/06/2026	Coles 0299	Catering - Staff event	$ 161.59
3/06/2026	Tm *ticketmaster	CEO farewell gift	$ 165.50
4/06/2026	Officeworks 0607	Office stationary	$ 22.50
7/06/2026	Aust Institute Of Mana	Staff training and development	$ 1,614.00
10/06/2026	Discoverevents.Com.Au	Events registration	$ 887.65
24/06/2026	Qantas Airw	Deputy Mayor flight expense - ALGA conference	$ 145.10
25/06/2026	Qantas Airw	CEO flight expense - ALGA conference	$ 193.16
25/06/2026	Qantas Airw	Mayor flight expense - ALGA conference	$ 193.16
		Total	**$ 3,432.14**

Manager Aquatic Centre

Date	Supplier	Narrative	Amount
4/06/2026	Kmart 1139	Aquatic Centre cafe supplies	$ 41.40
4/06/2026	Sp Water Cooler Shop	Water fountain - Aquatic Centre	$ 1,225.00
8/06/2026	Officeworks 0602	Safety signage and equipment	$ 171.00
18/06/2026	Amazon Marketplace Au	Membership toggles	$ 99.51
23/06/2026	Zenith Music	Event equipment	$ 113.95
24/06/2026	Mannys Perth	Audio equipment - Aquatic Centre	$ 798.00
26/06/2026	Foodies Market Clare	Catering - Staff meeting	$ 159.90
		Total	**$ 2,608.76**

Manager Community Development

Date	Supplier	Narrative	Amount
25/05/2026	Retaildispl	Noticeboard - Bay View Community Centre	$ 239.86
28/05/2026	News Pty Limited	Newspaper subscription	$ 88.00
29/05/2026	Officeworks	Event stationary - Volunteer event	$ 45.95
29/05/2026	Temu.Com	Craft supplies - Community event	$ 148.42
29/05/2026	Clever Patch	Craft supplies - Community event	$ 182.91
2/06/2026	Officeworks	Education program resources	$ 121.50
2/06/2026	Wanewsdti	Newspaper subscription	$ 172.80
8/06/2026	Kmart	Education program resources	$ 46.00
8/06/2026	Post Claremont Post Sh	Working with Children's Check	$ 87.00
9/06/2026	Isubscribe Pty Ltd	Magazine subscription	$ 94.99
9/06/2026	Magshoponline	Magazine subscription	$ 79.99
11/06/2026	Sp Koch And Co Pty Ltd	Education program resources	$ 105.33
12/06/2026	The Good Grocer Wembley I	Catering - NAIDOC week	$ 140.00
12/06/2026	The Good Grocer Wembley I	Catering - NAIDOC week	$ 140.00
15/06/2026	Jb Hi Fi Claremont	Library resources	$ 193.84
25/06/2026	News Pty Limited	Newspaper subscription	$ 88.00
26/06/2026	Dymocks Online	Library resources	$ 59.98
26/06/2026	Officeworks	Education program resources	$ 83.50
26/06/2026	Bigw Online	Library resources	$ 264.74
		Total	**$ 2,382.81**

Manager Planning & Development

Date	Supplier	Narrative	Amount
29/05/2026	Wilson Parking Per113	Parking - Staff meeting	$ 28.50
18/06/2026	Cpp Citiplace	Parking - Staff meeting	$ 21.20
		Total	**$ 49.70**

Manager People & Culture

Date	Supplier	Narrative	Amount
10/06/2026	Walga Events	Staff training and development	$ 720.00
11/06/2026	Sq *bad Backs Store	Staff ergonomic equipment	$ 739.00
15/06/2026	Coles 0299	Staff recruitment materials	$ 32.00
		Total	**$ 1,491.00**

Total Purchase Card for June 2026	**$ 25,279.94**

Payment for the purchase card was direct debited on 06 July 2026

Fuel Card Report

Business Fuel Card : 01 May 2026 - 31 May 2026 (Business Fuel Card)

Date	Registration Number	Location	Fuel Type		Total Cost
31/05/2026	1FCI319	Business Fuel Cards Pty Ltd	Network Service Fee exc Shell	$	7.24
31/05/2026		Business Fuel Cards Pty Ltd	Transaction Fees	$	4.92
22/05/2026		Shell Reddy Express Claremont	Unleaded	$	68.18
15/05/2026		EG Fuelco Floreat 94216	Premium unleaded	$	80.34
13/05/2026		Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
2/05/2026		United Kewdale	Premium unleaded	$	74.12
2/05/2026		United Kewdale	Merchants Surcharge	$	1.96
31/05/2026	1HNA376	Business Fuel Cards Pty Ltd	Transaction Fees	$	1.64
12/05/2026		Shell Reddy Express Claremont	Diesel	$	250.33
2/05/2026		Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
31/05/2026	Director	Business Fuel Cards Pty Ltd	Network Service Fee exc Shell	$	3.62
31/05/2026		Business Fuel Cards Pty Ltd	Transaction Fees	$	1.64
6/05/2026		Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
3/05/2026		7-Eleven Booragoon 3065	Premium Unleaded 98	$	84.36
7/05/2026	Director	Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
			Total purchase card	**$**	**609.11**

Shell Fuel Card Statement 15 May 2026 - 15 June 2026 (Shell Fuel Card)

Date	Registration Number	Location	Fuel Type		Total Cost
6/06/2026	1HNU587	Shell Rexp Warwick	Diesel	$	117.12
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
25/05/2026		Shell Rexp Osborne Park	Diesel	$	106.95
17/05/2026		Shell Rexp Mount Lawley	Diesel	$	119.76
8/06/2026	1HPN643	Shell Rexp Claremont	Diesel	$	122.24
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
26/05/2026		Shell Rexp Claremont	Diesel	$	135.77
11/06/2026	1HPN644	Shell Rexp Wembley	Diesel	$	125.84
9/06/2026		Shell Rexp Banksia Grove	Diesel	$	9.70
2/06/2026		Shell Rexp Banksia Grove	Diesel	$	108.46
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
26/05/2026		Shell Rexp Banksia Grove	Diesel	$	137.65
17/05/2026		Shell Rexp Banksia Grove	Diesel	$	139.33
9/06/2026	1HVW050	Shell Rexp Claremont	Unleaded Petrol	$	75.54
4/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	110.47
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
26/05/2026		Shell Rexp Claremont	Unleaded Petrol	$	115.51
19/05/2026		Shell Rexp Claremont	Unleaded Petrol	$	14.13
12/06/2026	1HVW051	Shell Rexp Claremont	Unleaded Petrol	$	91.16
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
21/05/2026		Shell Rexp Claremont	Unleaded Petrol	$	107.06
10/06/2026	1HVW052	Shell Rexp Claremont	Unleaded Petrol	$	110.52
3/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	118.29
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
25/05/2026		Shell Rexp Palmyra	Unleaded Petrol	$	125.19
9/06/2026	1HVW053	Shell Rexp Mosman Park	Unleaded Petrol	$	73.02
2/06/2026		Shell Rexp Mosman Park	Unleaded Petrol	$	75.24
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
23/05/2026		Shell Rexp Bibra Lake	Unleaded Petrol	$	116.77
2/06/2026	1IAU153	Shell Rexp Claremont	Unleaded Petrol	$	44.54
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
15/06/2026	1IAU171	Shell Rexp Bayswater	Unleaded Petrol	$	64.49
9/06/2026		Shell Rexp Bayswater	Unleaded Petrol	$	73.02
31/05/2026		Shell Rexp Bayswater	Unleaded Petrol	$	74.21
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
18/05/2026		Shell Rexp Willetton	Unleaded Petrol	$	58.00
8/06/2026	1IFF051	Shell Rexp Claremont	Unleaded Petrol	$	43.79
2/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	56.35
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
24/05/2026		Shell Rexp Claremont	Unleaded Petrol	$	75.27
1/06/2026	1IFF052	Shell Rexp Warwick (Wa)	Unleaded Petrol	$	86.47
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
8/06/2026	1IFF053	Shell Rexp Bibra Lake	Unleaded Petrol	$	50.42
1/06/2026		Shell Rexp Bibra Lake	Unleaded Petrol	$	77.86
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
29/05/2026		Shell Rexp Claremont	Unleaded Petrol	$	72.28
19/05/2026		Shell Rexp Claremont	Unleaded Petrol	$	81.72
31/05/2026	1IFF054	Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
27/05/2026		Shell Rexp Dianella	Unleaded Petrol	$	84.23
6/06/2026	1IFF055	Shell Rexp Casuarina	Unleaded Petrol	$	67.46
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
23/05/2026		Shell Rexp Casuarina	Unleaded Petrol	$	91.74
5/06/2026	1IFF056	Shell Rexp Scarborough	Unleaded Petrol	$	79.47
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
19/05/2026		Shell Rexp Scarborough	Unleaded Petrol	$	91.37
31/05/2026	1IFF057	Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
26/05/2026		Shell Rexp Bayswater	Unleaded Petrol	$	85.50
19/05/2026		Shell Rexp Bayswater	Unleaded Petrol	$	78.32
11/06/2026	1IMQ894	Shell Rexp Claremont	Unleaded Petrol	$	60.72
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
22/05/2026		Shell Rexp Ocean Reef	Unleaded Petrol	$	79.33
2/06/2026	1IOH741	Shell Rexp Claremont	Diesel	$	107.90
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
3/06/2026	1IPZ000	Shell Rexp Brentwood	Unleaded Petrol	$	84.46
31/05/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
			Total purchase card for the period	**$**	**4,072.14**

13.1.5 REVIEW OF POLICY LG512 CORPORATE PURCHASING CARDS

File Number: COM/00032

Author: Bernadine Tucker (Director Corporate Services)

Authoriser: John Pearson (Chief Executive Officer)

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

Attachments:

1. Proposed New Policy LG512 Corporate Purchasing Cards [**13.1.5.1** - 3 pages]
2. Existing Policy LG512 Corporate Purchasing Cards [**13.1.5.2** - 2 pages]

PURPOSE

To revoke existing Policy LG512 Corporate Purchasing Cards and adopt a new Policy LG512 Corporate Purchasing Cards that strengthens governance, clarifies roles and responsibilities, enhances internal controls and aligns with the expectations from external auditors.

OFFICER RECOMMENDATION

That Council revokes current Policy LG512 Corporate Purchasing Cards and replaces it with Policy LG512 Corporate Purchasing Cards as contained in Attachment 1.

BACKGROUND

As part of the Office of the Auditor General's (OAG) 2024/2025 financial audit, a minor audit finding identified an opportunity to strengthen the Town's purchasing card controls. Specifically, the OAG recommended that the Town ensure all purchasing card transactions were reviewed in a timely manner and, where practicable, update Council Policy LG512 Corporate Purchasing Cards to establish and document clear timeframes for the review and approval of purchasing card transactions.

The Town agreed and gave a commitment to amend the policy by 31 December 2025.

An amended policy was presented to the Audit and Risk Management Committee on 11 December 2024 where the Committee endorsed the proposed amendments. Council subsequently adopted the amended Policy at its Ordinary Council Meeting held on 4 February 2025.

In December 2025, the Town engaged Paxon Group to undertake a financial management review (Regulation 5 audit). Paxon made a low risk finding identifying that the Corporate Purchasing Cards policy did not include requirements for returning of credit cards when staff ceased employment or no longer require a corporate card.

In addition, the Town has received feedback from our auditors about strengthening the key governance and control requirements relating to purchasing cards.

DISCUSSION

In response to the feedback received from our auditors, the Town has reviewed Policy LG512 Corporate Purchasing Cards and recommends the current Policy LG512 Corporate Purchasing Cards be revoked and replaced with a new Policy LG512 Corporate Purchasing Cards. The new policy strengthens governance requirements, clarifies responsibilities and enhances internal controls.

PAST RESOLUTIONS

Ordinary Council Meeting 4 February 2025, Council Resolution 6/25

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Nil.

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.

- Continually assess our performance and implement initiatives that drive continuous improvement.

URGENCY

Not urgent

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 108/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Graham Cameron

That Council revokes current Policy LG512 Corporate Purchasing Cards and replaces it with Policy LG512 Corporate Purchasing Cards as contained in Attachment 1.

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

CARRIED7/0

UNCONFIRMED

TOWN of CLAREMONT

COUNCIL POLICY LG512
CORPORATE PURCHASING CARDS

KEY FOCUS AREA LEADERSHIP AND GOVERNANCE

Purpose

To establish the principles for the issue, use and management of corporate purchasing cards to ensure they are used for legitimate Town business, with adequate controls in place to promote responsible financial management, accountability and compliance with the Town's procurement requirements.

Scope

This Policy applies to all employees issued with, authorised to use, administer or approve expenditure incurred on a Corporate Purchasing Card.

Policy Statement

Corporate Purchasing Cards are provided to facilitate the efficient and effective procurement of low-value goods and services required for the delivery of Town operations.

Corporate Purchasing Cards may only be issued where:

- there is a demonstrated operational need;
- the use of a Corporate Purchasing Card is the most practical and efficient purchasing method; and
- the employee holds the appropriate purchasing and financial delegations.

Credit limits and individual transaction limits shall be determined according to operational requirements and reviewed periodically.

Card holder responsibilities

Cardholders must:

- use the card for authorised Town business only;
- ensure expenditure is within an approved budget;
- ensure purchases are within approved delegations;
- ensure purchases comply with all applicable policies and procedures;
- not use the Card for cash advances or ATM withdrawals;
- purchase alcohol only for legitimate Town business purposes;
- not use the Card in a manner that provides any personal benefit, including participation in reward, loyalty or similar incentive programs.
- ensure transactions are not split to circumvent purchasing limits
- retain tax invoices and supporting documentation;
- acquit transactions monthly on a timely basis;

Proposed New Policy LG512 Corporate Purchasing Cards – July 2026

- ensure expenditure is independently reviewed and approved;
- safeguard the card against loss or misuse;
- immediately report lost, stolen or compromised cards;
- immediately report any suspected fraudulent or unauthorised transactions;
- return the card upon request, extended leave or cessation of employment.
- Comply with the Service Provider's conditions of use.

Corporate Purchasing Cards must only be used by the employee to whom they have been issued.

Approval of transactions

A cardholder must not approve or certify their own expenditure.

All purchasing card transactions must be independently reviewed and approved by an appropriately authorised officer in the first week of the following month.

Monitoring and Reporting

The Chief Executive Officer shall ensure:

- purchasing card expenditure is reported to Council in accordance with the Local Government (Financial Management) Regulations 1996;
- all CEO transactions are reviewed by the Director Corporate Services and signed by the Mayor.
- purchasing card registers are maintained;
- purchasing card limits are reviewed periodically;
- cards are cancelled when no longer required;
- periodic reviews of purchasing card usage are undertaken;
- identified control weaknesses are addressed.
- compliance with this Policy is monitored. This includes a review of transaction trends, supplier usage and compliance with Town policies and procedures.

Proposed New Policy LG512 Corporate Purchasing Cards – July 2026

Document Control Box			
Legislation:	*Local Government Act 1995* s. 6.5(a) and s 2.7(2)(a) *Local Government (Financial Management) Regulations 1996* s11(1)(a)		
Organisational:			
Version #	**Decision:**	**OCM Date:**	**Resolution Number:**
1.	Adopted		
2.			
3.			

Proposed New Policy LG512 Corporate Purchasing Cards – July 2026

TOWN of CLAREMONT

COUNCIL POLICY LG512
CORPORATE PURCHASING CARDS

KEY FOCUS AREA LEADERSHIP AND GOVERNANCE

Purpose

The purpose of this policy is to provide guidance on the issue and control of the use of the corporate purchasing cards to employees of the Town of Claremont (**the Town**).

Policy

In respect to the issue and use of corporate purchasing cards:

- Council has authorised the responsibility of the issue of corporate purchasing cards to the Chief Executive Officer (**CEO**).
- The CEO can authorise the issue of cards to Directors and other officers as required.
- The Director of Corporate Services is authorised by the CEO to issue cards to other officers as required.
- Purchasing limits in respect to these corporate purchasing cards will be determined by the CEO. A monthly card limit and an individual transaction limit will be determined for each card holder.
- Corporate purchasing cards are to be used only for business related expenditure and to purchase within the adopted budget
- Custodians of corporate purchasing cards are entirely responsible for the use of that card. They may authorise other Town employees to use the card for business related expenditure
- Cardholders cannot incur and certify their own expenditure when arranging payment of the monthly invoice to the card supplier.
- Cardholders must not obtain personal benefit from the use of the cards, including receipt of frequent flyer points or other reward schemes.
- The use of corporate purchasing cards does not negate the requirement to comply with the Town's purchasing policy.

The CEO is to approve procedures for the use of corporate purchasing cards to ensure adequate control is exercised over their use and that expenditure incurred on such cards is included in the monthly schedule of accounts for payment to be reviewed by Council.

Document Control Box			
Legislation:	*Local Government Act 1995* s. 6.5(a) and s 2.7(2)(a) *Local Government (Financial Management) Regulations 1996* s11(1)(a)		
Organisational:			
Version #	**Decision:**	**OCM Date:**	**Resolution Number:**
1.	Adopted	19 February 2013	28/13
2.	Reviewed	10 December 2013	360/13
3.	Reviewed	9 December 2014	203/14
4.	Reviewed	15 December 2015	226/15
5.	Reviewed	13 December 2016	206/16
6.	Reviewed	10 December 2018	228/18
7.	Modified	16 February 2021	020/21
8.	Modified	4 February 2025	6/25

13.2 LOCAL PROSPERITY

13.2.1 EXPRESSION OF INTEREST - 331 STIRLING HIGHWAY CLAREMONT

The CEO advised that this item was withdrawn from this meeting and will be brought back to a future Ordinary Council Meeting for consideration.

14 ANNOUNCEMENTS BY THE PRESIDING PERSON

Cr Brown shared that he attended the Concept Forum.

Cr Goetze shared that she attended the History in a Coffee Cup program, she also attended the Concept Forum.

Cr Main shared that she attended Claremont Town Centre Advisory Committee Meeting. She noted discussions on promoting tourism within the Town and highlighted the importance of showcasing Claremont as more than just a shopping destination. Cr Main described the initiative as a positive step for the community. She also attended the Concept Forum.

Deputy Mayor Kelly shared that he attended the Concept Forum, WALGA meeting and LGIS Board meeting.

Cr Fernandes shared that he attended the Concept Forum, Audit, Risk and Improvement Committee meeting. He also shared that he had completed several units of the Local Government Diploma.

Cr Cameron shared that he attended the Concept Forum.

Mayor Telford shared that he attended the Citizenship Ceremony, where 19 conferees from 6 different nationalities became Australian citizens. He described it as a wonderful evening and noted the strong appreciation and affection that the new citizens expressed for Claremont. The Mayor also thanked staff for their efforts in organising and delivering the successful event.

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.

UNCONFIRMED

17 CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

PROCEDURAL MOTION

Moved: Cr Ryan Brown

Seconded: Cr Graham Cameron

That in accordance with Section 5.23(2) of the Local Government Act 1995, the meeting is closed to members of the public with the following subsections applicable:

s.5.23(2)(b) - a matter relating to the recruitment or employment of the CEO or a senior employee

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

The doors were closed at 7.33pm.

The meeting was closed for the duration of this item

17.1 LEADERSHIP AND GOVERNANCE

17.1.1 APPOINTMENT OF DIRECTOR DEVELOPMENT SERVICES

REASON(S) FOR CONFIDENTIALITY

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

s.5.23(2)(b) - a 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. *(Annual review of employees' performance, including CEO).*

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 109/26

Moved: Cr Ryan Fernandes

Seconded: Cr Ryan Brown

That Council APPROVES the preferred candidate for the position of Director Development Services.

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

CARRIED7/0

PROCEDURAL MOTION

Moved: Cr Kate Main

Seconded: Cr Ryan Brown

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 Jill Goetze and Cr Kate Main

Against: Nil

CARRIED 7/0

The doors were opened at 7:34 pm.

Mayor Telford read aloud the resolutions made behind closed doors.

18 FUTURE MEETINGS OF COUNCIL

Ordinary Council Meeting, Tuesday 25 August 2026 at 7.00pm.

19 DECLARATION OF CLOSURE OF MEETING

There being no further business, the Presiding Member declared the meeting closed at 7:35 pm.

.....

PRESIDING MEMBER

UNCONFIRMED

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

Item 17.1.1 CEO Key Focus Areas 2026/2027

Item 17.2.1 RFT 03-2026 Wet Hire and Civil Construction Services

11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING

Nil.

12 REPORTS OF COMMITTEES

12.1 CLAREMONT TOWN CENTRE ADVISORY COMMITTEE

12.1.1 MINUTES OF THE CLAREMONT TOWN CENTRE ADVISORY COMMITTEE MEETING HELD ON 14 JULY 2026

File Number: GOV/03/00005-002

Author: Georgia Kraljevich (Tourism and Destination Marketing Officer)

Authoriser: John Pearson (Chief Executive Officer)

Attachments: 1. Minutes of the Claremont Town Centre Advisory Committee Meeting held on 14 July 2026 [**12.1.1.1** - 16 pages]

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 112/26

Moved: Cr Annette Suann

Seconded: Cr Ryan Brown

That the Minutes of the Claremont Town Centre Advisory Committee Meeting held on 14 July 2026 be received.

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

CARRIED8/0

TOWN of CLAREMONT

Minutes

Claremont Town Centre Advisory Committee Meeting

Tuesday 14 July 2026

John Pearson
Chief Executive Officer

DISCLAIMER

This is a committee established by the Town of Claremont under section 5.8 of the *Local Government Act 1995* to assist the Council.

This Committee has no delegated authority from Council and does not make decisions on behalf of the Town, the Chief Executive Officer or the Council. Any comments, recommendations or positions recorded in the Minutes are non-binding and are provided for consideration through the Town's normal administrative and/or Council decision-making processes.

As a Committee established under the *Local Government Act 1995*, its meetings are conducted in accordance with the Town's adopted Meeting Procedures Local Law 2018 (and where applicable, the Act and associated regulations), including requirements relating to quorums, orderly conduct of business, declarations of interests and accurate minutes.

Do not take any action as a result of any Committee recommendation until that recommendation has been considered by Council.

Unconfirmed

Order of Business

1 Declaration of Opening/Announcement of Visitors 4

2 Record of Attendance/Apologies....4

3 Disclosure of Interests....4

4 Confirmation of Minutes of Previous Meetings 4

5 Presentation 5

6 Reports of the CEO....6

6.1 Quarterly Report for the period April 2026 - June 2026 6

7 Other Business 16

8 New Business of an Urgent Nature Approved by the Presiding Person or by Decision of Meeting....16

9 Future Meetings of Committee....16

10 Declaration of Closure of Meeting....16

Unconfirmed

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Chairperson welcomed the meeting attendees and declared the meeting open at 5:00pm.

2 RECORD OF ATTENDANCE/APOLOGIES

PRESENT:

Cr Annette Suann	Presiding Member
Cr Kate Main	Deputy Presiding Member
Mayor Peter Telford	
Ms Danielle Eaton	
Mr Jonas Edner	
Mr Sam Taylor	

IN ATTENDANCE:

John Pearson (Chief Executive Officer)
Georgia Kraljevich (Tourism and Destination Marketing Officer)
Kristy Gough (Manager Tourism and Events)
Declan Fanning (Manager Community Safety)

APOLOGIES:

Ms Amy Gibbs
Ms Kate Briend
Ms Kathryn Twort

LEAVE OF ABSENCE:

Nil.

3 DISCLOSURE OF INTERESTS

Nil.

Unconfirmed

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COMMITTEE RECOMMENDATION CTCAC 26/5

Moved: **Mayor Peter Telford**
Seconded: **Mr Jonas Edner**

That the minutes of the Claremont Town Centre Advisory Committee Meeting held on 12 May 2026 be confirmed.

For: **Cr Annette Suann, Cr Kate Main, Mayor Peter Telford, Ms Danielle Eaton, Mr Jonas Edner, Mr Sam Taylor and John Pearson**

Against: **Nil**

CARRIED 7/0

5 PRESENTATION

Georgia Kraljevich (Tourism and Destination Marketing Officer) presented an update on activities.

The Committee was informed the Town will be proceeding with a Tourism Strategy and feedback was sought in regards to preferred engagement methods.

5:37pm – Mr Jonas Edner left the meeting and did not return.

Unconfirmed

6 REPORTS OF THE CEO

6.1 QUARTERLY REPORT FOR THE PERIOD APRIL 2026 - JUNE 2026

File Number: gov/03/00005-002

Author: Georgia Kraljevich (Claremont Town Centre Destination Marketing & Events Officer)

Authoriser: John Pearson(Chief Executive Officer)

Attachments:
1. Attachment 1 Flourish articles [**6.1.1** - 3 pages]
2. Attachment 2 Media coverage [**6.1.2** - 8 pages]

PURPOSE

To provide an update for activities carried out from April 2026 to June 2026 for the Claremont Town Centre (CTC) project.

BACKGROUND

Since its inception, an annual forward plan built on a quadrant framework has been developed and executed for the CTC project. The structure is designed to:

1. Create awareness
2. Create interest
3. Create comfort
4. Create partnerships

These defined objectives have steered the design and delivery of the programs and related communication plans that contribute to the economic and social well-being of the CTC.

DISCUSSION

This report discusses a range of activities and projects carried out from April 2026 to June 2026 to meet the four objectives of the CTC Project.

Key topics include discussion on CTC Social media statistics, marketing activities including media coverage, promotional projects such as This is Claremont and the Shop Local Campaign. Other topics included an update on the Destination Marketing Opportunity Assessment of Claremont, Reel and Photoshoots at local businesses, Little Library refresh, grant program events delivered, business communication statistics and what projects are coming up in the next quarter.

Goal- Create Awareness

Marketing

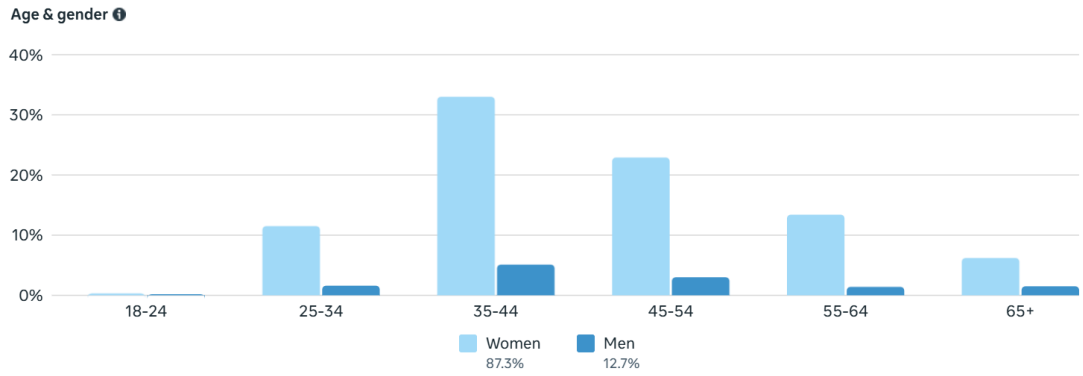
The CTC social media strategy continued to be implemented during this quarter. Content has been in line with the four pillars:

- Dine in the CTC
- Shop in the CTC
- See in the CTC
- Life in the CTC

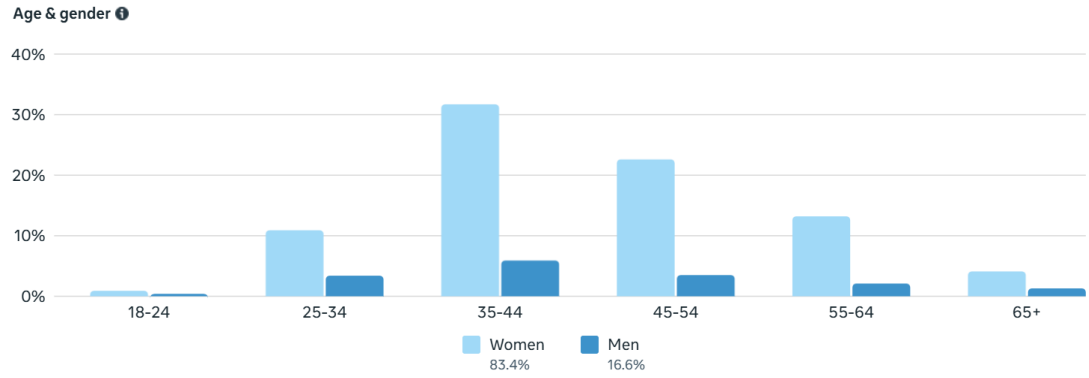
The CTC has a Facebook and Instagram account (@claremonttowncentre) to promote local businesses and the things to see and do in the CTC. The social media audience profile remains similar to the previous reporting period and is outlined below:

Unconfirmed

Facebook audience



Instagram audience



Social media statistics are outlined below with comparison to the same quarter last year.

Facebook	April 25	May 25	June 25	Facebook	April 26	May 26	June 26
Followers	2580	2585	2582	**Followers**	2567	2567	2565
Reach	1223	814	1138	**Reach**	2274	26,381*	2324
Engagement	23	15	24	**Engagement**	14	136*	9

Instagram	April 25	May 25	June 25	Instagram	April 26	May 26	June 26
Followers	2874	2873	2877	**Followers**	3093	3103	3106
Reach	6959	6118	4469	**Reach**	2803	22,396*	8205
Engagement	375	560	200	**Engagement**	182	2570*	1015

Facebook audience has remained consistent, decreasing by just two followers in June. Reach was significantly higher in May 2026 due to paid promotion for the CTC Shop Local Campaign, however it

remains much higher than the same quarter last year. Similar to reach engagement was high in May due to paid promotion for the CTC Shop Local Campaign.

Facebook is a channel that is considered as a supporting platform for promotion of the CTC with main focus being Instagram due to a more engaged audience.

Instagram following increased slightly each quarter. Reach and engagement was significantly high again in May due to paid promotion for the CTC Shop Local Campaign. Reach and engagement was a lot higher than usual in June. No paid promotion was undertaken however many posts used Instagrams 'Collaboration feature,' particularly 'This is Claremont' posts. This involves inviting another Instagram account to 'collaborate' which allows the posts to be shared to their account's followers. This allows more people to see and interact with the post. This is a highly effective way to reach a larger audience.

Flourish Magazine

The Winter edition of the Town of Claremont's Flourish magazine was delivered to all Claremont homes (approx. 5000) at the beginning of June, which included the following articles promoting the CTC and local businesses:

- Winter warm-up – guide to fitness this winter: Highlighting a range of fitness studios in the CTC.
- Winter warmers shop guide: A Shopping guide sharing popular winter items for sale in the CTC.
- Escape the winter blues: Recommendations of travel locations from Claremont Travel

Refer to Attachment 1: Flourish articles

Media coverage

The CTC received the following media coverage over the last quarter; this includes but is not limited to:

- The Post: Christmas Decoration RFQ
- A range of promotion for the Town of Claremont Shop Local Campaign
- WALGA Economic Development Case Study: Feature of the Town of Claremont past grant program
- Perth is Ok and So Perth: Il Santo Claremont opening
- The Post: Claremont Little Libraries
- The Post: Article on Zoo Products

Refer to Attachment 2: Media coverage

Goal- Create Interest

This is Claremont

The Town of Claremont was approached by film maker Ordinary to produce 'This is Claremont.' This is a short film which celebrates the culture, community and craft that makes Claremont the place it is. The film highlights local food, fashion, and jewellery businesses in Claremont, including:

- Bellissimo
- Truffle Hill
- Charles Campbell Jewellery
- Adam Heath

The short film went live in April, and the Town supported with a print and digital campaign which included the distribution of posters and flyers, banners, floor decals and promotion on the Town of Claremont website, Flourish magazine, newsletters, and social media accounts. Local businesses were all very appreciative of being included in the film and promotional material, which has brought great exposure to Claremont and its local business community.

Unconfirmed

Watch the short film here https://www.ordinary.work/works/claremont

Shop Local Campaign Review

Throughout the month of May, a print and digital campaign titled Shop Local was run to encourage shopping local in the CTC. When spending $50 or more at participating retailers in the CTC throughout May, participants could receive a stamp on their card. Three stamps allowed one entry into the prize draw to win one of three cash prizes to be spend in the CTC, and an extra entry into the prize draw could be received for every stamp collected thereafter. The cash prizes included $2500, $1250 and $650. Participants could submit their cards in person to the Town of Claremont, or online throughout the month.

The aim of the campaign was to increase brand awareness of the CTC, generate economic activity, increase visitors to the CTC to engage with local businesses, and promote the CTC as a vibrant location for shopping and dining.

Some key campaign statistics include:

- 20 local businesses involved
- 398 cards were given away, and 265 cards were stamped by local businesses
- Print and digital campaign reached 266,262 people (the number of people who saw the campaign advertising)
- 66 total entries
- Top locations entrants were from included Claremont (11), Mosman Park (2), Como (2), Cottesloe (2), Swanbourne (2), Nedlands (1), East Cannington (1), Rivervale (1), Parkwood (1), and Dalkeith (1)
- Approximate minimum spend at participating businesses was $5700
- Top five businesses entrants shopped at were Pressed Earth, Claremont Hotel, Priceline Pharmacy, Zoo Products, SIR and Machi Machi.

Three winners were drawn who redeemed their prize winnings for vouchers at the following CTC stores: Empire Home, Dissh, Nude Lucy, Seed Heritage and Claremont Quarter.

Majority of the stores involved unfortunately saw no increase in foot traffic or sales compared to the previous month, however they were appreciative to be involved and many noted that they thought it was a great way to engage with customers and promote shopping local in the CTC. There were two stores who noticed a 12%-25% increase in sales and more foot traffic.

Overall, the print and digital campaign did perform very well and provide great exposure to the CTC and was engaged with very well online. Although this did unfortunately not translate into many submissions. Recommendations for next time to encourage more entrants into the competition include reducing the barrier to entry (less stamps needed to enter), making the submission process easier, involving more stores, and having a more enticing prize.

Destination Marketing Opportunity Assessment

The Town of Claremont recently engaged a consultant to deliver a Tourism Opportunity Assessment Report for Claremont to answer the question: *Does the Town have the tourism assets, the market conditions, and the institutional capability to justly the development of a formal Tourism Strategy and Destination Marketing Plan?*

The report developed included a desktop review of current tourism experiences, supply, marketing, and events in the Town of Claremont to provide an assessment of the Town of Claremont's opportunities to positively influence growth in visitation. It included an overview of current visitation to Claremont and how this data intersects with priority tourism audiences for Perth. It explored how Claremont's current tourism assets meet the needs of visitors and what gaps may need to be filled for Claremont to be considered as an option for Perth visitors who are seeking to explore beyond the CBD. It looked at the tourism characteristics

Unconfirmed

of equivalent suburbs in other major capital cities to benchmark Claremont's opportunity for experience development, look at partnerships which will help grow Claremont's visibility and reach in tourism marketing and priority recommendations for next steps.

The report recommended that the Town develop a formal Tourism Strategy which includes a Destination Marketing Plan for the whole of the Town of Claremont, expanding past the borders of the CTC. The Town will now go out with a Request for Quote to find a suitable consultant to deliver this in the 26-27 financial year.

CTC Reel and Photoshoot

Throughout April and May the Town organised with Soco Studio to capture a range of reels and photography at CTC businesses. These reels and photos will be used on social media and the Town's website to promote local businesses and the CTC. It is important that we maintain a catalogue of current marketing materials to ensure our promotions are current and interesting. A variety of businesses were selected to showcase the uniqueness of what the CTC has to offer. Businesses involved included:

- Balanze Studio (Reel)
- Brinkhaus Jewellers (Reel & Photography)
- Green Duck Society (Reel & Photography)
- Izakaya Sumi (Reel)
- Lane Bookshop (Reel & Photography)
- Lane Cafe (Reel & Photography)
- Miss Henry Boutique (Reel & Photography)
- Pronto Butchers (Reel)
- SIR (Reel)
- Trowbridge Gallery (Reel & Photography)








Goal- Create Comfort

Little Library Refurbishment

The Town of Claremont engaged the Showgrounds Community Men's Shed to refresh the four CTC Little Libraries, with a sand and repaint. The Men's Shed did a great job, and the libraries were placed back in the CTC at the end of June to their original locations: 40 St Quentin Avenue, 7 Avion Way, Maude Jackson Walk and 47 Bay View Terrace.

The removal of the Little Libraries was keenly noted by members of the community, resulting in an article in the Post newspaper. This level of interest shows how much the community values this seemingly small intervention in making the Town Centre more comforting.

Before





After





Bay View Terrace Flags

The Town contacted artist, Joanna Brown to create designs for the next install of flags on Bay View Terrace. The design is bright and impactful which will add a beautiful pop of colour to Bay View Terrace throughout winter and spring. Flags were installed at the end of June and will remain hung until mid-November when the install of Christmas decorations commence.





Christmas decoration RFQ

In April, a Request for quote was advertised to seek an experienced contractor to design, supply and install illuminated decorations in the Town of Claremont, primarily located in the CTC. The scope of works

included hire, installation, dismantle and storage. The contract is offered over a three (3) year team on a 1+1+1 basis. The Town of Claremont owns several decorations that will be gradually retired and replaced with decorations to be hired through the chosen contractor.

The Town received five respondents and officers undertook a formal evaluation of all submissions. Aus West Displays was chosen as the preferred contractor, and the Town will proceed to work with them and start planning for installation later this year.

Goal – Create Partnerships

Business Support Grants

Two Business Support Grants were delivered this quarter. This includes:

Claremont Quarter Styling Sessions I & II at The Claremont: The Town of Claremont supported a series of styling sessions hosted at The Claremont Hotel. This involved 2 sessions being completed in May and June with the final event to be hosted in July. The first session was an enormous success with 24 tickets sold overall. The events were a collaboration between the Claremont Quarter Stylists and the Claremont Hotel bringing in several people to the CTC to dine and enjoy a night of styling and promoting local stores inside and outside Claremont Quarter.





Uncovered by Osma Productions: A contemporary dance photography exhibition was held from 4–13 June 2026 hosted at The Agency Gallery on 40 Bay View Terrace. The project included several public programs and exceeded attendance expectations, attracting 155 attendees across five ticketed evening activations. The project successfully activated the CTC outside standard trading hours, attracting visitors from across the Perth metropolitan area to Claremont.

The exhibition video can be viewed here https://www.youtube.com/watch?v=gU36XTvYvjw





These two projects are the final two Business Support Grants to be awarded by the Town of CLaremont following COuncil direction to cease providing direct financial contributions to individual businesses.

Direct Business Liaison

Throughout the last quarter the CTC Destination Marketing and Events Officer has been regularly communicating with businesses about how they can work with the Town in relation to future campaigns and promotional support.

Of particular focus has been working with businesses to deliver the Shop Local Campaign and engaging businesses to be involved in future campaigns.

Direct Emails

Business eDM	**April 25**	**May 25**	**June 25**	**Business eDM**	**April 25**	**May 25**	**June 25**
No. recipients	182	183	167	**No. recipients**	161	162	163
Open rate	48%	54%	55%	**Open rate**	28%	28%	22.8%
Click rate	5.5%	6.6%	5%	**Click rate**	4.9%	5.6%	4.9%

Three monthly Electronic Direct Mailouts (eDM's) were sent to CTC businesses during the quarter.

The average no. recipients receiving the newsletter was 162.

The average open rate 26%

The average click rate was 5%.

Content in the newsletters included promotion of This is Claremont, Destination WA, SBDC Business resources, Shop Local Campaign, Plastic Free July call out to engage businesses, end of financial year checklist, promotion of Destination Perth membership, development updates and how to work with the Town as CTC business.

What's On eDM	**April 25**	**May 25**	**June 25**	**What's On eDM**	**April 25**	**May 25**	**June 25**
No. recipients	783	824	816	**No. recipients**	1749	1731	1683
Open rate	47%	54%	50%	**Open rate**	20%	18%	27.7%
Click rate	2%	7%	5.3%	**Click rate**	3.9%	5%	6.2%

Three monthly eDM's were sent to the CTC What's On mailing list during the quarter, sharing details on the things to see and do in the CTC each month.

The average no. recipients receiving the newsletter was 1721

The average open rate was 21%

The average click rate was 5%.

Content in the newsletters included information about local business events, new businesses opening, promotion of Flourish magazine, CTC Shop Local Campaign, Mother's Day Gift suggestions, This is Claremont, Destination WA and an Easter shopping guide.

Upcoming quarter July 2026 – September 2026

Ongoing direct business liaison and eDM's

Direct liaison with CTC businesses will continue with the CTC Destination Marketing and Events Officer meeting with businesses to outline the Town's marketing channels and opportunities to work together. Officers will continue to actively reach out to businesses directly with opportunities that they believe will be beneficial to them.

Tourism and Destination Marketing Strategy

In July, the Town of Claremont will go out for expressions of interest to find an appropriate consultant to develop a Tourism and Destination Marketing Strategy for the Town of Claremont Local Government area.

The Advisory Committee, elected members, local businesses and residents will all be a part of the consultation process once development of the Strategy begins.

Future campaign planning

In the new financial year, the Town will deliver two major campaigns and four smaller campaigns to promote the CTC and its local businesses.

Officers planning for its next small campaign 'Claremont for the premium gentleman' promoting the CTC a shopping destination in the lead up to Father's Day in August / September. Planning has also commenced for Spring into Claremont which will be hosted for 2 weeks in October encouraging shoppers to visit and shop in the CTC.

PAST RESOLUTIONS

Claremont Town Centre Advisory Committee Meeting 12 May, Committee Recommendation CTCAC 26/4

That the Claremont Town Centre Advisory Committee:

1. *Receive the Claremont Town Centre Quarterly Report for the period January 2026 – March 2026*

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budget allocation.

POLICY AND STATUTORY IMPLICATIONS

PS203: Claremont Town Centre

COMMUNICATION AND CONSULTATION

Ongoing consultation with the CTC Advisory Committee regarding objectives and outcomes in line with the 2025 – 2026 Operational Plan.

STRATEGIC COMMUNITY PLAN

Prosperity *Our businesses are thriving and integrated into the life of the Claremont community, and the town centre is known as the premier visitor destination.*

- Support new and existing local small business and entrepreneurial activity.

- Raise the profile of the Claremont Town Centre as a visitor destination.

Unconfirmed

URGENCY

Nil

VOTING REQUIREMENTS

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

COMMITTEE RECOMMENDATION CTCAC 26/6

Moved:	**Cr Kate Main**
Seconded:	**Mayor Peter Telford**

That the Claremont Town Centre Advisory Committee:

1. Receive the Claremont Town Centre Quarterly Report for the period April 2026 to June 2026

For:	**Cr Annette Suann, Cr Kate Main, Mayor Peter Telford, Ms Danielle Eaton, Mr Sam Taylor and John Pearson**
Against:	**Nil**

CARRIED 6/0

Unconfirmed

7 OTHER BUSINESS

Nil.

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

Nil.

9 FUTURE MEETINGS OF COMMITTEE

Claremont Town Centre Advisory Committee Meeting, Tuesday 13 October 2026 at 5:00pm.

10 DECLARATION OF CLOSURE OF MEETING

There being no further business, the Chairperson declared the meeting closed at 6:00pm.

.....

CHAIRPERSON

Unconfirmed

13 REPORTS OF THE CEO

For the convenience of the public gallery, the following item has been brought forward

13.2.2 Draft Local Planning Policy 211 - Tree Retention

13.2.3 18-20 Ashton Avenue, Claremont - Reconsideration of Decision - Proposed Change of Use to Small Bar and;

13.5.1 Expression Of Interest - 331 Stirling Highway Claremont

13.2 LIVEABILITY

13.2.2 DRAFT LOCAL PLANNING POLICY 211 - TREE RETENTION

File Number:	DAB/10/00004
Author:	Anthony Scutti (Manager Planning and Development Services)
Authoriser:	John Pearson (Chief Executive Officer)
Voting Requirement:	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	1. Attachment 1 - Local Planning Policy 211 - Tree Retention on Private Land [**13.2.2.1** - 8 pages] 2. Attachment 2 - Local Planning Policy 211 - Tree Retention on Private Land - With Track Changes [**13.2.2.2** - 12 pages] 3. Attachment 3 - Summary of Submissions [**13.2.2.3** - 3 pages] 4. Attachment 4 - Schedule of Modifications [**13.2.2.4** - 3 pages] 5. Attachment 5 - Consultation Submissions [**13.2.2.5** - 8 pages]

PURPOSE

For Council to consider the submissions received during public consultation and adopt draft Local Planning Policy 211 – Tree Retention on Private Land, with modifications made following community consultation and subsequent review.

OFFICER RECOMMENDATION

That Council:

1. **NOTES** the submissions received during the community consultation of draft Local Planning Policy 211 – Tree Retention on Private Land.

2. Pursuant to Schedule 2, Part 2, Clause 4(3)(b)(ii) of the *Planning and Development (Local Planning Schemes) Regulations 2015,* **PROCEEDS** with Local Planning Policy 211 – Tree Retention on Private Land, with modifications as contained in Attachment 1.

BACKGROUND AND SUMMARY

Draft Local Planning Policy 211 – Tree Retention on Private Land (draft LPP 211) was advertised from 16 September 2025 to 27 October 2025 following Council's resolution made at its 26 August 2025 Ordinary Council Meeting.

At the conclusion of the consultation process, a total of 154 submissions were received. Town Officers also participated in WALGA's Tree Retention Model Local Planning Policy review held on 25 June 2026. The Town was awaiting the release of WALGAs updated Model Policy prior to progressing the drafting of LPP 211 which was released on 8 August 2026. Officers have now reviewed draft LPP 211 against WALGAs updated Model Policy and against the submissions received during community consultation.

Draft LPP 211 has consequently been refined to improve clarity in its implementation, particularly in relation to maintenance pruning, exemptions, application requirements, development flexibility and replacement planting. The amendments do not alter the fundamental intent of the Policy or the parameters used to identify a regulated tree.

Officers recommend that Council adopt draft LPP 211 as modified in accordance with Schedule 2, Part 2 Clause 4 (3)(b)(ii) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

DISCUSSION AND OFFFICER COMMENT

State Administrative Tribunal Decisions

In *Zorzi and Town of Cambridge [2025] WASAT 77*, the Tribunal considered the removal of a large, mature Tuart tree in the context of an existing development approval. The Tribunal found that the removal of a single mature tree could constitute development, although whether tree removal constitutes works and therefore development remains dependent on the circumstances of the case.

More recently, *Nee and Town of Bassendean [2026] WASAT 66* considered a standalone development application for the removal of a mature tree. The Tribunal concluded that the proposed removal constituted development and upheld refusal of the application, having regard to matters including the tree's contribution to the character and environmental value of the locality. The Tribunal was also not satisfied that retention of the tree presented a significant safety risk on the evidence before it.

These decisions reinforce the benefit of a clear local planning policy framework. Draft LPP 211 provides greater certainty as to the trees intended to be regulated, applicable exemptions, information requirements and the matters to be considered where tree damaging activity is proposed.

The Need for Policy - Retain Character and Amenity

It is recognised that trees and vegetation are vital community assets in urban environments, supporting liveability, contributing to local amenity, enhancing neighbourhood character, and providing environmental benefits such as shade, biodiversity habitat, and improved air quality.

Recent years have seen a marked decline in tree canopy across metropolitan Perth, including within the Town of Claremont. Canopy loss is a significant policy concern at both State and local government levels, with urgency in addressing vegetation loss on private property, where the majority of the Town's tree canopy is located.

The State Government has introduced measures into the Residential Design Codes (R-Codes), including requirements for minimum tree provision in new developments, retention of existing vegetation, and landscaping standards for medium- and high-density development. The Town's Local Planning Scheme No. 3 also contains provisions enabling the Town to require "any tree or group of trees be preserved or protected" through development approval conditions. However, these provisions do not trigger a need for approval solely for tree removal on private land outside of a development application. As a result, mature trees may be removed before development proposals are lodged, eroding canopy before statutory consideration is possible.

Once mature trees are removed, replacement plantings may take decades to provide equivalent amenity and environmental benefits. This formed the basis for consideration and preparation of draft LPP 211.

Drafting of LPP 211

Council at its 17 December 2024 Ordinary Council Meeting (OCM) resolved (Resolution 192/24) that a report be prepared reviewing the WALGA Model Local Planning Policy – Tree Retention and considering its possible adoption by the Town.

Following this, Council at its 4 February 2025 OCM, resolved (Resolution 12/25) to support further work examining tree retention on private property in conjunction with the WALGA Model Policy, noting that extensive public consultation would be required prior to adoption.

Officers following the resolution, prepared draft LPP 211 and presented it to Council at its 26 August 2025, OCM, where it was resolved (Resolutions 110/25 and 111/25) to amend and advertise draft LPP 211. The draft Policy was subsequently advertised from 16 September 2025 to 27 October 2025.

During this period, the Town were notified that WALGA as a separate process were also reviewing its Model Local Planning Policy for Tree Retention and the Town participated with other metropolitan local governments in WALGA's Tree Retention Model Local Planning Policy workshop.

Rather than finalise draft LPP 211 against the earlier Model Policy wording, the Town considered subsequent drafting refinements to the Model Policy together with the matters raised through consultation. This provided an opportunity to improve clarity and consistency while retaining provisions appropriate to the Town's local planning context.

Proposed Modifications

Following a review of the submissions and the updated Model Policy by WALGA, Officers considered that there were no significant changes required to be undertaken to draft LPP 211. Revisions undertaken to draft LPP 211 were mainly focused on improving clarity, practical operation and matters raised during public consultation. The minor amendments proposed to draft LPP 211 have been listed below:

- Replacing prescriptive maintenance pruning thresholds with an outcome-based approach focused on tree health, stability and long-term viability;
- Clarifying and expanding development approval exemptions, including unwanted species, weeds, statutory functions and biosecurity-related works;
- Including core application information requirements within the Policy;
- Providing clearer circumstances in which tree damaging activity may be considered where a regulated tree is unhealthy, presents a safety risk or redesign of development is unfeasible; and
- Introducing replacement planting provisions focused on meaningful long-term canopy outcomes rather than a numerical tree-for-tree approach.

Appendix 1 now provides an Unwanted Species List and Appendix 2 provides supporting tree planting guidance.

Importantly, the updated Model Policy retains the same principal dimensional thresholds used to identify a regulated tree:

- 8 metres or more in height;
- An average canopy diameter of at least 6 metres; and/or
- A trunk circumference of at least 1.5 metres measured 1.4 metres above ground.

A Schedule of Modifications is provided at Attachment 4 which also includes the changes between the WALGA Model Policy templates.

PAST RESOLUTIONS

Ordinary Council Meeting - 26 August 2025 - Council Resolution 110/25

That the following definitions be removed from the Maintenance Pruning section of the draft Local Planning Policy 211 – Tree Retention:

> *b) is the first pruning of the tree in the calendar year and affects less than 10% of the canopy, not altering the overall shape of the canopy; or*
>
> *d) does not include removing limbs with a diameter of 100mm or more; or*
>
> *f) is undertaken in accordance with the Australian Standard ASNZ4373:2007 Pruning of Amenity trees.*

Ordinary Council Meeting 26 August 2025, Council Resolution 111/25

That Council, pursuant to Schedule 2, Part 2, Clause 4(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, advertises draft Local Planning Policy 211 – Tree Retention for advertising as amended.

Ordinary Council Meeting 4 February 2025 - Council Resolution 12/25

T*hat Council:*

1. *Support Administration to undertake further work to examine incentive-based approaches to tree retention on private property in conjunction with the draft WALGA policy noting that extensive public consultation would need to occur before Council adopted any tree retention policy within the Town of Claremont.*
2. *Note that subject to endorsement of the above, a report will be provided to Council on findings and recommendations.*

Ordinary Council Meeting 17 December 2024 - Council Resolution 192/24

A report be provided to the next Ordinary Council Meeting, reviewing and recommending actions in considering the WALGA Model Tree Retention Policy and possible adoption by the Town of Claremont.

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Draft LPP 211 is prepared under Schedule 2 of the P*lanning and Development (Local Planning Schemes) Regulations 2015.* Following the advertising period, clause 4(3) requires the local government to review the proposed Policy in light of submissions received and resolve to do either of the following:

- Proceed without modification;
- Proceed with modification/s; or
- Not proceed.

If Council resolves to proceed with draft LPP 211 as modified, notice of the policy adoption is required to be published in accordance with Schedule 2, Part 2 Clause 4 (4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* with the Policy taking effect upon publication of that notice.

COMMUNICATION AND CONSULTATION

Draft LPP 211 was advertised from 16 September 2025 to 27 October 2025 in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. During this time a total of 154 submissions were received.

Submissions generally identified the contribution of mature trees to neighbourhood character, canopy retention, urban cooling, biodiversity and broader environmental outcomes. Submissions received also raised a range of matters regarding the practical operation and implementation of the Policy.

The most significant and recurring themes, and how these have been addressed in the final draft LPP 211 are summarised below.

No.	Consultation Theme	Summary of Submission	Response in Final LPP211
1	**Support of Tree Retention and Environmental Outcomes**	Supportive submissions broadly endorsed the Policy as an important measure to retain mature trees and protect the established character of Claremont. Comments linked tree retention with neighbourhood character, urban cooling, biodiversity and habitat value, climate adaptation, environmental resilience and long-term canopy outcomes.	The core tree-retention objective is maintained and strengthened through dedicated objectives addressing neighbourhood amenity and character, urban heat mitigation, biodiversity and other environmental benefits.
2	**Redevelopment Potential and Site-Design Flexibility**	Concerns were raised that the Policy may constrain redevelopment potential, particularly on smaller or constrained lots, and may affect building envelopes, site planning and design flexibility.	The final Policy retains a presumption in favour of tree retention, recognising that tree canopy makes a significant contribution to the Town's established character and amenity. The Policy nevertheless provides pathways for tree removal, with proposals to be considered on its merits.
3	**Private Property Rights, Equity and Land Use**	Submissions questioned the extent of regulation over trees on private land and whether individual landowners should bear the cost or development burden where the wider community benefits from tree retention. Related concerns included property useability and redevelopment potential.	The final Policy provides clearer exemptions, assessment criteria and grounds for discretion. Trees form an important concept of the Character of the Town. As tree removal constitutes development, the LPP will guide the Officers merit-based assessment on any proposal received.
4	**Administration, Consultant Costs and Assessment Timeframes**	Submissions raised concerns about added complexity for smaller proposals, consultant costs including arborist reports, additional information requirements and potential increases to assessment timeframes.	Core information requirements are now stated in the Policy, giving greater certainty about what is required. Arborist and other technical reports are identified for relevant circumstances rather than being a universal requirement.
5	**Tree Health, Safety, Pruning**	While generally supporting retention, submissions emphasised the need for practical flexibility where trees are unsafe, diseased, dying or structurally	The numerical maintenance-pruning limits have been replaced with an outcome-based test focused on tree health, stability and long-term

	and Emergency Works	compromised. Concerns also related to pruning, falling limbs and potential impacts on buildings or infrastructure.	viability. Urgent works remain exempt, and poor tree health or demonstrated safety risk are expressly identified as circumstances where tree-damaging activity may be considered.
6	**Replacement Planting and Long-term Canopy Outcomes**	Submissions sought clearer guidance for replacement planting and favoured meaningful long-term canopy outcomes rather than a simple numerical tree-for-tree approach.	A dedicated tree planting section has been included. Replacement planting is to have regard to species, mature size, canopy contribution, growing space and site characteristics. Conditions will have to meet the Newbury test.
7	**Administration, Evidence and Enforcement**	Concerns were raised about consistent administration and enforcement, particularly where unauthorised tree-damaging activity has already occurred and evidence about the former tree may be limited.	Clearer application requirements, tree information and assessment records will improve the evidentiary basis for administration and compliance. The Town's Environment team are currently undertaking an audit of all trees considered to fall within the regulated parameters of this policy.

A detailed Summary of all Submissions received, together with the Town's response to the matters raised is provided as Attachment 3.

STRATEGIC COMMUNITY PLAN

Environmental Sustainability *We are a leader in responsibly managing the built and natural environment for the enjoyment of the community and continue to demonstrate diligent environmental practices.*

- Take a leadership in the community in environmental sustainability.

URGENCY

Ongoing loss of mature tree canopy remains a strategic concern. Adoption of LPP211 will establish a clear local planning framework for the retention and assessment of regulated trees on private land.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 113/26

Moved: Cr Ryan Brown

Seconded: Cr Graham Cameron

That Council:

1. **NOTES** the submissions received during the community consultation of draft Local Planning Policy 211 – Tree Retention on Private Land.

2. Pursuant to Schedule 2, Part 2, Clause 4(3)(b)(ii) of the *Planning and Development (Local Planning Schemes) Regulations 2015,* **PROCEEDS** with Local Planning Policy 211 – Tree Retention on Private Land, with modifications as contained in Attachment 1.

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

CARRIED8/0

TOWN of CLAREMONT

LOCAL PLANNING POLICY 211
TREE RETENTION ON PRIVATE LAND

KEY FOCUS AREA LIVEABILITY

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015.* This Policy may be cited as Local Planning Policy 211 – Tree Retention on Private Land.

2. Policy

Trees and other vegetation in urban areas provide significant social, economic, and environmental benefits to the community. The greatest environmental, aesthetic and cooling benefits of trees are provided by large, mature trees which typically have the largest canopy cover.

This policy outlines that the Town recognises the increasing importance of retaining trees and ensures that retention and enhancement of the Town's tree canopy cover is considered at all stages of development.

Tree damaging activity may constitute works under the *Planning and Development (Local Planning Schemes) Regulations 2015* and development under the *Planning and Development Act 2005.*

The purpose of this policy is to clarify the circumstances in which a development application and approval is required for any ***tree damaging activity*** and to guide the assessment of these applications and other planning proposals to encourage and facilitate the protection of trees and to maintain and enhance tree canopy.

This Policy should be read in conjunction with:

- *Any relevant scheme provisions including significant tree register or Tree Preservation Orders including Heritage Listed Trees and cl.81 of Local Planning Scheme No. 3;*
- *Clause 61 of the deemed provisions;*
- *Residential Design Codes Volume 1 and Volume 2;*
- *State Planning Policy 3.7 - Planning in Bushfire Prone Areas;*
- *LV136 Tree Canopy Policy (and associated Street and Reserve Tree Management Guidelines);*
- *LV106 Vehicle Access – Crossovers;*
- *Town of Claremont 2022 Street Tree Masterplan;*
- *Australian Standards AS 4970:2025 - Protection of trees on development sites; and*
- *Australian Standards AS 4373:2007 Pruning of Amenity Trees.*

3. Objectives

The policy aims to encourage and facilitate the protection of regulated trees and to maintain and enhance tree canopy. The objectives of the policy are to:

- Provide a clear definition of a ***regulated tree*** and clarify when a development application is required for ***tree damaging activity***;
- Prioritise the retention, protection, and the provisions of trees on private land in the planning process;

- Promote and facilitate tree preservation at the earliest possible stage in the planning and development process, balancing with the desired built form and land use outcomes;
- Preserve and enhance neighbourhood amenity, character and sense of place; and
- Mitigate the urban heat island effect, reduce air pollution, improve groundwater quality and contribute to biodiversity and other environmental benefits.

4. Application of this Policy

This Policy applies to all zoned land within the Town of Claremont Local Planning Scheme No. 3, including in the circumstances described below;

- Development applications;
- Subdivision applications;
- Other strategic planning proposals including scheme amendments and structure plans; and
- Any **tree damaging activity** to a **regulated tree** where no other development or subdivision is proposed.

4.1 Development Application Exemptions

Tree damaging activity does not require development approval in any of the following circumstances;

4.1.1 the tree does not satisfy the definition of ***regulated tree***: or

4.1.2 the ***tree damaging activity*** is carried out in the course of works in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 Part 7 Clause 61 (b) item 18:

"works that are urgently necessary for any of the following —

(a) public safety;

(b) the safety or security of plant or equipment;

(c) the maintenance of essential services; or

(d) the protection of the environment." or

4.1.3 the ***tree damaging activity*** is required as part of an approved Bushfire Management Plan; or

4.1.4 the ***tree damaging activity*** is ***maintenance pruning****; or*

4.1.5 ***Tree damaging activity*** to a ***regulated tree*** that is identified as an **Unwanted Species** in appendix 1 of this Policy; or

4.1.6 ***Tree damaging activity*** to a ***regulated tree*** that is a weed as identified by the Town or a relevant State or Commonwealth government Authority; or

4.1.7 the ***tree damaging activity*** is a public work or is carried out by the local government in the exercise of its statutory functions; or

4.1.8 the Department of Primary Industries and Regional Development has issued a direction under the *Biosecurity and Agriculture Management Act 2007* to carry out tree damaging activity on a tree.

NOTE: *A development application is required for any* ***tree damaging activity*** *that is not exempt under this policy where other works are proposed on the same site, even if those other works are exempt from development approval under the local planning scheme as per clause 61 of the deemed provisions (e.g. the erection of a Single House that meets the deemed-to-comply requirements of the Residential Design Codes).*

4.2 Application Requirements

4.2.1 Development applications, subdivision applications and strategic planning proposals that are subject to this Policy are to provide the following information:

a. Site survey and/or site plan indicating:
   i. The location, height, canopy diameter, and trunk circumference of all ***regulated trees***,
   ii. Information about the ***regulated trees*** (including species, height and relative health), which may require the input of a qualified arborist;
   iii. Whether any ***regulated tree*** is proposed to be retained or affected by any ***tree damaging activity***;
   iv. Tree Protection Zone(s) in accordance with AS4970; and
   v. Any trees proposed to be planted on the development site.
b. Written justification for any proposed tree damaging activity against the objectives and requirements of this Policy; and
c. Whether any ***regulated tree*** was identified to be retained at a previous planning stage (e.g. structure plan or subdivision approval)

4.2.2 An ***arborist report*** may be required in the following instances:

a. To justify tree damaging activity to a regulated tree specifically considering the health of the tree and/or any safety risk it may pose to people or property;
b. To explain any mitigation measures proposed to protect a regulated tree including works proposed within the Tree Protection Zones (refer to AS4970 for details to identify the Tree Protection Zone).

4.2.3 Additional technical reports (i.e, environmental reports, tree retention strategy, structural engineering reports) may be required for Structure Plans and large-scale subdivision applications.

5. Policy provisions

5.1 General Requirements

5.1.1 Unless its removal is approved as part of a subdivision or development approval, or is exempt under the provisions of this Policy, a ***regulated tree*** should be retained in perpetuity and protected.

5.1.2 Development works, structure plan and subdivision design should preferably avoid or as a minimum minimize harm to regulated trees.

5.1.3 Where ***tree damaging activity*** is proposed to a ***regulated tree*** the following will be given due regard in the assessment process:

a) Health, maturity, species and location of the *tree;*
b) Ecological, biodiversity and environmental values of the *tree;*
c) Contribution of the *tree* to the streetscape;
d) The preservation of any other ***regulated tree*** on the subject site;
e) The location of the *tree* within the development site and capacity for a modified building design or subdivision to maximise tree retention;
f) Any existing development on the site;
g) Design and location of proposed crossovers;
h) Topography and the potential impact from excavation/fill;
i) Possible safety risks due to tree limb failure and infrastructure and/or structural damage associated with the retaining of the *tree*;

j) Tree Protection Zone(s) (as per AS4970);
k) Tree replacement and/or planting proposed;
l) Recommendations of an ***arborist report***; and
m) The objectives of this Policy.

5.1.4 The following justifications for ***tree damaging activity*** to a ***regulated tree*** will not be supported:
a) Impact on views;
b) The tree variety is disliked;
c) The tree variety causes nuisance by way of leaf, fruit or bark shedding; or
d) The tree impacts on private gardens, solar installations, swimming pools or the like.

5.2 Development Application

5.2.1 There is a general presumption against ***tree damaging activity*** (other than ***maintenance pruning***) to any ***regulated tree***, and the siting and design of the development should, where possible, avoid impacting any ***regulated tree***.

5.2.2 ***Tree damaging activity*** to a ***regulated tree*** may be considered if the following relevant information and/or technical reports are provided to demonstrate:
a) The ***regulated tree*** is unhealthy, based on the recommendations of an ***arborist report***,
b) The ***regulated tree*** causes safety risks to people, infrastructure or buildings based on recommendations on an ***arborist report*** and/or Structural Engineering Report; or
c) The redesign of the development to accommodate the ***regulated tree*** is unfeasible.

5.3 Tree Planting

5.3.1 Where approval is granted for the removal of a regulated tree, replacement planting may be required to mitigate the resulting loss of tree canopy and amenity.

5.3.2 In determining an appropriate replacement planting outcome, regard should be given to:
1. The species, size and canopy contribution of the regulated tree being removed;
2. The species, expected mature size and canopy spread of the replacement trees;
3. The location and available growing space for replacement planting;
4. The capacity and characteristics of the site to accommodate replacement planting;
5. Existing trees to be retained on the site; and
6. Applicable tree planting and landscaping requirements of the Residential Design Codes

5.3.3 Replacement planting should seek to achieve a meaningful long-term canopy outcome proportionate to the canopy loss resulting from the approved removal, rather than being determined solely on a numerical tree for tree basis.

5.3.4 The provisions of this section are not intended to amend or replace the deemed-to-comply tree planting requirements of the Residential Design Codes.

5.4 Subdivision Application

5.4.1 The Town may recommend that prior to the determination of an application for subdivision approval additional information be provided to the Western Australian Planning Commission (WAPC) to allow consideration of the impacts of the subdivision design and layout on any ***regulated tree*** and whether the general requirements above have been addressed.

5.4.2 Subdivision design, layout and earth working levels, including the positioning of public open space (POS), configuration of the public road network, lot design and densities, should prioritise the retention of ***regulated*** trees.

5.4.3 The subdivision plan should identify ***regulated trees*** and note if they are to be retained or removed, and the applicant is to demonstrate how the retained ***regulated trees*** will be protected as part of the subdivision process.

5.4.4 The Town may request the WAPC to include a condition on the subdivision approval to ensure identification and/or protection of regulated trees on site.

5.5 Strategic Planning Proposals

5.5.1 Where applicable, Local Planning Scheme (LPS) amendments and Structure Plan proposal should identify ***regulated trees*** and shall outline mechanisms and measures to protect ***regulated trees*** at subsequent stages of the planning process.

5.5.2 Concept Plans supporting LPS amendment applications and Structure Plans shall prioritise positioning of public open space (POS), configuration of the public road network and lot design and densities to retain ***regulated trees.***

5.5.3 Strategic planning proposals shall be supported by technical information and reports which demonstrate that the protection of ***regulated trees*** has been prioritised.

6. Definitions

Arborist Report	Means a report which is prepared by a suitably qualified and experienced arboriculturist with a minimum qualification of Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5) or equivalent, and with demonstrated experience in high level assessment and diagnosis.
Maintenance Pruning	Means pruning that does not harm, or is not likely to harm, the health, stability, or long-term viability of a tree, such as: a) Removing dead or diseased wood; or b) Activity done to a fruit tree for fruit production; or c) Is otherwise minor maintenance or thinning of the crown that does not adversely affect the health or general appearance of the tree or is to balance the tree.
Regulated Tree	Means a living tree that – a) Is 8m or more high; and/or b) Has an average canopy diameter of at least 6m; and/or c) Has a trunk circumference of at least 1.5m, measured 1.4m above the ground.
Tree-damaging Activity	Means – a) The killing or destruction of a tree; and/or b) The removal of a tree; and/or

	c) The severing of branches, limbs, stems or trunk of a tree; and/or d) The ringbarking, topping or lopping of a tree; and/or e) Any other substantial damage to a tree.

Document Control Box			
Legislation:	*Planning and Development Act 2005* *Planning and Development (Local Planning Schemes) Regulations 2015* Town of Claremont Local Planning Scheme No. 3 Australian Standards AS 4373:2007 Pruning of amenity trees Australian Standards AS 4970:2025 Protection of trees on development sites. State Planning Policy 3.7 Bushfire; Residential Design Codes Volume 1 and Volume 2		
Organisational:	Council Policy LV106 Crossovers Council Policy LV136 Tree Canopy		
Version #	**Decision:**	**OCM Date:**	**Resolution Number:**
1.	Draft adopted for advertising	26 August 2025	110/25, 111/25
2.	Adopted following advertising, amendments made to address matters raised during consultation.		

Appendices

Appendix 1 – Unwanted Species List

For the purpose of clause 4.1.5, the following are identified as Unwanted Species:

1. **Polyphagous Shot-Hole Borer high-risk species**
   a) Acer negundo – Box Elder;
   b) Erythrina × sykesii – Coral Tree; and
   c) Robinia pseudoacacia – Black Locust / Robinia.

2. **Other locally identified unwanted species**
   a) All species of palm within the family Arecaceae; and
   b) Plumeria spp. – Frangipani.

3. **Statutory and nationally recognised weed species**
   For the avoidance of doubt, a regulated tree does not require development approval for tree-damaging activity where the species is:

   a) a declared pest plant or prohibited plant under the *Biosecurity and Agriculture Management Act 2007*; or
   b) identified as a Weed of National Significance under the Australian Weeds Strategy. (Weed profiles - Weeds Australia); or
   c) Declared Weeds of Western Australian from DPIRD (Declared weeds in Western Australia | Department of Primary Industries and Regional Development)

Appendix 2 – Tree Planting Guidance
This appendix provides guidance to assist with the selection of replacement trees under clause 5.3 of this Policy.

Replacement tree selection should have regard to the available growing space and the expected mature size and canopy spread of the proposed species. Where sufficient growing space is available, preference should be given to medium or large canopy trees capable of providing meaningful long-term contribution to tree canopy.

Tree Size Guidance.

Tree Size	Guidance
Small Tree	Suitable where available growing space or site constraints limit the establishment of a larger tree.
Medium Tree	Suitable where sufficient growing space is available to accommodate a moderate mature height and canopy spread.
Large Tree	Preferred where site conditions and available growing space can accommodate a large mature tree and maximise long-term canopy contribution.

The selection of a small tree solely for convenience should generally be avoided where sufficient growing space exists to support a medium or large canopy tree.

Suggested Tree Species.
The Water Corporation's *Select the Right Tree* guide provides examples of small, medium and large tree species suited to different available growing spaces. Applicants are

encouraged to refer to the most current version of the guide when selecting a replacement tree;

Water Corporation: *Select the Right Tree* Guide - select-the-right-tree.pdf

The guide is provided as a tree selection resource only. Species identified within the guide are not automatically suitable for every site, and final tree selection should respond to site specific conditions and the requirements of clause 5.3 of this Policy.

TOWN of CLAREMONT

LOCAL PLANNING POLICY 211
TREE RETENTION ON PRIVATE LAND

KEY FOCUS AREA LIVEABILITY

1. Citation

~~LOCAL PLANNINGS POLICY 211~~
~~TREE RETENTION~~
~~LIVEABILITY~~

Commented [AS1]: Revised title to provide clarity. Policy applicable to regulated trees on private land

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy 211 – Tree Retention on Private Land.

2. Policy

Trees and other vegetation in urban areas provide significant social, economic, and environmental benefits to the community. The greatest environmental, aesthetic and cooling benefits of trees are provided by large, mature trees which typically have the largest canopy cover.

This policy outlines that the Town recognises the increasing importance of retaining trees and ensures that retention and enhancement of the Town's tree canopy cover is considered at all stages of development.

Tree damaging activity may constitute works under the *Planning and Development (Local Planning Schemes) Regulations 2015* and development under the *Planning and Development Act 2005*.

Commented [AS2]: New Model Text

Commented [AS2R2]: Revised formatting of the entire document to reflect model policy text layout. This facilitates a consistent approach across local governments - providing further clarity for potential developers.

~~Purpose~~

The purpose of this policy~~Policy~~ is to clarify the circumstances in which a development application and approval is required for any ***tree damaging activity*** and to guide the assessment of these applications and other planning proposals to encourage and facilitate the protection of trees, and to maintain and enhance tree canopy. ~~within the Town of Claremont.~~

This Policy should be read in conjunction with~~seeks to~~:

- *Any relevant scheme provisions including significant tree register or Tree Preservation Orders including Heritage Listed Trees and cl.81 of Local Planning Scheme No. 3;*
- *Clause 61 of the deemed provisions;*
- *Residential Design Codes Volume 1 and Volume 2;*
- *State Planning Policy 3.7 - Planning in Bushfire Prone Areas;*
- *LV136 Tree Canopy Policy (and associated Street and Reserve Tree Management Guidelines);*
- *LV106 Vehicle Access – Crossovers;*
- *Town of Claremont 2022 Street Tree Masterplan;*
- *Australian Standards AS 4970—2025 - Protection of trees on development sites; and*
- *Australian Standards AS 4373-2007 Pruning of Amenity Trees.*

3. Objectives

The policy aims to encourage and facilitate the protection of significant trees and to maintain and enhance tree canopy. The objectives of the policy are to:

- Provide a clear definition of a ***regulated tree*** and clarify when a development application is required for ***tree damaging activity***;
- Prioritise the retention, protection, and the provisions of trees on private land in the planning process;
- Promote and facilitate tree preservation at the earliest possible stage in the planning and development process, balancing with the desired built form and land use outcomes;
- Preserve and enhance neighbourhood amenity, character and sense of place; and
- Mitigate the urban heat island effect, reduce air pollution, improve groundwater quality and contribute to biodiversity and other environmental benefits.

Commented [AS3]: Clear objectives provides clarity for assessment purposes as well as community understanding. Drawn from Revised Model Text

4. Application of this Policy

This Policy applies to all zoned land within the Town of Claremont Local Planning Scheme No. 3, including in the circumstances described below;

- Development applications;
- Subdivision applications;
- Other strategic planning proposals including scheme amendments and structure plans; and
- Any **tree damaging activity** to a **regulated tree** where no other development or subdivision is proposed.

Commented [AS4]: Drawn from Revised Model Text. Amended to suit Claremont application.

4.1 Development Application Exemptions

Tree damaging activity does not require development approval in any of the following circumstances;

4.1.1 the tree does not satisfy the definition of ***regulated tree***: or

4.1.2 the ***tree damaging activity*** is carried out in the course of works in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 Part 7 Clause 61 (b) item 18:

"works that are urgently necessary for any of the following —

(a) public safety;

(b) the safety or security of plant or equipment;

(c) the maintenance of essential services; or

(d) the protection of the environment." or

4.1.3 the ***tree damaging activity*** is required as part of an approved Bushfire Management Plan; or

4.1.4 the ***tree damaging activity*** is ***maintenance pruning***; or

4.1.5 ***Tree damaging activity*** to a ***regulated tree*** that is identified as an **Unwanted Species** in appendix 1 of this Policy; or

4.1.6 ***Tree damaging activity*** to a ***regulated tree*** that is a weed as identified by the Town or a relevant State or Commonwealth government Authority; or

4.1.7 the ***tree damaging activity*** is a public work or is carried out by the local government in the exercise of its statutory functions; or

4.1.8 the Department of Primary Industries and Regional Development has issued a direction under the *Biosecurity and Agriculture Management Act 2007* to carry out tree damaging activity on a tree.

NOTE: *A development application is required for any* ***tree damaging activity*** *that is not exempt under this policy where other works are proposed on the same site, even if those other works are exempt*

from development approval under the local planning scheme as per clause 61 of the deemed provisions (e.g. the erection of a Single House that meets the deemed-to-comply requirements of the Residential Design Codes).

4.2 Application Requirements

4.2.1 Development applications, subdivision applications and strategic planning proposals that are subject to this Policy are to provide the following information:

a. Site survey and/or site plan indicating:

i. The location, height, canopy diameter, and trunk circumference of all ***regulated trees***.

ii. Information about the ***regulated trees*** (including species, height and relative health, which may require the input of a qualified arborist;

iii. Whether any ***regulated tree*** is proposed to be retained or affected by any ***tree damaging activity***;

iv. Tree Protection Zone(s) in accordance with AS4970; and

~~1. Maintain a presumption in favour of retaining significant trees on privately owned land, with applicants and landowners demonstrating that removal, lopping or other damaging activity is unavoidable and that all reasonable design alternatives have been explored.~~

v. Any trees proposed to be planted on the development site.

~~2. Prioritise the retention and protection of significant trees on private land through the strategic planning, subdivision, and development application processes.~~

b. Written justification for any proposed tree damaging activity against the objectives and requirements of this Policy; and

c. Whether any ***regulated tree*** was identified to be retained at a previous planning stage (e.g. structure plan or subdivision approval)

4.2.2 An ***arborist report*** may be required in the following instances:

a. To justify tree damaging activity to a regulated tree specifically considering the health of the tree and/or any safety risk it may pose to people or property;

b. To explain any mitigation measures proposed to protect a regulated tree including works proposed within the Tree Protection Zoner (refer to AS4970 for details to identify the Tree Protection Zone).

4.2.3 Additional technical reports (i.e, environmental reports, tree retention strategy, structural engineering reports) may be required for Structure Plans and large-scale subdivision applications.

Commented [AS6]: Drawn from revised model text. Provides clear direction to community as to what is expected to facilitate assessment against the policy.

5. Policy provisions

~~3. Clarify when a development application is required for the removal, lopping, or other damaging activity affecting a significant tree on privately owned land.~~

~~4. Provide clear decision-making guidance for development, subdivision, and strategic planning proposals involving significant trees on privately owned land.~~

~~5. Ensure that where removal of a significant tree is approved, appropriate replacement planting is provided to maintain or enhance local amenity, urban character, and tree canopy cover.~~

~~6. Encourage tree pruning and management practices that comply with relevant Australian Standards to support tree health and longevity.~~

~~This Policy applies to all zoned land within the Town of Claremont Local Planning Scheme No. 3. This Policy should be read in conjunction with:~~

5.1 General Requirements

~~• The Town's Local Planning Scheme No. 3.~~

5.1.1 Unless its removal is approved as part of a subdivision or development approval, or is exempt under the provisions of this Policy, a ***regulated tree*** should be retained in perpetuity and protected.

5.1.2 Development works, structure plan and subdivision design should preferably avoid or as a minimum minimize harm to regulated trees.

5.1.3 Where ***tree damaging activity*** is proposed to a ***regulated tree*** the following will be given due regard in the assessment process:

a) Health, maturity, species and location of the *tree;*

b) Ecological, biodiversity and environmental values of the *tree;*

c) Contribution of the *tree* to the streetscape;

d) The preservation of any other ***regulated tree*** on the subject site;

e) The location of the *tree* within the development site and capacity for a modified building design or subdivision to maximise tree retention;

f) Any existing development on the site;

g) Design and location of proposed crossovers;

~~• Residential Design Codes Volume 1 and Volume 2.~~

h) Topography and the potential impact from excavation/fill;

i) Possible safety risks due to tree limb failure and infrastructure and/or structural damage associated with the retaining of the *tree;*

j) Tree Protection Zones(s) (as per AS4970);

k) Tree replacement and/or planting proposed;

~~• State Planning Policy 3.7 Bushfire.~~

l) Recommendations of an ***arborist report***; and

m) The objectives of this Policy.

~~• Council Policy LV106 Crossovers.~~

5.1.4 The following justifications for ***tree damaging activity*** to a ***regulated tree*** will not be supported:

a) Impact on views;

b) The tree variety is disliked;

~~• Council Policy LV136 Tree Canopy.~~

c) The tree variety causes nuisance by way of leaf, fruit or bark shedding; or

d) The tree impacts on private gardens, solar installations, swimming pools or the like.

Commented [AS7]: Drawn from Model Policy text. Details provides additional requested clarity requested during the consultation period. Demonstrates what the Town's position is to ensure that regulated trees should be retained in perpetuity and protected.

further, provides clarity as to reasoning the Town does not see removal being suitable.

5.2 Development Application

5.2.1 There is a general presumption against ***tree damaging activity*** (other than ***maintenance pruning***) to any ***regulated tree***, and the siting and design of the development should, where possible, avoid impacting any ***regulated tree***.

5.2.2 ***Tree damaging activity*** to a ***regulated tree*** may be considered if the following relevant information and/or technical reports are provided to demonstrate:

a) The ***regulated tree*** is unhealthy, based on the recommendations of an ***arborist report***,

b) The ***regulated tree*** causes safety risks to people, infrastructure or buildings based on recommendations on an ***arborist report*** and/or Structural Engineering Report; or

~~• Australian Standards AS 4373:2007 Pruning of amenity trees.~~

c) The redesign of the development to accommodate the ***regulated tree*** is unfeasible.

Commented [AS8]: Clearly outlining where removal can be considered appropriate.

5.3 Tree Planting

~~• **Australian Standards AS 4970:2025 Protection of trees on development sites.**~~

5.3.1 Where approval is granted for the removal of a regulated tree, replacement planting may be required to mitigate the resulting loss of tree canopy and amenity.

5.3.2 In determining an appropriate replacement planting outcome, regard should be given to:

1. The species, size and canopy contribution of the regulated tree being removed;
2. The species, expected mature size and canopy spread of the replacement trees;
3. The location and available growing space for replacement planting;
4. The capacity and characteristics of the site to accommodate replacement planting;
5. Existing trees to be retained on the site; and
6. Applicable tree planting and landscaping requirements of the Residential Design Codes

5.3.3 Replacement planting should seek to achieve a meaningful long-term canopy outcome proportionate to the canopy loss resulting from the approved removal, rather than being determined solely on a numerical tree for tree basis.

5.3.4 The provisions of this section are not intended to amend or replace the deemed-to-comply tree planting requirements of the Residential Design Codes.

Commented [AS9]: Introducing replacement tree provisions to compensate for canopy loss if a regulated tree is removed.

5.4 Subdivision Application

5.4.1 The Town may recommend that prior to the determination of an application for subdivision approval additional information be provided to the Western Australian Planning Commission (WAPC) to allow consideration of the impacts of the subdivision design and layout on any ***regulated tree*** and whether the general requirements above have been addressed.

5.4.2 Subdivision design, layout and earth working levels, including the positioning of public open space (POS), configuration of the public road network, lot design and densities, should prioritise the retention of ***regulated*** trees.

5.4.3 The subdivision plan should identify ***regulated trees*** and note if they are to be retained or removed, and the applicant is to demonstrate how the retained ***regulated trees*** will be protected as part of the subdivision process.

5.4.4 The Town may request the WAPC to include a condition on the subdivision approval to ensure identification and/or protection of regulated trees on site.

5.5 Strategic Planning Proposals

5.5.1 Where applicable, Local Planning Scheme (LPS) amendments and Structure Plan proposal should identify ***regulated trees*** and shall outline mechanisms and measures to protect ***regulated trees*** at subsequent stages of the planning process.

5.5.2 Concept Plans supporting LPS amendment applications and Structure Plans shall prioritise positioning of public open space (POS), configuration of the public road network and lot design and densities to retain ***regulated trees.***

5.5.3 Strategic planning proposals shall be supported by technical information and reports which demonstrate that the protection of ***regulated trees*** has been prioritised.

5.5.4 Subdivision design, layout and earth working levels, including the positioning of public open space (POS), configuration of the public road network, lot design and densities, should prioritise the retention of ***regulated*** trees.

Commented [AS10]: Details the policy is not just applicable and to be given consideration for strategic planning also.

~~1.~~6. Definitions

Arborist Report	Means a report which is prepared by a suitably qualified and experienced arboriculturist with a minimum qualification of Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5) or equivalent, and with demonstrated experience in high level assessment and diagnosis.
Maintenance Pruning	Means pruning that does not harm, or is not likely to harm, the health, stability, or long-term viability of a tree, such as: a) Removing dead or diseased wood; or b) Activity done to a fruit tree for fruit production; or c) Is otherwise minor maintenance or thinning of the crown that does not adversely affect the health or general appearance of the tree or is to balance the tree.
Regulated Tree	Means a living tree that – a) Is 8m or more high; and/or b) Has an average canopy diameter of at least 6m; and/or c) Has a trunk circumference of at least 1.5m, measured 1.4m above the ground.
Tree-damaging Activity	Means – a) The killing or destruction of a tree; and/or b) The removal of a tree; and/or c) The severing of branches, limbs, stems or trunk of a tree; and/or d) The ringbarking, topping or lopping of a tree; and/or e) Any other substantial damage to a tree.

Document Control Box

Legislation:	*Planning and Development Act 2005* *Planning and Development (Local Planning Schemes) Regulations 2015* Town of Claremont Local Planning Scheme No. 3 Australian Standards AS 4373:2007 Pruning of amenity trees Australian Standards AS 4970:2025 Protection of trees on development sites. State Planning Policy 3.7 Bushfire; Residential Design Codes Volume 1 and Volume 2		
Organisational:	Council Policy LV106 Crossovers Council Policy LV136 Tree Canopy		
Version #	**Decision:**	**OCM Date:**	**Resolution Number:**
1.	Draft adopted for advertising	26 August 2025	110/25, 111/25
2.	Adopted following advertising, amendments made to address matters raised during consultation.		

~~Arborist Report~~	~~A report prepared by a suitably qualified and experienced arboriculturist with a minimum qualification of Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5) or equivalent, and with demonstrated experience in high level tree assessment and diagnosis.~~
~~Maintenance pruning~~	~~Pruning that:~~ ~~a. involves removing dead or diseased wood only; or~~ ~~b. is the first pruning of the tree in the calendar year and affects less than 10% of the canopy, not altering the overall shape of the canopy; or~~

	c. is of a fruit tree and done for fruit production; or d. does not include removing limbs with a diameter of 100mm or more; or e. is otherwise minor maintenance or thinning of the crown that does not adversely affect the health or general appearance of the tree; and f. is undertaken in accordance with the Australian Standard ASNZ4373:2007 Pruning of amenity trees.
Regulated tree	Means a living tree that — a. is 8m or more high; and/or b. has an average canopy diameter of at least 6m; and/or c. has a trunk circumference of at least 1.5m, measured 1.4m above the ground; and d. is of a species that is not included on State or local area weed register.
Tree-damaging activity	Means – a. the killing or destruction of a tree; and/or b. the removal of a tree; and/or c. the severing of branches, limbs, stems or trunk of a tree; and/or d. the ringbarking, topping or lopping of a tree; and/or e. any other substantial damage to a tree.

Policy

Appendices

1. Development Applications

A development application is required for any tree-damaging activity to a regulated tree, except where the activity is:

a. Carried out in accordance with Schedule 2, Part 7, Clause 61(1)(b)(18) of the *Planning and Development (Local Planning Schemes) Regulations 2015;*

b. Required under an approved Bushfire Management Plan;

c. Carried out under the direction or authorisation of the Department of Primary Industries and Regional Development or other relevant biosecurity authority to manage the Polyphagous Shot-Hole Borer;

d. Maintenance pruning; or

e. A public work as defined in section 2 of the *Public Works Act 1902*.

All applications must demonstrate, to the Town's satisfaction, that:

a. The tree-damaging activity is unavoidable

b. All reasonable alternatives to retain the tree have been explored

c. Potential impacts have been minimised.

Applications will then be assessed having due regard to the following:

a. The health, structural integrity, and life expectancy of the tree, supported by an **Arborist Report** (where relevant)

b. The tree's maturity, size (height, canopy spread, trunk circumference), and species (native or exotic)

~~e. Safety risks to people, buildings, or infrastructure, supported by a Structural Engineering Report (where relevant)~~

~~d. Ecological, biodiversity, and environmental benefits (shade, carbon sequestration, habitat)~~

~~e. Contribution to neighbourhood character, streetscape, and sense of place~~

Appendix 1 – Unwanted Species List

~~f. If a native species, its role in conserving local flora and fauna~~

~~g. Location of the tree within the site and potential for alternative design or siting to enable retention~~

~~h. Relationship to other significant trees on the site~~

~~i. Impact of works, including excavation or fill, on tree viability~~

~~j. Conflicts with services or infrastructure that cannot reasonably be resolved through design modification~~

~~k. Whether retention would contribute to soil stability, water quality, or avoidance of erosion and salinisation~~

~~l. Proposed measures for tree protection in accordance with Australian Standards AS 4970:2025 Protection of trees on development sites during works~~

~~m. Replacement planting (species, size, and location) to offset canopy loss on site~~

~~n. Consistency with the objectives of this Policy.~~

For the purpose of clause 4.1.1, the following are identified as Unwanted Species:

~~Applications will not be supported solely for any of the following reasons:~~

1. Polyphagous Shot-Hole Borer high-risk species

a) Acer negundo – Box Elder;

~~a. Impact on views;~~

b) Erythrina × sykesii – Coral Tree; and

~~b. Personal dislike of the tree;~~

c) Robinia pseudoacacia – Black Locust / Robinia.

2. Other locally identified unwanted species

a) All species of palm within the family Arecaceae; and

b) Plumeria spp. – Frangipani.

~~c. Routine nuisance from leaf, fruit or bark drop/shedding or the like; or~~

~~d. Shading of gardens, swimming pools, solar panels or similar.~~

3. Statutory and nationally recognised weed species

~~2. Subdivision Applications~~

For the avoidance of doubt, a regulated tree does not require development approval for tree-damaging activity where the species is:

a) a declared pest plant or prohibited plant under the *Biosecurity and Agriculture Management Act 2007*; or

b) identified as a Weed of National Significance under the Australian Weeds Strategy. (Weed profiles - Weeds Australia); or
c) Declared Weeds of Western Australian from DPIRD (Declared weeds in Western Australia | Department of Primary Industries and Regional Development)

Commented [AS11]: Provided for guidance purposes.

Commented [AS11R2]: Constructed with discussion from Town's Parks department

Appendix 2 – Tree Planting Guidance

This appendix provides guidance to assist with the selection of replacement trees under clause 5.3 of this Policy.

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Replacement tree selection should have regard to the available growing space and the expected mature size and canopy spread of the proposed species. Where sufficient growing space is available, preference should be given to medium or large canopy trees capable of providing meaningful long-term contribution to tree canopy.

Tree Size Guidance.

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Tree Size	Guidance
Small Tree	Suitable where available growing space or site constraints limit the establishment of a larger tree.
Medium Tree	Suitable where sufficient growing space is available to accommodate a moderate mature height and canopy spread.
Large Tree	Preferred where site conditions and available growing space can accommodate a large mature tree and maximise long-term canopy contribution.

The selection of a small tree solely for convenience should generally be avoided where sufficient growing space exists to support a medium or large canopy tree.

Suggested Tree Species.

The Water Corporation's *Select the Right Tree* guide provides examples of small, medium and large tree species suited to different available growing spaces. Applicants are encouraged to refer to the most current version of the guide when selecting a replacement tree;

Watercorporation: Select the Right Tree - select-the-right-tree.pdf

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The guide is provided as a tree selection resource only. Species identified within the guide are not automatically suitable for every site, and final tree selection should respond to site specific conditions and the requirements of clause 5.3 of this Policy.

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~~The Town may recommend that, prior to determining an application for subdivision approval, the Western Australian Planning Commission (WAPC) require additional information to address impacts on a regulated tree.~~

~~Subdivision design, layout and earth working levels, including the positioning of public open space, configuration of the public road network, lot design and densities, should prioritise the retention of regulated trees.~~

~~Subdivision plans should identify regulated trees, indicate whether they will be retained or removed, and include protection measures for retained trees.~~

~~The Town may recommend subdivision conditions to the WAPC requiring retention and protection of identified trees during works.~~

~~**3. Strategic Planning Proposals**~~

~~Local Planning Scheme **(LPS)** amendments and Structure Plan proposals should identify regulated trees and outline mechanisms and measures to protect regulated trees.~~

~~Concept Plans supporting LPS amendment applications and Structure Plans should prioritise positioning of public open space, configuration of the public road network, and lot design and densities to retain regulated trees.~~

~~Strategic planning proposals should be supported by technical information and reports which demonstrate that the retention and protection of regulated trees has been prioritised and considered.~~

~~Document Control Box~~			
~~Legislation:~~	~~*Planning and Development Act 2005*~~ ~~Planning and Development (Local Planning Schemes) Regulations 2015~~ ~~Town of Claremont Local Planning Scheme No. 3~~ ~~Australian Standards AS 4373:2007 Pruning of amenity trees~~ ~~Australian Standards AS 4970:2025 Protection of trees on development sites.~~ ~~State Planning Policy 3.7 Bushfire;~~ ~~Residential Design Codes Volume 1 and Volume 2~~		
~~Organisational:~~	~~Council Policy LV106 Crossovers~~ ~~Council Policy LV136 Tree Canopy~~		
~~Version #~~	~~Decision:~~	~~OCM Date:~~	~~Resolution Number:~~
~~1.~~			
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SUMMARY OF SUBMISSIONS

Local Planning Policy 211 – Tree Retention on Private Land

Summary of the submissions received during public advertising of draft LPP211 from 16 September 2025 to 27 October 2025, together with how the principal matters raised have been addressed in the final Policy.

Consultation results

154 Total submissions	**139 | 90.26%** Support	**6 | 3.90%** Neutral	**9 | 5.84%** Oppose
86 Written comments	**141 | 91.56%** Viewed proposal information	**44** Affected property identified	**2** Supporting documents

Overall consultation outcome

The consultation demonstrated strong support for the intent of LPP211. Most supportive comments focused on retaining mature private trees, protecting neighbourhood character, maintaining canopy, biodiversity, urban cooling and broader environmental outcomes. Concerns raised through written comments and the nine opposing submissions related principally to the practical operation of the Policy, including redevelopment flexibility, private property and equity, clarity, costs and administration, tree safety and pruning, thresholds and exemptions, and replacement planting. These matters were considered through the subsequent review of the advertised Policy and the updated Model Local Planning Policy.

No.	Consultation theme	Summary of feedback	Response in final LPP211
1	**Support for tree retention and environmental outcomes**	Supportive submissions broadly endorsed the Policy as an important measure to retain mature trees and protect the established character of Claremont. Comments linked tree retention with neighbourhood character, urban cooling, biodiversity and habitat value, climate adaptation, environmental resilience and long-term canopy outcomes.	The core tree-retention objective is maintained and strengthened through dedicated objectives addressing neighbourhood amenity and character, urban heat mitigation, biodiversity and other environmental benefits.
2	**Redevelopment potential and site-design flexibility**	Concerns were raised that the Policy may constrain redevelopment potential, particularly on smaller or constrained lots, and may affect building envelopes, site planning and design flexibility.	The final Policy retains a presumption in favour of tree retention, recognising that tree canopy makes a significant contribution to the Town's established character and amenity. The Policy nevertheless provides pathways for tree removal, with proposals to be considered on a case-by-case basis.

No.	Consultation theme	Summary of feedback	Response in final LPP211
3	**Private property rights, equity and land use**	Submissions questioned the extent of regulation over trees on private land and whether individual landowners should bear the cost or development burden where the wider community benefits from tree retention. Related concerns included property useability and redevelopment potential.	The final Policy provides clearer exemptions, assessment criteria and grounds for discretion. Trees form an important concept of the Character of the Town. As tree removal constitutes work, the LPP will guide the merit based assessment, and the Towns decision making power.
4	**Policy clarity, certainty and accessibility**	Submissions sought clearer definitions, thresholds, guidance and assessment expectations so that landowners, applicants and decision-makers can understand when the Policy applies and how proposals will be assessed.	The Policy has been restructured, provides dedicated objectives and application provisions, clarifies exemptions, includes core application requirements and consistently uses the defined term 'regulated tree'. The dimensional thresholds remain unchanged from the advertised draft.
5	**Administration, consultant costs and assessment timeframes**	Submissions raised concerns about added complexity for smaller proposals, consultant costs including arborist reports, additional information requirements and potential increases to assessment timeframes.	Core information requirements are now stated in the Policy, giving greater certainty about what is required. Arborist and other technical reports are identified for relevant circumstances rather than being a universal requirement. Some administrative and resourcing impacts remain matters of implementation.
6	**Tree health, safety, pruning and emergency works**	While generally supporting retention, submissions emphasised the need for practical flexibility where trees are unsafe, diseased, dying or structurally compromised. Concerns also related to pruning, falling limbs and potential impacts on buildings or infrastructure.	The numerical maintenance-pruning limits have been replaced with an outcome-based test focused on tree health, stability and long-term viability. Urgent works remain exempt, and poor tree health or demonstrated safety risk are expressly identified as circumstances where tree-damaging activity may be considered.
7	**Replacement planting and long-term canopy outcomes**	Submissions sought clearer guidance for replacement planting and favoured meaningful long-term canopy outcomes rather than a simple numerical tree-for-tree approach.	A dedicated tree planting section has been included. Replacement planting is to have regard to species, mature size, canopy contribution, growing space and site characteristics. Conditions will have to meet the Newbury test.
8	**Regulated-tree thresholds and scope of exemptions**	Different views were expressed about the regulated-tree thresholds, with some considering the Policy too broad and others seeking protection for additional trees. Concerns were also raised that exemptions should not undermine the Policy's purpose.	The 8m height, 6m average canopy and 1.5m trunk-circumference thresholds remain unchanged. Weed status is separated from the regulated-tree definition and dealt with through clearer exemptions, together with an Unwanted Species List and specific exemptions for urgent, bushfire, biosecurity and statutory works.
9	**Administration, evidence and enforcement**	Concerns were raised about consistent administration and enforcement, particularly where unauthorised tree-damaging activity has already occurred and evidence about the former tree may be limited.	Clearer application requirements, tree information and assessment records will improve the evidentiary basis for administration and compliance. Policy drafting cannot fully resolve post-removal evidence issues, which remain dependent on available data and compliance processes.

Note: Individual names, addresses and contact details are not reproduced. The themes above consolidate written comments and de-identified objection matters; they are not intended to reproduce every submission verbatim.

SCHEDULE OF MODIFICATIONS

Local Planning Policy 211 – Tree Retention on Private Land

Highlighting material modifications made to the draft LPP211 advertised in 2025 following public consultation and subsequent review against the updated Model Local Planning Policy. Minor formatting, numbering and drafting corrections are not separately listed.

No.	Policy area	Material modification	Reason / basis for modification
1	**Policy title and structure**	The policy has been retitled Local Planning Policy 211 – Tree Retention on Private Land and restructured to more closely follow the updated Model Policy. Separate sections are now provided for citation, policy context, objectives, application, exemptions, application requirements, policy provisions and definitions.	Improves clarity and consistency for landowners, applicants and decision-makers. The updated Model Policy provided a clearer contemporary drafting framework, while retaining the Town's local policy content.
2	**Policy purpose and statutory framing**	The introductory policy text has been expanded to explain the value of mature trees and to state that tree-damaging activity may constitute works under the Planning and Development (Local Planning Schemes) Regulations 2015 and development under the Planning and Development Act 2005. The purpose has been reframed around when approval is required and how proposals will be assessed.	Provides more cautious and precise statutory framing and responds to consultation requests for greater certainty as to when the policy applies.
3	**Objectives and application of the Policy**	A dedicated objectives section has been introduced. The objectives now expressly address the definition of a regulated tree, retention through the planning process, early consideration of tree preservation, neighbourhood amenity and character, urban heat, biodiversity and other environmental benefits. The application section also clearly identifies development, subdivision, strategic planning and stand-alone tree-damaging activity.	Clarifies the policy intent and assessment purpose, and reinforces matters strongly supported through consultation, including neighbourhood character, urban cooling, biodiversity and long-term canopy retention.
4	**Definition of a regulated tree**	The dimensional thresholds remain unchanged: 8m or more in height; and/or an average canopy diameter of at least 6m; and/or a trunk circumference of at least 1.5m measured 1.4m above ground. Weed status has been removed from the definition and is instead dealt with through separate exemptions.	Retains the thresholds advertised to the community while adopting the clearer Model Policy structure of defining a regulated tree by objective dimensions and dealing separately with weeds and unwanted species.

No.	Policy area	Material modification	Reason / basis for modification
5	**Maintenance pruning**	Consistent with Council Resolution 110/25, the prescriptive numerical controls for maintenance pruning were removed prior to advertising. The final Policy further refines the definition by adopting an outcome-based test focused on whether pruning harms, or is likely to harm, the health, stability or long-term viability of the tree	Carries forward Council's amendment to provide greater flexibility for routine tree management and incorporates the updated Model Policy's outcome-based approach to maintenance pruning.
6	**Development approval exemptions**	The exemption framework has been expanded and clarified. It now expressly addresses urgent works under clause 61, approved Bushfire Management Plans, maintenance pruning, unwanted species, weeds, public works/local government statutory functions and DPIRD directions under biosecurity legislation. An explanatory note also clarifies that non-exempt tree-damaging activity may still require approval where associated development is otherwise exempt.	Provides clearer, more comprehensive exemptions and addresses consultation concerns about safety, emergency works, pruning, biosecurity and certainty of application.
7	**Application requirements and supporting information**	Core application information requirements have been included within the Policy. These include the location and dimensions of regulated trees, tree health/species information, whether trees are to be retained or affected, Tree Protection Zones, proposed planting and written justification. The Policy also identifies when an arborist report or other technical report may be required.	The advertised policy relied primarily on administrative checklists. Including the core requirements in the Policy improves transparency and provides a clearer evidentiary basis for assessment, while limiting specialist reporting to identified circumstances.
8	**General retention and assessment requirements**	A new general requirements section establishes that a regulated tree should be retained and protected unless removal is approved or exempt. It also consolidates the matters to be given due regard when tree-damaging activity is proposed, including tree health, ecological value, streetscape contribution, other regulated trees, development design, crossovers, topography, safety, Tree Protection Zones, replacement planting and arborist advice. The reasons that will not support removal are retained and rationalised.	Strengthens the general retention position while providing clearer assessment criteria. This responds to consultation concerns about transparency, consistent decision-making and the balance between tree retention and site-specific circumstances.

No.	Policy area	Material modification	Reason / basis for modification
9	**Development application decision pathway**	The advertised requirement that all applications demonstrate tree-damaging activity is unavoidable, that all reasonable alternatives have been explored and that impacts are minimised has been replaced with a clearer decision pathway. The final Policy establishes a general presumption against tree-damaging activity and identifies circumstances where it may be considered, including an unhealthy tree, a safety risk, or where redesign to accommodate the tree is unfeasible.	Provides a more transparent exercise of discretion and responds to concerns about redevelopment constraints, tree condition and safety, while maintaining the overarching presumption in favour of retention.
10	**Replacement planting and canopy outcomes**	A dedicated tree planting section has been introduced. Where removal is approved, replacement planting may be required having regard to the tree removed, replacement species and mature canopy, available growing space, site characteristics, retained trees and applicable R-Code requirements. Replacement planting is to seek a meaningful long-term canopy outcome proportionate to canopy loss rather than a numerical tree-for-tree outcome.	Responds to consultation feedback seeking clearer replacement planting guidance and a focus on meaningful long-term canopy outcomes. It also avoids creating unintended modifications to R-Code tree planting requirements.
11	**Subdivision and strategic planning provisions**	Subdivision and strategic planning provisions have been retained but expanded and reorganised. The final Policy more clearly requires regulated trees to be identified, considers protection measures and supporting technical information, and strengthens the expectation that tree retention is addressed at the earliest stages of planning and subdivision design.	Maintains the approach advertised to the community while improving clarity and ensuring tree retention is considered before development design is substantially fixed.
12	**Unwanted Species List**	A new Appendix 1 – Unwanted Species List has been included. It identifies specified Polyphagous Shot-Hole Borer high-risk species, locally identified unwanted species and statutory/nationally recognised weed species for which the relevant exemption may apply.	Provides practical guidance on the new unwanted-species and weed exemptions and allows the regulated-tree definition to remain based on objective dimensional thresholds.
13	**Tree Planting Guidance**	A new Appendix 2 – Tree Planting Guidance has been included to assist with the selection of replacement trees under clause 5.3, including guidance on small, medium and large trees and reference to the Water Corporation's Select the Right Tree Guide.	Provides practical guidance to support the replacement planting provisions and consultation feedback seeking clearer guidance on long-term canopy outcomes, without introducing a prescriptive species list.

Local Planning Policy 211 - Tree Retention

Q9 Any further comments?

Answered: 86 Skipped: 68

#	RESPONSES	DATE
1	Supporting and restoring tree canopy, preserving the canopy from older or established trees, plus planting extra canopy is essential for cooling our suburb. And countering the heat synch from the built environment. Tree canopy supports other flora and our native fauna. Increased tree canopy provides for better mental health, lower crime rates... And increased property values. Trees create beauty. We have lost much of our canopy to development - it's important to reverse this trend. If Sydney can state their canopy target as, a minimum of 50%, and still have thoughtful residential infill... Surely we can to?	10/28/2025 6:07 AM
2	Maintenance Pruning should include Pruning for Safety reasons.	10/27/2025 10:41 PM
3	Great to see these valuable natural assets protected in the community. Well done!	10/27/2025 4:59 PM
4	Essential to have some Community/Council conrol over our rapidly decreasing canopy cover.	10/27/2025 4:15 PM
5	Fully support tree retention policy	10/27/2025 3:19 PM
6	I think it’s important to save mature trees on private land. Very much in favour.	10/27/2025 1:56 PM
7	I support policies and legislation for the purpose of retaining and increasing tree canopy in Perth generally, and the ToC specifically	10/27/2025 1:53 PM
8	Mature tree height should consider the tree species. It should be clear that development should be providing sufficient tree protection zones and that these are inspected.	10/27/2025 1:07 PM
9	I need your council to do it so you can convince City of Melville that they need to catch up. Don’t lose your beautiful trees. It is what makes Claremont, Claremont	10/27/2025 12:13 PM
10	Property owners should be free to deal with any trees on their property as they choose and not be restricted by government regulations. The government should stick to dealing with trees on verges.	10/27/2025 10:39 AM
11	"We fully support this policy and we urge councilors to also support it. Our urban forest faces many threats including but not limited to development, borer and climate change. With 80% of tree loss occurring on private property tree retention policy is critical to maintain canopy cover across Claremont. We must protect the significant trees that we have where possible. This is important for cooling our suburb, health and amenity. The urban forest is also critical for biodiversity. It provides food and shelter for our precious wildlife such as possums and birds, including the endangered Carnaby's Cockatoo. Most other jurisdictions in Australia already have protections in place for significant trees on private land and have done so for many years. This policy has been well constructed, has reasonable exemptions and has now been tested in the SAT. We ask that Claremont join the growing number of metropolitan councils that have already adopted tree retention policy. On behalf of the FOLC board of directors."	10/27/2025 8:37 AM
12	I cannot vote for something, I don’t have the info. I would love to read the draft policy first, but cannot find it!	10/27/2025 8:28 AM
13	Strongly support. Our property is on the Town's heritage register. I am proud that the block has more than 40% tree canopy cover and wish this be maintained into the future. Claremont is special due to its green and leafy character, both on public and private land, and this needs to be actively managed by the Town in its deliberations.	10/26/2025 10:45 PM
14	More trees are needed not less	10/26/2025 7:31 PM
15	Protect our true asset	10/26/2025 7:25 PM
16	Significant trees must be retained to keep our communities happy, healthy and livable into the future.	10/26/2025 4:28 PM
17	The council is widely overstepping its mandate and authority to regulate the flora on private property. It has consistently made poor decisions about flora on council land and I have no	10/26/2025 2:50 PM

Local Planning Policy 211 - Tree Retention

	confidence that it will get it right when deciding whether or not to allow a tree to be removed.	
18	44 Davies Rd has many mature trees which need protecting.	10/26/2025 2:31 PM
19	Preserving and improving Claremont's tree canopy benefits both residents and local wildlife. A healthy tree canopy provides shade, reduces urban heat, and improves air quality for people living in the area. It also offers essential habitats for birds, insects, and other creatures, supporting biodiversity within the community. Additionally, trees can enhance property values and contribute to the town's aesthetic appeal, making Claremont a more inviting and sustainable place to live.	10/26/2025 1:03 PM
20	Excellent initiative. I highly support the proposal. Please adopt this policy to help achieve a target of a 30% tree canopy cover for the Town of Claremont over the next 10-15 years. Could the definition of a Regulated Tree in the policy be broadened slightly to include other trees of cultural or heritage significance that may otherwise be missed, such as a 300-year old grass tree? Please see my detailed comments attached.	10/26/2025 9:27 AM
21	I fear for the ambience of younger generations and abhor the greed/myopia of planners, developers and councillors.	10/25/2025 4:03 PM
22	This so critical … Please save our mature trees!	10/25/2025 8:47 AM
23	Critical to improve our tree canopy - too much demolition:neglect by developers/builders eg dead trees outside Warden Street build	10/24/2025 5:26 PM
24	We have one of the last full sized blocks with an asbestos house on it. We have 2 mature Cape Lilacs and a huge Japanese Pepper. With this new proposal will will have difficulty selling the property, which belongs to my mother and is rented by us until she dies	10/24/2025 4:41 PM
25	I was born in Dalkeith & have lived most of my life in this area which I live. We need to protect Claremont's mature trees. Perth has the lowest tree canopy of any capital city & the hottest summers so we need to preserve every tree we can. Trees remove carbon dioxide & produce oxygen so are very helpful combatting climate change.	10/24/2025 4:05 PM
26	Some of the conditions to be met may be too costly for some property owners who might require financial assistance from Council to obtain reports etc	10/24/2025 12:49 PM
27	I support any policy that will increase and preserve our tree canopy	10/24/2025 9:52 AM
28	This is a serious issue for Claremont and greater Perth with tree barren suburbs proliferating. It is important to preserve Claremont’s existing and seemingly diminishing cover.	10/23/2025 4:05 PM
29	This is a vital policy when our cities are suffering from heat stress	10/23/2025 10:21 AM
30	Essential to protect all mature trees to increase urban canopy and reduce urban heat island	10/22/2025 2:39 PM
31	Protect trees	10/22/2025 1:51 PM
32	We endorse the maintenance and improvement of the town’s tree canopy	10/22/2025 1:32 PM
33	People will cut down mature trees to beat the introduction of the policy (I saw this happen in Cambridge). The council should not be telling people what to do with trees on private when council is WAY under performing on canopy creation/retention on public land … you need to lead by example. The focus should be in creating urban forest on public where it can be protected in perpetuity… private trees will ALWAYS be vulnerable regardless of policies/by laws	10/22/2025 1:09 PM
34	As an example; After going Subdivision in another council zone, there was a requirement to clear all trees on the block, including very mature trees which did not impact new dwellings, this blanket rule would be a huge contributing factor in the canopy reduction in our city. This may have been a landcorp requirement? When we asked to keep a few of the mature trees, the answer was absolutely not. Make zero sense whatsoever, with approvals the owner and builder/developer should make that decision.	10/21/2025 11:16 PM
35	Claremont needs to protect its tree canopy to ensure the community remains attractive for birds and reduce heat during increasingly warm summers.	10/21/2025 8:06 PM
36	We need trees for sustainability and to keep our natural habitat for humans and all flora and fauna Tress produce oxygen and cool out environment stop chopping down trees	10/21/2025 11:12 AM
37	The proposed policy is well considered. I urge councillors to support this important initiative.	10/19/2025 8:11 AM

Local Planning Policy 211 - Tree Retention

	Our urban canopy faces multiple threats and is vital to the liveability and amenity of Claremont. Planting new trees is important but we must protect the mature trees that we currently have.	
38	I strongly support the draft LPP 211 for Tree Retention and believe that protecting mature trees on private land is essential. With most tree loss happening on private land, this policy will help keep our suburbs cooler, cut power bills, clean our air, support biodiversity and safeguard Claremont's leafy character for future generations.	10/16/2025 11:46 AM
39	This is a subject that requires respectful and informative discussion and action as responsible members of the Claremont Community.	10/15/2025 2:23 PM
40	I strongly support the draft LPP 211 for Tree Retention. Protecting mature trees on private land is essential. With most tree loss happening on private land, this policy will help keep our suburbs cooler, cut power bills, support biodiversity, enhance wellbeing and safeguard Claremont's amenity and leafy character for future generations	10/8/2025 5:43 PM
41	Hi, I refer to the article attached, the Post dated 4/10/25 and have two related queries on Tree Retention. What will be the financial recourse to claim against the Claremont Council if a "REGULATED tree" [1] on your property fell (tree had regular pruning by the homeowner) and harmed a homeowner [2] a neighbour's tree fell (the tree had no regular pruning by the neighbour) and harmed your property or homeowner? Thanks	10/8/2025 3:10 PM
42	"I strongly support the draft LPP 211 for Tree Retention. Protecting mature trees on private land is essential. With most tree loss happening on private land, this policy will help keep our suburbs cooler, cut power bills, support biodiversity, enhance wellbeing and safeguard Claremont's amenity and leafy character for future generations."	10/8/2025 12:05 PM
43	I strongly support the draft LPP 211 for Tree Retention. Protecting mature trees on private land is essential. With most tree loss happening on private land, this policy will help keep our suburbs cooler, cut power bills, support biodiversity, enhance wellbeing and safeguard Claremont's amenity and leafy character for future generations.	10/6/2025 8:32 PM
44	I applaud the Town of Claremont for taking a bold stand on tree retention. It's heartening to see strong leadership in protecting our urban canopy — a vital community asset that supports liveability, biodiversity, and local amenity. It's my hope that other Local Government Authorities will follow Claremont's lead. I'm based in the City of Kalamunda and would dearly like to see a similar policy adopted here. Well done to the team at the Town of Claremont — please keep up the great work and leadership in this space!	10/6/2025 7:15 PM
45	Please act quickly - every delay results in a loss of mature trees due to development	10/6/2025 9:13 AM
46	I support the LPP tree retention in its entirety with no amendments. Although I am a ratepayer in the City of Nedlands, I live 350m from Alfred Road, which is half in the Town on Claremont. Tree canopy in the Town of Claremont affects me in Nedlands equally as much as it does someone who lives in say, Second Ave, or along Graylands Rd, in the Town of Claremont. Therefore, my submission should have as much weight as Claremont residents' submissions.	10/6/2025 8:11 AM
47	"I strongly support the draft LPP 211 for Tree Retention and believe that protecting mature trees on private land is essential. With most tree loss happening on private land, this policy will help keep our suburbs cooler, cut power bills, clean our air, support biodiversity and safeguard Claremont's leafy character for future generations."	10/5/2025 9:22 PM
48	I strongly support the draft LPP 211 for Tree Retention. Protecting mature trees on private land is essential. With most tree loss happening on private land, this policy will help keep our suburbs cooler, cut power bills, support biodiversity, enhance wellbeing and safeguard Claremont's amenity and leafy character for future generations.	10/5/2025 3:00 PM
49	I strongly support the draft LPP 211 for Tree Retention. Protecting mature trees on private land is essential. With most tree loss happening on private land, this policy will help keep our suburbs cooler, cut power bills, support biodiversity, enhance wellbeing and safeguard Claremont's amenity and leafy character for future generations	10/5/2025 2:39 PM
50	Retention and enhancement of our urban tree canopy is of vital importance, for many reasons. It is habitat for our fauna, it cools us, saves energy, enhances air quality, and it is essential to Claremont's character and amenity.	10/5/2025 11:22 AM
51	Claremont's tree canopy an integral and valuable part of our day to day life in Claremont. I believe this is a very important intergenerational decision. We need to retain our existing tree	10/5/2025 10:00 AM

Local Planning Policy 211 - Tree Retention

	canopy and build on it. Thank you for this opportunity to comment on this important proposal.	
52	Activities carried out in accordance with schedule 2, part 7, clause 61(1)(B)(18) of the planning and development regulations 2015 should NOT be exempt from the requirement to submit a development application where the planned activity involves damaging regulated trees. As an example; under the proposed policy, the cutting down of a healthy, mature Tuart (which provides vital habitat for a plethora of native species and contributes significantly to the visual amenity of the landscape) in order to install a swimming pool, does not require any development approval. While I don't have the data, I suspect that at least 95% of trees that have been, and will continue to be removed from private land, fall under this ludicrous exemption to the proposed policy. Secondly, this regulation only protects trees that are 8+m high and/or have a canopy diameter of 6m and/or a trunk circumference of 1.5m. I recommended this is reworded so that all trees that reach these values at maturity are protected, OR all trees that will reach these values at maturity and are over a set age (say 10 years), are protected. Take my previous example; the mature tree is cut down, a pool goes in and the house goes up for sale. The next people move in and decide to plant some trees purchased through the APACE subsidy scheme. Their trees, which will exceed the protection values at maturity, have zero protection under the planning policy. Fortunately, these people live in their property for another decade before moving on. Their trees, while well established and growing strong, are still not big enough to be protected, and even if they were, can be removed under the exemption. Though I believe these improvements to the proposed policy are essential to the retention of our canopy and should absolutely be made, I advise that the current policy is implemented immediately so that at least some protection is afforded our trees right away. The current and future liveability of this suburb is dependant on this policy. Trees are a shared community asset, and no individual should be automatically exempt from any activity that takes that away.	10/5/2025 9:22 AM
53	Claremont desperately needs an overarching tree retention policy. Too many trees on both private and public land (including many verges) are being removed	10/4/2025 5:43 PM
54	We need as many trees as possible across the suburbs of Perth because of all the benefits that trees bring.	10/4/2025 5:38 PM
55	I strongly support the draft LPP 211 for Tree Retention. Protecting mature trees on private land is essential as most tree loss happens on private land. This policy will help keep our suburbs cooler, cut power bills, clean our air, support biodiversity and safeguard Claremont's leafy character for future generations.	10/4/2025 3:02 PM
56	I strongly support the draft LPP211 for tree retention and believe protecting mature trees on private land is essential .With most loss happening on private property this policy will help keep our suburbs cooler,cut power bills ,clean our air ,support biodiversity and safeguard Claremont's leafy character for future generations .	10/4/2025 2:23 PM
57	Please support tree retention, we all need trees for a healthy environment and healthy community.	10/4/2025 11:47 AM
58	The impediment to trimming or cutting trees goes too far and is impractical. It will also hinder infill.a defined ratio of tree cover PER block may be better but must not penalise blocks with many trees to make up for clearing by others. There should be a permission to trim or remove unsafe trees. Do not pass this bylaw	10/4/2025 10:24 AM
59	What is considered a safety risk? Some may consider mature native trees that rarely drop limbs a safety risk, but I would not consider this an adequate excuse.	10/3/2025 9:23 PM
60	Tree retention is vitally important.	10/2/2025 10:56 PM
61	The City of Perth requires tree protection policies ie TPP's just like other states and as a member of FOLC I fully endorse the Town of Claremont's approach	9/30/2025 4:48 PM
62	I strongly support the draft LPP 211 for Tree Retention and believe that protecting mature trees on private land is essential. It is essential that we support biodiversity and safeguard Claremont's leafy character for future generations, It is also noteworthy that we should be planting Native trees to support our birdlife. The amount of plane trees and other introduced species OK'd and planted by TOC is disappointing.	9/30/2025 3:01 PM
63	I fully support the draft LPP 211 for Tree Retention, as protecting mature trees on private land is vital. With the majority of tree loss occurring on private properties, this policy is a crucial	9/30/2025 1:00 PM

Local Planning Policy 211 - Tree Retention

	step toward keeping our suburbs cooler, lowering energy costs, improving air quality, enhancing biodiversity, and preserving Claremont's green, leafy character for future generations.	
64	No Government or Council should be able to dictate what home owners can or cannot do with their own property.	9/30/2025 12:02 PM
65	It is 20 years too late but better late than never.	9/30/2025 11:19 AM
66	Please keep the trees	9/30/2025 8:17 AM
67	I strongly support the draft LPP 211 for Tree Retention and believe that protecting mature trees on private land is essential. With most tree loss happening on private land, this policy will help keep our suburbs cooler, cut power bills, clean our air, support biodiversity and safeguard Claremont's leafy character for future generations.	9/30/2025 7:47 AM
68	I strongly support the draft LPP 211 for Tree Retention and believe that protecting mature trees on private land is essential. With most tree loss happening on private land, this policy will help keep our suburbs cooler, cut power bills, clean our air, support biodiversity and safeguard Claremont's leafy character for future generations.	9/30/2025 7:13 AM
69	I strongly support the LPP 211 supporting trees. Retention of our ever-diminishing tree canopy is vitally important. Among many other things, it will preserve an essential component of Claremont's character and amenity, reduce heat, save energy, protect wildlife habitat and biodiversity, and enhance our wellbeing.	9/28/2025 2:56 PM
70	We need more trees not less and I am opposed to allowing the removal of healthy mature trees in Claremont and elsewhere. Trees are the lungs of the planet.	9/27/2025 12:09 PM
71	A very important proposal.	9/25/2025 3:50 PM
72	I have lived in Swanbourne for around 35 years and in that time my existing trees and planted trees have provided shade for my house, food for many bird species (particularly for all black cockatoos species) , leaf litter for lizards and the occasional Quenda and most importantly much pleasure to my family and neighbours. This policy will make residents accountable when considering the removal of trees on their property (an all too frequent occurrence). I do liaise with my neighbours to keep tree growth from invading their blocks (through regular pruning) and support the cleaning of leaf litter and branches when required. This is small price to pay for a verdant shading block with food for birds in abundance. Incentives to rate payers of more frequent green waste collections and/or a second green bin may support residents keep a healthy tree canopy on their block. I fully support this proposed policy. It is visionary and one which will be appreciated by future generations.	9/25/2025 2:12 PM
73	Vital to protect trees for future generations. In years to come, with climate change worsening, living in Perth during summer will be almost unbearable.	9/23/2025 4:05 PM
74	Please replant tree chopped down by other people prior to my taking up residence. I was asked to pay to have the roots ground out while they kept saying there had been no tree there! Apparently, it was so they could get their caravan out more easily.	9/23/2025 12:56 PM
75	This is so important to maintain what is special about Claremont! It is the large trees on private land that contribute so much to Claremont's character and habitat for wildlife. Looking around other areas like Stirling, Joondanna that have lost theirs as houses get strangely huge and blocks get subdivided, the tree loss adds to the urban heat island effect making it unpleasant for humans, birds and wildlife. This proposal is really important!	9/22/2025 6:43 PM
76	Trees are an asset, destruction of our trees is a crime our children will pay for in the future.	9/22/2025 12:46 PM
77	The source of policy is the norm in most states of Australia. Those states have a higher Canopy coverage than Perth, yet there is no interruption to development.	9/21/2025 10:19 PM
78	Please help save trees in Claremont from being removed!	9/18/2025 4:20 PM
79	we need to think of future generations and what will be left for them. we need to protect trees.	9/17/2025 4:54 PM
80	Currently concerned about the heritage listed grass trees on the North verge of Gugeri St., opposite Rowe Park, where work is taking place near them. Too close for comfort. These are very old trees, remnant bush. Heritage listed.	9/17/2025 4:01 PM
81	Lowering the minimum height at which planning applications are required for tree-damaging activity woukd be appropriate and help retain more tree cover as many smaller properties	9/17/2025 3:45 PM

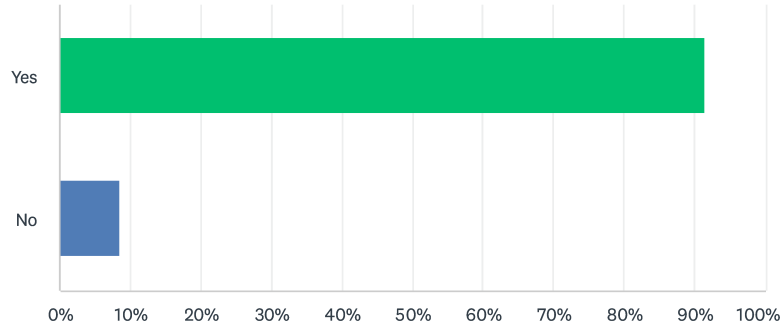
Local Planning Policy 211 - Tree Retention

	would be more likely to have smaller trees.	
82	I particularly agree with the exclusion of criteria such as views, falling leaves, etc. The requirement for a meaningful tree canopy, in keeping with environmental sustainability, and with the aesthetic of the Town, should overrule essentially selfish demands.	9/17/2025 3:10 PM
83	Claremont must urgently adopt tree protections to preserve its beautiful amenity and not be left behind other leading councils.	9/17/2025 2:56 PM
84	Even though majority of the land in Claremont is residential, I like how the Policy applies to all zoned land within the Town. It sets a good precedent for other LGAs	9/17/2025 1:47 PM
85	I would also like the council to plant street trees wherever there is space, and more trees in any available green space. I don't think we even need to worry about them being deciduous - evergreen local trees, and preferably very big ones that aren't appropriate for single households to manage. Thanks for being proactive.	9/17/2025 12:46 PM
86	I strongly support the draft LPP for Tree Retention. This week's Federal Climate Risk Report confirmed that extreme heat already kills more Australians than floods and fires combined. With our suburbs only getting hotter, protecting existing mature trees is one of the most effective ways to safeguard community health and comfort. Keeping Claremont leafy and green will be a legacy for future generations. Congratulations to the Town for taking this important step.	9/17/2025 9:32 AM

Local Planning Policy 211 - Tree Retention

Q7 Have you viewed the information for this planning proposal?

Answered: 154 Skipped: 0

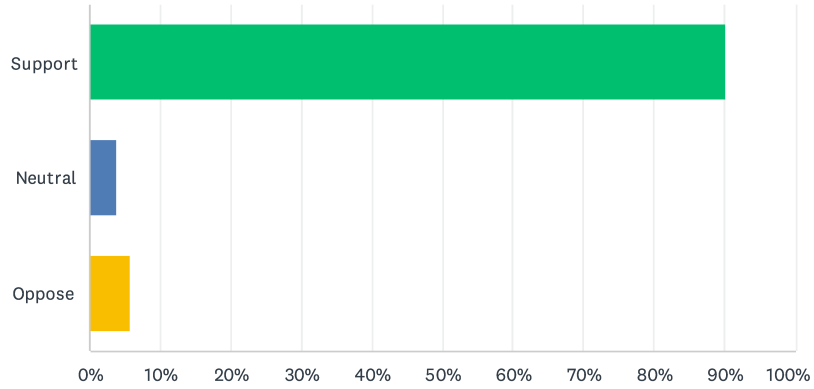


ANSWER CHOICES	RESPONSES	
Yes	91.56%	141
No	8.44%	13
TOTAL		154

Local Planning Policy 211 - Tree Retention

Q8 Do you support or oppose this planning proposal?

Answered: 154 Skipped: 0



ANSWER CHOICES	RESPONSES	
Support	90.26%	139
Neutral	3.90%	6
Oppose	5.84%	9
TOTAL		154

13.2.3 18-20 ASHTON AVENUE, CLAREMONT - RECONSIDERATION OF DECISION - PROPOSED CHANGE OF USE TO SMALL BAR

File Number:	01SAT/26/0273
Author:	Rebekah Hampson-Planning Officer
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirements	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Proposed Meeting Date:	25th August 2026
DA No.:	DA25-114 (SAT Reconsideration)
60/90 Days Due Date:	25th August 2026
Property Owner:	ACEGOLD ENTERPRISES PTY LTD & KINESSEN HOLDING PTY LTD
Applicant:	Urbanista Town Planning
Lot No.:	93
Zoning:	Local Centre
Attachments:	1. Location and Submission Map [**13.2.3.1** - 1 page] 2. Development Application Plans and Supporting Documentation [**13.2.3.2** - 71 pages] 3. Submission [**13.2.3.3** - 204 pages] 4. Applicant Response to Summary of Submissions [**13.2.3.4** - 30 pages] 5. Updated Venue Management Plan [**13.2.3.5** - 7 pages] 6. Addtional Parking Justification [**13.2.3.6** - 7 pages]

Enabling Legislation:	***Planning and Development Act 2005* (PD Act)** ***Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs)** **Local Planning Scheme No. 3 (LPS3)**

SUMMARY

The State Administrative Tribunal (SAT) has invited the town to reconsider the refusal made by Council at its 3 February 2026, Ordinary Council Meeting (OCM) under Section 31 of the *State Administrative Tribunal Act 2004.*

The application was for a Change in Use to the premises in Ashton Avenue Claremont from a Consulting Room (no longer operating) and shop to a Small Bar at 18-20 Ashton Avenue, Claremont. Through the SAT process, additional information has been submitted such as an acoustic assessment, parking plan and

management plans to address the previous concerns raised. The applicants have also revised the proposal to reduce the total number of patrons permitted on site.

Following a merits-based assessment undertaken by Officers of the revised application including the submitted additional information against the planning framework, Officers recommend that the application be conditionally approved.

PURPOSE

The purpose of this report is for Council to reconsider, pursuant to Section 31 of the *State Administrative Tribunal Act 2004*, its decision at the 3 February 2026 OCM to refuse a development application for a Change of Use from Consulting Room (no longer operating) and Shop to Small Bar at 18–20 Ashton Avenue, Claremont.

The SAT has invited the Town to reconsider its decision on or before 1 September 2026. A reconsideration invite under Section 31 of *the State Administrative Tribunal Act 2004* allows Council to either:

- Affirm the decision;
- Vary the decision; or
- Set aside the decision and substitute a new decision.

AMENDED OFFICER RECOMMEDNATION

1. All development and use of the premises as a Small Bar shall occur in accordance with the revised updated Venue Management Plan received by the Town of Claremont on the 4 August 2026. The approved Venue Management Plan shall be implemented at all times for the duration of the approved use, to the satisfaction of the Town of Claremont.

2. Except during a Special Event permitted under Condition 3 and 6, the number of patrons on site at any one time is to be limited to 60. The limit on the number of patrons within the courtyard is restricted to a maximum of 20 at any one time.

3. For the purposes of this approval, a Special Event means a pre-booked private function that is not open to the general public. During a Special Event, no more than 80 patrons may be present on the approved premises at any one time, comprising no more than 60 patrons within the internal area and no more than 20 patrons within the courtyard.

4. The operating hours be restricted to:

Monday – Thursday: 6:00am – 9:00pm
Friday – Saturday: 6:00am -10:00pm
Sunday: 6:00am – 9:00pm

5. The operating hours of the external courtyard being restricted to:

Monday – Thursday: 7:00am – 8:00pm
Friday – Saturday: 7:00am to 9:00pm
Sunday: 9:00am – 8:00pm

6. Private functions are limited to no more than one taking place per month and taking place within the approved operating hours outlined under Condition 4 and 5 of this approval. The management of patrons must also be in line with the approved Venue management Plan as outlined under Condition

7. The Small Bar must comply at all times with the Acoustic Assessment that formed part of the submitted revised information received by the Town on the 26 of June 2026 and in line with section 6.2.4 of the Venue Management Plan.

8. Access and exit to the small bar must be via the primary entrance on Ashton Avenue except in the case of an emergency.

9. Loading and unloading activities associated with the premises, including deliveries, shall not occur before 7:00am Monday to Saturday or before 9:00am on Sundays and public holidays.

10. Waste collection associated with the premises shall only occur between 7:00am and 7:00pm Monday to Saturday and between 9:00am and 7:00pm on Sundays and public holidays.

BACKGROUND

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.
3 February 2026	Refused at Ordinary Council Meeting
4 March 2026	Appeal Lodged with the State Administrative Tribunal
27 July 2026	Revised proposal advertised
10 August 2026	Revised proposal advertising closed
25 August 2026	Report to Ordinary Council Meeting based on revised information.

PAST RESOLUTIONS

Ordinary Council Meeting 3rd February 2026 Resolution No. 5/26:

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 (Cl20) 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 Small Bar does not comply with car parking requirements of Tabe 2, of Local Planning Scheme No.3 (LPS 3), and the parking shortfall and likely overspill to surrounding streets is not supported due to likely amenity impacts on surrounding residential streets.*

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.*

BACKGROUND

Council initially refused the application at its Ordinary Council Meeting on the 3 February 2026 based on an assessment of the proposal against the applicable planning framework. The initial application in summary proposed:

Operating Hours

- Monday to Thursday: 6:30am – 9:00pm
- Friday to Saturday: 6:30am – 11:00pm
- Sunday 7:30am – 9:00pm

Number of Patrons

- Indoor licensed area: Approximately 30 – 40 patrons
- Outdoor Courtyard: Approximately 50 – 80 patrons

Staffing

- 1 Venue manager
- 2-3 floor/bar staff
- 1 kitchen/prep staff

Following the refusal by Council an appeal was lodged by the applicant with the SAT. Mediation soon after occurred between the Town's officers and the applicant who engaged a Planning Consultant to assist them in the process.

Following mediation, the SAT invited the Town to reconsider its decision under Section 31 of the *State Administrative Tribunal Act 2004*. Minor revisions were undertaken to the proposal, and additional information was also provided to the Town for officers to commence their merits-based assessment of the proposal and to commence consultation with the community. The SAT ordered the reconsideration of the initial decision by 1 September 2026. Image of site can be seen below:



Figure 1. Site Context

UPDATED PROPOSAL

The applicant through the SAT process has revised their proposal and have provided additional information on the proposal to address the planning framework.

The applicant's intent is for the venue to feel like an expansion of the existing Boujee Brew café and to be a community focused venue. The operators focus will be to generally continue with the cafe function between 6am-12pm. After this time generally propose to function as a small bar (food and drinks).

The applicant has advised that the proposal will not include DJ's, live music or amplified entertainment and will only play low-level background music as an ancillary part of the hospitality use, including within external areas during approved courtyard hours.

The revised proposal now includes the following:

- Reduction in overall total number of patrons from 120 to 60 patrons (overall).
- Reduction in the total number of patrons in the external courtyard to 20 patrons at any time.
- Allowance for closed special events with a maximum of 80 patrons.
- Earlier internal venue closing time of 9:00pm Sunday to Thursday and 10:00pm Friday and Saturday
- Earlier closing time for the external courtyard of 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday.

The following studies/technical information have also been provided as part of the additional information:

- Preparation of an acoustic assessment (Assessment of 60 patrons)
- Preparation of on Venue Management Plan addressing such matters as waste collection, music levels, noise management, staffing, smoking, patrons arriving and leaving and food offerings.
- Parking and transport utilisation review.

PLANNING FRAMEWORK

The land is zoned Local Centre in Local Planning Scheme No.3 (LPS3). 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 applicant, in their additional information provided to the Town provides further justification as to how the proposal meets the objectives of LPS3 for the Local Centre Zone. The proponent states that the proposed Small Bar does not seek to introduce a large-scale entertainment venue but rather seeks approval for a modest neighbourhood focused hospitality venue with both food and wine offerings.

In relation to objective 1 the applicant states that the proposed small bar satisfies this objective in that it would provide a local hospitality and social venue catering to nearby residents. The use is intended to draw patrons from the surrounding neighbourhood rather than draw patronage from a wider regional catchment. It is also expected that staff will be drawn from the local area to work in the small bar also.

The additional justification of the proposal provided demonstrates that the proposal meets objective 1 in that the proposal is intended to attract residents who can walk to the venue in line with other small bars operating within the Perth Metropolitan area. The proposed development will be providing a use that is of a local nature and with low level music playing so that conversations can be undertaken at a normal level within the prescribed legislative requirements. The purpose of the venue like other small bars throughout the metropolitan area is to provide a small quiet venue where the community can meet and catch up during reasonable daytime and nighttime operating hours.

In relation to objective 2 the applicant states that the objective seeks to provide a wide variety of shops and other services of a local nature. The term ‘other services’ is broad and should not be interpreted as being limited to conventional daytime uses. The proposed activity will be of a small scale and food supported hospitality venue which can appropriately fall within the range of local services that can be contemplated within a Local Centre Zone. The proposed small bar would complement the existing mix by adding a small evening hospitality venue within the centre whilst maintaining its café function during the day.

The proposal will not conflict with other uses within the Local Centre but will rather complement the existing uses and provide for limited and appropriately managed night time activation of the area. As outlined above it is expected that generally patrons of the small bar will be local and walk to the venue. The proposal will also fill a space that is has recently been vacant on Ashton Avenue adding additional activation to the Local Centre. By placing this additional attraction to the Local Centre, it may also lead to the activation and upgrade of existing properties within the Local Centre providing more current options and uses to the local community.

In relation to **objective 3**, the applicant acknowledges that the scale and operation of uses within the Local Centre zone must be compatible with the adjoining residential uses. The proposal has been refined to address this objective and reduced the capacity of the facility which in turn reduces the impact on matters such as noise, parking demand and general activity. The proposed operating model also supports compatibility with the adjoining residential area in that it would operate within defined approved hours, with patron management, acoustic controls and operational management measures applied to the premises.

The revised proposal meets objective 3 in that the revised proposal is of a smaller nature than originally proposed and with revised opening hours making it more compatible with and complementing the residential aspect of the area. The reduction in the hours that the rear courtyard is open will also improve amenity of the area by reducing noise impacts on surrounding residents to reasonable hours during the week and on the weekend. A Venue Management Plan also forms part of the application that will ensure that patrons are managed accordingly to significantly reduce any impact that they may have on surrounding residents.

There are many examples throughout the Perth metropolitan area in small historical local centres where small bars have integrated into residential areas and have become a small local attraction that integrates with the surrounding community. There is also an example within the town within the Swanbourne Local Centre with nearby residents that has been operating as a wine bar, this is an example of well-run premises that has been managed well and integrates with its local surrounds providing a service within the Local Centre.

Parking impacts have been considered in the context of the Local Centre setting with the amended proposal reducing the number of approved patrons which in turn reduces the parking demand associated with the use. The surrounding local centre contains available on street and public parking capable of accommodating the modest additional demand generated by the proposal. The locality also benefits from nearby public transport, a walkable residential catchment and a mix of surrounding land uses with differing peak parking periods, with the operation of the Small Bar intended to sit outside of standard daytime operating hours and the café operating as per its current operations.

'SA' Use under Table 1 of LPS3

Table 1 – Land Use Table of the Town's LPS3 identifies that a Small Bar land use is classified as an 'SA' use within the Local Centre zone with an SA use defined as:

> *'SA' means that the land shall not be used for the purpose indicated but that in exceptional cases the Council may specially approve of such use.*

The 'SA' land use classification essentially states that a use may be specially approved by Council in appropriate circumstances, subject to compliance with the relevant advertising requirements and Council being satisfied that the proposed use will not have an adverse effect on nearby residents, local amenity or properties in the locality.

The applicant has submitted a comprehensive suite of operation, parking and acoustic management measures to demonstrate that the proposal can be managed in a way that does not result in adverse amenity impacts. This forms the basis of the officer's merits-based assessment which has been included in the report.

Town of Claremont Local Planning Strategy

Under the Town's endorsed Local Planning Strategy, the site is identified as within the Loch Street Station Precinct Structure Plan, this area is subject to further review by the Town as part of the review of LPS3. The site is however identified as mixed use (R60) under the advertised version of the structure plan, subject to the provision of a Local Development Plan. This would mean that in the long term that the site would be developed for more intensive use than what is currently on site with a mix of residential and commercial uses up to 3 Storeys.

It is expected in the long term that there will be an intensification of uses on the site given its proximity to the Loch Street station and as the Local Centre and the surrounding area develops.

COMMUNICATION AND CONSULTATION

Notice of the revised proposal and an invitation to comment were provided to 81 landowners and/or occupiers within an approximate 100m radius of the site for a period of 14 days. At the conclusion of the advertising period 156 submissions were received from both inside the advertising area and outside (plus 2 late submissions in support).

Those properties directly advertised to within the 100m radius, 21 submissions were received by the Town (58 did not respond). A number of submissions were also received from outside the 100m radius in close proximity to the proposal.

The themes in relation to those against the proposal are similar to those presented in the previous application. A summary of the submissions is provided below with an officer response. A full copy of the submissions is attached to this report as **Attachment 3.**

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	The objection regarding land use compatibility is a relevant planning consideration and has been noted. This

SUMMARY OF SUBMISSIONS		
Issue	**Nature of Concern**	**Officer Comment**
	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 *Planning and Development (Local Planning Schemes) Regulations 2015* in relation to proximity to residential zones.	matter is addressed in *Assessment – Clause 14(d)(vi) and Land Use Compatibility*. Allegations of unlawfulness are not determinative in themselves and have been considered within the statutory assessment framework. Small bars are becoming a feature in these small historic local centres throughout the Perth metropolitan Area. They offer opportunities to establish themselves in older historic centres that have lost local services such as deli's, butchers and smaller specialty shops. The repurposing of these buildings as small intimate well managed spaces has become more popular. It is also noted under the Town's Local Planning Strategy that the site is identified for mixed use development in the future that will increase the intensification of development on the site through the preparation of a Local Development Plan. For mixed use development it is generally considered that commercial uses will be present on the ground floor with residential uses on the upper floors. In relation to the 'SA' land use classification the use can be specially approved by Council in appropriate circumstances and the proposal's compliance with the required advertising requirements. The proposal has been appropriately advertised with submissions received as outlined within this report. The 'SA' use means that the Town can contemplate the use within the Local Centre should Council be satisfied that the justification provided be sufficient to demonstrate that the use is suitable within the zone. The proponent has provided further justification that it meets the objectives of

SUMMARY OF SUBMISSIONS		
Issue	**Nature of Concern**	**Officer Comment**
		LPS3 as outlined in this report and has provided an updated detailed Venue Management Plan to ensure that the venue operates in a suitable manner within the Local Centre Zone.
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 noncompliance with noise regulations, and impacts on resident amenity.	As part of the revised application and as outlined within this report the applicant has submitted an acoustic report that demonstrates that the proposal meets the requirements under the Environmental (Noise) Regulations 1997. The applicant has stated that only low-level ambient music will be played within the venue so that conversations can be held at normal levels whilst patrons are both inside and in the rear courtyard. The proposal has also been revised to reduce patron numbers from 120 to 60 and only 20 patrons in the courtyard at any one time. The revised proposal has also reduced the closing hours of the Small Bar including reducing the hours that the alfresco area will be open. These measures reduce the impact of the proposed use on the amenity of surrounding residential properties. As part of the Venue Management Plan a complaints register will also be established should any complaints arise. These will then be dealt with by an approved manager in a timely fashion. Should noise at the venue become an issue then the applicant will have to demonstrate that they are meeting the applicable requirements or they can be closed whilst they amend the management of the property so it can demonstrate that it does comply.
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	The applicant has provided additional information in relation to how the proposal will integrate within the locality in terms of parking.

SUMMARY OF SUBMISSIONS		
Issue	**Nature of Concern**	**Officer Comment**
	blocked driveways, increased traffic circulation, and noise associated with patrons accessing vehicles late at noise.	During the daytime the Café will operate as normal serving coffees and food options to what appears to be in the majority local residents. Parking levels during the day will be the same as the current situation. Once business have closed for the day and no longer have a need for parking bays within the area it is proposed that this is when the use of bays for the Small Bar will occur. A survey of the site and its surrounds shows that the majority of houses within the vicinity of the property have at least 1 – 2 car bays within either a garage or a carport as well as driveways that can accommodate cars for the property. Given that the site is located in a local centre on street parking to attend businesses would be part of the normal operations of the site and within the vicinity of the site. Additional information is provided at Attachment 6 of this report which shows photos of the on-street parking along Ashton Avenue at different times and on different days.
Trading Hours and Intensity of Use	Under the previous application submitters considered the proposed maximum patron capacity (up to 120 people) excessive for the site, particularly given the outdoor seating components and proximity to residences. The revised version of the proposal has reduced this number to 60 however submitters still believe that this number is still too large for the property and will have impacts on the surrounding residential properties. Submitters also objected to the revised operating hours labelling them	The revised proposal has halved the number of patrons that will be on site at any one time and has reduced the number of patrons in the courtyard to 20 at any one time. The intensity of the proposed Change of Use has been lessened significantly. The revised trading hours have also reduced the intensity of the Change of Use on the site to be more reasonable and compatible within the locality. This revised proposal has significantly reduced the proposed trading hours, and the number of patrons reduced lessens the intensity and amenity impacts on neighbours. This means that the proposal is

SUMMARY OF SUBMISSIONS		
Issue	**Nature of Concern**	**Officer Comment**
	still as excessive within the locality alongside the use.	now in line with Clause 14(d)(vi) in that the revised proposal is appropriate at the location with the proposed reduced impacts on intensity and amenity of surrounding residents.
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.	As part of the revised application the applicant has submitted a Venue Management Plan that details how the venue will be managed. It will be normal operations during the day for the existing café function. The opening hours of the proposed small bar and the courtyard have also been reduced as part of the reconsideration which in turn means that impacts on the amenity of nearby residential properties has been reduced to more suitable hours during the week and towards the end of the week and on the weekend. This reduction in hours also means that there is less time to consume alcohol on the site so the likelihood of antisocial behaviour decreases. When alcohol is being served under the liquor licence a Duty Manager will have to be present as this is a requirement of the licence and the staff serving will have to possess a Responsible Service of Alcohol Certificate to serve alcohol. If complaints are made that the venue is not operating in a responsible manner and that patrons are unruly then the operators of the venue can lose their licence. The proposed operation is relatively small compared to that proposed in the previous application and this will allow management to more closely control patrons at the venue and their behaviour in relation to the consumption of alcohol.
Building suitability and acoustic performance.	Submissions noted the age and construction of the building, including single glazing and limited soundproofing, raising concerns about	Submissions raised concerns regarding the ability of the existing building to contain noise generated by a licensed premises.

SUMMARY OF SUBMISSIONS		
Issue	**Nature of Concern**	**Officer Comment**
	its ability to contain noise, particularly during warmer months when doors may be opened.	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). The revised proposal has halved the number of patrons that will be on site at any one time which in turn reduces significantly that the venue will generate. The applicant has also stated that only low ambient music will be played so that conversations can take place at normal levels. How the property is furnished can also address some acoustic matters by softening finishes so as to absorb noise within the venue. As part of the venue management plan and alongside the complaints register that will be created noise levels inside the building and within the courtyard will have to be adhered to.
Property values and community character.	Submitters expressed concern that approval of the proposal 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 in relation to the revised information provided by the applicant.

Clause 22 of LPS3

Clause 22 of LPS3 applies to premises licensed or proposed to be licensed under the *Liquor Control Act 1988*. Clause 22 provides Council with discretion to require information regarding the operation of licensed premises and to consider a range of matters relating to location, local amenity, land use mix, trading hours, public transport, vehicle traffic, existing licensed premises and relevant planning policies.

The applicant has provided the Town with detailed additional information in relation to this clause which demonstrates that the proposed small bar will comply with these matters. These include such matters as reducing the number of patrons, reducing the number of patrons in the courtyard at any one time and management of patrons arriving and leaving the venue, with the applicant recognising that the proposal is embedded within an established residential area and that residential amenity must be protected during the operation of the small bar.

The clause also requires the Town to consider the effect that the proposed development will have on the mix of activities within the area. The proposed use will add to the mix of activities within the existing Local Centre. The Local Centre currently supports such uses as shops, café, medical services, post office, liquor store and other local businesses with the proposed small bar adding to this mix.

The clause also requires the consideration of matters such as trading hours, availability of public transport and generation of traffic. The applicant has addressed these in detail and as part of the revised proposal which has reduced the trading hours alongside reducing the operating hours of the outdoor courtyard to reduce the effect on the residential surrounds to reasonable trading times. The proposal is also near the Loch Street train station, it is expected though that given the location of the bar being in a Local Centre area surrounded by residential development that many patrons will walk to attend the venue.

The parking demand associated with the proposed use is also moderated by the timing of the operation predominately being during evening hours outside of the majority of uses within the Local Centre that operate during the day. The existing Café will continue operating in its current approved manner with no changes to the current operations.

Clause 22 also specifically addresses carparking and LPS3 contemplates a flexible approach to parking for Small Bar land uses in appropriate circumstances. In the Local Centre Zone, Council may accept that whole or part of the required parking by way of an arrangement utilising car parking spaces located on land adjacent to, or near a small bar.

The applicant has provided information that shows that public and on-street parking is located within a reasonable walking distance of the site. The site is also located within an established Local Centre where the shared use of public, on-street and private parking resources is part of the existing parking context.

The proposed use also adds to the diversity of activities within the Ashton Avenue Local Centre and provides for some additional nighttime activation of the space. The proposed use will not clash with other licensed premises within the area with the only other offering being a retail liquor store.

Parking – Table 2 of LPS3

The site was constructed in approximately 1925, its likely no car parking requirements were required as it predated LPS 3. Table 2 of the Town's LPS3 prescribes the applicable parking requirement for a Small Bar land use which requires car parking to be provided at a 'rate of one bay for every four patrons' meaning that a requirement of 15 bays would be applicable.

Clause 31(A)(8) of LPS 3 provides a concession for those developments that have already been granted reduced parking requirements. Due to the historic nature of the existing development, the current 7.15 bay requirement for the existing use is deemed to have been provided. As such, considered when considering the overall parking requirement for a new application. Therefore, the parking requirement has been reduced to 8 parking bays required.

Further to the above, the proposal benefits from further concessions under Table 4 of LPS3 reducing the requirement further to approximately 6 bays as follows:

Car Parking Concession	Performance Criteria
5%	The proposed development is within 400m of a rail station and customers/staff are likely to use the train to access the development – The proposed development is located approximately 350m from the subject site.
5%	The proposed development is within 400m of a public car park – public parking is available within the surrounding walkable catchment, including the public parking area located on the corner of Stubbs Terrace and Judge Avenue.
5%	The proposed development is located within Town Centre or Local Centre zone and provides a public benefit, compliments the character of the zone and does not adversely impact the amenity of the locality – The proposal is located in a local centre and will provide a public benefit and complements the character of the zone and has mitigation measures in place so as not to have a detrimental impact on the amenity of the area.

The premises currently operates as a Café within the Ashton Avenue Local Centre with the adjoining properties have operated in many iterations over time. Historically no on-site parking has been provided for these uses, rather local centres are developed to capture business from residents who can walk to the site which is the intent of the small bar. The difference in peak parking periods for existing businesses and the proposed development supports an efficient shared-use parking outcome.

Additional information was also provided by the applicant that shows a series of photographs taken between 6 and 8pm to demonstrate the availability of on-street parking along Ashton Avenue during the evening peak period for the small bar (attachment 6). These show that many of the bays along Ashton Avenue are not occupied during these times and therefore can be utilised by patrons who will be attending the proposed development.

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 applicant in the revised application has modified the scale of the use by reducing the overall number of patrons present at the premises at any given time. It has also focused on restricting the number of patrons that can be present in the courtyard at any one time to reduce the level of noise generated from the proposal.

The proponent has provided a detailed acoustic report as part of the proposal to demonstrate that the proposal meets the assigned noise levels prescribed under the *Environment (Noise) Regulations 1997.* A Venue Management Plan also forms part of the suite of documents which outlines how the venue will be managed/operated to avoid amenity impacts. These items are discussed as follows:

Acoustic Assessment

An Environmental Noise Assessment was prepared by the applicant. The purpose of the assessment was to consider all noise generating activities from the proposed development and to determine whether the proposal could operate in compliance with the *Environmental (Noise) Regulations 1997* and not result in offsite amenity impacts.

The assessment identifies the nearest noise-sensitive receivers surrounding the site. Residential receptors are identified as R1 to R6, with commercial receivers identified at R7 to R9, which is appropriate given its location within the Local Centre. See below image for location of noise receivers.



Figure 2: Sensetive Receptors

The assessment modelled the operations for a boutique neighbourhood small bar which includes a maximum of 60 patrons (40 indoors & 20 in the courtyard). The report concludes that the proposal complies with the assigned noise levels at all residential and commercial receivers for the day, evening and night assessment periods as follows:

NSR	Criteria L_{A10}, dB			Predicted L_{A10}, dB		Predicted outcome		
	Day	Evening	Night	40 ppl	60 ppl	Day	Evening	Night
R1	49	44	39	<35	<35	OK	OK	OK
R2	49	44	39	<35	<35	OK	OK	OK
R3	48	43	38	<35	<35	OK	OK	OK
R4	48	43	38	<35	<35	OK	OK	OK
R5	49	44	39	<35	<35	OK	OK	OK
R6	49	44	39	<35	<35	OK	OK	OK
R7	60	60	60	<35	<35	OK	OK	OK
R8	60	60	60	41	43	OK	OK	OK
R9	60	60	60	<35	<35	OK	OK	OK

Figure 3: Predicted noise levels from the indoor dining operation

NSR	Criteria L_{A10}, dB			Predicted L_{A10}, dB			Predicted outcome		
	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night
R1	49	44	39	40	38	37	OK	OK	OK
R2	49	44	39	37	35	<35	OK	OK	OK
R3	48	43	38	<35	<35	<35	OK	OK	OK
R4	48	43	38	<35	<35	<35	OK	OK	OK
R5	49	44	39	<35	<35	<35	OK	OK	OK
R6	49	44	39	<35	<35	<35	OK	OK	OK
R7	60	60	60	42	41	39	OK	OK	OK
R8	60	60	60	45	44	42	OK	OK	OK
R9	60	60	60	41	39	38	OK	OK	OK

Figure 4: Predicted noise levels from the courtyard operation for 20 patrons.

NSR	Criteria L_{A10}, dB			Predicted L_{A10}, dB			Predicted outcome		
	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night
R1	49	44	39	40	38	37	OK	OK	OK
R2	49	44	39	37	35	<35	OK	OK	OK
R3	48	43	38	<35	<35	<35	OK	OK	OK
R4	48	43	38	<35	<35	<35	OK	OK	OK
R5	49	44	39	<35	<35	<35	OK	OK	OK
R6	49	44	39	<35	<35	<35	OK	OK	OK
R7	60	60	60	43	41	40	OK	OK	OK
R8	60	60	60	47	46	46	OK	OK	OK
R9	60	60	60	41	40	39	OK	OK	OK

Figure 5: Predicted noise levels for the whole venue

As shown above, the acoustic report also confirms that the predicted noise from the outdoor courtyard based on 20 patrons, complies with the assigned noise levels at all assessed receivers.

It should also be noted that residential receivers are located in close proximity to the existing, operating Local Centre and that there should be the expectation that some level of noise will be associated with commercial uses within the area as opposed to being located in and surrounded by residential uses.

The report also addresses delivery and service noise emissions as well as music noise emissions, which are also deemed to be compliant under the noise regulations. The technical assessment confirms compliance with the applicable statutory noise criteria, and the proposed management measures provide an appropriate mechanism to maintain ongoing protection of residential amenity.

Officers are satisfied that the acoustic assessment submitted has demonstrated compliance with the assigned noise levels of the *Environment (Noise) Regulations 1997* and consider that any noise emissions from the proposal will not result in adverse amenity impacts.

Venue Management Plan

An updated Venue Management Plan was received as part of the revised application which outlines how matters such as the hours of operation, capacity, management of private functions, amenity, supervision of staff and patrons, noise and management control. Transport, car parking and waste management.

All these matters are sufficiently addressed within the management plan and will form part of the conditional approval and will need to be complied with daily. The plan states that the proponent's objective is to minimise disturbance to residents and to ensure that liquor licensing requirements at the venue are

being upheld. As part of the document, it is also indicated that staff will be on hand at all reasonable times to respond to the concerns of patrons and neighbours and complaints regarding noise or patron behaviour will be promptly addressed and managed appropriately. The plan also includes complaints register where the operators will have to register every complaint received and demonstrate how they have amended the appropriate management measure to ensure it does not occur again.

The Management Plan will form part of the conditional approval and will have to be adhered to during operational hours.

FINANCIAL AND STAFF IMPLICATIONS

Staff have engaged with the applicant through the mediation process and through requests for further information in relation to the proposal. Should the proposal be refused then there may be further financial and staff implications should the application go to a full hearing with the State Administrative Tribunal.

POLICY AND STATUTORY IMPLICATIONS

An invite to reconsider a determination made under Section 31 of the S*tate Administrative Tribunal Act 2004* allows the decision maker to either:

- Affirm the decision;
- Vary the decision; or
- Set aside the decision and substitute a new decision.

STRATEGIC COMMUNITY PLAN

Prosperity *Our businesses are thriving and integrated into the life of the Claremont community, and the town centre is known as the premier visitor destination.*

- Plan for the development of attractive and thriving activity nodes to support small local business.

- Support new and existing local small business and entrepreneurial activity.

URGENCY

The application is required to be reconsidered by 1 September 2026 pursuant to Section 31 of the S*tate Administrative Tribunal Act 2004*

AMENDED OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 114/26

Moved: Cr Ryan Brown

Seconded: Cr Kate Main

2. All development and use of the premises as a Small Bar shall occur in accordance with the revised updated Venue Management Plan received by the Town of Claremont on the 4 August 2026. The approved Venue Management Plan shall be implemented at all times for the duration of the approved use, to the satisfaction of the Town of Claremont.
3. Except during a Special Event permitted under Condition 3 and 6, the number of patrons on site at any one time is to be limited to 60. The limit on the number of patrons within the courtyard is restricted to a maximum of 20 at any one time.
3. For the purposes of this approval, a Special Event means a pre-booked private function that is not open to the general public. During a Special Event, no more than 80 patrons may be present on the approved premises at any one time, comprising no more than 60 patrons within the internal area and no more than 20 patrons within the courtyard.

4. The operating hours be restricted to:

Monday – Thursday: 6:00am – 9:00pm
Friday – Saturday: 6:00am -10:00pm
Sunday: 6:00am – 9:00pm

5. The operating hours of the external courtyard being restricted to:
Monday – Thursday: 7:00am – 8:00pm
Friday – Saturday: 7:00am to 9:00pm
Sunday: 9:00am – 8:00pm

6. Private functions are limited to no more than one taking place per month and taking place within the approved operating hours outlined under Condition 4 and 5 of this approval. The management of patrons must also be in line with the approved Venue management Plan as outlined under Condition

7. The Small Bar must comply at all times with the Acoustic Assessment that formed part of the submitted revised information received by the Town on the 26 of June 2026 and in line with section 6.2.4 of the Venue Management Plan.

8. Access and exit to the small bar must be via the primary entrance on Ashton Avenue except in the case of an emergency.

9. Loading and unloading activities associated with the premises, including deliveries, shall not occur before 7:00am Monday to Saturday or before 9:00am on Sundays and public holidays.

10. Waste collection associated with the premises shall only occur between 7:00am and 7:00pm Monday to Saturday and between 9:00am and 7:00pm on Sundays and public holidays.

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

CARRIED8/0

PROCEDURAL MOTION

Moved: Cr Annette Suann

Seconded: Cr Jill Goetze

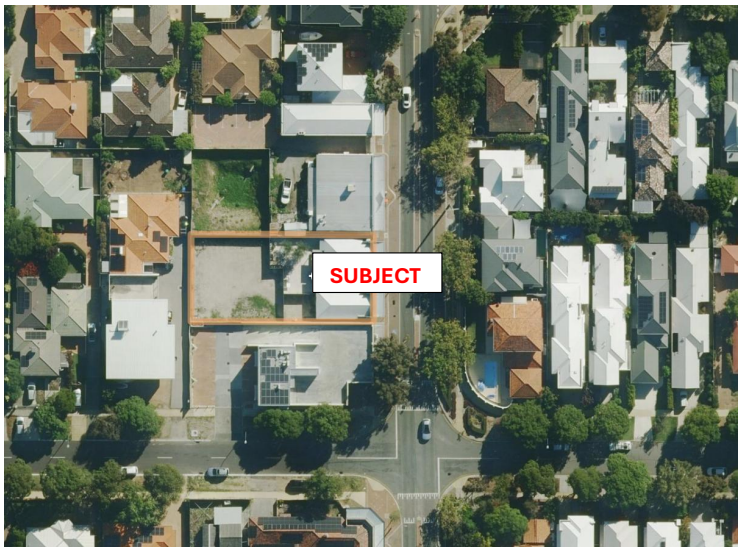
That the meeting be adjourned for five minutes at 8.37pm

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

LOCATION – LOT 93 (18-20) ASHTON AVENUE, CLAREMONT



CONSULTATION AREA – LOT 93 (18-20) ASHTON AVENUE, CLAREMONT



OBJ indicates Objection received
SUP indicates Conditional Support received

Submissions have also been received from areas outside the consultation area. Details of these submissions are provided in the attachment.

26 June 2026

Town of Claremont
308 Stirling Highway
CLAREMONT WA 6010

Dear Sir / Madam,

NO. 18-20 (LOT 93) ASHTON AVENUE, CLAREMONT

SECTION 31 RECONSIDERATION – CHANGE OF USE TO SMALL BAR

Urbanista Town Planning has been engaged by the operators of the proposed small bar to prepare and lodge a section 31 reconsideration request with the Town of Claremont in relation to the proposed change of use to a Small Bar at No. 18-20 Ashton Avenue, Claremont.

Following discussions with the Town's officers during mediation, a revised proposal is now presented for reconsideration pursuant to section 31 of the State Administrative Tribunal Act 2004.

In support of this revised application, the application package includes the following planning report as well as the attached supporting information:

- Attachment 1: Development Plans
- Attachment 2: Venue Management Plan
- Attachment 3: Draft Food Menu
- Attachment 4: Parking and Transport Analysis / Maps
- Attachment 5: Acoustic Report
- Attachment 6: Community support/petition material

We look forward to continuing to work collaboratively with the Town toward a positive planning outcome and the granting of development approval for the proposal.

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231 Bulwer Street, Perth WA 6000
admin@urbanistaplanning.com.au
(08) 6444 9171
urbanistaplanning.com.au

urbanista TOWN PLANNING

BACKGROUND

Boujee Brew currently operates from Nos. 18–20 Ashton Avenue, Claremont as an established café and local community meeting place. The business has an existing presence within the Ashton Avenue Local Centre and already contributes to the day-to-day activation and neighbourhood-serving function of the centre.

The business is locally owned and operated, and the applicant has a direct personal and community connection to the area. This connection is important to the proposed operation, as the applicant is invested in ensuring the premises continues to operate in a respectful, well-managed and neighbourhood-compatible manner.
To build upon the existing café and community meeting place, an application for development approval for a change of use to Small Bar at Nos. 18 and 20 Ashton Avenue, Claremont was lodged with the Town of Claremont on 28 July 2025.

After a period of assessment, the application was considered by the Council at its Ordinary Meeting held on 3 February 2026. The Council resolved to refuse the proposed development 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.*

Following the refusal, the operators engaged Urbanista Town Planning to review the Town's decision and provide planning advice regarding the merits of the proposal and the available pathway for reconsideration of the application.

Subsequently, an application for review was lodged with the State Administrative Tribunal. Since lodgement, the matter has been the subject of ongoing discussions and mediation with the Town's officers.

As a result of mediation, a revised proposal is now submitted for the Town's reconsideration pursuant to Section 31 of the *State Administrative Tribunal Act 2004*. The revised application is accompanied by an amended

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proposal which reduces the scale of development, additional planning justification and a series of operational management measures intended to address the reasons for refusal and matters previously raised by the Town.

Community Support

The proposed change of use has received substantial, demonstrated community support, including a petition with approximately 600 signatures from local residents, customers and community members. This support ensures that the development change of use will benefit the local community and creates genuine support and demand from the surrounding neighbourhood in close proximity to Ashton Avenue Local Centre.

Please refer to the attached community support/petition materials.

SITE DETAILS AND CONTEXT

The subject site is located at Lot 93 Ashton Avenue, Claremont, and contains a commercial building with three separate tenancies, with the original building remaining largely intact since its construction in 1953.

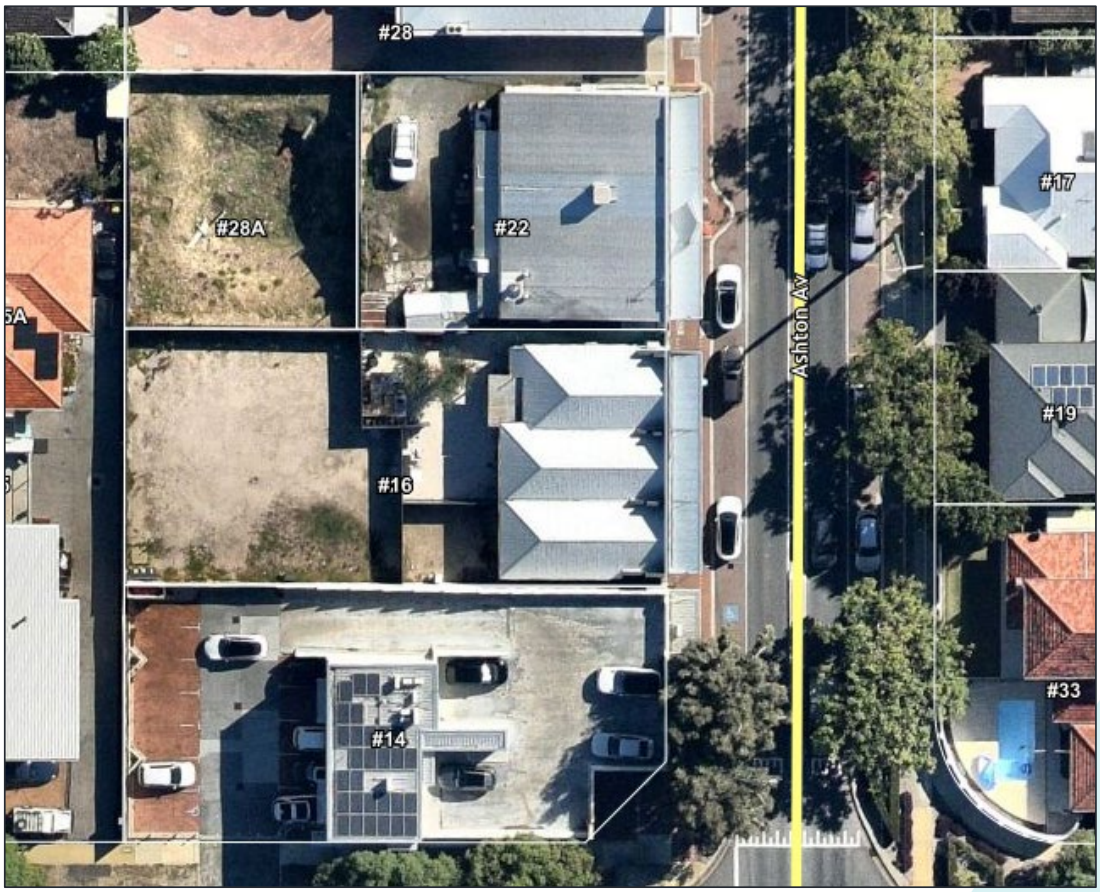


Figure 1: Nos.18-20 Ashton Avenue, Claremont

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The existing commercial building is constructed to the Ashton Avenue frontage with a nil setback and incorporates weather-protected awnings over the footpath. The rear half of the site is completely vacant and is currently fenced off from the rear external area of the shop. This vacant area does not form part of this approval, nor does it form part of any lease arrangement currently in place.

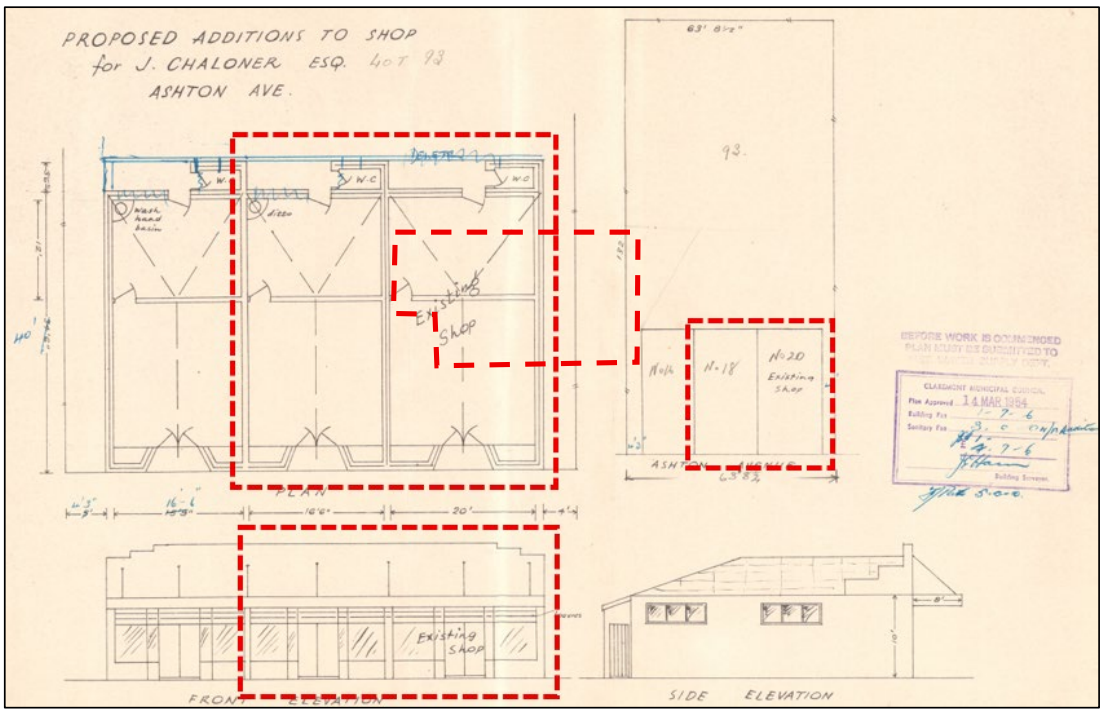


Figure 2: Original Approved Plans (March 1954)

The subject site is located within a small neighbourhood-scale local centre embedded in an established residential area of Claremont. While the broader locality is predominantly residential, this section of Ashton Avenue represents a different character, with a concentration of non-residential built form, larger building footprints, reduced residential-style setbacks, hardstand areas, vehicle access and on-site parking. These elements distinguish the local centre from the finer-grain residential lots to the north, east and south.

Overall, Ashton Avenue in the vicinity of Nos. 18–20 is best described as a small, established local centre within a low-scale residential neighbourhood. The existing streetscape already contains the built form, access, parking and activity characteristics associated with neighbourhood commercial development.

On this basis, appropriately scaled commercial development at the subject site would reinforce the existing local centre function of Ashton Avenue and would be consistent with the established mixed-use character of this part of the street.

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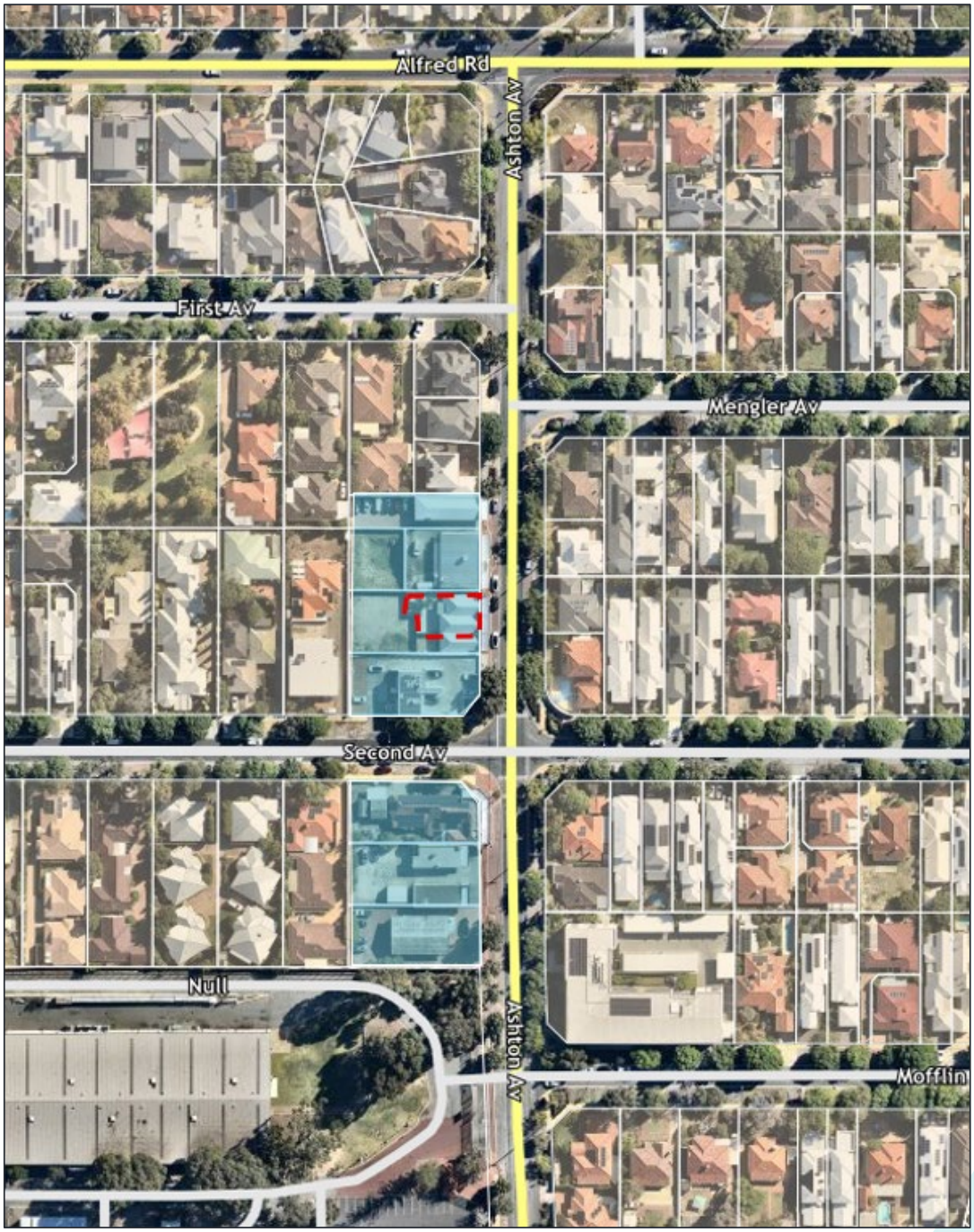


Figure 3: Locality surrounding Nos. 18-20 Ashton Avenue

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THE PROPOSAL

This application seeks development approval for the change of use of No. 18-20 Ashton Avenue, Claremont, to a small bar. The existing development comprises of three shop circa, with an internal area of approximately 60m^2 per shop. The original buildings remain largely intact and unchanged since their original construction.

The venue is intended to feel like an expansion of the existing Boujee Brew cafe: warm, welcoming, polished, familiar and community-focused. The proposed look and feel is that of a relaxed local gathering place, with indoor lounge and table areas, share-style food, casual conversations, low-key evening trade and a rear courtyard used in a controlled and family-friendly manner.

The intended operating character is:

- local-serving;
- food-supported;
- community-oriented;
- low-impact;
- small-scale;
- suitable for local residents and families;
- compatible with an existing Local Centre context;
- not entertainment-driven;
- not late-night in nature.

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The proposal is specifically not intended to operate as:

- a nightclub;
- a tavern;
- a pub;
- a live music venue;
- a late-night entertainment premises;
- a high-turnover drinking venue.

The proposal will not include DJs, live music or amplified entertainment.

Low-level background music may be played as an ancillary part of the hospitality use, including within external areas during approved courtyard hours, subject to the acoustic report and appropriate management.

An example food menu is provided in the attachments.

Key Modifications

As mentioned above, the subject proposal that forms part of this reconsideration has been significantly modified to address the issues raised by the Town and the reasons for refusal more broadly. The matters surrounding the operations of the small bar all form part of the venue management plan which is provided as an attachment to this report.

The key modifications and further information that forms part of this reconsideration application include:

- Reduction in the overall total number of patrons from 120 to 60 patrons.
- Reduction in the total number of patrons in the external courtyard to 20 patrons.
- Allowance for closed special events with a maximum of 80 patrons.
- Earlier internal venue closing time of 9:00pm Sunday to Thursday and 10:00pm Friday and Saturday.
- Earlier closing time for the external courtyard of 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday.
- Preparation of an Acoustic Assessment to identify predicted noise levels at surrounding sensitive receptors and recommend appropriate noise mitigation and management measures.
- Preparation of a thorough Operational Management Plan, which addresses a wide variety of matters associated with the operations of the venue (eg: waste collection, music levels, noise management, staffing, smoking, patrons leaving, and food offerings).
- Preparation of a planning report which addresses the relevant planning framework and provides a thorough assessment of the proposal in response to the reasons for refusal.
- Land use assessment against the Local Centre zone objectives and the "SA" use classification.
- Parking and transport review and assessment of the local area.

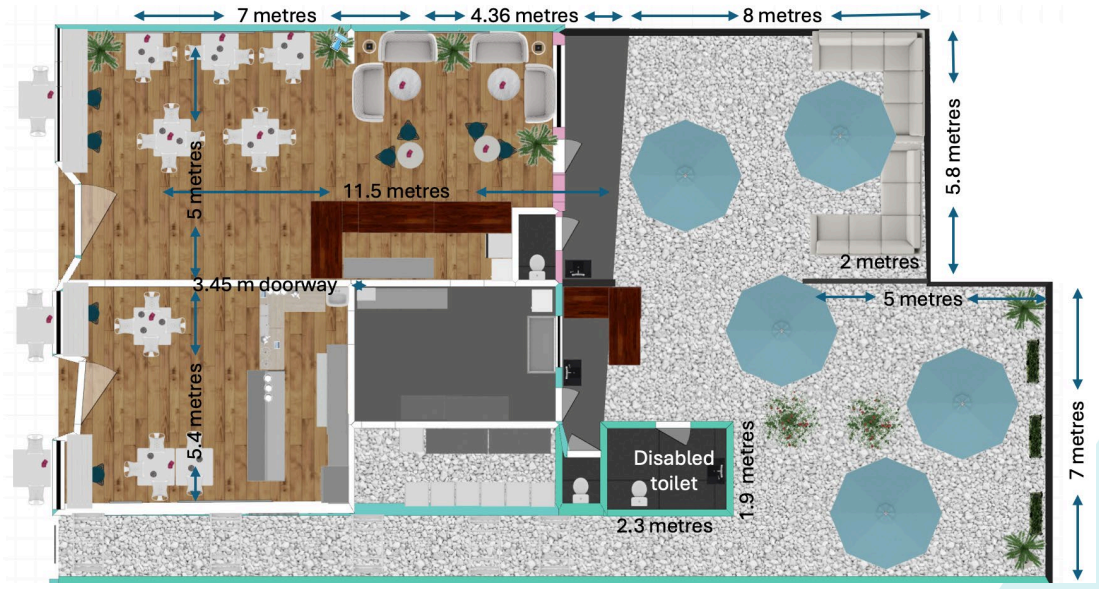


Figure 4: Proposed Floor Plan

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LOCAL PLANNING SCHEME NO. 3 ASSESSMENT

In accordance with the Town of Claremont Local Planning Scheme No. 3 (LPS 3), the subject site, as well as its adjoining properties, is zoned Local Centre.



Figure 5: Local Planning Scheme Zonings

Objectives of the Zone (Clause 20 of LPS3)

Clause 20 of the Town's LPS3 provides the objectives of the zone as follows:

"In considering an application for planning approval for development in the Local Centre Zone the Council, in addition to any other matter it is required or permitted to consider, shall have regard to the following objectives:

(1) that 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) that the scale and operation of uses shall be compatible with residential uses in adjoining areas"

The Local Centre zone is intended to accommodate local shopping and other local service uses, provide a variety of shops and services of a local nature, and ensure that the scale and operation of land uses remain compatible with adjoining residential areas.

The proposed Small Bar is considered to be consistent with the purpose and objectives of the Local Centre zone. The proposal does not seek to introduce a large-scale entertainment venue, tavern, nightclub or regional destination use. Rather, it seeks approval for a modest, neighbourhood-focused hospitality use that builds upon the existing operation of Boujee Brew as a café and local meeting place.

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The first objective of the Local Centre zone provides that the zone is primarily to be used for local shopping and other uses of a local service nature. The proposed Small Bar satisfies this objective because it would provide a local hospitality and social venue for nearby residents. The use is intended to serve the surrounding neighbourhood rather than draw significant patronage from a wider regional catchment. In this respect, the proposal is consistent with the intended local-serving role of the zone.

The second objective seeks to provide a wide variety of shops and other services of a local nature. The term "other services" is broad and should not be interpreted as being limited to conventional daytime retail uses. A small-scale, food-supported hospitality venue can appropriately fall within the range of local services contemplated within a Local Centre zone, particularly where it is of a modest scale and managed to operate in a neighbourhood-compatible manner.

The Ashton Avenue Local Centre already contains a range of local commercial and service uses, including shops, medical and allied health services, a post office, liquor store and other neighbourhood-serving businesses. The proposed Small Bar would complement this existing mix by adding a small evening hospitality option within the centre. This would improve the diversity of services available to the local community and support the continued function of the centre beyond standard daytime trading hours.

The proposal is also consistent with the role of local centres as places that provide convenient services and opportunities for social interaction close to where people live. Boujee Brew already operates as a café and community meeting place. The proposed Small Bar would extend this existing local function by allowing residents to access a small, friendly and food-supported evening venue within walking distance of their homes. This is an appropriate and desirable form of local centre activation.

With respect to the third objective, the applicant acknowledges that the scale and operation of uses within the Local Centre zone must be compatible with residential uses in adjoining areas. This objective is central to the assessment of the application, given the site's location within a small local centre embedded in an established residential neighbourhood.

The amended proposal has been specifically refined to address this objective. The maximum patron capacity has been reduced to ensure the use remains modest in scale. This reduction directly reduces the likely intensity of the venue, including associated noise, parking demand, pedestrian movement and general activity. The proposal is therefore not seeking approval for an unrestricted or high-capacity licensed premises, but for a carefully managed small bar that is proportionate to the scale of the Ashton Avenue Local Centre.

The proposed operating model also supports compatibility with the adjoining residential area. The Small Bar would operate within defined hours, with patron management, acoustic controls and operational measures applying to the premises. The venue is intended to be food-supported and neighbourhood-focused, rather than entertainment-led or late-night in character. This distinction is important, as the proposal is not designed to function as a live entertainment venue or high-turnover drinking establishment.

Parking impacts have also been considered in the context of the Local Centre setting. The amended proposal reduces the maximum patron capacity and therefore reduces the parking demand associated with the use. The application is supported by parking information demonstrating that the surrounding local centre contains

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available on-street and public parking capable of accommodating the modest additional demand generated by the proposal. The locality also benefits from nearby public transport, a walkable residential catchment, and a mix of surrounding land uses with different peak parking periods.

Acoustic impacts are proposed to be addressed through a supporting acoustic report, which confirms that projected noise emissions from the Small Bar can comply with the prescribed noise levels under the Environmental Protection (Noise) Regulations 1997. This provides an objective basis for concluding that the use can operate without unacceptable noise impacts on nearby residential properties, subject to appropriate management and compliance with the recommended acoustic measures.

The relationship between the Small Bar and adjoining residential uses can therefore be appropriately managed through the reduced scale of the amended proposal, the proposed operating hours, patron limits, acoustic controls, parking management and general venue management practices. These measures ensure that the use remains compatible with the residential context while still allowing the Local Centre zone to perform its intended role as a place for local services and community activity.

Overall, the proposed Small Bar is considered to satisfy the objectives of the Local Centre zone. It would provide a local service use, contribute to the variety and vitality of the Ashton Avenue Local Centre, and operate at a scale that is capable of being compatible with surrounding residential development. The proposal represents an appropriate and modest evolution of the existing café use and would support the continued activation and local-serving function of the centre.

Land Use Classification (Clause 14 of LPS3)

Table 1 – Land Use Table of the Town's LPS3, provides the land use classification for land uses within specific zones. The table identifies that a small bar is classified as an 'SA' use within the Local Centre zone. An 'SA' use is defined as:

"*SA" means that the land shall not be used for the purpose indicated but that in exceptional cases the Council may specially approve of such use where:*

(i) The applicant has given notice of the development proposed to be carried out by:

(1) Advertising particulars thereof in a newspaper circulating in the area in which the land is located at least once after the land use application has been lodged with the Council;

(2) Placing a notice or notices specifying particulars of the proposed development and the purpose for which the land is to be used in a prominent position or positions on the land so that the same are visible and readable from every street to which the land has frontage;

(ii) the advertisement is in the form prescribed in Appendix IX to the Scheme;

(iii) the notice is in the form of Appendix X to the Scheme and its content, type and size of print have been first submitted to and approved by the Chief Executive Officer;

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(iv) the notice or notices referred to in paragraphs (i)(2) of this Clause have been exhibited on the land in accordance with the provisions of that paragraph for a period of not less than seven days during the period during which particulars of the application are being advertised in a newspaper as required by paragraph (i)(1) of this Clause;

(v) copies of the advertisement referred to in paragraph (i)(1) of this Clause have been served by registered post on such owners and occupiers of land in the vicinity of the land the subject of the land use application as the Chief Executive Officer shall nominate;

(vi) the applicant satisfies the Council that the requirements of this Clause have been complied with.

(vii) the Council has considered all submissions made with respect to the proposed use and is satisfied that use, the activities to be carried on which are connected with or incidental to that use and any building to be erected on the land will not have any adverse or detrimental effect on the residents or of the amenity of or the properties in the locality"

The 'SA' land use classification essentially states that a use that may be specially approved by Council in appropriate circumstances, subject to compliance with the relevant advertising requirements and Council being satisfied that the use will not have an adverse or detrimental effect on nearby residents, local amenity or properties in the locality.

The inclusion of Small Bar as an "SA" use in the Local Centre zone confirms that the Scheme expressly contemplates the possibility of this use being approved in this zone. The relevant question is therefore not whether a Small Bar is inherently inappropriate in the Local Centre zone, but whether the particular circumstances of this application justify Council exercising its discretion to specially approve the use.

The applicant acknowledges that the "SA" classification refers to approval "in exceptional cases". However, this should not be interpreted as requiring the proposal to be extraordinary, unusual or disconnected from an ordinary planning merits assessment. Rather, the clause requires Council to be satisfied that there are sufficient site-specific and proposal-specific planning grounds to justify special approval of the use in the particular circumstances of the case.

The exceptional circumstances of this application arise from the unique combination of factors present on the site and in the proposal itself. These include the site's location within an established Local Centre, the existing operation of Boujee Brew as a well-established neighbourhood meeting place, the modest scale and local-serving nature of the proposed Small Bar, and the comprehensive suite of operational, parking and acoustic management measures proposed. Collectively, these matters provide a sound planning basis for Council to exercise its discretion and specially approve the use.

Importantly, the proposal has been amended to reduce its scale and intensity. The maximum patron capacity has been reduced, the use of the courtyard has been limited, Friday and Saturday evening trading hours have been reduced, and the courtyard will close earlier than the internal Small Bar area. These changes directly respond to the amenity considerations relevant to the exercise of discretion under the "SA" classification.

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The potential impacts of the use have also been addressed through supporting operational information and a thorough parking assessment which demonstrates that the modest additional demand generated by the proposal can be accommodated within the established Local Centre parking environment.

The acoustic assessment also confirms that the projected noise emissions from the proposal comply with the Environmental Protection (Noise) Regulations 1997, and further noise mitigation methods have been recommended beyond what has been assessed. This provides an objective basis for concluding that the use can operate without causing unacceptable noise impacts on nearby residential properties.

On this basis, the applicant submits that there are sufficient planning grounds for Council to specially approve the proposed Small Bar as an "SA" use. The proposal is appropriately located within an established Local Centre, is modest in scale, complements the existing café use, contributes to the local service function of the centre, and is capable of being managed so as not to adversely affect nearby residents or the amenity of the locality.

Licensed Premises (Clause 22 of LPS3)

Clause 22 of Local Planning Scheme No. 3 applies to premises licensed, or proposed to be licensed, under the Liquor Control Act 1988. As the application proposes a Small Bar at Nos. 18–20 Ashton Avenue, Claremont, the proposal is required to be assessed against this clause. Clause 22 states:

"(1) Prior to its determination of any application for planning approval in respect of a premises licensed or proposed to be licensed under the Liquor Control Act 1988, the Council may require such additional information as it considers relevant to the determination of the application, including:

(a) the proposed hours of operation of the licensed premises;

(b) the proposed use and/or occupancy of each area of the licensed, including any alfresco areas proposed; and

(c) the measures by which the behaviour of patrons is proposed to be managed, and in particular measures to address any unruly behaviour which may take place in association with the operation of the licensed premises.

(2) In addition to those matters to which the Council must have regard under clause 86, the following additional matters may be considered in the determination of any planning application in respect of a premises licensed or proposed to be licensed under the Liquor Control Act 1988:

(a) the location of the premises, and its potential impact on the amenity and character of the locality;

(b) the effect of the proposed development on the mix of activities in the locality, and the desirability of a mix of land uses that is characteristic of the locality;

(c) the duration of trading hours with reference to the amenity of the locality, the availability of public transport services and the generation of vehicular traffic;

(d) the number of existing licensed premises in the locality; and

(e) any planning policy relevant to the matters specified in paragraphs (a), (b), (c), and (d).

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(3) Without detracting from the generality of Council's discretion under clause 86 to determine an application for planning approval, Council may, when approving an application for planning approval in respect of a premises licensed or proposed to be licensed under the Liquor Control Act 1988, impose such conditions as it may deem fit including but not limited to:

(a) hours of operation of the premises, including time restrictions on any activity proposed to be carried on within the premises, or part of the premises;

(b) maximum number of people permitted to occupy the premises, or particular parts of the premises;

(c) location and extent of areas to be used for particular activities, including areas in which liquor may be consumed; and

(d) management agreements to address any unruly behaviour which may take place in association with the operation of the premises.

(4) The following car parking space requirements may be applied to the use of land for a Small Bar:

(a) in the Town Centre Zone, in the alternative to the standard otherwise applicable under the Development Table, Council may reduce the car parking requirements to a number which is not less than one car parking space for every 16 patrons, calculated by reference to the maximum number of patrons for which the Small Bar is licensed; and

(b) in the Highway Zone and the Local Centre Zone the Council may, in its discretion, accept the whole or part of the number of spaces required under the Development Table by way of an arrangement utilizing car parking spaces located on land adjacent to, or in close proximity to, the Small Bar premises where the use on the adjacent or proximate land does not open during the opening hours of the Small Bar and where the parking arrangements can be guaranteed to continue while the Small Bar use continues.

(5) An application for planning approval in respect of a premises licensed or proposed to be licensed under the Liquor Control Act 1988 shall comply with the provisions of Council's "Policy 103—Licensed Premises with the Town of Claremont", as amended from time to time."

Clause 22 provides Council with discretion to require information regarding the operation of licensed premises and to consider a range of matters relating to location, local amenity, land use mix, trading hours, public transport, vehicle traffic, existing licensed premises and relevant planning policies. The clause also enables Council to impose conditions relating to hours of operation, patron numbers, licensed areas and management arrangements.

The proposed Small Bar is considered to satisfy the relevant matters under Clause 22 for the reasons set out below.

Clause 22(1) – Additional Information

Clause 22(1) provides that, prior to determining an application for premises licensed or proposed to be licensed under the Liquor Control Act 1988, Council may require additional information relevant to the assessment of the application, including the proposed hours of operation, the use and occupancy of each licensed area, and measures to manage patron behaviour.

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The application provides sufficient information to allow these matters to be assessed. The proposal identifies the proposed operating hours, maximum patron capacity, use of the internal tenancy areas and courtyard, and the manner in which the Small Bar will operate in association with the existing Boujee Brew café.

The amended proposal reduces the scale and intensity of the use, with an ordinary maximum capacity of 60 patrons and a maximum of 20 patrons within the courtyard at any one time. The courtyard would also close earlier than the internal Small Bar area, which assists in reducing potential outdoor noise and amenity impacts on nearby residential properties.

The application is also supported by operational and management measures to address patron behaviour. These include responsible service of alcohol, management of arrivals and departures, supervision of the courtyard, control of private bookings, and measures to respond to any unreasonable or unruly behaviour. These matters are capable of being reinforced through appropriate conditions of approval.

Clause 22(2)(a) – Location, Amenity and Character of the Locality

Clause 22(2)(a) requires consideration of the location of the premises and its potential impact on the amenity and character of the locality.

The subject site is located within the Ashton Avenue Local Centre and is zoned Local Centre. It is not located within a purely residential zone. The immediate locality already contains a mix of local commercial, retail, medical, allied health and service-based uses. The proposed Small Bar would therefore be located within an established local centre environment where a degree of activity, visitation and commercial operation is already expected.

The proposal would not introduce a large-format licensed premises, tavern, nightclub or entertainment venue into the locality. It is a modest, food-supported Small Bar intended to build upon the existing café function of Boujee Brew. The scale and operating model are therefore consistent with a neighbourhood-serving local centre use.

The applicant acknowledges that the Local Centre is embedded within an established residential neighbourhood and that residential amenity must be protected. The amended proposal responds to this context by reducing patron capacity, limiting courtyard occupancy, reducing evening trading hours on Friday and Saturday, and providing acoustic and operational management measures. These measures ensure that the proposed use is capable of operating in a manner that is compatible with nearby residential properties.

Clause 22(2)(b) – Mix of Activities in the Locality

Clause 22(2)(b) requires consideration of the effect of the proposed development on the mix of activities in the locality and the desirability of a mix of land uses characteristic of the locality.

The proposal would make a positive contribution to the mix of uses within the Ashton Avenue Local Centre. The centre already accommodates a range of neighbourhood-serving uses, including shops, medical and allied health services, a post office, liquor store and other local businesses. The proposed Small Bar would complement this mix by providing a modest evening hospitality option for local residents.

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The Local Centre zone is not limited to daytime retail activity. Its objectives contemplate local shopping and other services of a local nature. A small, food-supported hospitality venue is capable of forming part of that local service offering, particularly where it is of a scale and character that serves the surrounding residential catchment.

The proposal would also support the continued activation and viability of the Local Centre. It would extend the function of Boujee Brew beyond standard café hours in a controlled and modest manner, without changing the essential neighbourhood character of the premises.

Clause 22(2)(c) – Trading Hours, Public Transport and Vehicular Traffic

Clause 22(2)(c) requires consideration of the duration of trading hours with reference to the amenity of the locality, availability of public transport services and generation of vehicular traffic.

The amended trading hours have been refined to reduce potential impacts on the surrounding residential area. In particular, the reduced Friday and Saturday evening hours and earlier closure of the courtyard provide an appropriate response to the site's residential interface. The outdoor courtyard is the area with the greatest potential to generate off-site noise impacts, and its earlier closure is a relevant and effective management measure.

The site is also well located in relation to public transport. Bus stops on Alfred Road are located approximately 170 metres from the site, with services connecting the area to Claremont, East Perth and the broader Transperth network. Loch Street Train Station is located approximately 350 metres from the site and provides access to the Fremantle Line. These public transport options provide realistic alternatives to private vehicle use for patrons and staff.

The proposal is also expected to attract local residents from the surrounding walkable catchment. Given Boujee Brew's established local customer base and community role, a proportion of patrons are likely to walk, cycle, use public transport, or arrive by taxi or rideshare. This reduces the likely reliance on private vehicle trips.

The parking demand associated with the proposed Small Bar is also moderated by the timing of its operation. The peak demand generated by the venue would occur predominantly during evening periods when several surrounding commercial and service-based uses within the local centre are either closed or operating at reduced intensity. As a result, there is increased practical availability of existing on-street and public parking within the locality, reducing the likelihood of unacceptable parking overspill into surrounding residential streets.

In relation to traffic generation, the amended scale of the proposal is modest. The maximum ordinary capacity of 60 patrons does not represent an intensity of use that would be expected to generate unacceptable traffic impacts within the local street network. The surrounding road system already supports the existing Local Centre uses, and the proposal would utilise that existing local centre infrastructure.

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Clause 22(2)(d) – Existing Licensed Premises in the Locality

Clause 22(2)(d) allows Council to consider the number of existing licensed premises in the locality.

The proposed Small Bar would not result in an over-concentration of licensed venues in the Ashton Avenue Local Centre. The locality does not present as an entertainment precinct or a concentration of late-night licensed premises. The proposal is for a single modest Small Bar associated with an existing café, rather than a large or entertainment-led venue.

The existence of a liquor store or other licensed premises in the broader locality does not, of itself, make the proposed Small Bar inappropriate. The relevant planning question is whether the proposed use would result in unacceptable cumulative amenity impacts.

In this case, the proposed scale, operating model, patron limits, acoustic controls and management measures support the conclusion that the proposal would not create an unacceptable concentration or cumulative impact and importantly, approval of this application would not fundamentally alter the character of the Ashton Avenue Local Centre or establish a precedent for larger entertainment-based licensed premises.

Clause 22(2)(e) – Relevant Planning Policy

Clause 22(2)(e) requires consideration of any planning policy relevant to the matters specified in paragraphs (a) to (d).

The proposal should be read together with the relevant local planning policies, including those relating to licensed premises, parking, and amenity management. The amended application has been prepared to address the key planning considerations arising from those policies, particularly in relation to patron capacity, hours of operation, noise, courtyard management, parking demand and compatibility with nearby residential properties.

The proposal is also supported by technical and operational material, including parking and acoustic information. This provides a proper basis for Council to assess the application on its merits and, where appropriate, impose conditions to ensure ongoing compliance.

Clause 22(3) – Conditions of Approval

Clause 22(3) confirms that Council may impose conditions on an approval for licensed premises, including conditions relating to hours of operation, maximum patron numbers, the location and extent of licensed areas, and management arrangements to address patron behaviour.

This is an important consideration in this case. Any potential amenity impacts associated with the Small Bar can be appropriately managed through conditions of approval. Suitable conditions could secure the approved operating hours, maximum patron capacity, maximum courtyard occupancy, courtyard closure time, approved licensed areas, acoustic recommendations and venue management requirements.

The ability to impose these conditions supports approval of the proposal, as the matters most relevant to residential amenity can be clearly controlled through the planning approval.

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Clause 22(4) – Small Bar Car Parking

Clause 22(4) specifically addresses car parking for Small Bars and confirms that the Scheme contemplates a flexible approach to parking for Small Bar uses in appropriate circumstances. In the Local Centre Zone, Council may accept the whole or part of the required parking by way of an arrangement utilising car parking spaces located on land adjacent to, or in close proximity to, the Small Bar premises, where the relevant criteria are satisfied.

This provision is relevant because it recognises that Small Bars in Local Centre settings may appropriately rely on proximate parking solutions rather than solely on on-site parking. The proposal does not rely on a formal private shared parking agreement. However, Clause 22(4), when read together with Table 4 concessions and shared-use parking principles, supports consideration of the surrounding public and on-street parking supply, particularly where the peak parking demand of the Small Bar differs from nearby daytime businesses.

The parking information prepared in support of the proposal identifies available public and on-street parking within a reasonable walking distance of the site. The site is also located within an established Local Centre, where shared use of public, on-street and private parking resources is part of the existing parking context. The reduced maximum patron capacity further limits the likely parking demand generated by the proposal.

On this basis, the absence of on-site parking should not preclude approval. The relevant planning question is whether the amended proposal can be accommodated within the established Local Centre parking environment without unacceptable amenity impacts. For the reasons outlined in this report, it can.

Conclusion

The proposed Small Bar is considered to satisfy Clause 22 of Local Planning Scheme No. 3. The application provides sufficient operational information, the site is appropriately located within the Local Centre zone, the use would contribute positively to the mix of local services, the amended trading hours and courtyard controls respond to residential amenity, and parking demand can be accommodated within the established Local Centre context.

The proposal is modest in scale, food-supported, locally focused and capable of being managed through appropriate conditions of approval. It would not operate as a tavern, nightclub, large-format licensed venue or regional entertainment premises. Rather, it represents a controlled extension of the existing Boujee Brew café use and is appropriate within the Ashton Avenue Local Centre.

Accordingly, the proposal is capable of approval under Clause 22, subject to appropriate conditions securing the approved operating hours, patron limits, courtyard controls, acoustic recommendations and venue management measures.

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Car Parking Requirements (Clause 28 & 31A of LPS3)

Car Parking Assessment

Table 2 of the Town's Local Planning Scheme No. 3 prescribes the applicable car parking requirement for a Small Bar. The Scheme requires car parking to be provided at a rate of one bay for every four patrons.

The amended proposal seeks approval for a maximum capacity of 60 patrons across the venue at any one time, including a maximum of 20 patrons within the courtyard. On a strict application of the Table 2 parking rate, the ordinary operation of the Small Bar would generate a requirement for 15 car parking bays.

The application also seeks allowance for occasional closed private functions of up to 80 patrons. These functions are not proposed to form part of the ordinary day-to-day operation of the premises. They would be irregular, limited to approximately once per month, occur within approved trading hours and remain subject to the same acoustic and patron management controls as the ordinary Small Bar operation.

If the Town considers that the occasional 80-person private function allowance should also be assessed for parking purposes, the Table 2 requirement would be 20 bays. Applying the 15% Table 4 concession would reduce this to 17 bays. When the existing accepted shortfall of 7.15 bays is taken into account, the practical additional shortfall for this occasional scenario would be approximately 9.85 bays. Given the infrequency of these functions, their managed nature and the availability of nearby public and on-street parking, this occasional scenario is also capable of being accommodated within the Local Centre parking environment.

Notwithstanding the above, Table 4 of the Town's LPS3 provides a series of additional car parking concessions that may be applied where a proposal satisfies nominated performance criteria. Each applicable criterion allows a 5% concession to the required car parking provision, to a maximum of 35%.

TABLE 4 - ADDITIONAL CAR PARKING CONCESSIONS

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

Figure 6: Car Parking Concessions in LPS3

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The first relevant concession applies where a proposed development is located within 400 metres of a rail station and customers or staff are likely to use the train to access the development. This criterion is satisfied. Loch Street Train Station is located approximately 350 metres from the subject site, which is within a reasonable walking distance of the premises. Given the proposed Small Bar is intended to operate as a local-serving venue with reduced capacity and modest operating hours, it is reasonable to expect that some patrons and staff may access the premises by train. A 5% concession is therefore supported.

The second applicable concession relates to development located within 400 metres of a public car park. This criterion is satisfied, as public parking is available within the surrounding walkable catchment, including the public parking area located on the corner of Stubbs Terrace and Judge Avenue. A further 5% concession is therefore supported.

The third applicable concession relates to the proposed development being located within the Town Centre or Local Centre zone, it provides a public benefit, complements the character of the zone, and does not adversely impact the amenity of the locality. This criterion is satisfied. The subject site is located within the Local Centre zone and the proposal would provide a local hospitality and social venue for nearby residents. It would add to and complement the existing range of local services available within the Ashton Avenue Local Centre. The amended proposal has also been reduced and refined to manage potential amenity impacts and therefore a further 5% concession is therefore supported.

These concessions provide a combined 15% reduction to the applicable car parking requirement.

Therefore, based on the allowable 15% reduction, the adjusted parking requirement for the ordinary 60-patron operation is 12.75 car parking bays. For practical assessment purposes, this equates to approximately 13 car parking bays.

Notwithstanding the above, the subject site is currently operating as 'shop' with no car parking provided on site. As discussed in the council agenda report from the 3 February 2026 Council Meeting, it has been considered that the two tenancies currently operate with an approved car parking shortfall of 7.15 car bays.

When the existing accepted shortfall of 7.15 bays is taken into account, the practical additional shortfall generated by the amended ordinary operation is approximately 5.6 to 5.85 bays, depending on whether the adjusted requirement is assessed as 12.75 bays or rounded up to 13 bays. In either case, the additional practical shortfall is approximately six bays.

The subject site is unable to provide car parking on-site due to the siting and configuration of the existing buildings. However, the application of the Table 4 concessions confirms that the parking demand should be assessed at a reduced level, having regard to the site's accessibility, Local Centre context and availability of alternative transport options. The practical additional shortfall of approximately six bays is modest when considered against the identified supply of nearby public and on-street parking within the surrounding walkable catchment.

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Car Parking Justification

The amended proposal seeks approval for an ordinary maximum capacity of 60 patrons across the venue at any one time, including a maximum of 20 patrons within the courtyard. Having regard to the application of the Table 2 and Table 4, as well as the existing approved shortfall, the proposed Small Bar would generate a requirement for 5.6 additional car parking bays, which are unable to be provided on site.

Notwithstanding, we submit that the proposal should be assessed in its proper planning context. The premises currently operate as a café within the Ashton Avenue Local Centre. The site has historically operated without on-site parking and forms part of an established local centre environment where commercial, hospitality and service-based uses are supported by a combination of on-site, on-street and public parking resources.

The proposal is therefore not a new standalone development on an undeveloped site. It is a change of use and modest extension of an existing local hospitality premises. The relevant assessment is the additional practical parking demand generated by the proposed Small Bar use, rather than treating the full Table 2 requirement as though no accepted parking position already exists on the site.

In addition, the subject amended proposal has been materially reduced from the original application. The ordinary patron capacity has been reduced from 120 patrons to 60 patrons, which directly reduces the parking demand associated with the proposal and provide a more appropriate scale of operation for the Local Centre setting.

Clause 22 of the Town's LPS3 is relevant to the car parking assessment because Table 2 expressly allows the Small Bar parking requirement to be varied in accordance with that clause. Clause 22(4) demonstrates that the Scheme contemplates off-site and proximate parking solutions for Small Bars in the Local Centre Zone. While the proposal does not rely on a formal private shared parking agreement, the broader discretion available under the Scheme, including Table 4 concessions and shared-use parking principles, supports consideration of the surrounding public and on-street parking supply.

In consideration of this matter, more broadly, the surrounding land use context supports the exercise of this discretion. The subject site is located within an established Local Centre that contains a mix of shops, medical and allied health uses, a hair salon, pathology premises, liquor store, newsagency, veterinary premises and dentist. Many of these uses operate primarily during daytime business hours and generate their peak parking demand during the day or early evening. By contrast, the proposed Small Bar component is expected to generate its highest demand later in the day and into the evening, when parking demand from many surrounding businesses has reduced.

This difference in peak parking periods supports an efficient shared-use parking outcome. It is consistent with the function of a local centre, where parking infrastructure is shared between multiple businesses and services over different parts of the day rather than each tenancy operating in isolation.

The supporting parking and transport analysis identifies a significant supply of nearby public and on-street parking within a reasonable walking distance of the site. A total of 121 public and on-street car parking bays have been identified within approximately 400 metres of the premises. These bays are distributed along Ashton

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Avenue, Alfred Road and nearby local streets, as well as within public parking areas to the south-east of the site.

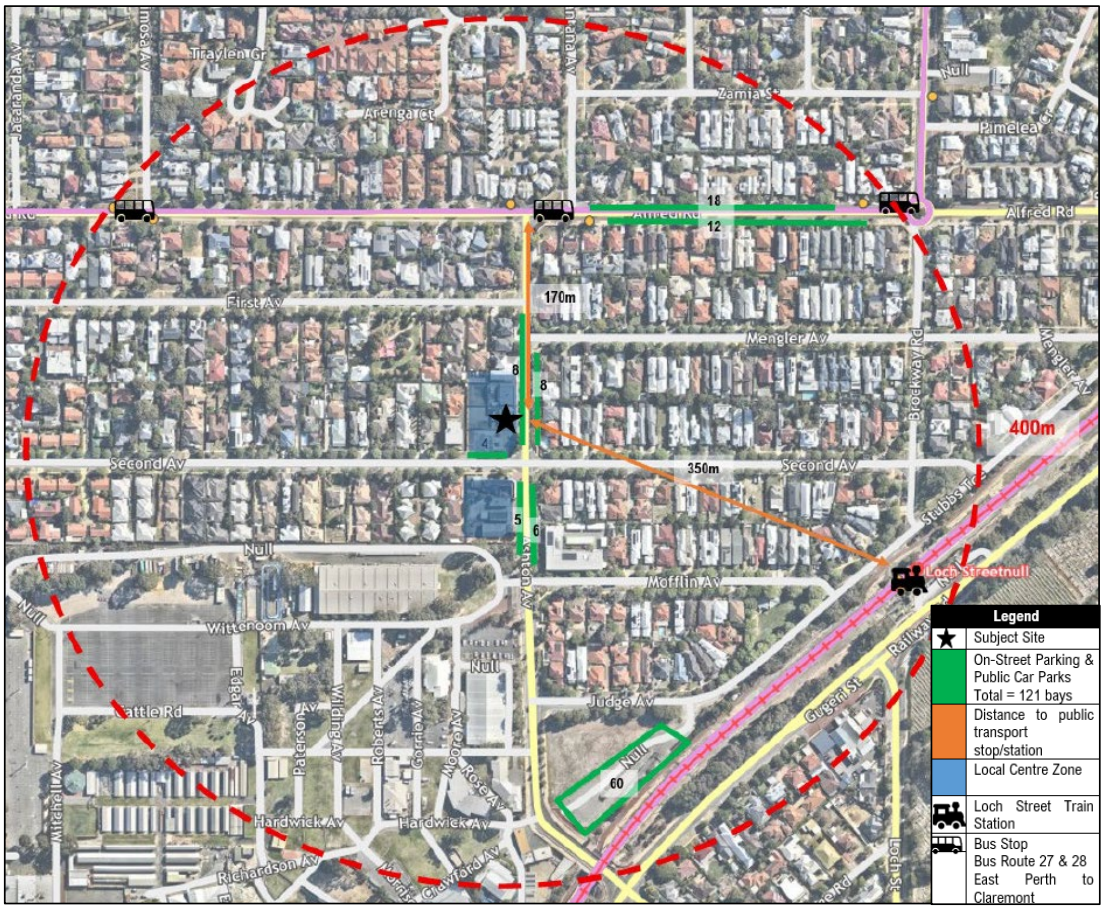


Figure 7: Parking and Public Transport Map

In addition to the available parking spaces, the subject site is well served by public transport and benefits from convenient access to the broader metropolitan transport network. The main public transport options available to the site include:

- Bus services along Alfred Road — located approximately 170m from the property and providing regular connections to East Perth, Claremont and surrounding activity centres. These services also provide onward connections to major public transport interchanges and the wider Transperth network.
- Fremantle Line (Loch Street Train Station) — located approximately 350m from the property, allowing a short drive or walk from the site and operating as a key public transport interchange for services travelling into the Perth CBD, Fremantle and other inner-metropolitan destinations.
- Major transport corridors — the site is located close to Stirling Highway, Alfred Road and Brockway Road, which provide efficient regional access and support frequent public transport movements throughout the metropolitan area.

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Figure 8: Land Use Analysis within a 100m radius of the site

The Land Use analysis map provided in Figure 8, provides a more detailed review of the immediate catchment surrounding the site. It identifies a mix of existing commercial and service-based land uses in the vicinity, including shops, a clothes shop/deli, a hair salon, pathology premises, a liquor store, a newsagency, veterinary premises, and a dentist. The plan also identifies existing on-site parking associated with several of these uses, as well as on-street and verge parking along Ashton Avenue and nearby streets.

The 100 metre analysis also indicates that the site is located within a cluster of existing businesses, many of which provide on-site parking at relatively high ratios. This helps maintain availability within the surrounding on-street parking network. Many of these businesses operate primarily during daytime hours and close in the evening, so their peak parking demand does not directly coincide with the Small Bar's evening trade.

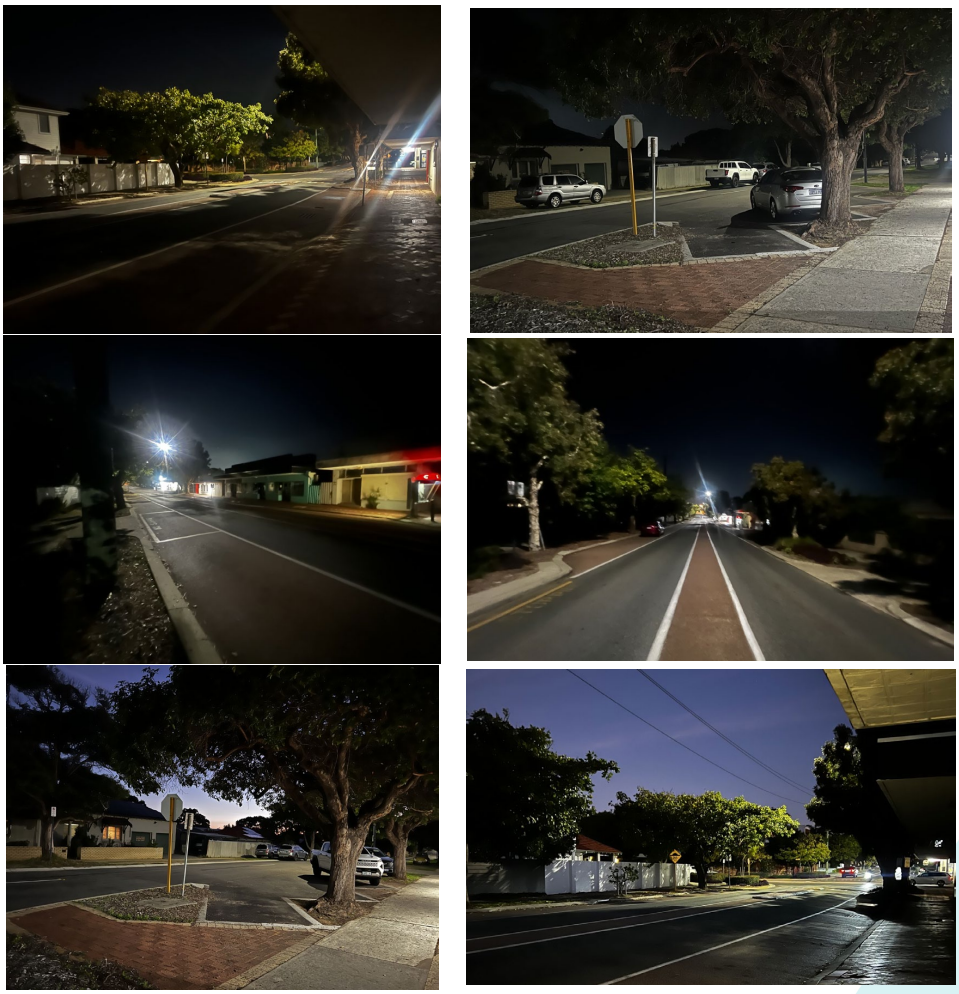
While it is acknowledged that not all bays will be available at all times, the identified parking supply is substantial when considered against the adjusted 13-bay requirement and the practical additional shortfall of approximately

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six bays generated by the ordinary Small Bar operation. The site is also located within a walkable residential catchment and is expected to attract a proportion of local patrons who will arrive on foot, by bicycle, by public transport, taxi or rideshare.

Overall, while the proposal does not provide the Table 2 car parking requirement on-site, the Scheme expressly provides discretion for Small Bar parking in the Local Centre Zone through Clause 22. The proposal provides a proper basis for the exercise of that discretion. It is modest in scale, located within an established Local Centre, supported by nearby public and on-street parking, accessible by public transport, likely to attract local walk-up patronage, and benefits from different peak parking demand periods compared with many surrounding daytime businesses.

A series of photographs was taken between 6:00 pm and 8:00 pm to demonstrate the availability of on-street parking along Ashton Avenue during the evening peak period. The photographs show that a sufficient number of parking spaces remain available throughout this time, indicating adequate on-street parking capacity for patrons visiting nearby businesses.



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For these reasons, the technical parking shortfall arising under Table 2 is considered acceptable. The amended proposal is capable of being accommodated within the existing Ashton Avenue Local Centre parking environment without causing unacceptable parking, traffic or residential amenity impacts.

NOISE AND ACOUSTIC ASSESSMENT

An Environmental Noise Assessment has been prepared by SLR Consulting Australia Pty Ltd in support of the amended proposal. The purpose of the assessment is to consider potential noise emissions associated with the proposed Small Bar and determine whether the use can operate in compliance with the Environmental Protection (Noise) Regulations 1997.

The acoustic assessment is particularly relevant to the Town's previous concerns regarding potential impacts on nearby residential properties, including patron noise, courtyard use, evening trading, music, deliveries and servicing. The assessment provides a technical basis for considering whether the amended proposal is capable of operating without causing unacceptable acoustic impacts on surrounding sensitive receivers.

The acoustic report notes that a preliminary assessment for an 80-patron venue operation, split equally between the internal area and courtyard, showed compliance with the Noise Regulations with no building modifications. The amended proposal now before the Town is more conservative, with ordinary operation limited to 60 patrons total and a maximum of 20 patrons in the courtyard.

The assessment identifies the nearest noise-sensitive receivers surrounding the subject site. Residential receivers are identified as R1 to R6, with commercial receivers identified as R7 to R9. This is appropriate given the site's location within the Ashton Avenue Local Centre, with commercial premises adjoining the site to the north and south and residential properties located to the east and west.

The report establishes the applicable assigned noise levels for each receiver in accordance with the Environmental Protection (Noise) Regulations 1997. The assessment takes into account the relevant influencing factors, including the surrounding zoning context and traffic volumes on Ashton Avenue. This ensures that the predicted noise emissions from the Small Bar are assessed against the correct statutory acoustic criteria.

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Figure 9: Noise-sensitive receivers and site location

Patron Noise Emissions

The acoustic modelling was undertaken using SoundPLAN noise prediction software and the ISO 9613-2 method for outdoor noise propagation. The model included surrounding buildings, terrain, boundary fencing and the existing courtyard enclosure. The assessment also adopted a conservative approach by not relying on tree or foliage screening for noise attenuation and by modelling roads, car parks and outdoor dining areas as reflective surfaces.

The proposal assessed by SLR is for a boutique neighbourhood Small Bar operating as an extension of the existing Boujee Brew café. The modelled operation includes an ordinary maximum of 60 patrons, comprising 40 patrons within the indoor area and 20 patrons within the courtyard. This reflects the amended proposal now before the Town for reconsideration.

The acoustic report models 40 patrons indoors, based on 10 simultaneous normal conversations, and 20 patrons outdoors, based on 5 simultaneous normal conversations. The outdoor courtyard has been assessed

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with patrons seated or standing and using normal voice levels. This is a reasonable and conservative assessment of the intended low-key, food-supported venue operation.

The report confirms that predicted noise from the indoor areas complies with the assigned noise levels at all assessed residential and commercial receivers for the day, evening and night assessment periods. The report also confirms that predicted noise from the outdoor courtyard, based on 20 patrons, complies with the assigned noise levels at all assessed receivers. This is a significant finding given that courtyard noise and the residential interface were key matters raised through the previous assessment process.

Table 6 Predicted noise levels from the indoor dining operation.

NSR	Criteria L_{A10}, dB			Predicted L_{A10}, dB		Predicted outcome		
	Day	Evening	Night	40 ppl	60 ppl	Day	Evening	Night
R1	49	44	39	<35	<35	OK	OK	OK
R2	49	44	39	<35	<35	OK	OK	OK
R3	48	43	38	<35	<35	OK	OK	OK
R4	48	43	38	<35	<35	OK	OK	OK
R5	49	44	39	<35	<35	OK	OK	OK
R6	49	44	39	<35	<35	OK	OK	OK
R7	60	60	60	<35	<35	OK	OK	OK
R8	60	60	60	41	43	OK	OK	OK
R9	60	60	60	<35	<35	OK	OK	OK

Figure 10: Predicted Noise Levels from inside the Small Bar

Table 7 Predicted noise levels from the courtyard operation for 20 patrons.

NSR	Criteria L_{A10}, dB			Predicted L_{A10}, dB			Predicted outcome		
	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night
R1	49	44	39	40	38	37	OK	OK	OK
R2	49	44	39	37	35	<35	OK	OK	OK
R3	48	43	38	<35	<35	<35	OK	OK	OK
R4	48	43	38	<35	<35	<35	OK	OK	OK
R5	49	44	39	<35	<35	<35	OK	OK	OK
R6	49	44	39	<35	<35	<35	OK	OK	OK
R7	60	60	60	42	41	39	OK	OK	OK
R8	60	60	60	45	44	42	OK	OK	OK
R9	60	60	60	41	39	38	OK	OK	OK

Figure 11: Predicted Noise Levels from the Courtyard

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The combined operation of the indoor and outdoor areas has also been assessed. The combined scenario includes indoor patron noise and courtyard patron noise operating together. The acoustic report concludes that combined noise emissions comply with the project-assigned noise levels at all assessed receivers. This provides a strong technical basis for concluding that the proposed patron capacity and courtyard limit are appropriate from an acoustic perspective.

Table 8 Predicted noise levels from indoor and outdoor areas.

NSR	Criteria L_{A10}, dB			Predicted L_{A10}, dB			Predicted outcome		
	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night
R1	49	44	39	40	38	37	OK	OK	OK
R2	49	44	39	37	35	<35	OK	OK	OK
R3	48	43	38	<35	<35	<35	OK	OK	OK
R4	48	43	38	<35	<35	<35	OK	OK	OK
R5	49	44	39	<35	<35	<35	OK	OK	OK
R6	49	44	39	<35	<35	<35	OK	OK	OK
R7	60	60	60	43	41	40	OK	OK	OK
R8	60	60	60	47	46	46	OK	OK	OK
R9	60	60	60	41	40	39	OK	OK	OK

Figure 12: Predicted Noise Levels for Entire Venue

Delivery and Services Noise Emissions

The report also assesses deliveries and servicing associated with the premises. Deliveries are expected to occur two to three times per week, between 6:30am and 7:00pm, excluding Sundays. The assessment models a light vehicle or van arriving, doors opening and closing, and the vehicle departing within a 15-minute period. The predicted delivery and servicing noise levels comply with the relevant assigned noise levels at all assessed receivers.

Waste collection is addressed by reference to Regulation 14A of the Environmental Protection (Noise) Regulations 1997. On the basis that waste collection is undertaken during the relevant daytime periods, in the quietest reasonably practicable manner and using the quietest reasonably available equipment, it is not expected to result in unacceptable noise impacts.

Music Noise Emissions

The acoustic report also addresses music. Indoor background music is proposed to remain at a level that allows comfortable conversation and does not require patrons to raise their voices. The report assumes indoor background music will not exceed LA10 65 dB and includes a 5 dB prediction margin. No live music or amplified music is proposed within the courtyard. This is consistent with the intended low-impact, neighbourhood-focused character of the venue.

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Noise Management

The acoustic assessment is supported by recommended management measures to ensure ongoing compliance. These include signage and patron reminders to minimise non-essential noise, specific reminders for patrons using the courtyard, no live music, background music only, complaint management procedures, maintenance of a complaint log, and notification to the Town if any significant operational change is proposed that could affect noise emissions.

The acoustic findings should also be read together with the Venue Management Plan and Code of Conduct. These documents provide operational controls for patron behaviour, courtyard supervision, closing procedures, complaint response, music levels, smoking prohibition and orderly patron departure. The combination of technical compliance and operational management provides a robust framework for protecting nearby residential amenity.

Overall, the updated acoustic report demonstrates that the amended proposal is capable of complying with the Environmental Protection (Noise) Regulations 1997. The report assesses the ordinary 60-patron operation, the 20-patron courtyard limit, the occasional 80-person private function scenario, background music, deliveries and servicing, and concludes that predicted noise emissions can meet the relevant assigned noise levels.

From a planning perspective, the acoustic report directly responds to the Town's previous concerns regarding potential noise impacts on surrounding residential properties. It supports the applicant's position that the proposed Small Bar can operate in a controlled and neighbourhood-compatible manner, subject to appropriate conditions securing the approved patron limits, courtyard limits, operating hours, music restrictions, acoustic recommendations and venue management measures.

On this basis, acoustic impacts should not preclude approval of the amended proposal. The technical assessment confirms compliance with the applicable statutory noise criteria, and the proposed management measures provide an appropriate mechanism to maintain ongoing protection of residential amenity.

VENUE MANAGEMENT PLAN

Patron Capacity

The ordinary day-to-day operation of the Small Bar is proposed to be limited to a maximum of 60 patrons across the venue at any one time.

Of those 60 patrons, a maximum of 20 patrons are proposed within the courtyard at any one time.

This represents a substantial reduction from the original proposal and directly responds to the Town's concerns regarding scale, intensity, noise, parking and residential amenity.

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Operating Hours

Area	Monday-Thursday	Friday-Saturday	Sunday
Cafe / Small Bar	6:00am-9:00pm	6:00am-10:00pm	6:00am-9:00pm
Courtyard patron use	6:00am-8:00pm	6:00am-9:00pm	6:00am-8:00pm

The 6:00am opening reflects Boujee Brew's existing cafe-style morning operation and local community function. As part of the amended proposal, the applicant has offered an earlier evening cessation of courtyard patron use than the internal premises. This is a targeted amenity measure intended to directly address the Town's concerns regarding evening use of external areas and potential patron noise near residential properties.

Closed Private Functions

In addition to ordinary Small Bar trading, the applicant seeks provision for occasional closed private functions of up to 80 persons.

These functions would:

- be closed private events rather than open public events;
- occur within the approved operating hours;
- be irregular;
- occur no more than approximately once per month;
- be food-supported;
- be supervised by management and staff;
- remain subject to the Operational and Noise Management Plan;
- remain subject to any acoustic requirements;
- not include DJs, live music or amplified entertainment;
- ensure any background music associated with a private function remains ancillary to the function, is managed in accordance with the acoustic report and Operational and Noise Management Plan, and does not alter the low-impact neighbourhood character of the venue;
- not involve smoking onsite.

Examples of the types of functions anticipated include:

- milestone birthdays;
- family celebrations;
- baby showers;
- parents' evenings;
- local business gatherings;
- community group catch-ups;
- neighbourhood celebrations;
- small private bookings.

This function allowance is requested because Boujee Brew already receives enquiries from local residents and community members seeking a friendly, local and familiar venue for small private gatherings.

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The function allowance is not intended to create a separate entertainment venue or late-night event space. It is requested to support occasional community-oriented use of the venue while maintaining the low-impact neighbourhood character of the proposal.

Courtyard Management

The courtyard forms part of the proposed licensed premises, but its use has now been significantly restricted under the amended proposal during the evening period. The courtyard will be limited to a maximum of 20 patrons at any one time.

The opening times of the Courtyard use will begin later and cease earlier than the indoor venue as follows:

- 7:00am – 8:00pm Sunday-Thursday;
- 7:00am – 9:00pm Friday-Saturday.

As part of the amended proposal, the earlier evening cessation of courtyard patron use is offered as a targeted amenity measure to further reduce potential evening noise and residential amenity impacts.

The courtyard will not include:

- live music;
- DJs;
- amplified entertainment;
- smoking.

Staff will supervise the courtyard during operating periods and will manage orderly transition of patrons indoors or departure from the premises when courtyard trading ceases.

This approach provides a proportionate balance between allowing modest use of the external area and protecting nearby residential amenity.

Music and Entertainment

The amended proposal does not include live music, DJs, amplified entertainment or nightclub-style events. Any music associated with the venue will be background music only and will be managed in accordance with the acoustic report and Operational and Noise Management Plan.

Low-level background music may be played within external areas during approved courtyard hours, provided it is managed so as not to unreasonably impact surrounding properties.

Staffing and Supervision

The venue will be appropriately staffed and supervised during operating periods. The applicant does not seek to impose a fixed maximum staffing number as part of the development approval, as staffing requirements may vary depending on ordinary trade, private functions and operational needs.

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However, the applicant confirms that appropriate management presence and staff supervision will be maintained during trading periods to ensure patron behaviour, courtyard use, closing procedures and amenity management are appropriately controlled.

Deliveries, Servicing and Waste Collection

Deliveries, servicing and waste collection associated with the Small Bar use will occur during standard daytime business hours where reasonably practicable. No late-night waste collection or servicing activities are proposed.

Waste will be managed so as to minimise impacts on surrounding residents, including noise associated with bins, glass and servicing.

Lighting

Any external lighting associated with the premises will be low-level, appropriately directed and designed to avoid unreasonable spill onto adjoining residential properties. Lighting will be sufficient for safe patron movement and staff supervision while remaining compatible with the residential interface.

Queuing

No external queuing is anticipated. The venue is proposed as a small-scale neighbourhood hospitality use with limited capacity and is not intended to operate as a high-turnover or late-night venue likely to generate queues.If patrons are waiting for entry or collection, staff will manage the premises to ensure patrons do not congregate in a manner that unreasonably impacts surrounding properties.

Rideshare, Taxi and Patron Dispersal

Boujee Brew will encourage patrons to access the venue by walking, cycling, public transport, taxi or rideshare. The venue will encourage arrival and departure via Ashton Avenue and surrounding commercial frontages rather than residential interfaces. Patrons will be encouraged to depart quietly and respectfully and staff will monitor closing periods to encourage orderly dispersal.

AMENITY

The amended proposal has been designed to ensure the Small Bar operates compatibly with the established residential context surrounding the Ashton Avenue Local Centre. The key amenity considerations are patron noise, courtyard use, parking, patron arrival and departure, waste servicing, lighting and the general character of the licensed premises.

These matters have been addressed through a combination of reduced scale, operational management and technical assessment. The ordinary patron capacity has been reduced from 120 patrons to 60 patrons, the courtyard is limited to 20 patrons, and courtyard use will cease earlier than the internal premises. These measures directly reduce the intensity of the use and the potential for late-evening outdoor noise impacts.

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The proposal is supported by an Acoustic Report, Venue Management Plan and Code of Conduct. These documents provide practical controls for music, courtyard supervision, patron behaviour, closing procedures, complaint response, waste servicing, lighting and patron dispersal. Importantly, the proposal does not include live music, DJs, amplified entertainment or smoking, which significantly reduces the risk of unreasonable noise or congregation impacts.

The parking position has also been considered in the context of amenity. The practical additional shortfall generated by the ordinary operation is approximately six bays after the applicable concessions and existing accepted shortfall are taken into account. This is modest in the context of the identified public and on-street parking supply within the surrounding walkable catchment, the availability of public transport, the local-serving nature of the venue and the different peak demand periods between the Small Bar and surrounding daytime businesses.

The proposed use would also provide a positive local centre amenity outcome by supporting activation of an existing commercial tenancy and providing a neighbourhood-oriented evening venue for local residents. A modest level of evening activity within an established Local Centre can improve passive surveillance and contribute to a safer, more welcoming and more active commercial strip, provided the use is appropriately managed. The amended proposal has been structured to achieve that balance.

Overall, the proposal is capable of operating without unacceptable adverse impact on residential amenity. The amended scale, acoustic compliance, courtyard controls, patron management measures, parking justification and proposed conditions provide an appropriate framework to protect nearby residents while allowing the Local Centre to perform its intended local service and community function.

RESPONSE TO REASONS FOR REFUSAL

Reason 1 - Local Centre Objectives

The amended proposal is consistent with the Local Centre zone objectives. It is a modest, local-serving, food-supported hospitality use that builds upon the existing café and community meeting place. It adds to the range of local services available within the Ashton Avenue Local Centre and has been scaled and managed to remain compatible with nearby residential properties.

Reason 2 - Exceptional Consideration / SA use

A Small Bar is expressly contemplated as an “SA” use within the Local Centre zone. The proposal is therefore capable of approval where Council is satisfied that the particular circumstances justify special approval and that amenity impacts can be managed. Those circumstances are present here, including the site’s Local Centre zoning, existing café use, reduced patron capacity, acoustic compliance, operational management measures and local-serving character.

Reason 3 - Potential Impacts on nearby properties

The amended proposal directly addresses potential amenity impacts through reduced capacity, restricted courtyard use, earlier courtyard closure, no live music or DJs, no amplified entertainment, no smoking, acoustic

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assessment, patron management and a Code of Conduct. The proposal is capable of being conditioned to ensure ongoing compatibility with nearby residential properties.

Reason 4 - Parking shortfall and overspill

The amended proposal materially reduces the parking demand. The ordinary operation generates a practical additional shortfall of approximately six bays after the Table 4 concessions and existing accepted shortfall are considered. This shortfall is modest in the context of the 121 identified public and on-street parking bays within the surrounding walkable catchment, nearby public transport, local walk-up patronage and different peak demand periods between the Small Bar and surrounding daytime uses.

Reason 5 - Exercise of parking discretion

The amended proposal provides a proper basis for the Town to exercise discretion. The use has been reduced and refined, the parking demand is substantially lower than the original proposal, and the surrounding Local Centre parking environment is capable of accommodating the practical additional demand without unacceptable amenity impacts.

Modified Proposal

The revised proposal before Council is fundamentally different to that originally considered in February 2026. Through mediation, the proposal has undergone a substantial reduction in scale and intensity and is now accompanied by detailed operational, acoustic and management controls that significantly mitigate potential amenity impacts. The application should therefore be assessed on the merits of the amended proposal rather than the concerns associated with the original application.

CONCLUSION

The amended proposal for a Small Bar at Nos. 18-20 Ashton Avenue, Claremont has been prepared in direct response to the reasons for refusal and the matters raised through the SAT mediation process.

The proposal has been materially reduced and refined from the original application. The ordinary patron capacity has been reduced to 60 patrons, courtyard use has been limited to 20 patrons, evening trading hours have been reduced, courtyard use will cease earlier than the internal premises, and the operation will be subject to a Venue Management Plan, Code of Conduct and Acoustic Report.

The subject site is located within the Ashton Avenue Local Centre and already operates as Boujee Brew, an established café and local community meeting place. The proposed Small Bar would build upon this existing local hospitality function and provide a modest, food-supported and neighbourhood-oriented evening venue for nearby residents. It is not proposed to operate as a tavern, nightclub, live music venue, late-night entertainment premises or high-turnover drinking venue.

The proposal is consistent with the objectives of the Local Centre zone, as it would provide a local service use, add to the diversity of activities within the centre and operate at a scale that is compatible with nearby residential

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properties. The proposal is also capable of special approval as an "SA" use, having regard to the site-specific and proposal-specific circumstances outlined in this report.

The potential amenity impacts of the use have been addressed through the amended operating model, reduced patron capacity, earlier courtyard closure, acoustic assessment, operational management measures and proposed conditions of approval. The acoustic assessment confirms that the proposal is capable of complying with the Environmental Protection (Noise) Regulations 1997, subject to implementation of the recommended measures.

The parking position has also been reconsidered in the context of the amended proposal. The reduced capacity, applicable parking concessions, existing accepted parking position, nearby public and on-street parking supply, public transport access, walkable residential catchment and differing peak parking demands of surrounding businesses provide a proper basis for the Town to exercise discretion in relation to car parking.

Overall, the amended proposal represents an appropriate and carefully managed local centre use. It would contribute positively to the function and vitality of the Ashton Avenue Local Centre while maintaining an acceptable relationship with surrounding residential properties. The proposal is capable of approval subject to appropriate conditions securing the approved patron limits, trading hours, courtyard controls, acoustic recommendations and venue management measures.

For these reasons, it is respectfully requested that the Town support the Section 31 reconsideration application and grant development approval for the proposed Small Bar at Nos. 18-20 Ashton Avenue, Claremont.

Should you have any queries in relation to the above information, please contact the undersigned on 08 6444 9171 or daniella@urbanistaplanning.com.au.

Yours Sincerely

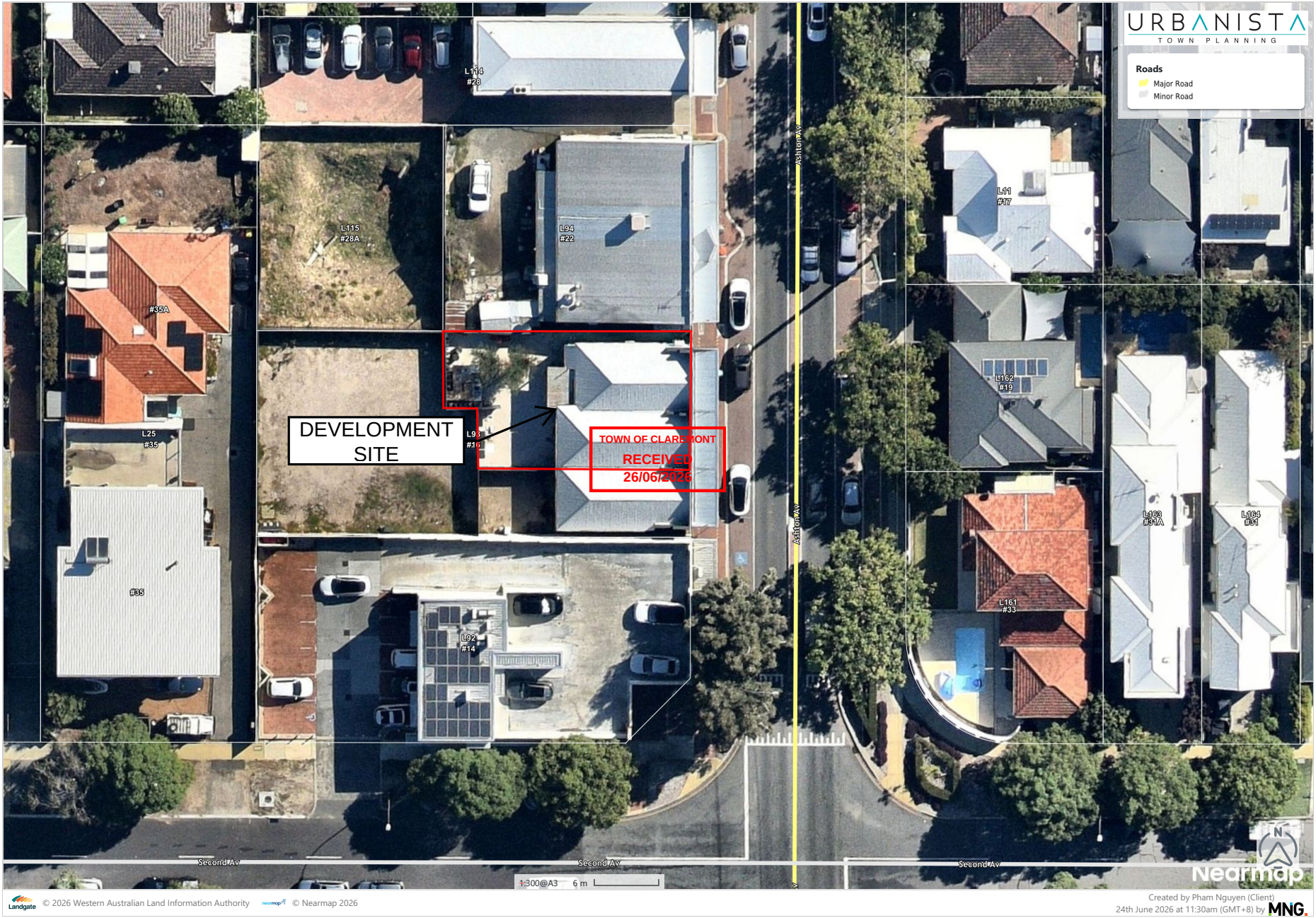
DANIELLA MRDJA
Director | Urbanista Town Planning

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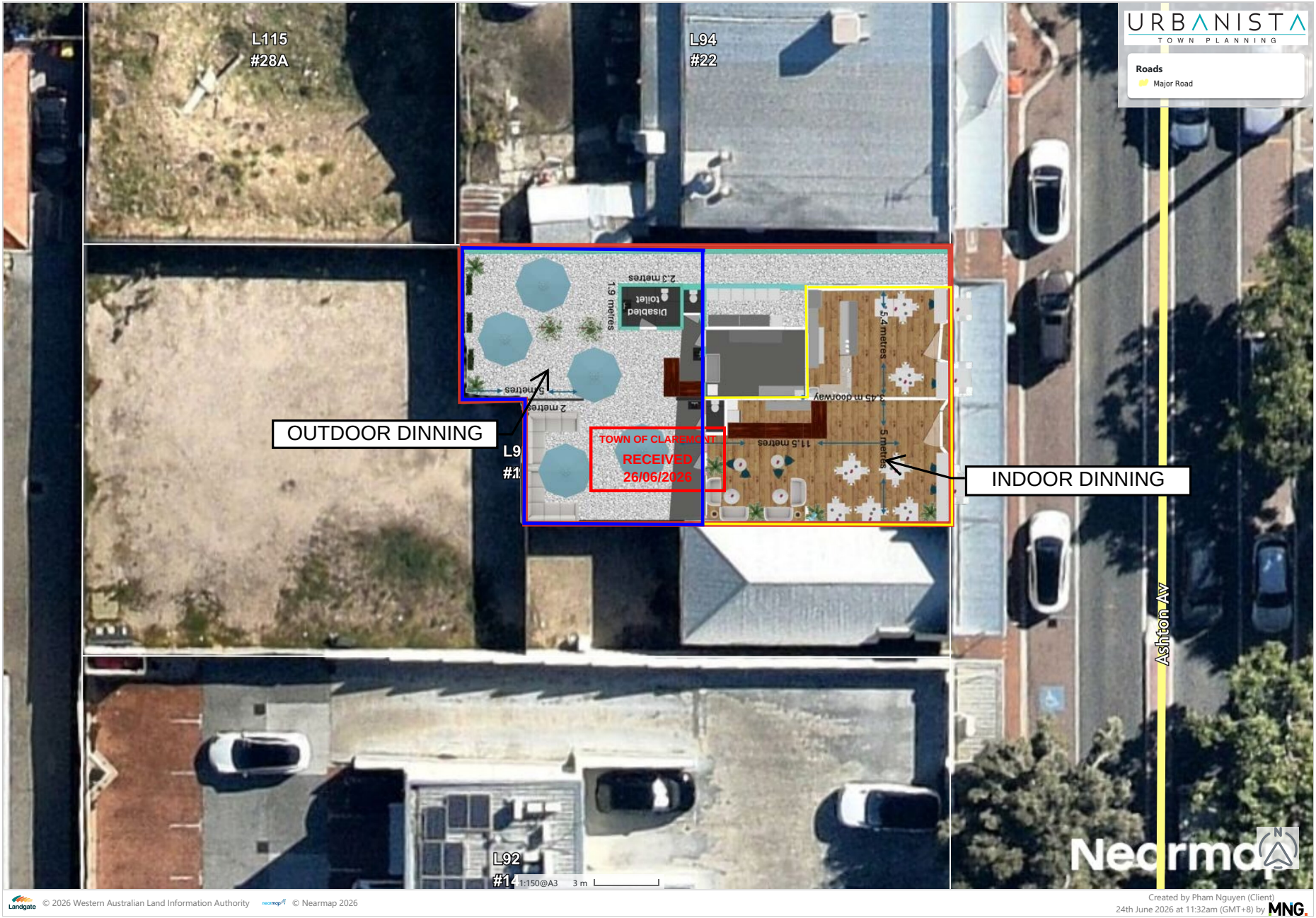
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ATTACHMENT 1
DEVELOPMENT PLANS


URBANISTA
TOWN PLANNING
Roads
Major Road
Minor Road
DEVELOPMENT SITE
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L114 #28
L115 #28A
L94 #22
#36A
L25 #35
#35
L92 #14
L11 #17
L162 #19
L163 #91A
L164 #91
L161 #33
Ashton Av
Second Av
1:300@A3 6 m
Nearmap
© 2026 Western Australian Land Information Authority © Nearmap 2026
Created by Pham Nguyen (Client)
24th June 2026 at 11:30am (GMT+8) by MNG


L115
#28A
L94
#22
L9
#1
L92
#14
URBANISTA
TOWN PLANNING
Roads
Major Road
Disabled toilet
2.3 metres
1.9 metres
5 metres
2 metres
5.4 metres
4.45 m doorway
11.5 metres
5 metres
TOWN OF CLAREMONT
RECEIVED
26/06/2025
Ashton Av
1:150@A3
3 m
© 2026 Western Australian Land Information Authority
© Nearmap 2026
Created by Pham Nguyen (Client)
24th June 2026 at 11:32am (GMT+8) by MNG


L115
#28A
L94
#22
URBANISTA
TOWN PLANNING
Roads
Major Road
OUTDOOR DINNING
INDOOR DINNING
TOWN OF CLAREMONT
RECEIVED
26/06/2025
Disabled toilet
1.9 metres
2.3 metres
5 metres
2 metres
5.4 metres
4.45 m doorway
11.5 metres
5 metres
Ashton Av
L92
#14
1:150@A3
3 m
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© Nearmap 2026
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Includes:

- Amended regular capacity of 60 patrons
- Courtyard capacity cap of 20 patrons; and
- potential new proposed toilet,

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ATTACHMENT 2
VENUE MANAGEMENT PLAN

Venue Operational Management Plan

1. Introduction

1.1. The management plan has been prepared by Boujee Brew Pty Ltd. To accompany a development application for a proposed Small Bar use at Nos. 18 – 20 Ashton Avenue, Claremont.

1.2. The purpose of this plan is to outline the operational measures proposed to minimise potential impacts on surrounding properties and to ensure that the bar operates in a compatible manner with the surrounding Local Centre and nearby residential context.

2. Premise

2.1. The subject site at 18-20 Ashton Avenue, Claremont, is 774sqm in area and is registered as Lot 93 on Diagram 13916 (**Premises**).

2.2. The building was constructed circa 1954. It contains three shops with each shop approximately 60 sqm. The original building remains largely intact and unchanged since its original construction.

2.3. The building is located within the local centre along Ashton Avenue, at the intersection with Second Avenue. The local centre, along with the proposed development, will operate as a small-scale, low-impact hospitality venue alongside the existing Boujee Brew business.

2.4. It is proposed that the building use be changed to allow for a small bar to give effect to the nature of the business.

3. Hours of Operation

3.1. The maximum operating hours of the entire venue is:

Monday – Thursday: 6:00am – 9:00pm
Friday – Saturday: 6:00am – 10:00pm
Sunday: 6:00am – 9:00pm

3.2. The maximum operating hours of the **external courtyard is:**

Monday – Thursday: 7:00am – 8:00pm
Friday – Saturday: 7:00am – 9:00pm
Sunday: 7:00am– 8:00pm

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4. Maximum Capacity

The entire venue will accommodate a maximum of 60 patrons at any one time.

The maximum capacity of the courtyard space is 20 patrons.

5. Private Functions

5.1 Private functions are to be held irregularly, with no more than once per month.

5.2 Should the venue be booked for a private function, the venue is to remain closed to the general public during the time of the function.

5.3 Patrons and guests attending the venue for a private function are subject to all standard conditions of operation in addition to the following:

- Private function hours of operation as per general hours of operation.
- The capacity of the patrons and guests attending the venue for a private function can increase to a maximum of 80 patrons.
- Food options must be served as part of the function package.
- As per the proposed operational, acoustic and amenity management controls.

5.4 Any event outside the approved hours, 80 patron capacity or operating parameters would be subject to any separate approval, permit or exemption required.

6. Liquor Licence

6.1. Type of Licence

The venue will operate with a 'Small Bar' liquor licence under the Liquor Control Act 1988.

6.2. Amenity

The venue is intended to operate as a small-scale hospitality venue providing food and beverage service within the existing Local Centre. It is not intended to operate as follows:

- A nightclub;
- Late – night entertainment venue;
- Live music venue; or
- High intensity tavern use.

There will be no DJs or amplified music being played at the venue.

The licensee shall not cause or permit undue detriment to the amenity of the area to arise out of or in connection with the use of the Premises to which the license relates during or immediately after the trading hours authorised under this licence.

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The licensee shall ensure that the level of noise emitted from the licensed Premises does not exceed the permissible noise levels for entertainment noise as specified in the Environmental Protection (Noise) Regulations 1997 (**EPNR**).

The licensee shall aim to mitigate and manage noise emitted in accordance with the acoustic report.

6.3. Statutory Posters

The statutory posters must be placed in a prominent position within the bar in a place that invites public attention. The duty manager will ensure that posters are kept up to date at all times.

6.4. Responsible Service of Alcohol (RSA)

The licensee and management are committed to implementing best practice in relation to the RSA.

The management of RSA certificates and related matters is the responsibility of management.

Only staff with the relevant RSA training and accreditation will be permitted to serve alcohol from the Premises.

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Management and staff are required to keep their RSA qualifications up to date.

All management and staff RSA certificates must be filed in the licensee's RSA folder and the details included in the relevant register.

Alcohol is only to be consumed at the Premises within the confines of the pre-designated 'consumption of alcohol area'. No alcohol is to be consumed outside of this area.

Alcohol is not permitted to be removed from the Premises by patrons.

Lighting will remain low level, facing the appropriate direction to avoid unreasonable spill onto adjoining residential properties. The proposed lighting would ensure consistency with the locality's existing commercial character.

7. Noise Control and Management

7.1. The venue is committed to developing and maintaining good relations with local residents, neighbours and local authorities. Our objective is to minimise disturbance to local residents and to ensure that liquor licencing requirements at the venue are being upheld.

7.2. Lighting associated with the development's operation is to be low-level and is appropriate to direct and designed to avoid any spill onto the adjoining property. Lighting should be used to ensure safe patron movement and staff supervision while being compatible with the surrounding residential interface.

7.3. Queuing outside of the premises is not to be anticipated due to the modest scale and capacity

of the venue.

7.4. Management and staff will have the responsibility of ensuring that the level of noise emitted from the licensed premises does not exceed the permissible noise levels as specified in the EPNR.

7.5. Ambient and background music shall be played during opening hours. Low-level background music is to be located within external areas during approved courtyard hours. It is to be operated in accordance with the recommendations of the acoustic report. Courtyard use will cease at the nominated times when loud volumes are present.

7.6. Management will make themselves available at all reasonable times to respond to the concerns of patrons and neighbours. Any complaints received regarding noise or patron behaviour will be promptly addressed and managed appropriately.

7.7. Staff will actively encourage the gradual dispersal of patrons to minimise nuisance. Further:

- Patrons will be encouraged to be considerate and orderly upon leaving the venue;
- Patrons shall not leave the venue other than by the main entrance door; and
- There shall be no re-admission to the venue 15 minutes prior to closing.

7.8. Patrons will not be admitted to the venue outside of opening hours.

7.9. Management and staff will routinely monitor the alfresco area during trading hours to ensure that noise levels do not become excessive.

7.10. All staff will be made aware of the requirements of noise management.

7.11. Clear and legible notices will be displayed at the exit requesting patrons to respect the residents and to leave the venue and the area quietly.

7.12. Deliveries of goods necessary for the operation of the venue will be carried out at such a time and in such a manner as to avoid causing disturbance to nearby residents.

7.13. Staff are to deny any entry or services or otherwise remain in the licensed area if they are visibly intoxicated.

7.14. The venue prohibits smoking in line with its intention to operate as a low-impact venue.

8. Travel & Transport Options

8.1. The ethos of the business is to provide a local offering, with an ambition that the local community will support the business and, conversely, walk to the venue as opposed to driving.

8.2. Minimal traffic generation is anticipated as the site is exceptionally serviced by high-frequency public transport, within walking distance to major train stations and is adjacent to medium frequency bus routes with a 15-minute interval between each stop during peak hours.

8.3. The staff associated with the business will be encouraged to utilise public transport, or

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alternatively, through local employment, have the ability to walk to work.

8.4. Use of public transport modes is encouraged due to the exceptional proximity of such services to the nature of alcohol consumption in the evenings. The development integrates with the wider public-transport network and cycling and pedestrian infrastructure.

8.5. While local customers are anticipated, non-local customers to the venue are expected to use the public transport referred to above or suitable ride-sharing services.

9. Car Parking

9.1. No parking is provided on the property.

9.2. For patrons who attend the venue by car, street parking is available with 27 parking spaces along Ashton Avenue, 30 along Alfred Road and 60 public parking spaces provided in the corner of Judge Avenue and Stubbs Terrace.

9.3. All public parking has existing signage and demarcation, as well as existing responsible persons/authorities for their management.

9.4. On-street parking bays and dedicated public car parks are underutilised and generally only reach capacity at midday, ensuring parking space would be available after hours for the proposed developments' operations.

10. Waste Management

10.1. Boujee Brew staff have the responsibility to undertake tidying and cleaning of the premises during the day and at the conclusion of trading hours.

10.2. Staff will be encouraged to minimise waste and use recycling facilities where available and possible.

10.3. All operations, storage, and removal will be in accordance with local government guidelines.

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ATTACHMENT 3
ACOUSTIC ASSESSMENT

SLR Consulting Australia Pty Ltd
Level 1, 500 Hay Street, Subiaco WA 6008, Australia

26 June 2026

SLR Ref No.: 675.073783.00001-L01-V2.0-20260626.docx

Attention: Georgina Maslen
Boujee Brew Pty Ltd
20 Ashton Avenue
Claremont WA 6010

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SLR Project No.: 675.073783.00001

RE: Small Bar – 18-20 Ashton Avenue, Claremont
Environmental Noise Assessment

1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Boujee Brew Pty Ltd (the Client) to undertake an environmental assessment of potential noise impacts from the proposed small bar at 18-20 Ashton Avenue, Claremont.

1.1 About the author

SLR Consulting Australia Pty Ltd (SLR) – Perth office is a member of the Association of Australian Acoustical Consultants. This may be verified by visiting the AAAC website 'WA' page at https://aaac.org.au/wa.

The author and reviewer of this report are qualified and experienced in the area of environmental noise assessment and who by their qualifications and experience is eligible to hold membership of the Australian Acoustical Society. This may be verified by visiting the AAS website and the 'Find a Member' tool at https://www.acoustics.org.au/.

1.2 Scope of work

SLR was engaged to undertake the following:

- Establish the applicable 'assigned noise levels' for the nearest noise sensitive receivers in accordance with Schedule 3 of the Environmental Protection (Noise) Regulations 1997.
- Establish noise emission from the site. This will include any new mechanical services plant associated with the building, delivery and waste services and noise associated with patrons and music within indoor and outdoor areas.
- Undertake modelling of site and surroundings and assess the noise emission from the site to the nearest noise sensitive receivers.
- Should there be any potential non-compliance emissions, identify 'in principle' options to achieve compliance.
- Provide an environmental noise assessment report summarising all requirements and recommendations.

1.3 Project description

The venue currently operates as a café. The proposed small bar is proposed to operate as a boutique neighbourhood bar serving beverages and light food, consistent with the proposed food-supported hospitality model, with food preparation to occur in accordance with applicable food business, health, building and licencing requirements.

The indoor area comprises two dining rooms and a bar service area. The rear courtyard will be used for seated or standing services with tables and lounge-style seating.

Preliminary assessment undertaken for the venue operation for 80 patrons split equally between two areas showed compliance with Noise Regulations with no building modifications. This assessment is presented for a total of 60 patrons representing scenario for typical venue occupancy.

1.4 Site locality

The proposed small bar will be located at 18-20 Ashton Avenue, Claremont. The site is a commercial premise located within the centre zoning according to the Town of Claremont Local Planning Scheme No. 3, surrounded by other commercial premises from north and south and medium density residential premises to west and east.

Figure 1 presents an aerial image of the site locality.

Figure 1 Annotated aerial image indicating site locality.



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2.0 Project criteria

Project noise emissions are addressed by state noise policy in the form of the Western Australia Environmental Protection (Noise) Regulations 1997 ("EPNR", "the Regulations"). To achieve compliance with this policy, noise levels at nearby residential areas are not to exceed defined limits referred to as Assigned Noise Levels.

These limits are determined from consideration of prevailing background noise levels and 'influencing factors' (IFs) that consider the level of commercial and industrial zoning in the locality. The influencing factor considers zoning and road traffic within 100 m and 450 m of the nearest sensitive receiver of interest.

A summary of the applicable noise limits is provided in **Table 1**.

Table 1 Summary of assigned noise levels

Part of premises receiving noise	Time of day	Assigned level, dB		
		L_{A10}	L_{A1}	L_{Amax}
Noise Sensitive premises at locations within 15 metres of a building directly associated with a noise sensitive use	0700 to 1900 hours Monday to Saturday *('Day')*	45 + IF	55 + IF	65 + IF
	0900 to 1900 hours Sunday and public holidays *('Sundays')*	40 + IF	50 + IF	65 + IF
	1900 to 2200 hours all days *('Evening')*	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 Monday to Saturday and 0900 hours Sunday and public holidays *('Night')*	35 + IF	45 + IF	55 + IF
Noise Sensitive premises at locations further than 15 metres from a building directly associated with a noise sensitive use.	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and utility premises	All hours	65	80	90

The specific assigned levels for each receiver are included in **Section 3.2** of this report.

If noise emitted from any premises when received at any other premises cannot reasonably be free of intrusive characteristics of tonality, modulation and impulsiveness, then a series of adjustments must be added to the emitted levels (measured or calculated) and the adjusted level must comply with the assigned level.

The adjustments are detailed in **Table 2** and are further defined in Regulation 9(1) of the Environmental Protection (Noise) Regulations 1997.

Table 2 Adjustments to the emitted levels

Noise characteristic	Definition	Adjustment if present (Note[1])
Adjustment where noise emission is music		
No Impulsiveness	Where impulsiveness is not present.	+10 dB
Impulsiveness	Where impulsiveness is present.	+15 dB

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Noise characteristic	Definition	Adjustment if present (Note[1])
Adjustment where noise emission is not music		
Tones	Where the difference between the A weighted sound pressure level in any one third octave band and the arithmetic average of the A weighted sound pressure levels in the two adjacent one third octave bands is greater than 3 dB in terms of L_{Aeq},T where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as L_{ASlow} levels.	+5 dB
Modulation	A variation in the emission of noise that – • Is more than 3 dB L_{AFast} or is more than 3 dB L_{AFast} in any one third octave band; • Is present for at least 10% of the representative assessment period; and, • Is regular, cyclic and audible.	+5 dB
Impulsiveness	Present where the difference between the L_{APeak} and L_{AMax} is more than 15 dB when determined for single representative event.	+10 dB

Note 1 Where noise emission is not music, these adjustments are cumulative to a maximum of 15 dB.

3.0 Environmental noise impact assessment

3.1 Methodology

The study applied the following approach to assess the noise impact from the site operation:

- Key noise sources were identified, and their noise emissions established to determine overall sound power levels to inform modelling.
- Noise predictions for the site were developed utilising the SoundPLAN noise prediction software (version 9.1). The noise model applied geospatial datasets for existing terrain, buildings and structures, including residential properties fences at the perimeter.
- There is a 1.8 m high existing fence on each side of the courtyard, and 2 m high fence to the back for the courtyard, providing screening to the adjacent premises.
- The model implements the International Standard ISO 9613-2 method for calculating the outdoor noise propagation.
- Given the expected propagation distances and ground covering, ground surfaces were modelled as 60% absorptive and losses associated with tree/foliage screening were not modelled. Roads, carparks and outdoor dining areas were modelled as fully reflective surfaces.
- The predicted noise levels from the site operation were assessed against the noise assessment criteria.

3.1 Uncertainty of prediction

The expected level of system prediction uncertainty as estimated according to the ISO Guide to Measurement Uncertainty is outlined in **Table 3**.

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Table 3 Estimated measurement uncertainty by system

Car park	System	U_{95} (Note 1)	Student's t-factor
Airborne noise L_{Aeq}, L_{A10}, L_{A1}	ISO 9613	3.0 dB	2.00

Note 1 The U_{95} is the expanded uncertainty of prediction for a 95% confidence interval. It represents the estimated range in which the true value lies for 95 out of 100 repeated events.

3.2 Nearby noise sensitive receivers (NSR)

The approximate locations of each noise sensitive receptors to the site are shown in **Figure 2**. The receptors R1 to R6 are 'highly sensitive' residential premises, and R7 to R9 are commercial premises.

Influencing factors have been determined based on the proportion of industrial and residential zoned land within 100m and 450m of the receptor, and the proximity of major and secondary roads within those distances, in accordance with the Schedule 3 of the regulations.

Ashton Avenue Traffic Map traffic counts for nearby roads are:

- Ashton Avenue 6,948 vehicles per day (2024/2025) Secondary Road

Therefore, all noise receptors that are within 100 metres of a secondary road (R1-R6) are considered to have an influencing factor (IF) of 2. There is between 12-17% of commercial use within 100 m from the receptors, and between 15-20% of commercial use within 450 m from the receptors. No industrial activity has been identified within 450m of the receptors.

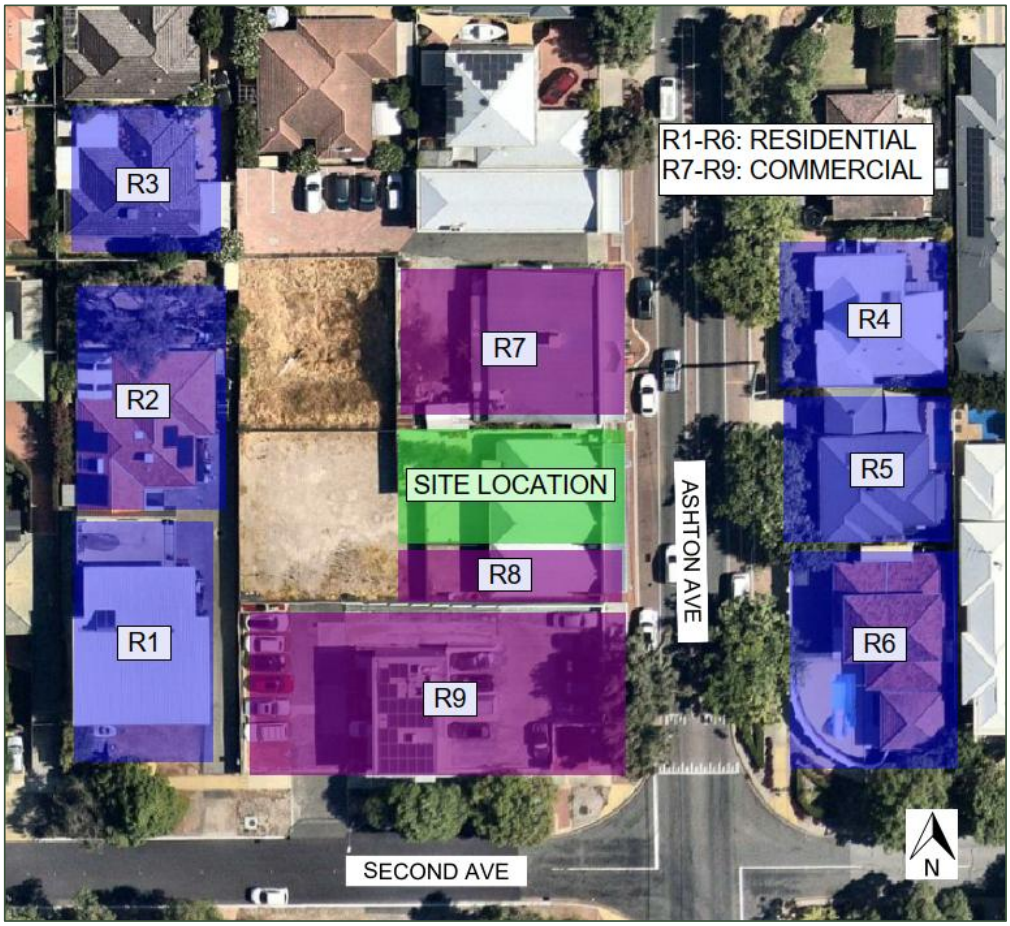
A summary of design assigned noise levels is provided in the following tables.

Table 4 Assigned noise levels for all receptors.

Locality	IF	Time of day	Assigned Level, dB(A)		
			L_{A10}	L_{A1}	L_{Amax}
R1, R2, R5, R6 Residential dwellings	4	Day	49	59	69
		Evening	44	54	69
		Night	39	49	59
R3, R4 Residential dwellings	3	Day	48	58	68
		Evening	43	53	68
		Night	38	48	58
R7 to R9 Commercial premises	-	All hours	60	75	80

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Figure 2 Noise sensitive receivers and site location.



3.3 Sources

The venue is proposed to operate in following times:

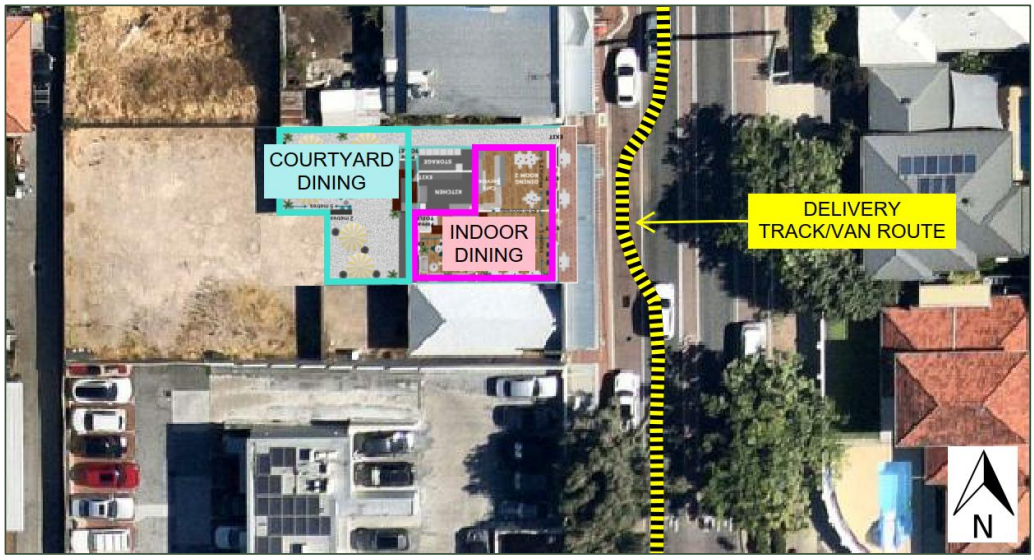
- Monday to Thursday: 6:00am – 9:00pm, with courtyard open 7:00am – 8:00pm.
- Friday to Saturday: 6:00am – 10:00pm, with courtyard open 7:00am – 9:00pm
- Sunday: 6:00am – 9:00pm, with courtyard open 7:00am – 8:00pm.

It should be noted that Sunday operation times before 9am fall into the nighttime assessment period.

The following subsections describe the noise sources identified to be associated with the restaurant operation. **Figure 3** below shows the site arrangement and indicative location of each identified noise source within the site.

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Figure 3 Noise sources associated with the venue operation.



3.3.1 Music and Patrons

The maximum number of patrons on site at any time is 60, broken down as follows with corresponding estimated sound power level:

- Indoor area: 40 patrons, 10 (4 in 1) simultaneous conversations with normal voice, 50% female, total sound power level 82 dBA; and
- Outdoor area: 20 patrons, 5 (4 in 1) simultaneous conversations with normal voice, 50% female, total sound power level 79 dBA.

The venue is also proposed to be used for closed private functions that allows up to 80 people across both areas, with maximum of 20 patrons in the courtyard. These functions are irregular, estimated to be occurring once per month. The indoor area with 60 patrons has been modelled assuming 15 (4 in 1) simultaneous conversations with normal voice, 50% female, total sound power level 84 dBA.

All patrons indoors and outdoors will be seated or standing. Average source height above the ground has been assumed at 1.5 m.

Courtyard wall and floor finishes were modelled as reflecting surfaces, consisting of brick and stone. Internal room finishes consist of glazing and rendered double brick walls, fibrous plaster ceiling and vinyl floor, which are sound reflective. Internal reverberant sound levels under the conditions modelled are predicted to be L_{A10} 78 dB and 80 dB for 40 and 60 patrons respectively.

Entrance door at front and back of the internal dining are expected to be usually closed. The composite transmission loss of roof and façade elements (brick and glazing) are estimated at R_W 33 and the front and R_W 34 at the back.

Indoor area will use the existing sound system for providing background music only, allowing comfortable conversation without needing to raise a voice, not exceeding L_{A10} 65 dB. Provided that background music is set at level, which is rendered inaudible by crowd noise as above, no adjustments are proposed; however, a 5 dB prediction margin is included.

There will be no live or amplified music in the courtyard area.

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Patrons' emission has been assessed based on area capacity, number of simultaneous conversations and speech effort levels, as provided in **Table 5** below.

Table 5 Individual speech sound power levels (Klark-Teknik published data[1]), L_{A10} dB.

Sex, speech effort	Full octave band centre frequency, Hz							A-weighted sum
	125	250	500	1k	2k	4k	8k	
Male, Normal	57	67	69	62	58	54	49	69
Female, Normal	52	63	65	60	56	55	51	66

3.3.2 Mechanical Services

There are no new mechanical services proposed to be associated with the venue and is considered compliant for current café operation and not contributing to overall noise levels due to its location in the sidewalk access to courtyard, facing a commercial premises to north, therefore this has not been assessed in this report.

3.3.3 Parking

There will be no on-site parking provided. The venue will use existing street parking bays along Ashton Ave and other nearby roads, therefore noise associated with car movements has not been assessed.

3.3.4 Delivery and Services

This scenario considers noise from internal combustion engine (ICE) delivery and service vehicle movements servicing the premises. Deliveries servicing the development are noted to take place two to three times a week any time between 6:30am to 7pm, except Sundays.

In this scenario, within a given 15-minute period, an ICE vehicle (car or van) pulls into a car bay on Ashton Avenue close to the entry, the doors are opened and shut twice, and then the vehicle departs, as indicated on **Figure 3**. Conservatively, this assumes the vehicle arrives and leaves in the same 15-minute period, even though this may not be case.

In order to directly assess against the assigned noise levels, the movement of delivery van was simulated as a series of points, each of which represent the vehicle position over time. The time-series change in sound level was then calculated at the nearest receiver to assess the relevant L_{A10} and L_{Amax} metrics.

The continuous sound power level of a light vehicle was modelled as L_{wA} 84 dB, in line with previous measurements of such vehicles, noting that electric and hybrid powered vehicles will be quieter. Door shutting is modelled as L_{wAmax} 84 dB inclusive of 10 dB impulsive adjustment that may be applicable as per **Table 2**.

3.3.5 Waste Collection Services

Regulation 14A provides requirements for such activities as the collection of waste, landscaped area maintenance and car park cleaning. Such activities can also be exempt from having to comply with Regulation 7 (the assigned levels described in Section 3.2), provided they are undertaken in accordance with Regulation 14A (2) as follows:

- during daytime hours, defined as 07:00 to 19:00 Monday to Saturday (excluding public holiday), or 09:00 to 19:00 on a Sunday or public holiday;

[1] P. Mapp, Klark Teknik Audio System Designer Technical Reference Handbook

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- in the quietest reasonable and practicable manner; and
- using the quietest equipment reasonably available.

In the case where specified works are to be carried outside daytime hours and their noise emissions are likely not to comply with Regulation 7, the works also need to be carried out according to a Noise Management Plan which has been approved by the local government authority CEO.

On the basis that the waste collection services are undertaken in accordance with Regulation 14A (2), waste collection services are here not assessed in detail.

3.4 Assessment

3.4.1 Indoor area during typical operation or event – 40 to 60 patrons

Noise levels from the indoor dining areas have been predicted and the results have been presented in **Table 6** below and compared against the applicable criteria for day, evening and night assessment periods.

Table 6 Predicted noise levels from the indoor dining operation.

NSR	Criteria L_{A10}, dB			Predicted L_{A10}, dB		Predicted outcome		
	Day	Evening	Night	40 ppl	60 ppl	Day	Evening	Night
R1	49	44	39	<35	<35	OK	OK	OK
R2	49	44	39	<35	<35	OK	OK	OK
R3	48	43	38	<35	<35	OK	OK	OK
R4	48	43	38	<35	<35	OK	OK	OK
R5	49	44	39	<35	<35	OK	OK	OK
R6	49	44	39	<35	<35	OK	OK	OK
R7	60	60	60	<35	<35	OK	OK	OK
R8	60	60	60	41	43	OK	OK	OK
R9	60	60	60	<35	<35	OK	OK	OK

From the table above it can be seen that predicted noise levels from the indoor dining areas meet the project assigned noise levels of the Environmental Protection (Noise) Regulations at all noise sensitive receptors.

3.4.2 Outdoor area during typical operation – up to 20 patrons

Noise levels from the outdoor courtyard dining area have been predicted and the results have been presented in **Table 7** below and compared against the applicable criteria for day, evening and night assessment periods.

Table 7 Predicted noise levels from the courtyard operation for 20 patrons.

NSR	Criteria L_{A10}, dB			Predicted L_{A10}, dB			Predicted outcome		
	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night
R1	49	44	39	40	38	37	OK	OK	OK
R2	49	44	39	37	35	<35	OK	OK	OK
R3	48	43	38	<35	<35	<35	OK	OK	OK

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NSR	Criteria L_{A10}, dB			Predicted L_{A10}, dB			Predicted outcome		
	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night
R4	48	43	38	<35	<35	<35	OK	OK	OK
R5	49	44	39	<35	<35	<35	OK	OK	OK
R6	49	44	39	<35	<35	<35	OK	OK	OK
R7	60	60	60	42	41	39	OK	OK	OK
R8	60	60	60	45	44	42	OK	OK	OK
R9	60	60	60	41	39	38	OK	OK	OK

From the table above it can be seen that predicted noise levels from the courtyard dining area meet the project assigned noise levels of the Environmental Protection (Noise) Regulations at all noise sensitive receptors.

3.4.3 Combined noise emission from indoor and outdoor area

The results from the combined noise emission from the indoor dining for up to 60 patrons and outdoor areas for up to 20 patrons, representing the worst-case scenario, have been presented in **Table 8** below and compared against the applicable criteria for day, evening and night assessment periods.

Table 8 Predicted noise levels from indoor and outdoor areas.

NSR	Criteria L_{A10}, dB			Predicted L_{A10}, dB			Predicted outcome		
	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night
R1	49	44	39	40	38	37	OK	OK	OK
R2	49	44	39	37	35	<35	OK	OK	OK
R3	48	43	38	<35	<35	<35	OK	OK	OK
R4	48	43	38	<35	<35	<35	OK	OK	OK
R5	49	44	39	<35	<35	<35	OK	OK	OK
R6	49	44	39	<35	<35	<35	OK	OK	OK
R7	60	60	60	43	41	40	OK	OK	OK
R8	60	60	60	47	46	46	OK	OK	OK
R9	60	60	60	41	40	39	OK	OK	OK

From the table above it can be seen that combined noise emission from the indoor dining areas meet the project assigned noise levels of the Environmental Protection (Noise) Regulations at all noise sensitive receptors.

3.4.4 Delivery and Services

Table 9 presents predicted results from deliveries and servicing light van movements during day times for L_{A10} and L_{Amax} criteria.

Table 9 Predicted noise levels from deliveries and servicing

NSR	Criteria L_{A10}, dB		Criteria L_{Amax}, dB		Predicted		Predicted outcome		
	Day	Night	Day	Night	L_{A10}, dB	L_{Amax}, dB	Day	Evening	Night
R1	49	39	69	59	<35	<35	OK	OK	OK

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NSR	Criteria L_{A10}, dB		Criteria L_{Amax}, dB		Predicted		Predicted outcome		
	Day	Night	Day	Night	L_{A10}, dB	L_{Amax}, dB	Day	Evening	Night
R2	49	39	69	59	<35	37	OK	OK	OK
R3	48	38	68	58	<35	<35	OK	OK	OK
R4	48	38	68	58	<35	52	OK	OK	OK
R5	49	39	69	59	<35	51	OK	OK	OK
R6	49	39	69	59	<35	52	OK	OK	OK
R7	60	60	80	80	<35	<35	OK	OK	OK
R8	60	60	80	80	<35	<35	OK	OK	OK
R9	60	60	80	80	<35	38	OK	OK	OK

From the table above it can be seen that predicted noise emissions from deliveries and servicing meet the project assigned noise levels of the EPNR at all noise sensitive receptors for operation during the day period.

4.0 Noise Management

Relevant mitigation and management measures can be implemented as required to minimise noise impact from the proposed development on adjacent noise sensitive receivers and ensure ongoing compliance with relevant noise criteria during operation.

The following provide examples of relevant mitigation and management measures:

- All visitors will be reminded through signage / posted information, inductions and/or reservation processes to keep non-essential noise to minimum at all times.
- All customers using the courtyard outdoor area will be informed that the space is in close proximity to residential properties that may be particularly sensitive to noise.
- No live music will be permitted throughout the venue.
- An amplified music within indoor dining area to be at background level only, allowing comfortable conversation.
- Should certain activities or individual patrons be associated with noise complaints, then The Duty Manager or delegate must forward any complaint or enquiry to the Communication Representative within a reasonable timeframe of receipt.
- A logbook shall be maintained for the purpose of recording noise complaints received and action taken to resolve such complaints.
- The Town of Claremont will be notified if significant changes to operations occur which could affect noise emissions.

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5.0 Conclusion

This assessment of noise emissions for the proposed small bar at 18-20 Ashton Avenue, Claremont, has determined that the predicted noise emissions from its operations can meet the project assigned noise levels of the WA Environmental Protection (Noise) Regulations 1997.

I trust the above is satisfactory and please do not hesitate to contact me if you need any further information.

Regards,

SLR Consulting Australia Pty Ltd



Natalia Bigaj, MEng, MAAS
Associate Consultant - Acoustics & Vibration
nbigaj@slrconsulting.com

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ATTACHMENT 4
MENU

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TOWN PLANNING

BY LOCALS

BOUJEE BREW

FOR LOCALS

BOARDS

Boujee Grazing Board
Brie, aged cheddar, prosciutto, salami, olives, quince paste, grapes & artisan crackers.

Charcuterie Board
Prosciutto, salami, chorizo, olives, pickles & artisan crackers.

Mediterranean Board
Hummus, feta dip, roasted capsicum dip, olives & artisan crackers.

SHARE PLATES

Boujee Spanakopita
Whole spiral spanakopita served with fresh lemon wedges.

Cheesy Garlic Flatbread
Garlic herb butter, mozzarella, parmesan & parsley.

EXTRAS

Ham
Salami
Chorizo
Prosciutto
Bocconcini
Olives
Pineapple

SMALL BAR FOOD MENU

BOUJEE FLATBREADS

Margherita
Tomato base, bocconcini, mozzarella, fresh basil & parmesan.

Mediterranean
Mozzarella, feta, roasted capsicum & olives.

Hawaiian
Tomato base, mozzarella, ham & pineapple.

Prosciutto
Mozzarella, prosciutto, rocket & parmesan.

Boujee Meat
Tomato base, mozzarella, salami & chorizo.



DESSERTS

Boujee Dessert Board
Mini donuts, churros, strawberries, 2 scoops vanilla ice cream, chocolate sauce & caramel sauce.

Churros & Ice Cream
6 churros, vanilla ice cream & chocolate sauce.

Affogato
Vanilla ice cream & espresso.

Add Frangelico, Baileys or Kahlua

KIDS

KIDS FLATBREADS

Kids Cheese Flatbread
Tomato base & mozzarella.

Kids Hawaiian Flatbread
Tomato base, mozzarella, ham & pineapple.

Kids Meat Lovers Flatbread
Tomato base, mozzarella, ham & salami.

KIDS DESSERT

Boujee Kids Sundae
Vanilla ice cream, choice of chocolate or caramel sauce, hundreds & thousands and a chocolate treat.

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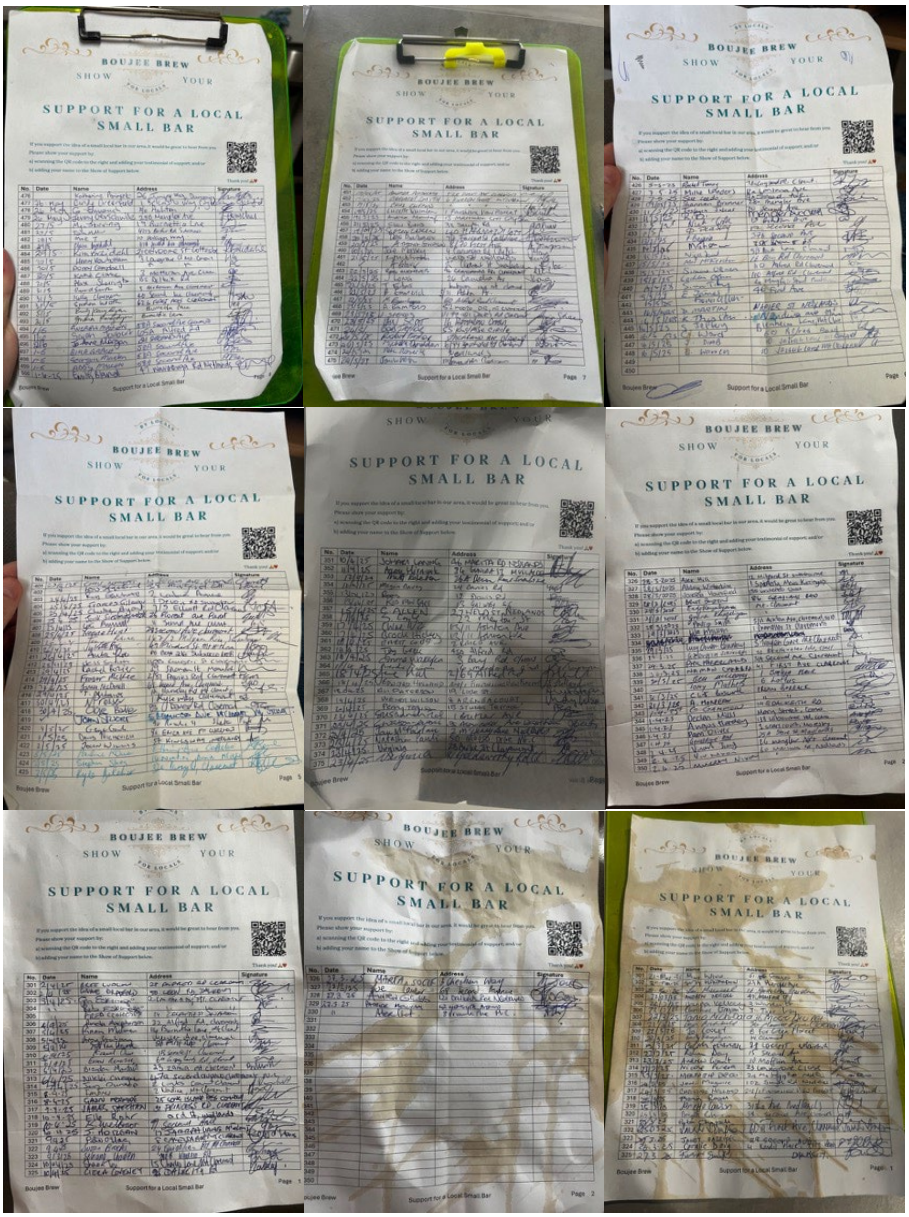
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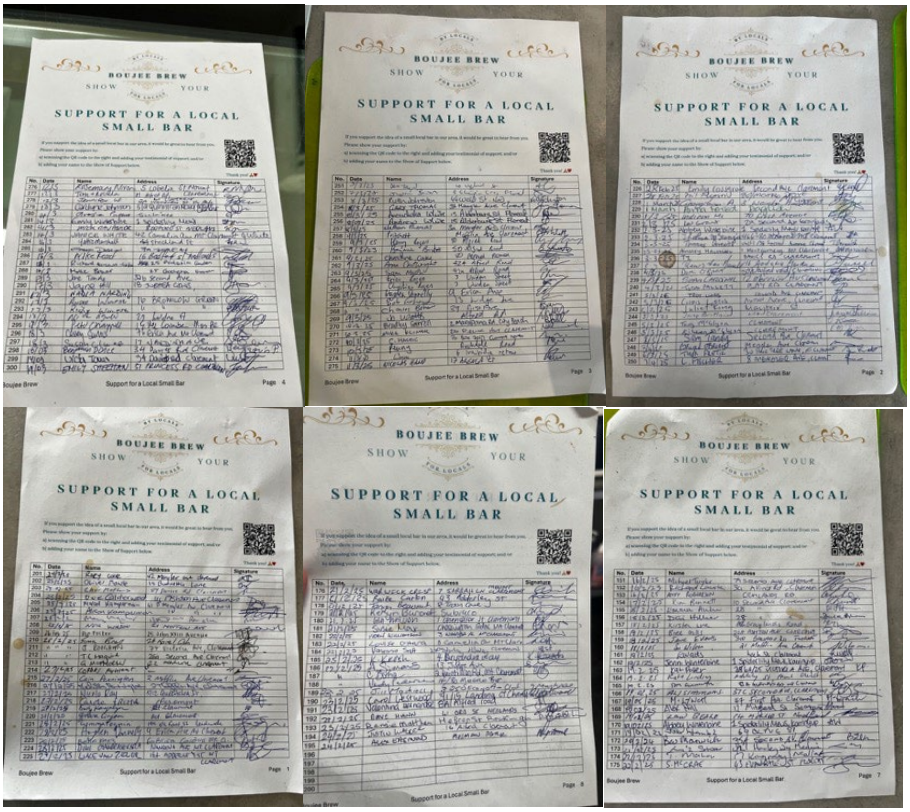
ATTACHMENT 5

COMMUNTY SUPPORT/ PETITION MATERIAL

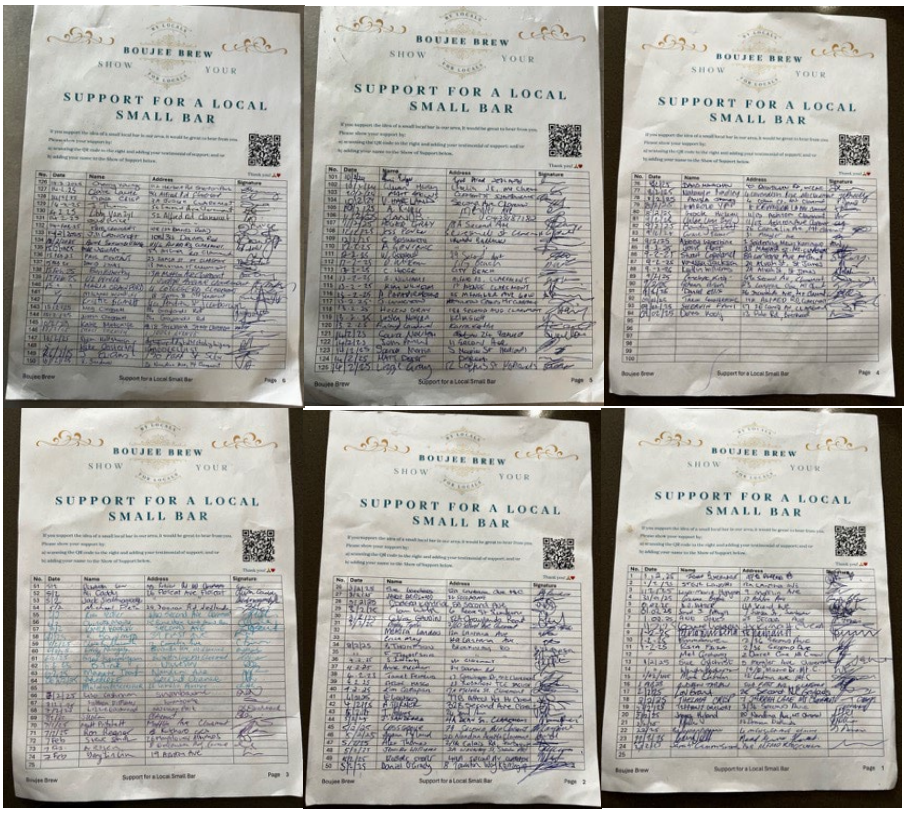
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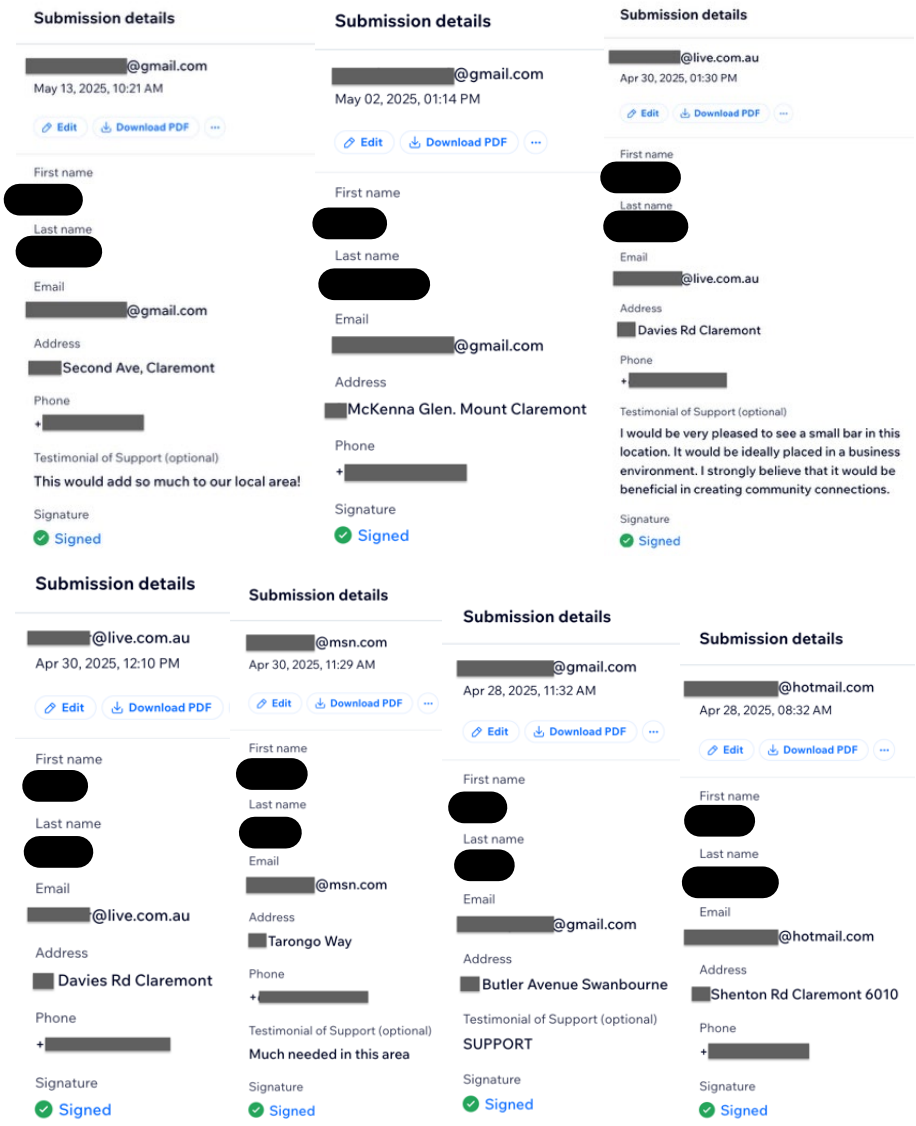


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Submission details

[redacted]@gmail.com
May 13, 2025, 10:21 AM
Edit Download PDF

First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted]Second Ave, Claremont
Phone +[redacted]
Testimonial of Support (optional)
This would add so much to our local area!
Signature
Signed

Submission details

[redacted]@gmail.com
May 02, 2025, 01:14 PM
Edit Download PDF

First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted]McKenna Glen. Mount Claremont
Phone +[redacted]
Signature
Signed

Submission details

[redacted]@live.com.au
Apr 30, 2025, 01:30 PM
Edit Download PDF

First name [redacted]
Last name [redacted]
Email [redacted]@live.com.au
Address [redacted]Davies Rd Claremont
Phone +[redacted]
Testimonial of Support (optional)
I would be very pleased to see a small bar in this location. It would be ideally placed in a business environment. I strongly believe that it would be beneficial in creating community connections.
Signature
Signed

Submission details

[redacted]@live.com.au
Apr 30, 2025, 12:10 PM
Edit Download PDF

First name [redacted]
Last name [redacted]
Email [redacted]@live.com.au
Address [redacted]Davies Rd Claremont
Phone +[redacted]
Signature
Signed

Submission details

[redacted]@msn.com
Apr 30, 2025, 11:29 AM
Edit Download PDF

First name [redacted]
Last name [redacted]
Email [redacted]@msn.com
Address [redacted]Tarongo Way
Phone +[redacted]
Testimonial of Support (optional)
Much needed in this area
Signature
Signed

Submission details

[redacted]@gmail.com
Apr 28, 2025, 11:32 AM
Edit Download PDF

First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted]Butler Avenue Swanbourne
Testimonial of Support (optional)
SUPPORT
Signature
Signed

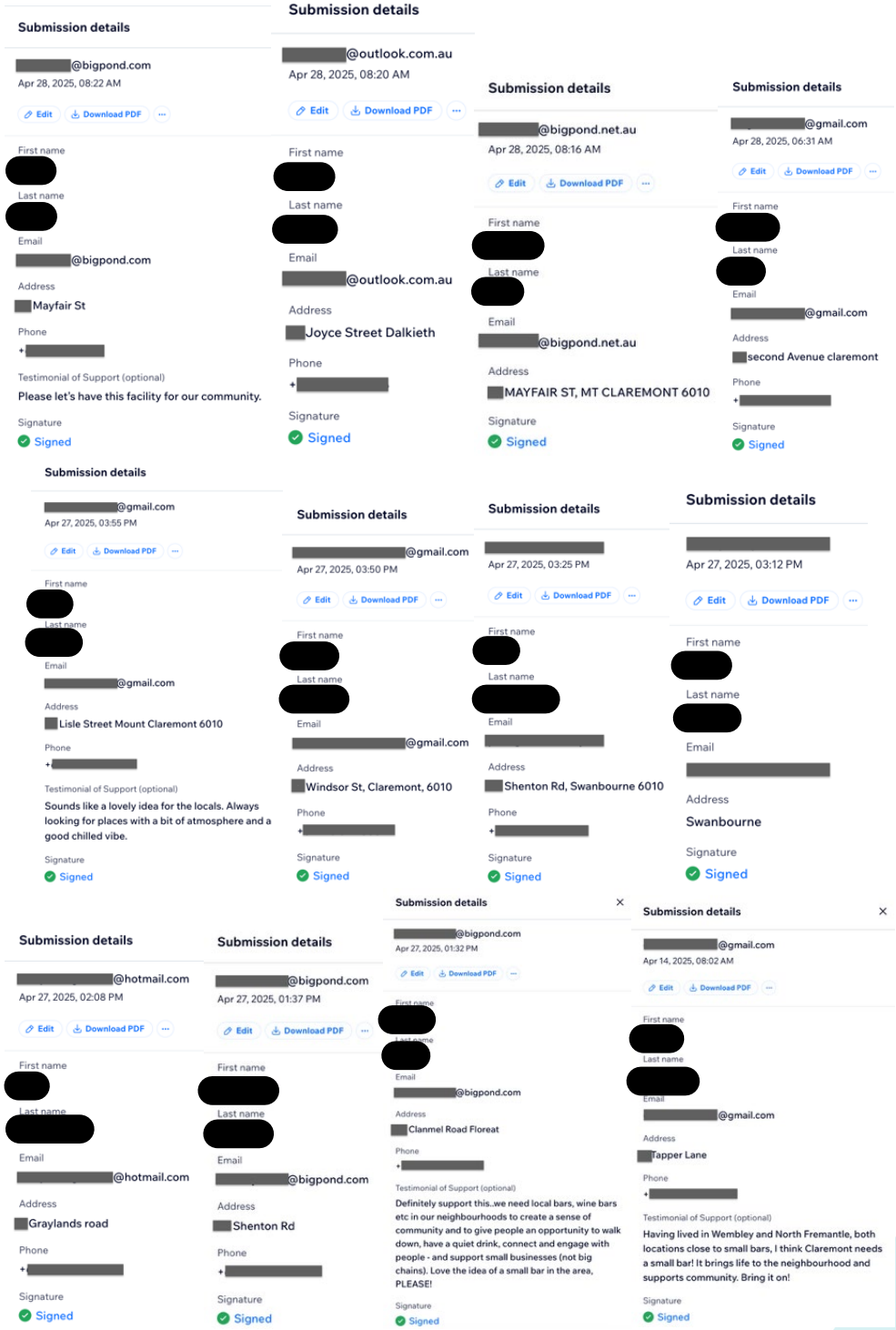
Submission details

[redacted]@hotmail.com
Apr 28, 2025, 08:32 AM
Edit Download PDF

First name [redacted]
Last name [redacted]
Email [redacted]@hotmail.com
Address [redacted]Shenton Rd Claremont 6010
Phone +[redacted]
Signature
Signed

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26/06/2026

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Submission details

[redacted]@bigpond.com
Apr 28, 2025, 08:22 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@bigpond.com
Address [redacted] Mayfair St
Phone +[redacted]
Testimonial of Support (optional)
Please let's have this facility for our community.
Signature
Signed

Submission details

[redacted]@outlook.com.au
Apr 28, 2025, 08:20 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@outlook.com.au
Address [redacted] Joyce Street Dalkieth
Phone +[redacted]
Signature
Signed

Submission details

[redacted]@bigpond.net.au
Apr 28, 2025, 08:16 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@bigpond.net.au
Address [redacted] MAYFAIR ST, MT CLAREMONT 6010
Signature
Signed

Submission details

[redacted]@gmail.com
Apr 28, 2025, 06:31 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted] second Avenue claremont
Phone +[redacted]
Signature
Signed

Submission details

[redacted]@gmail.com
Apr 27, 2025, 03:55 PM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted] Lisle Street Mount Claremont 6010
Phone +[redacted]
Testimonial of Support (optional)
Sounds like a lovely idea for the locals. Always looking for places with a bit of atmosphere and a good chilled vibe.
Signature
Signed

Submission details

[redacted]@gmail.com
Apr 27, 2025, 03:50 PM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted] Windsor St, Claremont, 6010
Phone +[redacted]
Signature
Signed

Submission details

[redacted]
Apr 27, 2025, 03:25 PM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]
Address [redacted] Shenton Rd, Swanbourne 6010
Phone +[redacted]
Signature
Signed

Submission details

[redacted]
Apr 27, 2025, 03:12 PM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]
Address
Swanbourne
Signature
Signed

Submission details

[redacted]@hotmail.com
Apr 27, 2025, 02:08 PM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@hotmail.com
Address [redacted] Graylands road
Phone +[redacted]
Signature
Signed

Submission details

[redacted]@bigpond.com
Apr 27, 2025, 01:37 PM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@bigpond.com
Address [redacted] Shenton Rd
Phone +[redacted]
Signature
Signed

Submission details

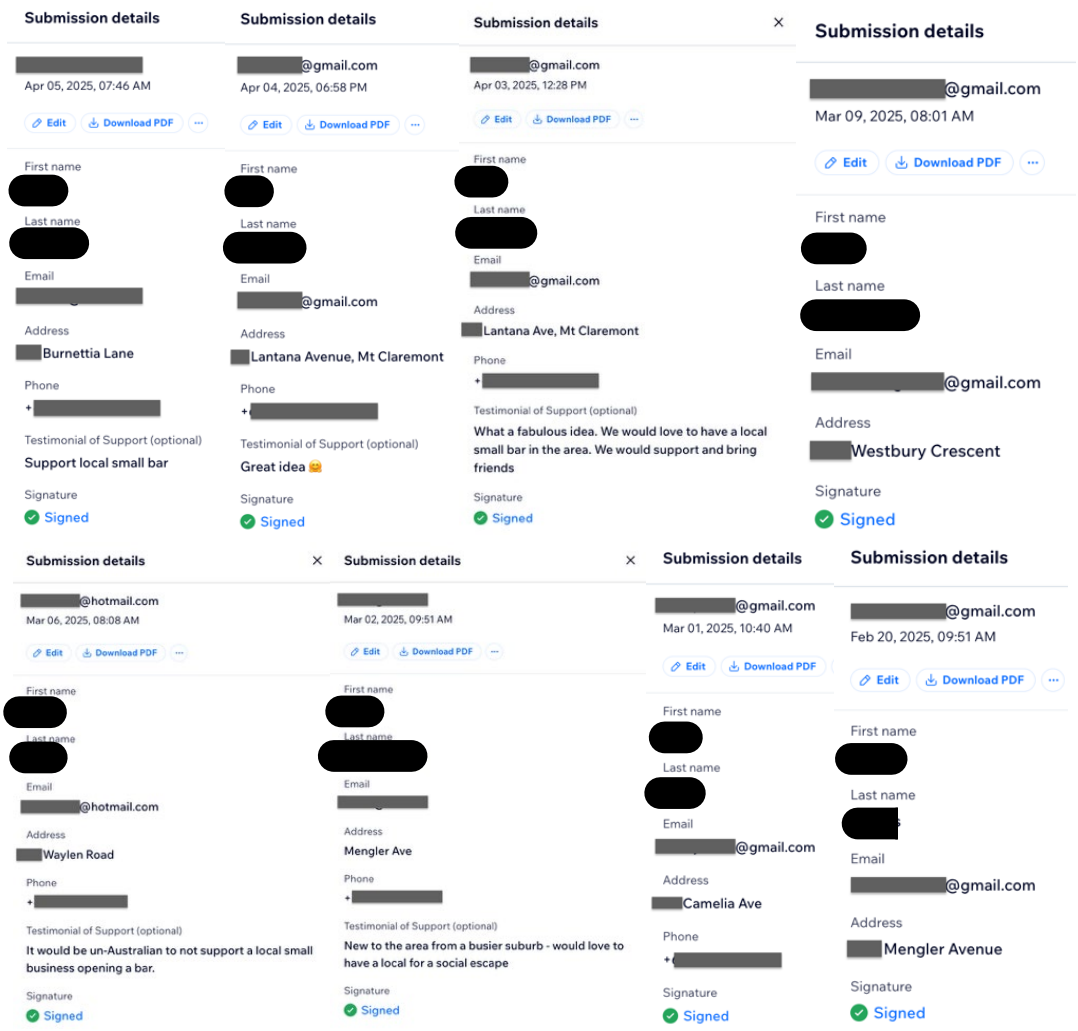
[redacted]@bigpond.com
Apr 27, 2025, 01:32 PM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@bigpond.com
Address [redacted] Clanmel Road Floreat
Phone +[redacted]
Testimonial of Support (optional)
Definitely support this..we need local bars, wine bars etc in our neighbourhoods to create a sense of community and to give people an opportunity to walk down, have a quiet drink, connect and engage with people - and support small businesses (not big chains). Love the idea of a small bar in the area, PLEASE!
Signature
Signed

Submission details

[redacted]@gmail.com
Apr 14, 2025, 08:02 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted] Tapper Lane
Phone +[redacted]
Testimonial of Support (optional)
Having lived in Wembley and North Fremantle, both locations close to small bars, I think Claremont needs a small bar! It brings life to the neighbourhood and supports community. Bring it on!
Signature
Signed

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Submission details

[redacted]
Apr 05, 2025, 07:46 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]
Address [redacted] Burnettia Lane
Phone +[redacted]
Testimonial of Support (optional)
Support local small bar
Signature
Signed

Submission details

[redacted]@gmail.com
Apr 04, 2025, 06:58 PM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted] Lantana Avenue, Mt Claremont
Phone +[redacted]
Testimonial of Support (optional)
Great idea
Signature
Signed

Submission details

[redacted]@gmail.com
Apr 03, 2025, 12:28 PM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted] Lantana Ave, Mt Claremont
Phone +[redacted]
Testimonial of Support (optional)
What a fabulous idea. We would love to have a local small bar in the area. We would support and bring friends
Signature
Signed

Submission details

[redacted]@gmail.com
Mar 09, 2025, 08:01 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted] Westbury Crescent
Signature
Signed

Submission details

[redacted]@hotmail.com
Mar 06, 2025, 08:08 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@hotmail.com
Address [redacted] Waylen Road
Phone +[redacted]
Testimonial of Support (optional)
It would be un-Australian to not support a local small business opening a bar.
Signature
Signed

Submission details

[redacted]
Mar 02, 2025, 09:51 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]
Address Mengler Ave
Phone +[redacted]
Testimonial of Support (optional)
New to the area from a busier suburb - would love to have a local for a social escape
Signature
Signed

Submission details

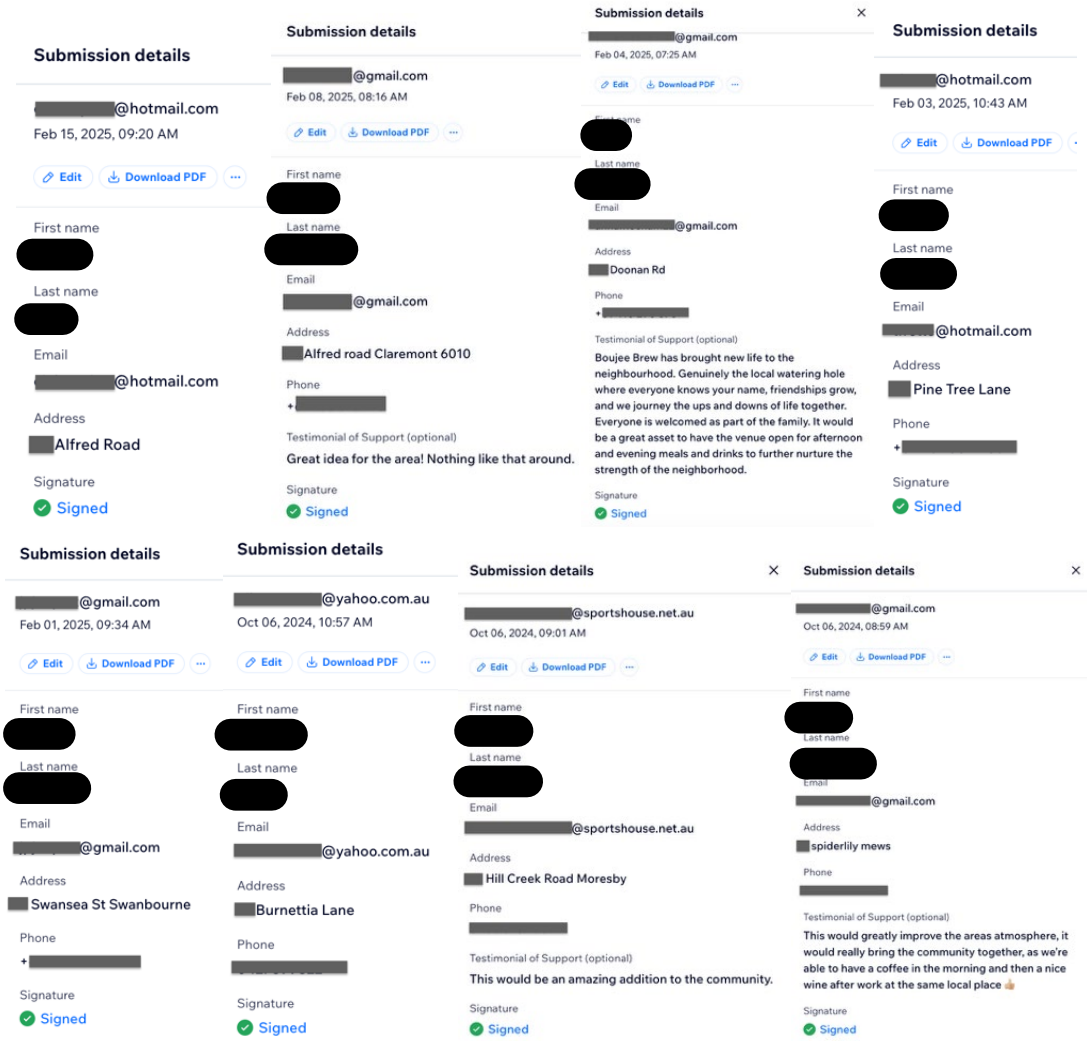
[redacted]@gmail.com
Mar 01, 2025, 10:40 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted] Camelia Ave
Phone +[redacted]
Signature
Signed

Submission details

[redacted]@gmail.com
Feb 20, 2025, 09:51 AM
Edit Download PDF
First name [redacted]
Last name [redacted]
Email [redacted]@gmail.com
Address [redacted] Mengler Avenue
Signature
Signed

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26/06/2026

urbanista
TOWN PLANNING

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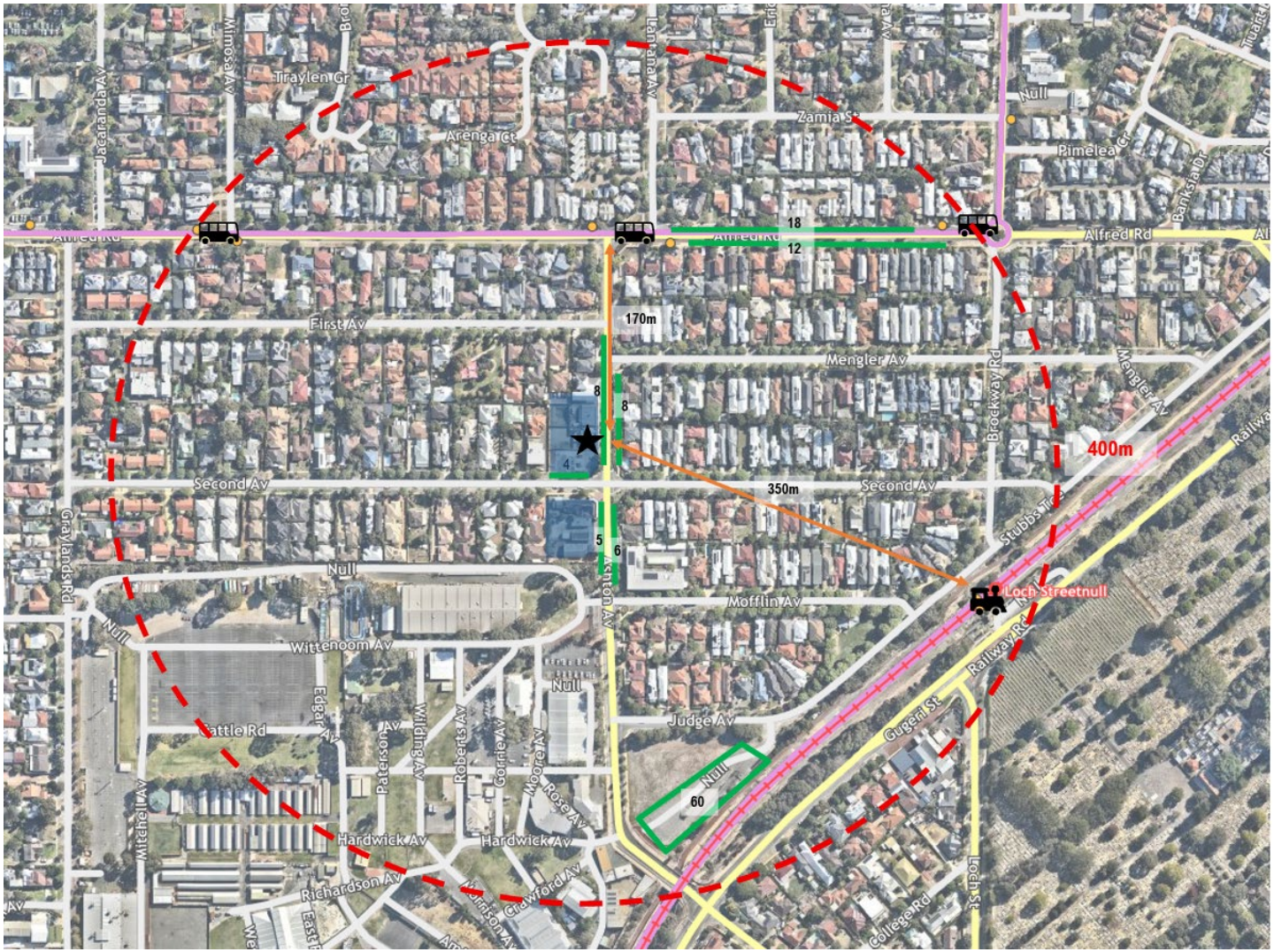
ATTACHMENT 6

PARKING AND TRANSPORT ANALYSIS/MAPS

PARKING AND TRANSPORT MAP

WITHIN 400M OF SITE

Legend	
★	Subject Site
	On-Street Parking & Public Car Parks Total = 121 bays
	Distance to public transport stop/station
	Local Centre Zone
	Loch Street Train Station
	Bus Stop Bus Route 27 & 28 East Perth to Claremont

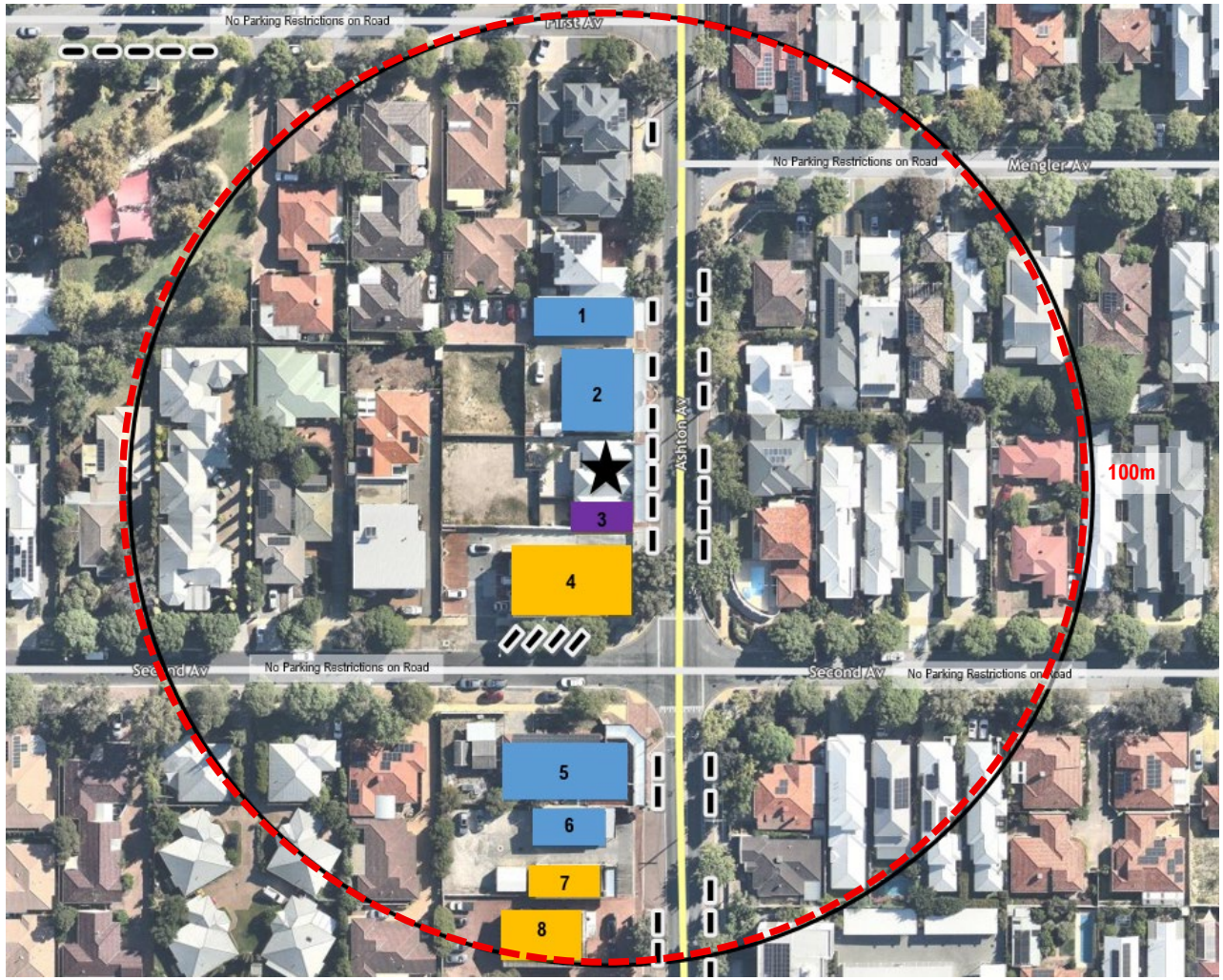


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LAND USE AND CAR PARKING ANALYSIS

WITHIN 100M OF SITE

TOWN OF CLAREMONT
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Legend	
★	Subject Site
	Shop
	Medical Centre/Vet
	Hair Salon
	On-street/ verge car bays

	Land Use	Hours of Operation	On-Site Parking
1	Shop	Monday – Saturday 9am – 4pm	6 bays
2	Clothes Shop	Monday – Friday 10am – 4pm Saturday 9am – 1pm	4 bays
	Deli	Monday – Friday 7am – 4pm Saturday 8am – 1pm	
3	Hair Salon	Monday – Saturday 9am – 2:30pm	Nil
4	Pathology	Monday – Friday 8am – 4pm Saturday 8am – 11:30am	17 bays
5	Liquor Store	Monday/Tuesday 9am – 7:30pm Wednesday/Thursday 9am – 8pm Friday/Saturday 9am – 8:30pm Sunday 11am-6pm	4 bays
6	Newsagency	Monday – Friday 8:30am – 5pm Saturday 8:30am – 12:30pm	5 bays
7	Vet	Monday – Friday 8am – 6pm	3 bays
8	Dentist	Monday/Tuesday/Friday 9am – 5pm Wednesday/Thursday 9am – 7pm Saturday 8am – 1pm	12 bays

Submission 1

Town of Claremont
Toc@claremont.wa.gov.au
Attn: CEO John Pearson, Mayor Peter Telford & Planning and Development

5th August 2026

[redacted]

Re: Submission – Appeal - NOT to change the cafe to small bar – 18-20 Ashton Avenue Claremont

Introduction

We are the owners and residents of 2/38 First Avenue, Claremont, located adjacent to the proposed venue and have been in the area for 40 years. We wish to express once again our sincere concern and distress regarding the proposed small bar application and the possibility that it may be approved. As residents who live nearby and will be directly impacted by the proposed venue, this matter has caused us considerable stress and anxiety, as we fear the significant impact it may have on the peaceful enjoyment, safety and amenity of our home and our neighbourhood, every day and every night of each year ahead that we live here.

We appreciate the opportunity to provide further submissions regarding the proposed licensed small bar application. Our serious concerns are not directed at hospitality businesses, nor do we oppose 'appropriate' commercial activity within 'appropriate' compatible locations. *However, our concerns relate specifically to the negative impacts of the proposed licensed small bar use at 18-20 Ashton Avenue, Claremont, being its operating hours from 6am-9pm during the week/10pm on weekends, every day and every night of the year, and the impacts on the established residential amenity of our immediate neighbourhood, including parking issues and noise.*

Whilst we acknowledge the amendments, we respectfully submit that they do not address our original concerns, nor lessen the significant impact the proposed licensed small bar will have on neighbouring residents.

The proposal represents a significant change from the existing café-style environment to a licensed venue, that will generate increased patron activity, extended operating hours every day of the year, deliveries, servicing requirements, and associated impacts.

2. Impact on Residential Amenity

Our primary concern is the impact this proposal will have on the quiet enjoyment of our home and surrounding residential properties. On a personal level, we are genuinely dismayed that we have had to devote so much time and energy to defend something as fundamental as the peaceful enjoyment of our home and surroundings. Like many people, we already have significant personal and family pressures, and it is deeply disheartening, that we have again, been required to prepare submissions simply to protect the amenity of our home, from a commercial proposal that we and many neighbours and adjacent neighbours know is incompatible, with its immediate surroundings and not compatible with the residential area.

It is equally disheartening that the considered decision of the Town of Claremont, made by elected representatives and officers with extensive knowledge of the local community and its planning framework, has been challenged by the cafe owner, after their careful assessment of the concerns raised by neighbouring residents. The Town listened to those who live closest to the establishment, weighed the planning merits, and determined that the application should not be approved. To say we are devastated is an understatement and it is causing immense stress, since we received the letter dated 22 July, at the thought that the proposal could be approved by the SAT. It is not just us, but many neighbours feel the same, we are all very concerned about the impact on residential amenity.

We are also concerned that the submissions and concerns raised by ourselves and by other neighbours who are most directly affected by this proposal, do not appear to have been given the same level of consideration, by the cafe owner, as the broader community support, represented through her petition of approximately ‘600 signatures’, as depicted in the proposal.

While we acknowledge that community support is relevant, the majority of those signing a general petition w*ill not be experiencing the direct and immediate impacts*, that will be experienced by neighbouring residents, who live adjacent or directly next door to the proposed venue. The residents who provided submissions during the previous assessment process did so, b*ecause they have a genuine and legitimate interest in protecting their homes, their neighbourhood and their existing residential amenity.*

We respectfully submit that greater weight should be given to the detailed concerns of those residents like us, who will experience the day-to-day consequences of this proposal, including increased noise, increased activity, parking pressures, deliveries and changes to the character of the surrounding residential area.

It is disappointing that, despite the concerns raised by directly affected neighbours, the proposal has continued to progress to SAT, by the cafe owner, without what we consider to be sufficient recognition of the significant impact it may have on the immediate residential community.

We would argue that although local centres, can accommodate commercial activity, the proposed use and its scale, intensity and change in operational impacts will be consistent and will adversely affect adjoining residential amenity, in the proposed location at 18-20 Ashton Avenue Claremont.

The introduction of a licensed small bar from a cafe environment will:

- attract more traffic to the area;
- increased pedestrian activity;
- noise from patrons arriving and departing;
- conversations and gatherings outside the venue;
- increased evening activity close to residential homes;
- disturbance associated with patrons after alcohol consumption.
- overspill of patrons queuing to get into small bar and smoking

While the cafe owner may suggest managing these impacts, the fundamental issue remains, that the proposed use introduces a level of activity inconsistent with the existing residential character of the area.

3. Trading Hours and Evening Impacts

The proposed opening and closing hours, every day of the year, are of extreme concern. Evening hours are when surrounding residents expect to enjoy their homes without increased commercial activity occurring immediately nearby.

The cumulative impact of repetitive evening operation, **every night of the week,** represents a significant change from the current use and will permanently alter the amenity of the neighbourhood.

Furthermore, the 'special events', or private functions will cause increased noise, and parking pressures on the already limited availability. It is extremely stressful for us , if this is approved. *Attracting 80 vehicles to the area.*

4. Parking and Traffic Impacts

Parking availability on First Avenue and surrounding streets is already limited. The streets are relied upon by existing residents and their visitors, that have existing and significant restrictions including no parking areas reducing available parking capacity. **See Photo 2 on page 8.**

First Avenue has a park First Avenue Reserve which is utlised not just by neighbours however small families, all year around, for birthdays, family celebrations, mothers' group, neighbourhood celebrations and catchup all hours of the day and evening across the year, and especially in Summer, the parking can block the street up and cars are often reversing back up the street. (this is not complaint about that park users) we are simply raising parking concerns in a residential area, and what provisions are in place to assist with parking having the small bar on top of already limited parking in the area is going to be an issue, all year around?

The proposal if approved, will introduce enormous amount of new traffic and parking demand and generate additional commercial activity beyond customer attendance all year around:

- up to 80 cars drawn to attend the venue;
- additional patrons who overflow, lining up to get in on the pathway of Ashton Ave (where many residents walk by on the evening walks after dinner)
- staff parking requirements;
- deliveries;
- servicing vehicles;
- waste collection.
- alcohol deliveries;
- food deliveries;
- waste collection;
- servicing vehicles;
- loading and unloading activities.

The customers and staff will rely on surrounding residential streets, placing additional pressure on already limited parking resources and impacting existing residents. Even more pressure during periods on "Special Events".

These activities will impact the residential neighbourhood, where streets are already constrained.

5. Change in Land Use Character

The proposal represents more than a minor variation in the existing use and impact of us and neighbours all year around. A licensed small bar introduces a different operating environment, with different impacts associated with alcohol service, evening trade and patron behaviour. This is impacting immediately adjoining residential properties, lifestyle, and enjoyment.

In reference to the Consistency with the Objectives of the Zone – Clause 20, Town of Claremont Local Planning Scheme No. 3. We are aware that *Clause 20 of the Town of Claremont Local Planning Scheme No. 3* sets out the objectives for the Local Centre Zone, including that the zone is primarily intended for local shopping and other uses of a local service of nature.

While we acknowledge that commercial activity is an important component of a local centre, the objectives of the zone do not operate in isolation from the surrounding context. We understand that any proposed development must be considered having regard to its location, intensity, operating characteristics and the relationship it has with adjoining land uses.

In this instance, the proposed small bar represents a significant intensification of activity compared with a typical local service use. The nature of the proposed operation, including nighttime trading, alcohol service, increased patron movements, increased noise, deliveries, servicing requirements and additional vehicle activity, creates impacts that extend beyond those normally associated with a local service function. Therefore, there is an immediate interface with established residential properties that will compromise residential amenity.

We respectfully submit that the proposed small bar, by reason of its operating hours, intensity and associated impacts, does not represent an appropriate or compatible form of development at this location at 18-20 Ashton Avenue Claremont, where it directly adjoins established residential homes and personally impacts our lives.

6. Community Impact

To add to the above comments, as residents that will be directly affected all year round, if this is approved, we are extremely concerned, stressed, that our own right for peaceful and harmonious residential lifestyle is impacted.

Our homes are where we should be able to feel safe, secure, and enjoy reasonable residential amenity. The introduction of a licensed venue operating into the nighttime hours create genuine concern, about the long-term impact on our daily lives.

There are multiple venues that would welcome patrons – *Tiger Bar, Claremont Hotel, Tee Box, CROCCA - Pizzeria Romana, Peps, Vinotto Bar.*

7. Requested Outcome to Please Not Approve

We respectfully submit that the proposed small bar, by reason of its operating hours, intensity and associated amenity impacts, does not represent an appropriate or compatible form of development in our residential location, it directly adjoins multiple established residential homes.

We respectfully request that SAT carefully consider:

- the location of this proposed venue as it is immediately adjoining multiple residential properties;
- the increased noise and amenity impact **every day and night of the year;**
- the parking shortfall and
- lack of availability to cater for existing residence and visitors;
- increased traffic and servicing requirements;
- The cumulative impact of regular evening operations on our lifestyle and enjoyment of our home.

Questions we would like to SAT to acknowledged before deciding:

- Are the proposed trading hours appropriate for our quiet close knit residential location on Ashton Avenue Claremont?
- Where will patrons park? (if there is a special event of 80 people, where will they park? - proposal mentions 15 -20 car bays is sufficient?)
- How will noise from patrons leaving the venue be managed?
- How many staff will be employed at peak times? Where do they park every day and night?
- How many deliveries are expected weekly?
- What measures prevent patrons from congregating outside in front of the venue?
- Special Events – states ***'approximately*** once per month' insinuates potentially more frequently than once a month and increased impact to residential amenity.
- To consider other venues away from residences in this case.

Conclusion

We sincerely thank the Tribunal and the Town of Claremont Mayor, CEO, Planning & Development and Councilors, for taking the time to consider our submission and our serious concerns we have raised.

This matter is deeply personal to us because it concerns not just a planning application, but our home, our wellbeing and the quality of life we have worked hard to create. We respectfully ask that the Tribunal and Council carefully consider the very real and lasting impacts this proposal, may have on those residents who live immediately adjoining the proposed venue.

We do not approve the change from a cafe to a licensed small bar and its operating hours from 6am-9pm during the week/10pm on weekends, every day and night of the year, and the consequential impacts on the established residential amenity of our immediate neighbourhood, including enormous parking issues and increased noise.

We have approached this process thoughtfully, in good faith, with the sole intention of protecting the peaceful enjoyment, residential amenity, and character of our neighbourhood that we have known in Claremont for over 40 years.

We trust that the voices of those who will live with the consequences of this decision every day will be afforded significant consideration.

Thank you for your careful attention to this matter and for the opportunity to be heard.

Kind Regards

[redacted]

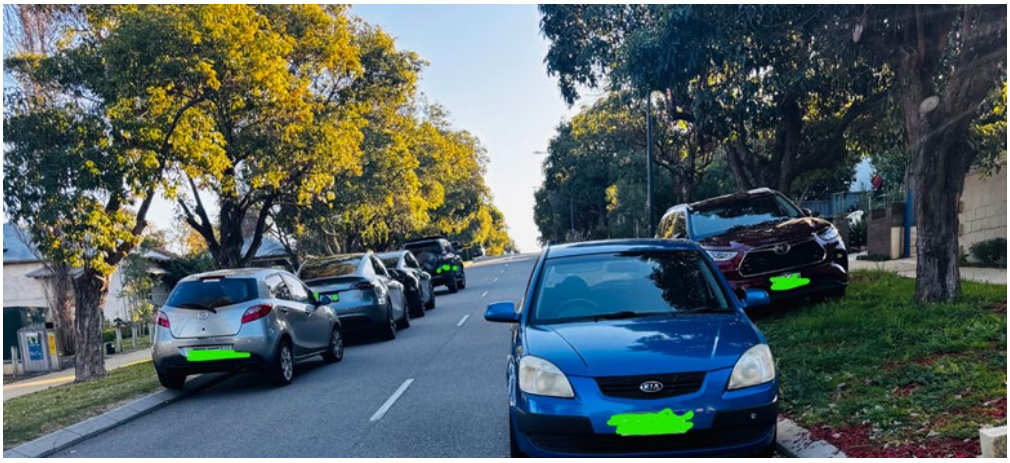
Photo 1 - Map of distance between residential windows /backyard to cafe

This attachment is provided to assist the State Administrative Tribunal in understanding the physical relationship between the proposed licensed small bar and surrounding residential properties and First Avenue Reserve Park. The proposed venue is located immediately adjacent to established residential properties.

Photo 1

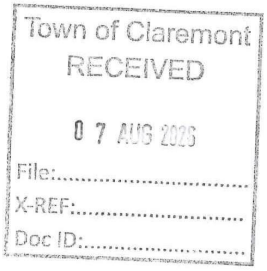


Photo 2 – FIRST Ave Claremont - Current l<u>imited Parking from visitors and residents</u>, <u>without small bar patrons</u> taken on 1 August 2026



Submission 2

[redacted]



Attn: Planning and Development

Regarding: 18-20 Ashton Ave, Claremont – Proposed Change of Use to Small Bar

To whom it may concern,

We operate Graylands Deli (22 Ashton Avenue) and live at and own properties directly impacted at 32 and 30a first avenue and own 13 Ashton Ave which is directly next to the proposed small bar. Both our business and our residential properties will be impacted by the proposed change of use to operate a small bar. We have operated this business for many years and resided as residents. We will be one of the most impacted residents.

I have read the revised proposal and I am still concerned about how it may affect my business and other businesses in the area.

I understand the applicant has reduced the number of customers and changed some operating conditions. However, I do not believe these changes solve the main issues.

For me, this is not my biggest concern. The main concern is what happens around the venue and how this could affect neighbouring businesses.

One of the biggest problems in Ashton Avenue is parking.

The proposal does not provide any parking on site and expects customers to use surrounding public parking bays and nearby streets.

My customers already tell me that parking can be difficult at certain times of the day. If bar patrons are using the same parking spaces, it may become harder for customers to visit nearby businesses.

Many businesses depend on convenient parking and easy access. If customers cannot find parking, there is a real risk they may choose to shop somewhere else.

Another concern is what happens outside the venue. The application focuses mainly on what happens inside the premises, but customer activity outside the venue may also create impacts.

For example; customers arriving and leaving, Uber pick ups and drop offs, people standing outside talking, customers waiting for friends, people waiting for a table if the venue is full.

If the venue becomes popular, customers may gather outside while waiting to enter. This could affect neighbouring businesses, shopfront access and pedestrian movement.

Once people are outside the venue, there is only limited control over their behaviour.

Although customer numbers have been reduced, the outdoor courtyard remains part of the proposal.

Outdoor areas are a concern and naturally create more noise than indoor areas. Conversations, laughter and social activity carry into surrounding areas and can affect neighbouring businesses.

Many businesses work hard to create a professional environment for customers. Noise and patron activity immediately next door may negatively affect customer experience.

I am also concerned about what may happen in future.

The original proposal was much larger than what is now being presented.

This makes me wonder whether the current operating model will be commercially sustainable over the long term.

If it is not successful under the proposed restrictions, future applications may be submitted seeking:

- More patrons.
- Longer trading hours.
- Larger outdoor areas.
- Different operating conditions.

Any approval would stay with the property, not the current applicant. Future owners may have different business objectives and may seek changes to the approval conditions.

For this reason, I believe Council should consider whether a licensed venue is appropriate at this location in the first place.

I remain concerned about: increased pressure on local parking, reduced accessibility for nearby businesses, customer activity outside the venue, potential queueing and gathering of patrons, noise from the outdoor courtyard area, impacts on neighbouring businesses, the possibility of future expansion requests, the long-term suitability of the use in this location.

I support local business and I understand the desire to bring new activity into the area. However, I do not believe this proposal has adequately addressed the impacts it may have on neighbouring businesses and the surrounding community.

For these reasons, I respectfully ask Council to refuse the amended application.



Submission 3

Submission Regarding Amended Small Bar Proposal (18-20 Ashton Avenue, Claremont)

[redacted]

Town of Claremont
RECEIVED
07 AUG 2026
File:.....
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Doc ID:.....

To: Town of Claremont

Re: Amended Application for a Small Bar at 18-20 Ashton Avenue

Dear Town of Claremont Staff,

Thank you for the opportunity to comment on the amended proposal.

Having lived in Claremont for many years, I believe it is important that Council carefully considers the long-term impact this proposal may have on the residents who live immediately around the site. While I acknowledge the applicant has reduced patron numbers and shortened trading hours, I do not believe the amendments address the central issue.

At its heart, this remains a proposal for a licensed venue operating on a daily basis next to established homes.

Much has been made of the reduction in patron numbers. In my view, the debate is not really about whether the venue accommodates 60 people, 80 people or 120 people. The issue is whether a bar serving alcohol, attracting patrons throughout the day and evening, and encouraging outdoor social activity is compatible with a location surrounded by family homes.

I do not believe it is.

The proposal will introduce a type of activity that is very different from the existing businesses in Ashton Avenue. Evening patron arrivals and departures, conversations outside the premises, outdoor dining, vehicle movements and alcohol-related activity are not typical of the quiet residential environment that currently exists in the surrounding streets.

These impacts may appear minor when considered individually, but planning decisions must also take into account frequency. The venue is proposed to operate seven days a week. What might be acceptable as an occasional event can become a significant burden when it occurs night after night throughout the year.

One aspect that continues to concern me is the outdoor courtyard area. Although the number of patrons has been reduced, outdoor hospitality activities remain a key part of the proposal. Noise from conversations, laughter and social gatherings in open-air areas cannot be contained in the same way as activity inside a building. Nearby residents are likely to hear these activities from their homes, gardens and bedrooms.

I am also not convinced that the patron limits necessarily reduce impacts. If the venue proves successful, people may arrive when the venue is already at capacity and wait

outside until space becomes available. Small groups gathering on footpaths and verges, talking while waiting for friends or tables, could easily create additional noise and disturbance. This sort of activity occurs outside the venue itself and would be difficult for staff to manage.

Parking remains another significant concern. The proposal provides no on-site parking and relies heavily on surrounding public parking bays and residential streets. While the application assumes many patrons will arrive by alternative means, there is no certainty this will occur.

The practical reality is that visitors will need somewhere to park. Residents may find themselves competing for parking spaces close to their homes, while evening vehicle movements, car doors, conversations and rideshare activity create additional disruption. Once patrons leave the premises, their behaviour is largely beyond the control of management.

I am also concerned by the lack of meaningful physical measures to address noise. The proposal seems to rely heavily on management plans, operating procedures and expectations about patron behaviour. However, managers change, staff change and patrons do not always behave as expected.

The building itself is older and there appears to be little commitment to substantial acoustic improvements. In my view, planning approvals should be based on a site's demonstrated ability to accommodate a use, not on assumptions that all future operators and patrons will consistently comply with ideal operating practices.

A further consideration is the long-term future of the site. Any approval would attach to the land rather than the applicant. Future ownership and management arrangements may be very different from those currently proposed.

The original application sought significantly higher patron numbers and broader operating conditions. This raises a legitimate concern that future applications may seek longer trading hours, larger alfresco areas or increased patron capacity. Council should therefore consider whether this use is fundamentally appropriate for this location, rather than relying on the current restrictions alone.

I recognise that some members of the community support the idea of a small bar in Claremont. However, planning decisions should not be determined by popularity. The residents who live beside and opposite the site will experience the consequences every day, whereas many supporters may only visit occasionally.

For me, the key question is straightforward: is it appropriate to introduce a licensed venue operating every day of the week immediately beside family homes? After reviewing the amended proposal, I remain of the view that it is not.

The proposal continues to present concerns relating to:

- Noise, disturbance and loss of residential amenity.

- Outdoor patron activity that is difficult to control.
- Parking impacts on residential streets.
- Reliance on management controls rather than physical mitigation.
- The compatibility of the use with nearby homes and potential conflict between patrons and residents.
- Future expansion of operations.

For these reasons, I respectfully request that Council refuse the amended application.



Submission 4

[redacted]

Dear: Mayor, Councillors and Planning Officers
Town of Claremont

Re: Amended Development Application - Proposed Small Bar at 18-20 Ashton Avenue, Claremont

Dear Mayor, Councillors and Planning Officers,

Thank you for the opportunity to provide further comment on the amended application for a Small Bar at 18-20 Ashton Avenue.

Having reviewed the amended proposal, the revised Operational Management Plan and supporting planning material, we remain strongly opposed to the application. The amendments do not address the fundamental planning concerns previously raised by residents and identified by the Town. Rather than resolving the underlying incompatibility of the proposed use with the surrounding residential environment, the revised proposal appears to rely on reduced patron numbers, reduced trading hours and additional operational controls as a means of making the application more palatable for approval. Phrases used for marketing purposes such as "family friendly" seek to portray the venue as a small-scale. However, regardless of how the use is characterised, it remains a licensed premises serving alcohol into the evening directly adjacent to family homes. The planning impacts arise from the nature of the land use itself, not from the marketing descriptions used within the application.

Council unanimously refused the original application on 3 February 2026. The refusal was based on five principal grounds: inconsistency with Clause 20 of Local Planning Scheme No. 3; failure to demonstrate exceptional circumstances under Clause 14; likely impacts on surrounding properties and the Residential Zone; a substantial parking shortfall; and the inability to justify the exercise of discretion regarding parking. Council also expressly noted that the proposal failed to adequately protect residential amenity.

It is very clear that the amendments do not overcome the reasons relied upon by Council when unanimously refusing the original application. While patron numbers and operating hours have been reduced, the proposal remains a licensed premises adjoining residential properties, continues to rely on residential street parking, retains outdoor patron areas and remains fundamentally inconsistent with the planning objectives of the Local Centre Zone. The reality remains that a licensed premises operating every day of the week is still proposed immediately adjoining and opposite residential properties. The source of the concern has never been simply the number of patrons. It is the introduction of alcohol-related activity, outdoor social interaction, evening trade, patron arrivals and departures, and the resulting loss of residential amenity. Those impacts will continue to occur and, from a resident's perspective, remain largely unchanged.

In fact, the change to proposed patron limits may create additional impacts not adequately considered in the application. If the venue attracts more customers than the approved capacity allows, patrons will

inevitably be required to wait outside until space becomes available. This is particularly relevant if, as suggested by the applicant, the venue is expected to be a popular neighbourhood destination. Queues of patrons waiting on footpaths and verges directly outside neighbouring homes would generate further noise, conversations, laughter, vehicle activity and disturbance, particularly during evening hours when residents are attempting to relax or sleep. This activity would occur outside the venue and would be difficult, if not impossible, for staff to effectively monitor or control. The management plan simply states that queueing is not anticipated, however this is a poorly considered assumption rather than an enforceable outcome.

We are also concerned that the reduced patron numbers may represent little more than an attempt to secure initial approval rather than a genuinely sustainable long-term operating model. The original proposal sought significantly greater patron numbers and broader operating parameters. If the venue proves commercially challenging under the proposed restrictions, it is entirely foreseeable that future applications may be lodged seeking increased patron numbers, longer trading hours, expanded alfresco areas or other relaxations of approval conditions. In fact, as the approval is attached to the premises many operators obtain approvals only to on sell the premises and return a commercial profit. Council should therefore assess the application based on the suitability of the land use itself, rather than on a highly constrained operating model that may ultimately be used as a stepping stone toward future expansion.

Council's task is not to determine whether a small bar might be desirable in principle. The relevant planning question is whether this particular proposal, on this particular site, can operate every day of the week without causing adverse or detrimental impacts to adjoining residents and residential amenity. When assessed against the actual circumstances of the site, including its immediate proximity to family homes, we submit that it cannot.

The Risk Council Previously Identified Has Not Disappeared

A particularly important finding within the Officer's Report (February 2026) was that the proposal would likely create impacts arising from:

- Land-use incompatibility.
- Parking deficiency.
- Residential proximity.
- Noise.
- Patron movements.
- Evening operation.

Those risks remain. The amended proposal reduces numbers. It does not remove the use. The site remains directly surrounded by residential properties, the venue remains licensed, the courtyard remains operational and parking remains absent. Patrons still arrive and depart and the planning risks identified by Council therefore still exist.

The Real Impact on Local Families

The revised proposal tends to discuss noise and patron activity in theoretical terms. However, residents experience these impacts in a very practical and personal way.

For many residents, evening hours are the only opportunity for peace and quiet after work, school and family commitments. These are the hours when families spend time together, children complete homework, people use outdoor living areas, and households prepare for sleep.

This proposal seeks approval to introduce patron arrivals, outdoor conversations, vehicle movements, ride-share activity, alcohol consumption and patron departures during precisely those hours.

In many homes, including our own, children are asleep well before 8:00pm. While the applicant characterises the venue as low impact, the reality is that the proposed activity occurs at the very time when surrounding residents are most sensitive to disturbance.

Noise that may appear modest in a planning report can feel very different when experienced repeatedly outside a bedroom window every evening.

The Impact on Our Family

This proposal is not an abstract planning debate for our family.

Our seven-year-old son is profoundly autistic and experiences significant sensory sensitivities. He becomes overwhelmed by noise, crowds, unpredictable activity and disturbances to routine. His bedroom directly faces the proposed venue.

For children with significant sensory processing challenges, seemingly minor environmental changes can have substantial consequences. Unexpected noise, raised voices, vehicle activity, social gatherings and crowd-related activity can cause distress, anxiety and sleep disruption.

The introduction of a licensed hospitality venue immediately opposite our home would not merely affect convenience or lifestyle preferences. It would directly affect our son's ability to regulate, rest and feel secure within his own home.

it is important that Council understands that some residents are disproportionately affected by changes to their environment. Our family is one such example.

Assessment Against Refusal Reason 1 – Clause 20, Amenity Impacts to Adjoining Landowners/Occupiers.

The Local Centre Zone exists for local shopping and service functions and requires uses to be compatible with adjoining residential development. Planning officers found the proposed small bar represented a material departure from the established daytime character of the centre. The amended proposal remains a licensed evening venue operating seven days per week.

The Local Centre Zone exists for local shopping and service functions and requires uses to be compatible with adjoining residential development. Planning officers found the proposed small bar represented a material departure from the established daytime character of the centre. The amended proposal remains a licensed evening venue operating seven days per week. Nighttime activity of this nature is not compatible due to the premises adjoining residential properties and generating noise impacts at night whilst families and particularly children sleep. It would be a failed argument to contest 10pm is a suitable bedtime for a child. The amended proposal continues to exhibit the same planning deficiencies identified by Council and officers during the original assessment.

Assessment Against Refusal Reason 2 – No Exceptional Circumstances

The Officer Report stated that the applicant had not established any exceptional reasons or basis for why the Small Bar should be approved in this zone. The revised proposal claims that the exceptional circumstances are that premises is in an established local centre, currently operating as a café and will apply management/mitigation measures. **They do not constitute exceptional planning circumstances,** the nighttime operation is not compatible with residential use and relying on mitigation measures does not remove resident impact. The fact that the café currently operates is immaterial to this application and is not exceptional. It is an entirely different service that operates during the day and predominantly serves commuters using the Ashton overpass on their way to work. Additionally, based on observations it would be reasonable to question the current financial viability of the proposal.

Officers previously concluded that no exceptional reasons had been established for approval of an SA use. Reducing patron numbers does not create an exceptional planning circumstance and does not justify departure from scheme intent. The amended proposal continues to exhibit the same planning deficiencies identified by Council and officers during the original assessment.

Assessment Against Refusal Reason 3 – Residential Impacts Clause 14(d)(vi),

Council expressly found that the proposal failed to adequately protect residential amenity. Homes remain directly opposite, beside and behind the venue. Noise, patron activity, vehicle movements and patron dispersal remain unresolved.

Council expressly found that the proposal failed to adequately protect residential amenity. Homes remain directly opposite, beside and behind the venue. Noise, patron activity, vehicle movements and patron dispersal remain unresolved. The amended proposal continues to exhibit the same planning deficiencies identified by Council and officers during the original assessment.

Failing to adhere to Parking Requirements

Council refused the application partly because of the parking shortfall and likely overspill into surrounding residential streets. The amended application still provides none of the 20 plus carparks required and relies on surrounding streets to accommodate patron activity. It only speculates on availability of parking rather than considering the suitability of parking.

The proposal also provides visuals of ‘available parking’ and fails to declare that that ‘30 min parking at all times’ restrictions are present in these areas. The proposal therefore contravenes the parking restrictions that are in place to support the local business’s and prevent noise impacts on residents.

The amenity impacts are not limited to finding a parking space. Patrons congregate around vehicles, wait for transport, continue conversations and generate noise directly outside homes and bedroom windows.

One of the least appreciated but most important issues is that the noise associated with hospitality uses often occurs outside the venue itself.

Council's own report recognised the issue of:

"contact of patrons with surrounding properties."

This observation deserves significant weight. Many of the available parking bays are located directly outside surrounding homes. Patrons leaving the venue are unlikely to enter vehicles immediately

and silently depart. People naturally gather, continue conversations, wait for friends, arrange rides, say goodbye and socialise before leaving. This creates a second source of disturbance entirely separate from the venue itself. Importantly, these activities occur entirely outside the control of staff.

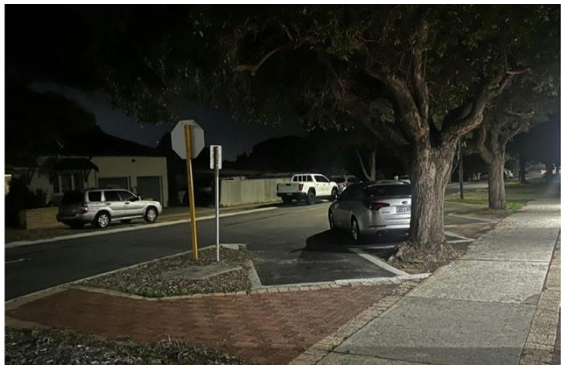
Once patrons enter surrounding streets, no management plan can realistically prevent them:

- talking beside cars;
- waiting for rideshares;
- congregating on verges;
- lingering after trading hours.

The result is that nearby residents may experience just as much disturbance from patron parking and dispersal as from the venue itself.



Visual images of the residential streets that are proposed to accommodate the failure of the proponent to provide the 20 plus carparks required. NB the vicinity to bedrooms during hours at which residents and particularly children are sleeping.



Visual images shown in the proposal to accommodate the failure of the proponent to provide the 20 plus carparks provided. Parking restrictions of 30 min at all times are in place to support local business and prevent residential impact and loitering of patrons/cars left for long periods. NB the vicinity to bedrooms during hours at which residents and particularly children are sleeping.



Visual images showing Parking restrictions of 30 min at all times in the areas identified in the proposal as suitable for parking.

Residential Amenity Clause 20, Clauses 30–31 and Clause 67 Analysis

The statutory framework requires Council to consider residential amenity, land-use compatibility, parking impacts and the effect on nearby properties. The previous refusal specifically referenced these provisions. The amended application does not materially alter the findings previously made by Council.

The amended proposal continues to conflict with the objectives of the Local Centre Zone under Local Planning Scheme No. 3, which requires uses to be compatible with adjoining residential areas. The Planning and Development (Local Planning Schemes) Regulations 2015 similarly require consideration of whether the proposed use will have adverse or detrimental effects on residents, amenity and nearby properties.

The applicant seeks to portray the venue as a small-scale, community-focused hospitality venue. However, regardless of how the use is characterised, it remains a licensed premises serving alcohol into the evening directly adjacent to family homes. The planning impacts arise from the nature of the land use itself, not from the marketing descriptions used within the application.

The proposal will continue to generate:

- Evening patron activity.
- Alcohol consumption.
- Outdoor social interaction.
- Vehicle arrivals and departures.
- Noise immediately adjacent to residential properties.

These impacts are fundamentally different from the existing daytime retail and café uses traditionally associated with the Ashton Avenue Local Centre. They will directly affect nearby residents through increased noise intrusion into homes and bedrooms, disruption to sleep, reduced enjoyment of outdoor living areas, and the loss of the quiet residential character that currently exists in the surrounding streets.

Families may be reluctant to open windows during the evening, utilise outdoor entertaining spaces, or allow children to sleep with windows open due to noise from patrons socialising nearby. Residents who work shift hours, elderly residents, young families and people with disabilities or sensory sensitivities are likely to experience these impacts most acutely.

For our family, the impacts would be particularly severe. We are raising our seven-year-old son, who is profoundly autistic and whose bedroom is directly opposite the proposed venue. He experiences significant sensory sensitivities and becomes overwhelmed by noise, crowds, unexpected activity and changes to his environment. He already experiences challenges with sleep regulation and disturbances during the evening frequently have a disproportionate impact on both his wellbeing and our family's ability to rest. The regular introduction of patron noise, vehicle movements, conversations, outdoor social activity and general evening disturbance directly outside our home would not simply be an inconvenience; it would materially affect our son's ability to feel safe, settled and regulated within his own home.

Unlike traditional commercial activity that largely occurs during daytime hours, the proposed use concentrates activity during the hours when residents are returning home, spending time with their families, preparing children for bed and seeking rest and quiet enjoyment of their properties. The cumulative effect of conversations, laughter, vehicle movements, car doors closing, ride-share collections and patrons arriving and leaving throughout the evening has the potential to create ongoing disturbance every day of the week. For families such as ours, where a child is especially vulnerable to noise and sensory stimulation, these impacts are likely to be amplified well beyond what may be experienced by the average resident.

Further, the applicant's proposed patron caps do not eliminate the potential for additional impacts outside the venue itself. If demand exceeds the approved patron limits, patrons may be required to wait outside until space becomes available. This creates the very real possibility of groups gathering on the footpath and verge areas directly adjacent to residential properties. Conversations between waiting patrons, arrivals meeting friends, ride-share pick-ups and general footpath activity may result in additional noise and disturbance that is not accounted for within the operational

management plan. Given the site's immediate proximity to neighbouring homes, even relatively small groups congregating outside the venue could significantly affect residential amenity.

Importantly, any queueing or congregation of patrons outside the premises would occur in a public space and would be considerably more difficult to monitor and manage than activity occurring within the venue itself. The management plan states that queueing is not anticipated due to the modest scale of the venue; however, this is an assumption rather than a guaranteed outcome. If the venue proves popular, patron numbers exceeding capacity may result in people waiting outside the premises, introducing an additional source of noise, disruption and conflict for nearby residents.

Of particular concern is that these impacts will not be occasional. The venue is proposed to operate seven days per week, throughout the year. Residents will therefore be exposed to the effects of the development on a continuous and recurring basis rather than as isolated events. What may be considered a minor disturbance on a single evening can become unreasonable when repeated night after night. The frequency and regularity of the activity is therefore a significant planning consideration that weighs heavily against the proposal.

When combined with the proposed daily operation of the venue, these impacts have the potential to negatively affect residents' physical wellbeing, sleep quality, mental health, right to quiet enjoyment and overall residential amenity. The planning question is therefore not whether the venue can operate quietly under ideal conditions, but whether it remains compatible with adjoining residential properties when assessed in a realistic operational context. We submit that it does not.

Alfresco Area Remains Unsuitable

A major concern remains the continued operation of the outdoor courtyard area.

The amended proposal still seeks approval for up to 20 patrons in the courtyard until 8:00pm on most evenings and until 9:00pm on Fridays and Saturdays. Background music is also proposed within the outdoor area. Private functions of up to 80 patrons remain permissible under the proposed management plan.

While the reduction from the originally proposed numbers is acknowledged, it does not change the fact that outdoor drinking and dining is inherently incompatible with adjoining residential properties at this location.

Noise generated in outdoor areas cannot be effectively contained. Conversations, laughter, movement of chairs, glassware, and social interactions all travel freely beyond the property boundary. The cumulative effect is that neighbouring residents may experience what is effectively the equivalent of a social gathering or party occurring several nights a week immediately adjacent to their homes.

Residents can reasonably expect occasional functions, seasonal celebrations or infrequent community events. What is being proposed here is the regular and ongoing introduction of outdoor hospitality activity directly beside established residential properties. This is not compatible with the quiet residential character of the area and represents an unacceptable intrusion on residential amenity.

Queueing and Future Expansion Risks

The reduced patron cap may create additional external impacts. If demand exceeds available capacity, patrons may queue outside the premises and congregate on footpaths adjoining homes. If the reduced operating model proves financially unsustainable, future applications seeking increased capacity, expanded alfresco areas or longer trading hours are foreseeable.

Acoustic Assessment and Operational Management Plan Critique and Officer Findings on Noise and Amenity

Council officers identified high risk of noise complaints due to proximity to homes, evening operation and alfresco activity. The amended proposal retains the same land-use conflict. The amended proposal continues to exhibit the same planning deficiencies identified by Council and officers during the original assessment.

The building is not purpose-built as a licensed hospitality venue. No substantial acoustic upgrades have been proposed. The application relies heavily on management measures and assumptions regarding patron behaviour. Such measures do not alter the physical limitations of the site nor the proximity of surrounding homes.

The operational management plan confirms that the building was constructed in approximately 1954 and remains largely unchanged. Despite this, the application does not propose any substantial acoustic upgrades to address the impact of noise on neighbouring residents

There is no demonstrated commitment to:

- Acoustic glazing.
- Acoustic doors.
- Increased wall insulation.
- Sound attenuation systems.
- Acoustic lobbies.
- Mechanical ventilation systems that would allow doors and windows to remain closed during operation.

Instead, the proposal relies heavily on management measures, voluntary compliance and assumptions regarding patron behaviour. These are not permanent solutions.

Planning approvals should be based on the physical suitability of a site and building rather than assumptions that all future staff, managers, operators and patrons will consistently behave as intended. This is particularly important given that the premises may change ownership or management over time.

The amended proposal does not remove the primary source of concern for local residents: noise.

The application assumes that patron behaviour can be effectively managed and that background noise levels will remain acceptable. However, licensed premises generate more than simply indoor noise.

Noise will arise from:

- Patrons arriving.
- Patrons departing.
- Conversations outside the venue.
- Smoking and gathering areas.
- Vehicle arrivals.
- Vehicle departures.
- Ride-share collections.
- Private functions.
- Patrons lingering after trading hours.

These are precisely the noise impacts that most affect residential amenity because they occur during the evening and are outside the building itself. Once patrons leave the premises, control over their behaviour becomes significantly more difficult.

I know too well that the noise impacts are significant and unsustainable as I have witnessed them firsthand. The previous owner (Marty, Carbon on Ashton) hosted monthly themed dinner nights for many months. These nights were attended by approximately 30-60 patrons and included use of the alfresco area. The noise generated from outdoor dining with consumption of alcohol, patrons arriving and departing and gathering to smoke outside our property was significant. It was like the patrons were in our front yard and we could not sleep until they concluded the evening. As this was once a month we deemed this fair and reasonable and supported Marty in his business endeavours. We accepted that any of our neighbours could hold such an event at this frequency. If this were to be every night of the week we would have opposed this activity as it is not fair or reasonable for this activity to prevent quiet enjoyment and the sleep of our children.

When considering the applicants ability to demonstrate they can manage patrons during operation and effectively move them on at closing it is important to note that the applicant has failed to effectively manage noise complaints to date. Complaints were made to the Town of Claremont as the applicant has arranged rubbish collection services at 5am. The Town advised the applicant that these services were not to commence until 7am (due to adjoining residential area) and the applicant continues to breach this directive and in doing so demonstrates lack of regard for the amenity of local residents. This has been breached on several occasions and reported. On further occasions the applicant has failed to manage an ongoing situation with a patron locking their dog in the car. The dog repeatedly beeps the horn, and the owner can be heard yelling from inside the café to the dog whilst his car is parked outside our properties. The horn beeping regularly wakes us around 6am and continues to cause disruption for up to an hour each morning. Upon contacting the Town of Claremont I was told this was indeed a disruption, but the Town did not have power of authority to act and that it was a grey area. This disruption continues and should the applicant not be able to effectively manage patrons I can safely assume that the Town will again not be able to act particularly when it involves patrons who are on the street outside the premises after leaving. The street is also regularly littered with take away coffee cups and food wrappers that find their way to our verges and footpaths. The applicant has made no effort to address this.

Compliance with the Environmental Protection (Noise) Regulations 1997 does not automatically make a development acceptable from a planning perspective. In any such case I ask the Town's

Environmental Health Officer's to review the integrity of the report and consider that feedback regarding the themed monthly dinner nights. The Town must also consider whether the use is compatible with surrounding residential properties and whether the broader amenity impacts are reasonable. We submit that they are not.

Private Functions Increase Risk

The proposal continues to permit private functions of up to 80 patrons once per month. While described as occasional, these events are likely to generate the greatest impacts on neighbouring residents.

Private functions typically involve:

- Larger groups.
- Extended social interaction.
- Increased patron arrivals and departures.
- Higher noise levels.
- Greater parking demand.

The application contains little analysis of how these impacts would be managed, particularly given the close proximity of neighbouring residential properties. The proposal is also deliberately vague to keep frequency flexible which creates ambiguity and conflict over interpretation of 'infrequent.' In reality if approved this condition could be used frequently and arguably be abused.

Community Support versus Planning Merit

The planning report places significant weight on community support for the proposal and references approximately 600 signatures supporting the venue.

While we acknowledge that some members of the wider community may support the concept of a small bar in principle, planning decisions are not intended to be determined by popularity.

Council's obligation is to assess the proposal against the provisions of the planning framework, including:

- Local Planning Scheme No. 3;
- Planning and Development (Local Planning Schemes) Regulations 2015;
- the objectives of the Local Centre Zone;
- residential amenity considerations; and
- the likely impact on adjoining properties and residents.

The individuals most affected by this proposal are those living directly beside, behind and opposite the site. These residents will experience the impacts every day. Many supporters of the proposal will visit only occasionally and will not bear the burden of the resulting noise, parking and amenity impacts.

Planning decisions must therefore be based on land-use compatibility and planning merit rather than the popularity of a proposal. Community support cannot overcome a proposal that remains fundamentally incompatible with its surroundings.

Financial Sustainability Concerns

The amended proposal significantly reduces the scale of the original application.

The applicant has:

- reduced the total patron numbers;
- reduced outdoor patron numbers;
- reduced operating hours; and
- proposed numerous management restrictions intended to minimise impacts on surrounding residents. While these changes may make the proposal appear more acceptable on paper, they raise a legitimate planning question that remains unanswered.

Is the revised business model financially sustainable?

The original proposal was based on substantially larger patron numbers, longer trading hours and greater use of outdoor areas. The current application appears to represent a significant departure from that model.

If the revised operation is not commercially viable, Council faces the possibility that future applications may seek:

- increased patron numbers;
- expanded alfresco areas;
- extended trading hours;
- amplified entertainment; or
- relaxation of approval conditions.

This concern is particularly relevant given that alfresco dining and the outdoor courtyard appear to remain important components of the business model despite being the areas of greatest concern for neighbouring residents.

Council should therefore assess not only whether the proposed restrictions appear acceptable today but also whether they represent a realistic and sustainable long-term operating model.

There is a risk that the revised proposal functions as a pathway to secure initial approval while leaving open the possibility of future requests to expand operations once the use has been established. Planning decisions should be based on the suitability of the land use itself rather than assumptions that restrictive operating conditions will remain sufficient or commercially sustainable indefinitely.

Comparison with More Appropriate Claremont Hospitality Locations

We wish to make clear that we are not opposed to small bars, hospitality venues or local activation where they are appropriately located and designed. The Town of Claremont and surrounding local

governments have successfully accommodated hospitality venues in locations where they are compatible with surrounding land uses and where impacts on residential amenity can be effectively managed.

A useful comparison is Vinotto, located at 137 Claremont Crescent, Swanbourne. While both venues are small-bar style operations, there are important planning differences that demonstrate why Vinotto is a more appropriate location for this type of use than 18-20 Ashton Avenue.

1. Separation from Direct Residential Interfaces

The proposed Ashton Avenue venue is immediately adjacent to, behind and opposite residential properties, with homes located directly across the road and neighbouring residential lots sharing close proximity with the site. This means patrons, parking activity and noise are experienced directly outside homes and bedroom windows.

By comparison, Vinotto operates within an established commercial strip on Claremont Crescent where hospitality and commercial activity already forms part of the existing character of the locality. The surrounding context is better suited to evening activity and does not create the same intensity of interface with adjoining homes.

2. Parking Impacts

One of Council's key reasons for refusing the original application was the substantial parking shortfall and the anticipated overspill into surrounding residential streets. Council specifically identified likely amenity impacts arising from patron interaction with surrounding residential properties.

The Ashton Avenue proposal provides no on-site parking and relies heavily on parking bays situated directly outside homes. This creates the foreseeable situation where patrons gather around vehicles, continue conversations and wait for transport within a residential environment. These impacts occur outside the venue and cannot be effectively managed by staff.

Vinotto benefits from being located within a commercial area where parking activity forms part of the expected land use pattern and does not place the same intensity of patron activity directly outside surrounding homes. Parking is available in front of the property which limits any residential impact.

3. Alfresco and Outdoor Patron Activity

The proposed Ashton Avenue venue continues to rely on an outdoor courtyard area as part of its business model. Even under the amended proposal, up to 20 patrons are proposed within the alfresco area, with private functions allowing even greater numbers. Outdoor noise from conversations, laughter and social activity cannot be effectively contained and will travel directly into neighbouring residential properties.

By contrast, Vinotto operates within a setting where hospitality use is anticipated and integrated into the broader commercial environment. There are no outdoor areas and it does not present the same direct interface with surrounding residential properties that exists at Ashton Avenue

4. Building Suitability

The proposed Ashton Avenue premises occupies a building dating from approximately 1954, which the applicant itself acknowledges remains largely unchanged. No substantial acoustic upgrades have been proposed despite the use changing from a local shop to a licensed venue.

Council previously identified concerns regarding residential amenity and the suitability of the site for a Small Bar use. Simply reducing patron numbers does not address the physical limitations of the building.

Vinotto occupies premises that have been refurbished and adapted specifically for hospitality use, operating within a commercial setting where evening trading is more compatible with the surrounding character.

5. Existing Character and Night-Time Economy

Perhaps the most significant distinction is that Council officers previously concluded that a Small Bar would be more appropriately located in an area where a night-time economy already exists.

Vinotto operates in an established hospitality setting where evening trade is an accepted and expected feature of the locality.

The Ashton Avenue Local Centre has historically functioned as a low-intensity daytime service centre consisting of uses such as a café, medical services, post office and local shops. Introducing a nightly licensed venue into this environment represents a fundamental change in character that Council previously regarded as inconsistent with the purpose of the zone.

Conclusion on Comparison

The existence of successful venues such as Vinotto demonstrates that small bars can operate successfully when located in areas that are physically and strategically suited to evening hospitality activity. It does not follow that every commercial premises is suitable for a licensed venue.

The relevant planning question is whether this particular site can accommodate this use without adversely affecting surrounding residential properties. Council previously determined that it could not, and the amended proposal does not materially alter the circumstances upon which that conclusion was based.







Images of Vinotto showing the small scale, suitable building to limit acoustic impact and menu suitable for restaurant style dining vs a small snack menu that attracts an alcohol consumption focus (as seen on the revised proposal).





Images of parking available near Vinotto demonstrating limited resident impact.

Approval Creates Ongoing Resident-Patron Conflict

The purpose of planning controls is not simply to regulate buildings. Their fundamental purpose is to prevent incompatible land uses from being located in close proximity where foreseeable conflict is likely to arise.

Residents are entitled to the quiet enjoyment of their homes, particularly during the evening when families are spending time together, relaxing after work, preparing children for bed and sleeping. Patrons are equally entitled to lawfully use public streets, footpaths and parking bays. However, when a licensed venue that relies on residential streets for parking is introduced into the middle of a family-oriented residential neighbourhood, those competing interests inevitably collide.

Unlike impacts generated within a venue, the greatest sources of disturbance often occur outside the premises and beyond the control of management. Patrons do not simply leave quietly at closing time. They gather to say goodbye, continue conversations, wait for rideshare services, congregate around parked vehicles, make phone calls, smoke, laugh and socialise before departing. These activities may seem insignificant in isolation but become highly disruptive when they occur night after night directly outside residents' homes and bedroom windows.

Approval of this application creates a foreseeable situation where:

- residents are repeatedly disturbed by patron activity, vehicle movements, conversations and noise during evening hours;
- patrons feel entitled to use surrounding streets and public spaces as an extension of the venue experience;
- complaints to Council increase as frustration grows;
- residents are forced to repeatedly contact venue operators, Council Rangers or WA Police regarding disturbance issues;
- neighbouring households become reluctant to use outdoor living areas, open windows or enjoy their properties during operating hours;
- families experience ongoing sleep disruption and loss of residential amenity;
- property owners become concerned about declining neighbourhood character and reduced property values;
- tensions develop between residents, venue operators and patrons;
- avoidable disputes arise between neighbours and venue users over noise, behaviour and parking.

Importantly, these impacts will not occur occasionally. The venue is proposed to operate **seven days per week** throughout the year. What might be considered a minor inconvenience if it occurred once a month becomes a significant amenity issue when experienced repeatedly and indefinitely.

The proposal therefore risks creating a permanent source of conflict within a neighbourhood that has traditionally functioned as a quiet residential community supported by low-intensity local services. Once approval is granted and the venue is established, the burden of managing these impacts shifts largely onto nearby residents, who will bear the consequences of a planning decision over which they have little ongoing control.

This is precisely the type of land-use conflict that planning policies seek to prevent. The role of Council is not merely to assess whether a venue can technically operate, but whether its operation is compatible with the surrounding environment and whether approval would create foreseeable and ongoing impacts on neighbouring residents. In this case, the risk of resident-patron conflict is not speculative. It is a predictable consequence of locating a licensed venue reliant on residential parking and surrounded by family homes. For that reason, significant weight should be given to the potential for ongoing amenity impacts and neighbourhood conflict when determining this application.

Why the Approval Would Set a Risky Precedent

Another issue that deserves attention is the long-term implication of approval.

If Council accepts that the proposal is only acceptable because:

- patron numbers are reduced;
- courtyard numbers are reduced;
- operating hours are reduced;

then Council must ask whether that operating model is commercially viable.

If it is not, future applications seeking:

- increased patron limits;
- later trading hours;
- expanded alfresco areas;
- additional entertainment;

become highly foreseeable.

Planning decisions should be based on whether the use itself is appropriate for the location, not whether a heavily constrained version can secure initial approval.

Conclusion

The amended proposal seeks to reduce the intensity of operation, but it does not resolve the fundamental planning issues that led to Council's unanimous refusal of the original application. Most importantly, approval would create an ongoing and avoidable conflict between the expectations of local residents and the operation of a licensed venue in a location that Council has already determined is unsuitable.

The proposal remains:

- Incompatible with adjoining residential properties.
- Reliant on outdoor patron areas.
- Unsupported by meaningful acoustic upgrades.
- Dependent on assumptions regarding patron behaviour.

- Likely to generate ongoing noise impacts.
- Dependent on residential streets for parking.
- Capable of creating conflict between patrons and residents.
- Detrimental to the residential amenity that existing residents currently enjoy.

The central issue has never been whether the venue contains 120 patrons, 80 patrons or 60 patrons. The issue is that a licensed premises operating during evening hours is being introduced immediately beside established family homes without adequately addressing the impacts on those residents.

While the applicant has reduced operating hours and patron numbers, the amended proposal continues to introduce a licensed premises operating every day of the week immediately adjoining residential properties. The planning report relies heavily on characterisations such as "community-oriented" and "low impact" rather than demonstrating through objective evidence that the proposal is compatible with surrounding homes. The application remains dependent on outdoor patron areas, residential street parking, behavioural assumptions and management controls rather than permanent physical mitigation measures.

Community support for a venue does not override Council's obligation to assess planning merit, residential amenity and land use compatibility. Further, questions remain regarding the long-term financial sustainability of the restricted operating model and the possibility of future applications seeking expansion. Importantly, any approval would run with the land rather than the applicant. Consequently, the premises could be sold or transferred to another operator in the future, with subsequent applications seeking amendments to trading hours, patron numbers, outdoor patron areas or other operating conditions. This highlights the importance of assessing the fundamental suitability of the land use itself, rather than relying solely on the current operating model. For these reasons, we respectfully submit that the proposal remains inconsistent with the planning intent of the locality and should be refused.

The amended proposal therefore continues to fail the statutory planning tests under Local Planning Scheme No. 3 and should be refused.

For all of the forementioned reasons we respectfully request that Council refuse the amended application.

Yours sincerely,

[redacted]

Submission 5

3 August 2026

Dear Rebekah Hampson / Planning and Development Dept/ SATS

RE: 18-20 ASHTON AVE CLAREMONT – RECONSIDERATION OF DECISION FOR CHANGE OF USE TO SMALL BAR

I write to you to make a submission completely **ENDORSING and SUPPORTING** the amended proposal.

This small bar initiative will revitalise what can only be described as a MORIBUND commercial sector of Claremont.

As noted in the Post newspaper article, ("Claremont wine bar off the menu. 7/2/26") a 600 -signature petition in favour of the wine bar proposal was submitted to Council. Just let that number sink in for a moment. SIX HUNDRED . Six hundred immediate surrounding neighbours all in support of the proposed Small Bar. The article also stated that Claremont Council received only 10 formal responses relating to the change of use after calling for public response. And some of these were definitely in the positive because one of them was mine.

This Small Bar proposal can only affect our neighbourhood in the most positive fashion and the amended proposal with its key modifications addresses all fundamental planning issues. The small bar will foster a much-needed sense of community and belonging . It will be a focal point to bring real neighbours together in a convivial, mature setting. For example:

AMENITY AND PROPERTY VALUE : can only go UP with the inclusion of a bar . A Small bar will create a cosmopolitan and cultured ambience to the vicinity and will be much sought after by the younger demographic moving into this area.

We already have a commercial venue selling alcohol (Liquor Barons) and this establishment has not negatively impacted property values.

NOISE : To presume /assume patrons will be "noisy" and engaging in "loud conversations" is unfounded on any evidence or data. A rowdy pub is not being proposed. The only noise will be that of patrons sipping new wines and engaging in the lost art of the tete-a-tete. As the Italian physicist Galileo stated, "Wine is sunlight, held together by water."

PARKING AND RIDE SHARE : in 2026, this era of responsible service of alcohol and breath testing - the reality of most wine bar patrons driving their own vehicles to a bar is an anachronism. Most patrons (max 60) will walk and stroll to the venue. Others will catch Ubers, while still others we alight at Loche St train station and walk.

Most residents in this area have off street parking for two cars. There will be no disturbing vehicle movement to complain of or parking pressures on residential streets.

Any opposition to the small bar proposal based on these claims - are complete and utter furphy arguments.

To allege that a small wine bar is incompatible with a residential environment is to try and impose one person's sad and lonely existence onto a whole suburb.

Likewise, to argue that local neighbours' conversations and laughter might "disrupt" families is to advocate for some , dehumanised wasteland.

Neighbourhood character, residential amenity and a family -friendly environment can only be enhanced and strengthened by the positive passing of this amended proposal.

As the learned Benjamin Franklin wisely concluded, "Wine is a constant proof that God loves us and likes to see us happy." If this be true, then the approval of this amended small bar application must be seen as part of God's greater plan.



P. S. In the Post Newspaper story (7/2/26) Claremont councillor Paul Kelly, in relation to the original application for a small bar licence at 18-20 Ashton Ave, is quoted as saying "there's very little support, in fact and I think none of the 10 that responded supported (the bar)." This statement is incorrect because one of those responses was mine – and it was in the affirmative. Ms Hampson or Ms Shrapnel – can you please ensure Councillor Kelly sees /reads this application and please confirm with him that I am indeed supporting the establishment of this small bar venue.

(I have also posted a hard copy of this submission to SATS to ensure they are aware of my position.)

Submission 6

I am writing this letter to strongly object to the proposed small bar on Ashton Avenue. As residents on Second Avenue and in our 80's our sleep pattern will be badly affected by patrons arriving and departing at all hours, music blaring and lights flashing. This has always been a quite residential neighbourhood, mostly seniors and is not suitable as an entertainment area. Young children live in close proximity, and that should be taken into consideration. Please re-think your pending decision which is completely unsuitable for our area.



Submission 7

Hello I'm a resident of Ashton Avenue. I live in an apartment at 11 Ashton Avenue Claremont and I would like to say that I am fully in support of the small bar license opening at 18-20 Ashton Avenue.

I believe that a small bar such as this is an exciting addition to our Community is most welcome by all the residents I have spoken to in our complex.

I don't believe that it's gonna cause any traffic congestion or extra noise because I believe the patrons will be locals It would be lovely to be able to just take a stroll down the street sit and have a drink or a bite to eat if it's going to be offered.

Without needing to drive

I fully support this bar

And believe that the locals in the area would enjoy having a place to go and meet and have a drink

Kind regards



Submission 8

To Whom it May Concern

I wish to express my approval for the opening of the small bar on Ashton Avenue Claremont.

I see no problem with the hours they have requested to be open and they are certainly not late by any means.

I would attend this venue and think it would definitely be a positive for the community vibe.

Yours sincerely

[redacted]

Submission 9

Objection the Amended Small Bar Proposal of 18-20 Ashton Avenue Claremont.

Dear Mayor, Councillors and Planning Officers,

Thank you for asking for more information on the amended application.

While I support vibrant, sustainable local businesses, introducing a liquor-licensed venue into this immediate precinct is entirely inappropriate. It poses a direct threat to the safety, amenity, and character of our established residential neighbourhood.

My specific grounds for objection are detailed below:

1. *The proposed site sits in immediate proximity to high-density residential apartments and established family homes. A pub inherently generates high levels of ambient noise from patrons, outdoor entertainment. Even though the amended proposal suggested an earlier closing time, what should be a better options are to have the pub committed to have a substantial acoustic upgrades to prevent noise disruption to nearby homes.*

Furthermore, commercial servicing—such as early morning glass disposal and keg deliveries—will cause severe acoustic disruption during hours when residents expect quiet enjoyment of their properties.

2. *The customers that visiting the bar will cause overcrowded side road. The current parking infrastructure is just sufficient to serve the local businesses. A pub will heavily exacerbate this issue during peak evening and weekend hours. Patrons seeking parking will inevitably spill onto neighbouring residential verges and side streets, creating traffic hazards, blocking driveways, and disrupting local traffic flow.*

As per the current condition, Second Avenue always have an overcrowded side street. With the opening of the bar the conditions would be worsen. This could jeopardise the safety of the road user especially at night.

3. *The sale and consumption of alcohol in immediate proximity to quiet residential streets creates a high risk of anti-social behaviour, littering, property damage, and loitering. This compromises the safety and security of local families, children, and elderly residents who frequently walk through this precinct.*

For the reasons outlined above, I respectfully request that the Town of Claremont council and planning officers refuse this application to protect the safety and well-being of the local community.

Please keep me informed of any updates, upcoming council meetings, or public consultation sessions regarding this application. Thank you for your time and consideration of this matter.

Yours faithfully,

[redacted]

Submission 10

To whom it may concern

I would like to support the new small Bar application in Ashton Ave . I have lived at 1 mengler Ave Claremont for 40 years and over the years many different business have been there . A fish and chip shop and laundry that all had long hours and it was never an issue . I believe this bar will offer a nice place for locals to go and have a drink and catch up . It will add atmosphere and vibrancy to the area that will be positive.

[redacted]

Submission 11

Hello

I wholeheartedly support the application for the small bar in Ashton Ave.

This strip is dying and is desperately in need of activation. A small local amenity for a drink and snack in the evening would be wonderful.

As a claremont ratepayer I will be there.

Kind Regards,

[redacted]

Submission 12

I am in favour of the Ashton Ave small bar proposal and rejuvenation of the Ashton Ave shop area.

[redacted]

Submission 13

Dear Town of Claremont

I would like to express my support for the bar on Ashton Avenue Claremont. I have a business in the area of Ashton Avenue and it could definitely do with a bit of community spirit and a tidy up along the street. I also live nearby and would love a nice bar to meet friends and have a quiet drink.

Some of the businesses are looking very rundown and sad and need and need a bit of TLC. I think a bar would be just the thing to engage the community and create a friendly vibe.

Some plants and chairs out on the footpath would be nice to make the area look more loved. Hampton Road in Nedlands is a great example of this. There are many elderly that walk up and down the street and a resting seat would be nice as well as give them a sense of community.

Kind regards

[redacted]

Submission 14

Dear Sir/Madam,

I am writing to let the council know that I am 100% against a bar of any size going in at 18/20 Ashton Avenue, or anywhere else on this street for that matter. This is a residential area occupied by families, the elderly and small children. It is already impacted by the medical center with patients parking on Second Avenue along the street and on verges. I have difficulty as it is simply pulling my car out onto the street.

Everything about a "bar" in our neighborhood is inappropriate - noise, loitering, outdoor patio, cars and other activity every day and night during the week. It is unacceptable for the individuals and families who live in our neighborhood.

Please refuse this application!

Sincerely,

[redacted]

Submission 15

Hi,

I'd thought I'd voice my opinion on the matter re: Proposed Bar Licence | 18-20 Ashton Ave.

We are against it. It is a well known observation that drunken behaviour in Australia is amongst the worst in the world.

The area attracts characters of questionable behaviour without the added trouble and problems alcohol consumption brings. So, no we don't want a business that serves a psychoactive poison at the end of our street. It will lower the energy vibration of the area without a doubt.

Kind regards,

P.S. Also, speaking of characters of questionable behaviour, I think you should look into who made the complaint about our chickens because they have been baited and killed.

[redacted]

Submission 16

Dear Planning Officer,

*We wish to formally object to the proposed change of use of **18–20 Ashton Avenue, Claremont** to a small bar.*

*Our primary concerns relate to the proposed **patron capacity of 80 people** and the **late-night operating hours (until 9 pm or 10 pm daily, Monday to Sunday)**. We believe that this level of activity is incompatible with the surrounding residential area and will significantly impact the amenity and enjoyment of our property.*

Specifically, we are concerned about:

- ***Noise disturbance** from patrons, particularly as they leave the premises late at night. The proposed operating hours are likely to result in elevated noise levels well into the evening, disrupting our family's peace and sleep.*
- ***Parking and traffic impacts**, as the designated street parking for the bar is located directly adjacent to our fence line. The expected increase in vehicle and foot traffic will add congestion and create further disturbance.*
- ***Noise attenuation from the premises**, given that the building is **single-glazed**. This construction is unlikely to effectively contain noise generated by up to 80 patrons within the venue or in the outdoor courtyard area.*

We respectfully request that the Town of Claremont consider the significant residential impact this proposal would have and either refuse the application or impose strict limits on patron numbers, operating hours, and noise management measures to protect the amenity of nearby residents.

[redacted]

Submission 17

Dear Council,

I am writing to express my support for the proposed small bar and external courtyard on Ashton Avenue.

I believe the proposal would be a positive addition to the local area and help revitalise the Ashton Avenue shopping strip. A well-managed neighbourhood venue would provide residents with somewhere local to meet and socialise, while supporting small business and encouraging greater activity and investment in the precinct.

The proposed operating hours, particularly closing at 8:00 pm Sunday to Thursday and 9:00 pm Friday and Saturday, appear reasonable for a small neighbourhood venue and should help limit potential impacts on surrounding residents.

Similar small bars and hospitality venues operate successfully within residential areas across Perth. In my view, appropriately managed local venues can contribute to a more vibrant, walkable and connected neighbourhood without compromising residential amenity.

I appreciate that nearby residents may have concerns regarding noise, parking and other impacts, and these should be properly considered through the planning process. However, I believe these matters can be appropriately managed through reasonable approval conditions rather than preventing the proposal altogether.

I therefore respectfully ask the Town Council to consider my support when determining the application. I will note, I am a resident of the City of Nedlands, however live in close proximity to the location.

Kind regards,

[redacted]

Submission 18

Attention: Planning and Development

My name is Graham Walker 15 Mofflin Avenue in Claremont. I would be very much in favour of the addition of a bar to the present coffee shop in Ashton Avenue..

Thank you, you

[redacted]

Submission 19

Attn: Planning and Development

Dear Claremont Council members,

I wish to express my objection to the proposal for a small bar licence at 18-20 Ashton Avenue Claremont.

As a resident in the immediate vicinity near the proposed bar, I am concerned about a number of issues with this proposal, namely:

1. Noise - bar activity 7 days a week

2. Parking and traffic issues - patrons parking in front of homes

3. Anti-social behaviour associated with bar patrons

4. Potential decline in property value

This proposal seems incompatible with the quiet residential character of the area.

I urge the Town of Claremont to consider this objection and any others received by residents in the area, and to reject the application for the small bar licence.

Thank you.

[redacted]

Submission 20

To whom it may concern,

[redacted]*, Claremont and have heard of Boujee Brew seeking approval to operate as a small bar alongside their existing cafe.*

I wanted to let you know that our household (2A + 1C) fully support Boujee Brew to operate a small bar. Ashton Ave shops are quite tired and it would be great to have a bar down the road for a quick dinner. Hoping that this goes through.

Yours sincerely,

[redacted]

Submission 21

Attn: Planning & Development

Hi, we will live [redacted] *where the proposed bar will be. We are very much in support, the area needs it.*

How do we go about requesting the building owners to upgrade/clean up the facades of the buildings in Ashton? It really looks abysmal and run down. We all take pride in our homes, and do what needs to be done to make them look neat and cared for. Surely commercial building owners should do the same. If we all work together, and the wine bar is added, it could only have a positive effect on our property values.

Thanks

[redacted]

Submission 22

Hi there team,

A lovely neighbour deposited some (unwanted) material in our letterbox today, advising people to boycott the planning for Boujee Brew to open a small bar.

Please consider this email a support for the small bar to go ahead! Our area desperately needs some life breathed into it, and a small bar with reasonable hours will be greatly welcomed by many residents.

If anything, I object to the unsolicited mail and fireworks every night during the Royal Show that cause my dog to go into full panics. Do we really need fireworks every night during the show???

UP THE SMALL BAR!

[redacted]

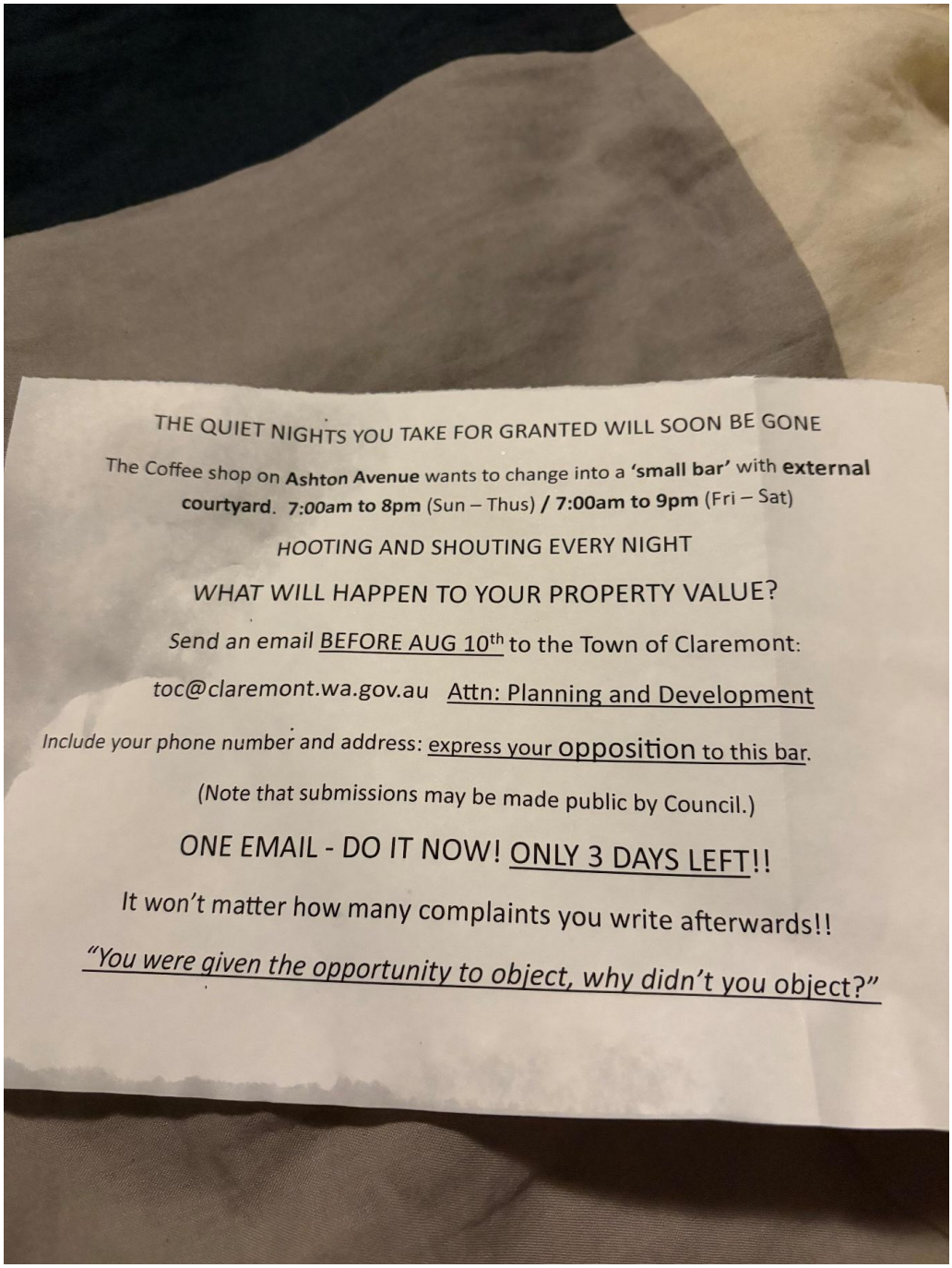
Submission 23

Hello,

I have recently received a letter in my mailbox from somebody trying to get this 'small bar' idea shut down. I would just like to say that I am very for this idea as it would be very nice to have a small venue there to go and have a drink with my family on a Friday night. I would love them to bring this to the area please do not shut it down, personally I believe it will be great for the community and young people in this area especially since it will not be open very late.

Kind regards,

[redacted]



THE QUIET NIGHTS YOU TAKE FOR GRANTED WILL SOON BE GONE

The Coffee shop on **Ashton Avenue** wants to change into a **'small bar'** with **external courtyard**. **7:00am to 8pm** (Sun – Thus) **/ 7:00am to 9pm** (Fri – Sat)

HOOTING AND SHOUTING EVERY NIGHT

WHAT WILL HAPPEN TO YOUR PROPERTY VALUE?

Send an email BEFORE AUG 10th to the Town of Claremont:

toc@claremont.wa.gov.au Attn: Planning and Development

Include your phone number and address: express your opposition to this bar.

(Note that submissions may be made public by Council.)

ONE EMAIL - DO IT NOW! ONLY 3 DAYS LEFT!!

It won't matter how many complaints you write afterwards!!

"You were given the opportunity to object, why didn't you object?"

Submission 24

We are sending this email to protest strongly about the proposed

SMALL BAR which is being proposed for Ashton Avenue .

As a couple of 88 year old residents who require sleeping tablets to

get a good nights sleep we certainly are against the proposal of this

" Blot on the Landscape ' supposedly SMALL BAR .

We have enjoyed living in this district for 58 years & this proposal fills us with dread . We started up on the Migrant Hostel in a tin hut before we saved up enough to buy in Alfred Road so we put up with the noise of the Speedway for years & didn't complain as it was there when we bought our home & we have

put up with the Royal Show noise & all the litter that's left behind & NO we do not

charge for parking on our verge . It is stated that 60 patrons will be allowed & special events 80 will be allowed & is there going to be someone regulating

the numbers --[I don't think so] It certainly is not the correct location for

a bar . For us of us who have lived here in this area which was always a quiet

residential area our lives will be changed forever & not for the better .

Patrons car doors will be banging when they arrive & later at night

when they are leaving & even with our sleeping pills our sleep & health will

be affected not to mention the Music which will be loud & ceerainly not

the sort of music we would enjoy . NO CLAREMONT COUNCIL this

Bar should not be given permission to go ahead & we hope you will realise

yourselves how we will suffer & commonsense will prevail & the licence

& permission will be refused .

[redacted]

Submission 25

Support for small bar at Boujee Brew

The best thing Town of Claremont can do is approve Boujee Brew's application for a Small Bar.

What a wonderful asset for the local

Area it will be - somewhere us locals can walk and meet up for a quiet drink. It will enhance an already wonderful community bringing us together, creating something we can be proud of.

I would also suggest you encourage the other shops in that strip to consider a coat of paint and some nice signage. It currently looks very sad and outdated and isn't a very good reflection of our lovely area. That together with a lovely neighbourhood bar will GREATLY enhance the area. In fact I would go so far as to say it is councils responsibility to support these initiatives.



Submission 26

To Rebekah Hampson and who this may concern.

I am replying to object to the plans for the development of a small bar, even with the changes of shorter hours. The reason for my objection is it is sited amidst family properties. Most bars are not in such close proximity to family homes and gardens. Its only purpose will be to serve alcohol and play music. The noise outdoors will be intrusive to people in their own homes and gardens on a regular weekly basis when home owners should be able to enjoy their time relaxing at home after work and children able to go to sleep.

If the owners of the current business wish to make more money they should concentrate on providing their service during the day time instead of closing so early in the day as they do at present.

Owners of surrounding properties live in a residential area. We pay our rates regularly. We are close to the Showgrounds and accept that there are occasional activities on there. However it shouldn't mean that we should be also have to experience regular

noise and the effects of patrons likely to be affected by alcohol the best part of every single week.

[redacted]

Sent from my iPhone

Submission 27

I would like to register my support for the application by Boujee Brew to open a small bar on Ashton Avenue in Claremont.

I live just around the corner from the site and think such a business would be an asset to the local area by enhancing social engagement and fostering a sense of community among neighbours. It would also provide a much-needed injection of life into a tired commercial strip and hopefully kick start a revival which can only benefit the neighbourhood as a whole.

The proposal is modest with respect to opening hours and, as can be seen from similar ventures in other suburbs, has the potential to be both popular and successful. The area is in dire need of such improvement.

I would welcome the opportunity to support this business if council approval is forthcoming.

Thank you for your consideration of this submission.

[redacted]

Submission 28

My husband and I own two properties in the area, 52 Alfred Road and 21/11 Ashton Avenue.

We are all for the opening of a wine bar on Ashton Avenue.

The community would benefit tremendously from having a social place to get together. That group of shops is looking very run down any rejuvenation is a positive to create social interaction with the locals. Residents in the area would walk to the wine bar, so I

don't see parking being an issue. It can close at a reasonable hour as to not upset residents living closer by. We really hope the application by the owners is approved.

Kind regards

[redacted]

Submission 29

Good morning Planning and Development, Town of Claremont,

I have to start off by saying that the fact sheet in my mailbox at 34 Ashton Ave. is the first that I have heard of the impending bar a few doors down from our home. Speaking for two people who carry Aged Care registration, we are not likely to take part in any activities in the Small Bar Licenced venue.

We are a retired couple in our 80s who have lived on Ashton Avenue for many years. We go to bed early and rely on a quiet and stable environment for our health and wellbeing.

The proposed licensed bar on or near Ashton Avenue will significantly disrupt our ability to sleep due to late-night noise from patrons, cars, and general bar activity. Ashton Avenue is a residential street with low ambient noise at night, meaning any increase in foot traffic, vehicle movement, or outdoor conversation will be clearly audible inside our home.

As older residents, we are particularly vulnerable to sleep disturbance, and ongoing noise would have a direct negative impact on our health. This represents a substantial loss of residential amenity and is inconsistent with the quiet residential character of Ashton Avenue.

However, my main negativities towards the proposed Small Bar Licenced premises on our street would be noise from patrons inside and outside the venue, from entertainment inside the bar, traffic to and from the venue. Then there is the damage to the gardens in Ashton Ave and the adjacent streets from patrons and drivers of cars trying to find parking.

Then on top of all the negativities of the day to day operation of the proposed Small Bar Licence, will be the negative value in our property. Who will want to come and live adjacent to a licenced bar that will operated to late at night when hard working people will be trying to sleep, and people like ourselves late in life will be looking to a quiet retirement.

There are so many negatives to this proposal it amazes me that it has even come to consideration by the Planning and Development section of the Town of Claremont. It is

not Development, but Decline, Regression, Stagnation, Deterioration, and Decay, and I would consider that the Planning is minimal!

We respectfully request that the Town of Claremont refuse this application, or at minimum impose strict conditions such as limited operating hours, no outdoor drinking areas, and noise-control requirements to protect vulnerable residents.

Awaiting your response in anticipation,

[redacted]

Submission 30

Re: SUPPORT FOR THE NEW SMALL BAR ON ASHTON AVENUE

By way of an introduction, my name is Joanne Palmer and I am the owner of the following two properties and have lived at 54A Alfred Road for 18 years:

54A Alfred Road, Claremont WA 6010 (150m away from the proposed venue)

3/11 Ashton Avenue, Claremont WA 6010 (50m away from the proposed venue)

I am writing to express my support for the proposed small bar to be established in the currently dilapidated set of shops on Ashton Avenue.

I believe this planning application presents an opportunity to breathe new life into an underutilised area, and encourages a change in ownership (upside) for future owners of other shops such as the Graylands Deli. Rather than leaving these shops, at worst vacant, or deteriorating, a well-managed small bar could create a welcoming place for people to gather, helping to foster a stronger sense of community while increasing the activity and vibrancy in the area.

From what I understand, this is intended to be a small, neighbourhood-focused venue, rather than a large or late-night entertainment establishment. I believe it can operate respectively, without creating excessive noise or disturbance for nearby residents. Many successful small bars become valued local meeting places where neighbours can connect in a related and responsible environment.

While I appreciate some members of the community have concerns, I believe a thoughtfully operated venue can coexist with surrounding homes and businesses. A vibrant local precinct benefits everyone by encouraging people to spend time locally,

supporting nearby business, improving passive surveillance through increased foot traffic, and making the area feel safer and more welcoming.

I hope the Council will consider not only the concerns that ben raised by also the positive contribution this proposal could make to our neighbourhood. I believe this small bar has the potential to become a respectful, community-minded venue that revitalises an otherwise neglected site (when considering the land behind the venue) and adds to the character and liveability of our local area.

Feel free to contact me should you wish to discuss my views further.

Kind regards

[redacted]

Submission 31

I am also in support of a small bar as per the discussion below.

[redacted]*ver*

Dear Council Members,

Re: SUPPORT FOR THE NEW SMALL BAR ON ASHTON AVENUE

By way of an introduction, my name is Joanne Palmer and I am the owner of the following two properties and have lived a[redacted]

[redacted]*Claremont WA 6010 (150m away from the proposed venue)*

[redacted]*, Claremont WA 6010 (50m away from the proposed venue)*

I am writing to express my support for the proposed small bar to be established in the currently dilapidated set of shops on Ashton Avenue.

I believe this planning application presents an opportunity to breathe new life into an underutilised area, and encourages a change in ownership (upside) for future owners of other shops such as the Graylands Deli. Rather than leaving these shops, at worst vacant, or deteriorating, a well-managed small bar could create a welcoming place for

people to gather, helping to foster a stronger sense of community while increasing the activity and vibrancy in the area.

From what I understand, this is intended to be a small, neighbourhood-focused venue, rather than a large or late-night entertainment establishment. I believe it can operate respectively, without creating excessive noise or disturbance for nearby residents. Many successful small bars become valued local meeting places where neighbours can connect in a related and responsible environment.

While I appreciate some members of the community have concerns, I believe a thoughtfully operated venue can coexist with surrounding homes and businesses. A vibrant local precinct benefits everyone by encouraging people to spend time locally, supporting nearby business, improving passive surveillance through increased foot traffic, and making the area feel safer and more welcoming.

I hope the Council will consider not only the concerns that ben raised by also the positive contribution this proposal could make to our neighbourhood. I believe this small bar has the potential to become a respectful, community-minded venue that revitalises an otherwise neglected site (when considering the land behind the venue) and adds to the character and liveability of our local area.

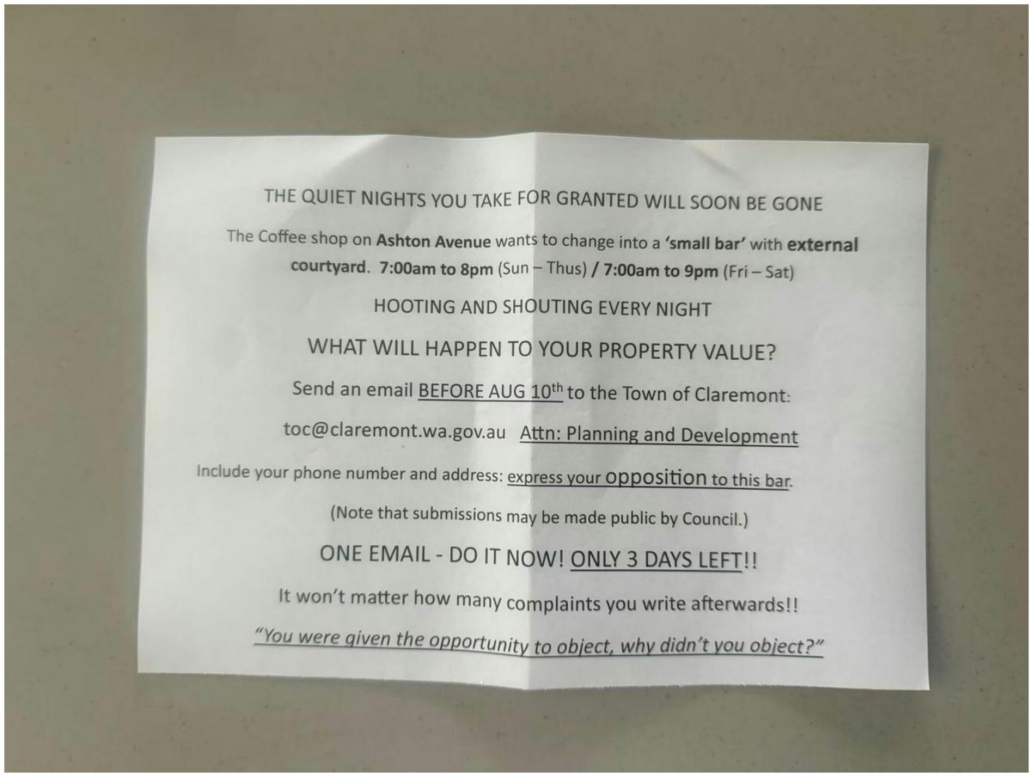
Feel free to contact me should you wish to discuss my views further.

[redacted]

Submission 32

Hi Team, my name is [redacted]
We would fully support a small bar opening in Ashton ave and think this would add the community.

[redacted]



Submission 33

To whom it may concern

[redacted] *would like to express my full SUPPORT for the proposed small bar application in Ashton Avenue.*

Regards

[redacted]

Submission 34

Hello

I am writing to express my strong support for Boujee Brew being granted a small bar license.

This will improve the amenity on what it an otherwise ageing and run down strip of shops.

Regards

[redacted]

Submission 35

Hi there

Just writing to express my strong support for the proposal to open a small bar on Ashton Ave in Claremont. It would be wonderful to have a local place for community to gather and the Ashton strip is in dire need of some revitalisation.

I hope to see this (and other new developments) continue to progress in my local area.

Thanks,

[redacted]

Submission 36

Good morning,

As a resident living very close to Ashton Avenue in Claremont, I wish to strongly object to the proposed opening of a Small Bar at the current site of the Boujee Coffee shop.

I object to the increased night time activity in the area, bringing with it associated noise from patrons visiting the bar.

I do not want patrons waiting for Rideshare pickups outside our house at closing time.

The lack of existing parking in our narrow neighbourhood streets is also of major concern to me.

The possible antisocial behaviour of intoxicated patrons leaving the Small Bar also concerns me (such as public urination on properties whilst waiting for Rideshares or aggressive alcohol fuelled altercations)

As locals, we are already greatly impacted by the noise and parking issues arising from large events held at the Claremont Showground.

We do not need more afterhours commercial activity in our neighbourhood.

[redacted]

[redacted]

Submission 37

Hi

Proposal for a small bar in Ashton Avenue. Fully support this. Claremont and Swanbourne desperately need a bit of life and places for locals to meet and have a quiet drink. Its what a community needs.

Please approve this.

Thanks

[redacted]

Submission 38

Attn: Planning and Development

Submission Details:

[redacted]

Dear Planning & Development Team,

I'm writing as a local resident at 50 Alfred Road to express my support for the proposed small bar and external courtyard conversion at the Ashton Avenue coffee shop.

A few key reasons why I back the proposal:

- *Reasonable Hours: Closing at 8:00 PM on weeknights and 9:00 PM on weekends is very modest. It gives locals a nice evening spot without turning into a late-night noise issue.*
- *Neighbourhood Value: Having a small, walkable spot to grab a drink with neighbours adds great atmosphere to the area and supports local business.*

I hope Council looks favourably on the application as the current amenities available on Ashton avenue are extremely limited and not in line with the rest of Claremont.

Thanks for taking my submission into account.

[redacted]

Submission 39

[redacted]*Claremont fully support the proposal of a local small bar venue being opened on Ashton Avenue . As a resident of 40 years I'm excited for this development and the opportunity it will bring to the local Community to have a venue that allows the local community to wine and dine with family friends and special events . Living at 1 Mengler Avenue Claremont I see no issue with any of the proposal and encourage the council to embrace this fantastic opportunity for community growth. It's about time we had something local and safe for everyone to attend rather than having to pay for Ubers , public transport or drive miles down Stirling Hwy for a quick evening catch up or relaxing dewind drink. I give this my 110% support as do my friends and family who also live in the 6010 area code.*

Kind regards ,

[redacted]

Submission 40

Dear TOC

I am writing to express my support for the proposed small bar on Ashton Avenue in Claremont. I believe it will make a positive contribution to the local community by adding to the area's vibrancy, supporting local business, and creating a welcoming place for residents to meet, and I encourage the Council to approve the proposal.

Kind regards

[redacted]

Submission 41

Dear Town of Claremont,

I write in relation to the proposed bar on Ashton Avenue.

I can't express enough how great of an idea I think this is. As someone who is a young adult and living close by, I find myself looking for other areas to go for a quiet afternoon drink; Subiaco, Mosman park or Fremantle. I love living in Claremont however it does lack the liveliness that these suburbs have. Even Swanbourne has really embraced the community feel through its restaurants and bar.

A place like this would give an opportunity for locals to become friends, to create memories and to remember all that Claremont has to offer.

I can't support this idea enough and really hope you consider the positive impact this will have on the community.

Thank you for your consideration.

[redacted]

Submission 42

I would like to note my support for the small bar development at the Ashton Avenue shopping strip. I think this will be an asset to the area.

Regards,

[redacted]

Submission 43

Hello,

I am writing to express my support of the addition of a wine bar on Ashton Avenue. It will bring a much needed place to gather and socialise within the community.

I highly doubt it will disturb the neighbourhood peace as wine bars are not exactly a cheap drinking hole that draws in a rowdy crowd. The operating hours are reasonable, if not a reserved, and it would attract more people to the neighbourhood and support local businesses. It is essential to give a neighbourhood have a little bit of personality, and a wine bar is a perfect solution.

Thank you for your consideration to this matter.

My details are as follows:

[redacted] *(I am currently overseas for the next three weeks)*

[redacted]

Submission 44

To whom that may concern

We would like to express our unequivocal support for the proposed extension of operating hours and granting of Liquor license to operate a bar at what we believe is currently a cafe on the Ashton Avenue strip mall in Claremont.

Wonderful to see Local businesses wanting to invest in the area and reinvigorate community spaces.

We have lived in Claremont for 16 years (previously from Melbourne) and it can be incredibly difficult to find places for casual gatherings of an evening which will actually serve you beyond 8 pm. If on council ourselves, we would consider granting this application beyond the requested timeframe of 8 pm during the week and 9 pm on certain nights to ensure the small business has a real chance of success.

Kind regards

[redacted]

Submission 45

Good morning

It's come to my attention that a small bar is requesting approval in Ashton Avenue.

[redacted]*and am really pleased to hear that someone is attempting to liven up the area. I fully support the proposal.*

I would like Ashton Ave to be like Claremont Crescent in Swanbourne or the Mount Claremont Village. Instead it is currently very quiet and unattractive, and basically a dead zone for most of the time.

I applaud the small business owners seeking to introduce a small bar with a courtyard.

[redacted]

Submission 46

I am writing to express my support for the proposed neighbourhood wine bar on Ashton Avenue, Claremont.

I believe this type of small-scale hospitality venue would be a valuable addition to the local community, providing a welcoming space for residents to gather while contributing positively to the vibrancy and character of the area. Neighbourhood wine bars encourage walkability, support the local economy, and help create a more active and connected streetscape.

Provided the venue operates responsibly and in accordance with the relevant planning and licensing requirements, I see it as an appropriate and beneficial use for the location.

I encourage the Council to support the application.

Many thanks,

[redacted]

Submission 47

Dear Council

I am writing to express my ***support*** *for the Coffee Shop on Ashton Avenue to become a 'Small Bar' with an external courtyard. As a local resident I strongly support the positive development of the shops on that street, currently, the area is not fit for purpose of our local community.*

Kind regards,

[redacted]

Submission 48

I would like to add my support for the Ashton Avenue Coffee shop to open a small bar.

Regards,

[redacted]

Submission 49

Dear sir/madam,

I would like to pass on my support for the proposal to convert the Coffee Shop on Ashton Ave into a small bar.

I think it is an excellent idea and will breathe new life into the area.

Kind regards,

[redacted]

Submission 50

Hi,

It has been brought to my attention that there is significant opposition to a plan to allow Boujee Brew on Ashton Avenue in Claremont to operate as a small bar.

My family and I would just like to voice our support for this plan. We would absolutely love a small bar to operate 200m from our house on Mofflin Ave.

I am very happy for this correspondence to be made public by council if that helps approve the small bar application.

Kind regards,

[redacted]

Submission 51

Hello Town of Claremont,

I would like to show my support of the small bar proposal at Boujee Brew.

My family, extended family and friends inside and outside of the Claremont area look forward to having a local, walkable bar to social and relax at.

The closing times are respectful and as a local who backs on to the property and is willing to endure the sounds of happy respectful patrons we hope that you allow this to go through.



Submission 52

Dear Town of Claremont

I wish to provide my support for the Small Bar Application in Ashton Avenue.



Submission 53

Hello Town of Claremont,

I would like to show my support of the small bar proposal at Boujee Brew.

My family, extended family and friends inside and outside of the Claremont area look forward to having a local, walkable bar to social and relax at.

The closing times are respectful and as a local who backs on to the property and is willing to endure the sounds of happy respectful patrons we hope that you allow this to go through.



Submission 54

To whom it may concern,

My name is [redacted] *and I'm a Claremont ratepayer and resident. We live at* [redacted]

I'm writing in support of the proposed small bar on Ashton Avenue in Claremont. That strip of retailers is in need of improvement and I think this small bar would definitely lift the area in a very positive way.

Swanbourne has a similar small bar in Vinotto which is very successful and attracts a lovely crowd. There is no anti social behaviour because of it.

I think Claremont is crying out for something like this and I would love to see it be given approval.

We also have all chosen to live near the train line and the Claremont Showground so noise should not be a valid concern.

I hope you will consider their proposal.

Thank you and kind regards,

[redacted]

Sent from my iPhone

Submission 55

To whom it may concern,

I am writing to inform you that leaflets are being distributed in the area to request residents email you in opposition to the proposed conversion of the cafe on Ashton Avenue into a bar.

I disagree. I believe a bar would be a valuable addition to this community and I hope it goes ahead, [redacted]

Submission 56

Attn: Planning and Development

Hello

I understand that a Small Bar has been proposed for the premises in Ashton Avenue that now houses a coffee shop.

I would like to express my wholehearted agreement to this proposal. I believe that a small bar at this site would be a great community asset. I view this as a fantastic opportunity to engage with other residents at the same time as supporting local businesses. Isn't this what the changing of the licensing laws intended to do... encourage such ventures!

I implore the Town of Claremont to do all in their power to work with the business owners of this business to develop this small bar.

Thank you for considering my submission.

Regards,

[redacted]

Submission 57

Dear Sir /Mdm

We would like to note that if the venue reaches capacity, patrons may be required to queue or gather outside, which may result in additional noise and obstruction in the surrounding area. Any further expansion of the venue is likely to significantly increase vehicle-related noise, particularly car exhaust emissions, as well as parking demand, traffic congestion, and especially the "safety" impacts on the surrounding community. This is not friendly to our neighbourhood and children whilst we are sleeping.

Yes, lost of residential character.

Kind Regards

[redacted]

Submission 58

Hello, I am a resident of [redacted] and so I'm within hearing distance of the proposed bar on Ashton Ave Claremont and I would like to offer my full support. It would be so nice to see some more vibrancy added to the neat little shopping strip.

I wish the owners all the best and look forward to attending.

Thanks and regards

[redacted]

Submission 59

Good evening,

It's been brought to my attention by nasty letter in my mailbox that a cafe on Ashton Avenue is applying for a small bar license. I would like to voice my approval for this - the area needs something to liven up the neighbourhood! Somewhere to walk to for date night. Let's hope it does some half decent tapas or light meals!

Kind regards

[redacted]

Submission 60

To whom it may concern,

I am writing as a resident of [redacted] to express my strong support for the proposed wine bar on Ashton Avenue.

I believe the proposal will be a positive addition to the local area, helping to create a more vibrant and welcoming neighbourhood centre.

In my view, the operating hours proposed are reasonable and will not adversely impact the amenity of the surrounding residential area.

I also believe there is a broader need for the Town to review the local shopping precinct. The current offering is poor and does not adequately meet the needs of local residents. Thoughtful investment and activation of these shops, including proposals such as this wine bar, would help revitalise the area and create a more attractive community hub for locals to enjoy.

I encourage the Town to support this application and the positive contribution it can make to the neighbourhood.

Yours faithfully,

[redacted]

Sent from my iPhone

Submission 61

Dear Claremont Council,

As a local resident and frequent visitor to the Ashton Avenue shops, I am in strong support of the proposal to convert the existing coffee shop into a small bar.

Best regards,

Sascha.

[redacted]

Submission 62

Dear Town of Claremont,

I am writing to object to the proposed Small Bar License for 18-20 Ashton Avenue.

I appreciate the importance of supporting local businesses, but I am concerned that this proposal is not appropriate in a location immediately adjoining residential homes.

My concerns include:

- ***Noise:*** *Patrons talking outdoors, arriving and leaving late in the evening, and activity in outdoor seating areas are likely to disturb nearby residents, particularly during night-time when families are trying to rest.*
- ***Parking:*** *Street parking in residential areas is limited. I am concerned that customers and ride-share vehicles will increase congestion and make it more difficult for residents and their visitors to find parking near their homes.*
- ***Residential amenity:*** *The quiet character of the neighbourhood is one of the reasons people choose to live here. A licensed venue operating into the evening has the potential to significantly reduce residents' enjoyment of their homes.*
- ***Traffic and safety:*** *Increased vehicle movements, deliveries, and pick-up/drop-off activity may create additional traffic and safety concerns for local residents, pedestrians and children.*
- ***Future expansion:*** *I am also concerned that, once approved, there may be future applications to increase patron numbers, extend trading hours or expand outdoor areas, resulting in further impacts on the surrounding community.*

While I support appropriate commercial development, I believe the potential impacts on nearby residents outweigh the benefits of this proposal. I respectfully ask the Town of Claremont to refuse the application or ensure that any decision prioritises the protection of the residential amenity of the surrounding neighbourhood.

Thank you for considering my submission.

[redacted]

Submission 63

To whom it may concern,

I live at [redacted] *around the corner from the coffee shop that wants to turn it into a small bar with external courtyard, I am opposing this due to alcohol being on the premises and the people who will get carried away with drinking then when they leave could possibly cause a nussiance in the surrounding areas, also this is a young family area and the noise will disturb families trying to get their young kids to sleep i hope you really listen to the surrounding neighbours in regards to these issues.*

Thankyou for your time.

Yours sincerely

[redacted]

[redacted]

Submission 64

I wish to submit my ***support for the application by Boujee Cafe to be granted a license for a small bar.***

Despite what the critiques think of this application I am of the opinion that it will actually increase property values, providing this pocket of Claremont with an added attraction.

The row of shops are dismal and are in desperate need of refurbishment and enhancement. As they currently stand they are actually an embarrassment to the area, actually lowering the value of this area.

The deli has not be updated since the 70's, with it still holding the sign "Graylands Deli" on it's front. The use of the word Graylands was removed from this area 36 years ago and so it is very disappointing that the Town of Claremont has not demanded that the awning to this shop be updated.

The whole strip needs to be bought into the present time creating a village atmosphere that this area could benefit from.

The critiques of the small bar claim that a licence will attract hooting and shouting which is quite frankly preposterous. A bar that can only operate to 8pm mid week and 9pm on the weekend will attract locals who will most probably walk to the venue from their homes in surrounding streets. If it was used as a place for friends outside the area to catch up, I think you would find, the friends would park at the locals house and all walk down together.

I do not believe that a small bar in this area will be frequented by a demographic that would behave in the manner that is being proposed. The small restuatant at the end of Lapsley Ave on the golf course is a wonderful example of locals using it as a place to walk to for an early evening drink before walking home.

I urge the Town of Claremont to employ reason and commonsense in reviewing this application and bring the Ashton Avenue strip into the future and make it worthy of its Claremont postcode.

Many thanks

[redacted]

Submission 65

We are expressing our Opposition to this Bar.

[redacted]

Submission 66

Attention: Planning and Development.

Dear Sir/Madam

As a local resident residing at 25 A Mengler Avenue Claremont, a hundred meters or so from Ashton Avenue, I wish to express my strong objection to the above development proposal to open a 'small bar' with external courtyard on Ashton Avenue.

This relatively high-density part of Claremont (with many families with children) is not suited to this proposal; we already face growing traffic congestion and parking issues in this area as the population grows and density increases, and this unnecessary development will add to this problem with further traffic congestion and parking problems.

Further, I also object based on the increased potential for anti-social behaviour, drunkenness, rowdiness, shouting, hooting, hooning, and increased vehicle noise. The local residents already endure problems associated with frequent events, music festivals etc at the nearby Claremont showgrounds and this development will further detract from the amenity and enjoyment of our neighbourhood.

[redacted]

Submission 67

In relation to 18-20 ASHTON AVENUE, CLAREMONT – RECONSIDERATION OF DECISION FOR CHANGE OF USE TO SMALL BAR

To whom it may concern:

In response to Council letter 24/7/2026 (your ref: 01SAT/26/0273) I wish to make a submission in relation to the application noted above on behalf of:

[redacted]

We submit:

1. *To fully support the small bar change of use*
2. *This application has the potential of bringing much needed evening activity to this area*
3. *This application will also support a WA business to hopefully employ staff and run successfully in this strip*

Regards,

[redacted]

Submission 68

I *am TOTALLY OPPOSED to the proposed change of 18-20 Ashton becoming a "small" bar.*

I will be directly impacted by the noise of this venue.

I have a right to a peaceful neighbourhood.

Every time I hear music and shouting, I will complain to council.

This would be a total betrayal of the rate payers who live around this proposed bar.

De Facto Toilet

The applicants are using salami slicing tactics.

The reasons for the rejection of their original proposal have not changed.

They can have 80 people on "irregular occasions", this means every night.

The toilet won't cope with the large number of patrons and staff.

The laneway next to the op-shop will soon become a de facto toilet.

Since the laneway will become a toilet, it will soon be covered in graffiti.

Then the shops will be covered in graffiti. Then the shops will close.

Loch street station will be graffitied. This is the people these venues attract.

It is the end of Ashton Avenue.

<u>Breach of LPS3 objectives.</u>

A small bar will alter the activity profile of the street.

It will introduce night-time alcohol-related noise.

It will increase night-time pedestrian activity by strangers.

It will introduce congregation of patrons outdoors.

These impacts are inconsistent with the established residential character.

It will set a precedent for further small bar applications in residential areas of Claremont.

The city has no surrounding residents. They ignore the city.

They choose a location surrounded by residential housing!??

It is as though they seek to punish residents for not supporting their coffee shop.

I visited their coffee shop. I didn't like it. They are NOT good at business.

<u>Noise</u>

I had 4 fly-in fly-out renters living close to me who liked to talk outside.

The amount of noise they generated was enormous. 4 people!

Twenty people will be a TOTAL BREACH of the Environmental Protection (noise) Regulations 1997.

Please do not allow this bar to utilize an outside area.

Outdoor areas are the primary source of complaints in small bars across Perth.

Surrounding homes are not designed for this high-impact hospitality use.

Noise will transmit through brick walls, windows, up driveways.

The applicant cannot demonstrate compliance with the Noise Regulations because it is not possible.

Outdoor congregation noise is unpredictable and unmitigable.

Given the proximity of dwellings, this noise will exceed allowable limits

Parking

There is no parking around Ashton Avenue at the best of times.

Do councilors really believe 80 patrons PLUS staff will not present additional parking problems?

Closing

What happens after 10pm?

Will they leave punctually at 10pm? No

Is it going to be instantly quiet at 10pm? No

Will the owners take off leaving residents to deal with antisocial behaviour? Yes

Will the noise continue until all hours? Yes

Will they use front yards and the sides of houses as toilets? Yes.

Will they drink and drive? Yes.

This venue will NOT provide a public benefit.

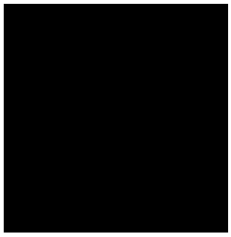
The hours of business are extraordinary: 6:00am to 9pm/10pm every single day of the year!!

There is no respite. My quality of life will be severely adversely affected by this change.

The dull 'thump', 'thump', of drumbeats and shouting every night.

A neighbour is not allowed to do it, but a "bar" is ?!!? Every single night of the year!!!!

I am strongly opposed to this bar proposal for 18-20 Ashton Avenue.



Submission 69

Subject: *Feedback Regarding Notification: "Act Now to Protect Residential Amenity"*

I recently received a notification titled ***"Act Now to Protect Residential Amenity."*** *While the email address provided belongs to the Town of Claremont (TOC), I am writing to clarify whether this notice originates from the Council or from a local resident.*

As a resident of Second Avenue for 55 years—located very close to Ashton Avenue, the local liquor shop, and the main entry to the Showground—I am well-acquainted with the unique dynamics of this area. Over the decades, we have navigated various developments such as the rezoning of blocks allowing for more infill, including the block of flats opposite the liquor shop which also drew protests regarding unit density and parking.

Furthermore, there is a long history of complaints regarding noise from the Showground and associated antisocial behaviour. These issues arise not just during the annual Royal Show, but throughout the year during the various events hosted there. Anyone purchasing a home in this precinct should reasonably expect and account for these ongoing noise and activity levels as an inherent part of living close to these major hubs.

Regarding the local café, I frequent it regularly and can confirm that the vast majority of patrons are local residents, primarily in an older demographic. It is difficult to imagine this location appealing heavily to younger people. Furthermore, this venue serves as a vital social hub, enabling older residents to connect locally without needing to drive.

There are a number of suburbs where wine bars are in residential areas such as Mount Hawthorn, Peppermint Grove, Scarborough and Subiaco which have existed for some years.

I would hope more consideration would be given to the 600-signatures in favour of the proposal and that some negotiations regarding patron numbers and trading hours can take place.

Kind regards



Submission 70

Submission in Support of the Proposed Small Bar Licence – 18–20 Ashton Avenue, Claremont

To: *Town of Claremont Council*
Re: *Proposed Small Bar Licence – 18–20 Ashton Avenue, Claremont*

Dear Valued Council,

We write as residents of a share house in Claremont comprising 3 university students. We strongly support the application for the proposed small bar at 18–20 Ashton Avenue and ask the Town of Claremont to consider the broader benefits that a well-managed small bar can bring to our neighbourhood.

We appreciate that some residents have concerns about the proposal. However, we believe many of these concerns overstate the likely impacts and do not adequately consider the safeguards already built into the planning and licensing process.

Concerns that a licensed venue beside homes will reduce residential amenity and potentially decrease property values is ignorantly untrue and relies on the assumption of the "worst-case-senario".

There is little consistent evidence that a well-managed small bar, operating under such proposed licence conditions, reduces nearby property values. In many established suburbs throughout Perth—including Subiaco, Mount Lawley, Leederville and Fremantle—small bars operate successfully alongside residential housing and contribute positively to neighbourhood character and local economic activity.

As students, we value being able to walk to local venues rather than needing to drive elsewhere. A neighbourhood with local businesses within walking distance creates a more vibrant, connected and safer community.

Noise is an important issue, but it is also one of the most heavily regulated aspects of licensed premises. Small bars operate under planning conditions, liquor licensing requirements and environmental noise regulations. If unreasonable noise occurs, there are established mechanisms for enforcement.

Importantly:

- *The proposal is for a **small bar**, not a nightclub or large entertainment venue.*
- *Smaller patron numbers generally produce substantially lower noise levels than larger hospitality venues.*
- *Patrons who can walk home locally are less likely to create traffic congestion than those travelling to larger entertainment precincts.*

- *Residents of the area are well accustomed to the anual Perth Royal Show, as well as many other large scale, loud events hosted at the nearby Showgrounds.*

Good venue management, staff supervision, appropriate closing procedures and acoustic design can significantly reduce noise impacts.

Although some residents write of concerns regarding traffic disturbances and patrons waiting for ride-shares outside the venue, the proposed area is in an ideal location and accessibility for the Small Bar License.

Many likely patrons are expected to:

- *walk from nearby residences;*
- *cycle;*
- *use public transport via the nearby Loch Street Station;*
- *Make use of the adequate street parking available in the area, as much of the pre-existing shops and venues patrons do already during the day.*

A local destination reduces the need for people to drive to other suburbs for dining or drinks.

Ride-share activity is generally brief, and appropriate pick-up arrangements can be managed through operational conditions if required.

Next, a liquor licence does not automatically mean irresponsible drinking.

Modern small bars increasingly focus on:

- *food;*
- *premium beverages;*
- *social gatherings;*
- *responsible service of alcohol.*

They are fundamentally different from late-night entertainment venues or large pubs. Please, council, consider the nearby Liquor Barons store which also responsibly services the community. Any concerns regarding the proposed liquor license on Ashton Avenue are fear based and do not take into the account the already proven safe and family friendly nature of this suburb.

The recently amended proposal outlines more limited patron numbers under the license. This is a fantastic proposal.

A venue with fewer patrons:

- *generates less noise;*

- *creates less traffic;*
- *reduces parking demand;*
- *is easier to supervise.*

This is precisely why planning authorities distinguish between different classes and capacities of licensed premises.

Outdoor seating is presented as inherently incompatible with nearby homes.

Many cafés and restaurants throughout Claremont already operate outdoor seating without significant issues.

Outdoor areas can be effectively managed through:

- *restricted operating hours;*
- *acoustic treatments;*
- *landscaping;*
- *staff supervision;*
- *licence conditions.*

Outdoor dining also contributes positively to street activation and passive surveillance, as well as increasing the streets aesthetics.

Any proposal to increase capacity or operating hours would require its own planning assessment and public consultation where applicable. Approval of the current proposal does not guarantee approval of future changes - another rebuttal to the fear based concerns of some residents against this proposal.

Council should assess the application before it on its own merits.

Queueing is unlikely to become a significant issue for a small bar with limited patron numbers.

Should demand exceed capacity, the operator can implement management procedures such as:

- *reservation systems;*
- *supervised entry;*
- *limiting waiting areas.*

Many successful small bars operate without significant external queues.

Most patrons simply want somewhere pleasant to enjoy a meal or drink with friends and family before returning home.

It is not reasonable to assume poor behaviour will be the norm. The overwhelming majority of licensed premises operate without ongoing neighbourhood conflict because operators have every incentive to maintain good relationships with nearby residents.

As university students, we believe this proposal offers several positive outcomes:

- *increased local dining and hospitality options;*
- *a more vibrant and attractive neighbourhood;*
- *improved walkability;*
- *support for local employment;*
- *support for small business investment;*
- *greater opportunities for social connection without travelling to other entertainment precincts;*
- *increased passive surveillance through legitimate evening activity, which can improve perceptions of safety.*

Small bars have become an important part of creating active, mixed-use communities across Perth while remaining compatible with residential areas when appropriately managed.

We respectfully submit that the proposed small bar represents an appropriate balance between residential amenity and the evolving needs of the Claremont community.

The concerns raised in opposition are understandable but, in our view, rely heavily on assumptions about worst-case outcomes rather than the likely operation of a well-managed, regulated small bar as proposed by our trusted Council.

We ask the Town of Claremont to support this application and allow this local business to contribute positively to the neighbourhood while continuing to regulate its operation through appropriate planning and licensing conditions.

Thank you for considering our submission.

Yours faithfully,

[redacted]

Submission 71

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 2026
File:
X-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

_____

_____

_____

_____

_____

Full nam [redacted]

Property [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 05/08/2026

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

Lodgement: You may return this completed form to Boujee Brew so it can be delivered to the Town of Claremont on your behalf, or send it directly to toc@claremont.wa.gov.au, Attn: Planning and Development, PO Box 54, Claremont WA 6010.

Submission 72

Town of Claremont
RECEIVED
07 AUG 2026
File:
X-REF:
Doc ID:

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

We are an owner nearby
would love a community BAR!
Boujee Brew staff are lovely +
cafe well managed

Full name: [redacted]

Property addr [redacted]

Phone: [redacted]

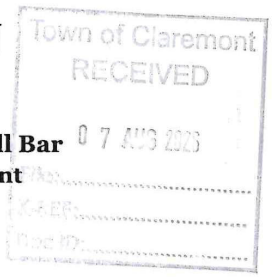
Signature: [redacted] **Date:** 3/8/2026

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Submission 73

SUPPORT SUBMISSION



Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

_____

_____

_____

_____

_____

Full name: [redacted]

Property address: [redacted]

Phone: [redacted] **Email:** [redacted]

Signature [redacted] **Date:** 5/8/26

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Submission 74

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 2026
File:
K-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

Absolutely in favour of this submission. We live in a pocket of Claremont that has few of this type of facility and it would benefit those who wish to socialise with other community members, within our own community

Full name: [redacted]

Property add [redacted]

Phone: [redacted] **Email:** [redacted]

Signature: [redacted] **Date:** 4/8/26

*PS: I have lived ~~at~~ at this address for 21 years and have wanted all this time for a small bar in the area

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Submission 75

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 2026
File:
Ref:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

I am a regular visitor to the area + it is so lovely to find a quaint cafe that has parking which is accessible for elderly persons.

Full name: [redacted]

Property addr [redacted]

Phone: [redacted] **ail:** [redacted]

Signature: [redacted] **Date:** 04/08/2026.

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

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Submission 76

Town of Claremont
RECEIVED
07 AUG 2026

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

Full name: [redacted]

Property add [redacted]

Phone: [redacted]

Signature [redacted] **Date:** 4/8/26.

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Submission 77

SUPPORT SUBMISSION



Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

It would be fantastic to have a small bar with friendly staff + serving premium eats + drinks.

Full name: [redacted]

Property addre [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 04/08/26

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Submission 78

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
0 7 AUG 2026
File:.....
X-REF:.....
Doc ID:.....

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

I gladly support this idea. it will bring a new vibe to the local area and act as a beautiful spot to enjoy a nice drink and relax. Tea box has the same vibe near the golf club and I feel this will bring this environment to the area

Full name: [redacted]

Property add [redacted]

Phone: [redacted]

Signat [redacted] **Date:** 6/08/26

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Submission 79

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
0 7 AUG 2026
File:
X-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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Other comments:

_____

_____

_____

_____

_____

Full name: [redacted]

Property ad [redacted]

Phor [redacted]

Signature: [redacted] **Date:** 3/08/2026

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Submission 80

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 2026
X-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

This will be an improvement in the local facilities & support the local community

Full name: [redacted]

Property ad [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 3/8/26

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Submission 81

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 2026
REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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Other comments:

_____

_____

_____

_____

_____

Full name: [redacted]

Property addre [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 3/8/2026

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Submission 82

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 2026
File:
X-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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Other comments:

_____

_____

_____

_____

_____

Full name: [redacted]

Property address: _____

Phone: [redacted]

Signature: _____ **Date:** 5/8/26

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Lodgement: You may return this completed form to Boujee Brew so it can be delivered to the Town of Claremont on your behalf, or send it directly to toc@claremont.wa.gov.au, Attn: Planning and Development, PO Box 54, Claremont WA 6010.

Submission 83

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 2026
File:
X-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

GREAT CASUAL WORK FOR STUDENTS / UNI (LOCAL)

Full name: [redacted]

Property ad [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 07 AUG 26

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Submission 84

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

_____

_____

_____

_____

_____

Full name: [redacted]

Property ad [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 3/8/26

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Submission 85

SUPPORT SUBMISSION

...n of Claremont
RECEIVED
0 7 AUG

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

With the amendments, it will be a positive and attractive place to visit.

Full name [redacted]

Property address [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 03/08/2026

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Submission 86

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 2026
File:
X-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

Boujee Brew is a beautiful local small business, and the addition of the small bar facilities would be a great addition to the area.

Full name: [redacted]

Property address: [redacted]

Phone: [redacted] **Email:** [redacted]

Signature: [redacted] **Date:** 05/08/26

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Submission 87

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 2026
File:
A/REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

I think this would be a wonderful addition to the area

Full name: [redacted]

Property address: [redacted]

Phone: [redacted] **Email:** [redacted]

Signature: [redacted] **Date:** 6/8/26

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Submission 88

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 2026
File:
X-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☐ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

Very good for the locals - in walking distance.

Full name: [redacted]

Property ad [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 6 Aug 2026

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Submission 89

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 26
X-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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Other comments:

My house backs onto the commercial precinct of Ashton Ave, and will theoretically one of those most impacted by any kind of activation of the area. A local bar will increase the energy and community of the area, and I think increase my property value too.

Full name: [redacted]

Property addr [redacted]

Phone [redacted]

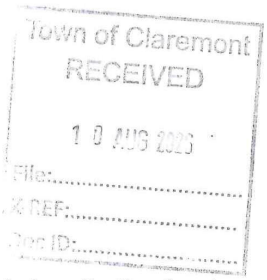
Signatur [redacted] **Date:** 07/08/26

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Submission 90

SUPPORT SUBMISSION



Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

It is democratic to have age –

Full name: [redacted]

Property address: [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 14/8/2026

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

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Submission 91

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
19 AUG 2026
File:
REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

great idea + and always good to have "local" venues

Full name: [redacted]

Property address: [redacted]

Phon [redacted] **Email:**

Signatur [redacted] **Date:** 9/8/26

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

Lodgement: You may return this completed form to Boujee Brew so it can be delivered to the Town of Claremont on your behalf, or send it directly to toc@claremont.wa.gov.au, Attn: Planning and Development, PO Box 54, Claremont WA 6010.

Submission 92

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
10 AUG 2026
File:
Ref ID:
Res ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

It would improve ambiance of neighborhood.

Full name: [redacted]

Property address: [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 9/Aug/26

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

Lodgement: You may return this completed form to Boujee Brew so it can be delivered to the Town of Claremont on your behalf, or send it directly to toc@claremont.wa.gov.au, Attn: Planning and Development, PO Box 54, Claremont WA 6010.

Submission 93

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
10 AUG 2026
File:
K-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

The anticipated community bar is not likely to disrupt the community peace. Rather it is likely to create a centre of community connection — as has proved the case for the Village Social venue in Mount Claremont

Full name: [redacted]

Property a [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 9/8/2026

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Submission 94

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
10 AUG 2026

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

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- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

_____

_____

_____

_____

_____

Full name: [redacted]

Property address: [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 9.8.26.

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

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Submission 95

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

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- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

_____

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_____

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_____

Full name: [redacted]

Property addr [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 9-8-26

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Submission 96

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

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- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

_____

_____

_____

_____

_____

Full name: [redacted]

Property addr [redacted]

Phone: [redacted]

Signatu [redacted] **Date:** 09/08/2026

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

Lodgement: You may return this completed form to Boujee Brew so it can be delivered to the Town of Claremont on your behalf, or send it directly to toc@claremont.wa.gov.au, Attn: Planning and Development, PO Box 54, Claremont WA 6010.

Submission 97

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☒ it provides a friendly local venue within walking distance of nearby homes
- ☒ it supports an existing local business and community meeting place
- ☒ the amended proposal is modest and includes patron, courtyard and noise controls
- ☒ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

GREAT NEWS FOR A GREAT SUBURB!

Full name [redacted]

Property addres [redacted]

Phon [redacted] **Email:** [redacted]

Signature: [redacted] **Date:** 9/8/26

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

Lodgement: You may return this completed form to Boujee Brew so it can be delivered to the Town of Claremont on your behalf, or send it directly to toc@claremont.wa.gov.au, Attn: Planning and Development, PO Box 54, Claremont WA 6010.

Submission 98

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☐ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

These type of venues are great in other area's.

Full name: [redacted]

Property address: [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 10/03/26

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

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Submission 99

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

Full name: [redacted]

Property addres [redacted]

Phone [redacted] **Email:** [redacted]

Signature [redacted] **Date:** 9/8/26

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

Lodgement: You may return this completed form to Boujee Brew so it can be delivered to the Town of Claremont on your behalf, or send it directly to toc@claremont.wa.gov.au, Attn: Planning and Development, PO Box 54, Claremont WA 6010.

Submission 100

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

_____

_____

_____

_____

_____

Full name: [redacted]

Property address: [redacted]

Phone [redacted] **Email:** _____

Signature: [redacted] **Date:** 9/8/26

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

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Submission 101

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

As a patron of the current cafe I think it's a great idea to offer the additional facility of a bar.

Full name: [redacted]

Property address: [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 9.8.26

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

Lodgement: You may return this completed form to Boujee Brew so it can be delivered to the Town of Claremont on your behalf, or send it directly to toc@claremont.wa.gov.au, Attn: Planning and Development, PO Box 54, Claremont WA 6010.

Submission 102

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 NOV 2025
File:
A-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

Boujee is a great Café and has provided a much needed meeting place for local residents.
I would love to see it expand into an evening venue and somewhere we could host private events.

Full name: [redacted]

Property address [redacted]

Phone: [redacted]

Signatu [redacted] **Date:** 3/8/26

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

Lodgement: You may return this completed form to Boujee Brew so it can be delivered to the Town of Claremont on your behalf, or send it directly to toc@claremont.wa.gov.au, Attn: Planning and Development, PO Box 54, Claremont WA 6010.

Submission 103

SUPPORT SUBMISSION

Town of Claremont
RECEIVED
07 AUG 26
X-REF:
Doc ID:

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

My house backs onto the commercial precinct of Ashton Ave, and will theoretically one of those most impacted by any kind of activation of the area. A local bar will increase the energy and community of the area, and I think increase my property value too.

Full name: [redacted]

Property address: [redacted]

Phone: [redacted] **Email:** [redacted]

Signature: [redacted] **Date:** 07/08/26

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Submission 104

Town of Claremont
RECEIVED
07 NOV 2025
File:
A-REF:
Doc ID:

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

_____

_____

_____

_____

_____

Full nam [redacted]

Property address [redacted]

Pho [redacted] 41

Signature: [redacted] **Date:** 4/8/2026

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

Lodgement: You may return this completed form to Boujee Brew so it can be delivered to the Town of Claremont on your behalf, or send it directly to toc@claremont.wa.gov.au, Attn: Planning and Development, PO Box 54, Claremont WA 6010.

Submission 105

Town of Claremont
RECEIVED
07 AUG 2026
File:
REF:
Doc ID:

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

It enjoys local people
Encourages community participation to meet your neighbours.

Full name: [redacted]

Property address: [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 4/08/2026

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

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Submission 106

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

I strongly support this change of use. A small neighbourhood bar operating within the proposed hours would provide a welcoming local venue for residents to meet and enjoy a drink or snack without needing to travel to larger hospitality areas.

Full name [redacted]

Property address: [redacted]

Phone: [redacted]

Signature [redacted] **Date:** 06/08/26

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

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Submission 107

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

The addition will improve housing prices within walking distance of the venue. Residents within the Ashton Ave precinct have no similar venue within walking distance and will greatly appreciate and support such an enterprise.

Full name: [redacted]

Property address: [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** 7/08/26

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

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Submission 108

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

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- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Dear Town of Claremont
I am writing to express my strong support for the proposed change of use of Boujee Bree to a small bar.
I believe this would be a fantastic addition to the Claremont area. We currently don't have anything like this, and having a small, local venue where residents can enjoy a drink, catch up with friends and socialise within walking distance would really add to the community.
I believe the venue would be well supported by locals and would only add value to the Claremont area, creating another welcoming place for people to enjoy without needing to travel elsewhere.
I fully support the proposed change of use and hope the Council will look favourably upon the application.

Kind regards

Kate Colmer
0400 354 460
kate.gallegos@sffc.com.au
August 8, 2026

Full name: [redacted]

Property addr [redacted]

Phone: [redacted]

Signature: [redacted] **Date:** August 8, 2026

Important: Anonymous submissions will not be accepted. Details of submissions, including addresses, may be made publicly available in a Council Agenda if the application is referred to Council for determination.

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Submission 109

SUPPORT SUBMISSION

Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

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- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☑ it supports an existing local business and community meeting place
- ☑ the amended proposal is modest and includes patron, courtyard and noise controls
- ☑ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

The addition will improve housing prices within walking distance of the venue. Residents within the Ashton Ave precinct have no similar venue within walking distance and will greatly appreciate and support such an enterprise.

Full name: [redacted]

Property address [redacted]

Phon [redacted]

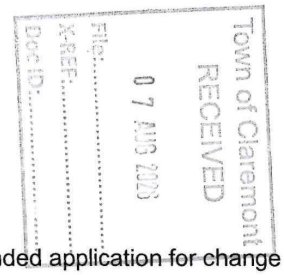
Signature: [redacted] **Date:** 7/08/26

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Submission 110

SUPPORT SUBMISSION



Amended application for change of use to Small Bar
Boujee Brew, 18–20 Ashton Avenue, Claremont

I ask the Town of Claremont to treat this form as my submission. I fully support the amended application for change of use from Café to Small Bar at 18–20 Ashton Avenue, Claremont.

I support this proposal because:

- ☑ it provides a friendly local venue within walking distance of nearby homes
- ☐ it supports an existing local business and community meeting place
- ☐ the amended proposal is modest and includes patron, courtyard and noise controls
- ☐ I believe it will be a positive addition to the Ashton Avenue Local Centre

Other comments:

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_____

Full name: [redacted]

Property address: [redacted]

Phone: _____ **Email** [redacted]

Signature: [redacted] **Date:** 7/8/26

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Submission 111

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 26, 2025, 10:37 PM

Statement of Support for a Local Small Bar

First name [redacted]

Last name

Email

Address

Phone

Signature ✓ Signed

Submission 112

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Nov 15, 2025, 09:00 PM

RECEIVED

Statement of Support for a Local Small Bar

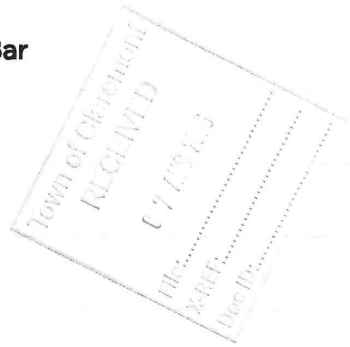
First name	[redacted]
Last name	
Email	
Address	
Testimonial of Support (optional)	Look forward to a small neighbourhood bar we can walk to!
Signature	✓ Signed

Submission 113

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 04, 2025, 03:58 AM

Statement of Support for a Local Small Bar



First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Great idea
Signature	✓ Signed

Submission 114

Show of Support for Local Sm all Bar

Submission Time
Aug 06, 2026, 11:58 AM

Statement of Support for a Local Small Bar



First name [redacted]

Last name

Email

Address

Phone [redacted]

Signature ✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 115

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 27, 2025, 05:20 PM

Statement of Support for a Local Small Bar

First name

Last name

Email

Address

Phone

Signature

[redacted]

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 116

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 27, 2025, 05:22 PM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Please let's have this facility for our community.
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 117

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 29, 2025, 10:30 PM

Statement of Support for a Local Small Bar



First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	I would be very pleased to see a small bar in this location. It would be ideally placed in a business environment. I strongly believe that it would be beneficial in creating community connections.
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Tт

Submission 118

Show of Support for Local Small Bar at Boujee Brew

Submission Time
May 01, 2025, 10:14 PM

Statement of Support for a Local Small Bar

Town of Claremont
RECEIVED
0 7 AUG
File:
X-REF:
Doc ID:

First name [redacted]

Last name

Email

Address

Phone

Signature ✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Tт

Submission 119

Show of Support for Local Small Bar at Boujee Brew

Submission Time
May 12, 2025, 07:21 PM

Statement of Support for a Local Small Bar



First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	This would add so much to our local area!
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 120

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Oct 30, 2025, 07:50 PM

Statement of Support for a Local Small Bar



First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	I suggest you check page 170 of the WA Planning and Development (Local Planning Schemes) Regulations 2015. The deemed provision for small bars is that the lot on which a small bar is located cannot directly adjoin a residential zone, which your proposed bar's lot does.
Signature	— Not signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

*First name ** *Last name ** *Email **

*Address **

Phone

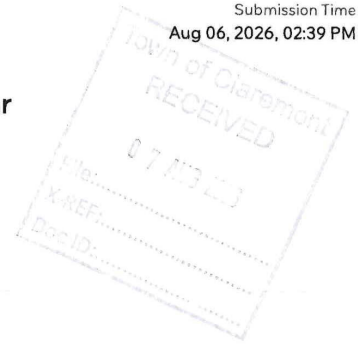
Testimonial of Support (optional)

Signature

Submission 121

Show of Support for Local Sm all Bar

Submission Time
Aug 06, 2026, 02:39 PM



Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	We support a local business that provides a cafe and evening bar to our area. Ashton Ave desperately needs this business to lift it from its basic and outdated offering of services currently.
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

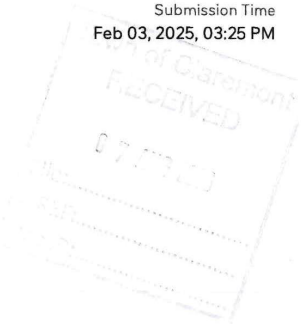
Testimonial of Support (optional)

Signature

Submission 122

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Feb 03, 2025, 03:25 PM



Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Boujee Brew has brought new life to the neighbourhood. Genuinely the local watering hole where everyone knows your name, friendships grow, and we journey the ups and downs of life together. Everyone is welcomed as part of the family. It would be a great asset to have the venue open for afternoon and evening meals and drinks to further nurture the strength of the neighborhood.
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

*First name ** *Last name ** *Email **

*Address **

Phone

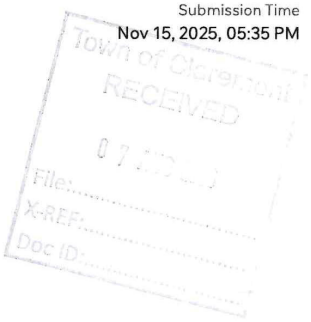
Testimonial of Support (optional)

Signature

Submission 123

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Nov 15, 2025, 05:35 PM



Statement of Support for a Local Small Bar

First name

Last name

Email

Address

Phone

Signature

[redacted]

✓ Signed

Submission 124

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Feb 02, 2025, 06:43 PM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

*First name ** *Last name ** *Email **

*Address **

Phone

Testimonial of Support (optional)

Signature

Submission 125

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 05, 2026, 01:23 AM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Our community would really benefit from a welcoming local bar.
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

*First name ** *Last name ** *Email **

*Address **

Phone

Testimonial of Support (optional)

Signature

Submission 126

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Nov 15, 2025, 12:53 AM



Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Long overdue. Would be an asset to the area. People against this need to have a look at great examples in Subi and Shenton Park. Noise from events at the Showgrounds is way more instrusive than a small bar.
Signature	✓ Signed

Submission 127

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Nov 23, 2025, 04:09 AM

Statement of Support for a Local Small Bar

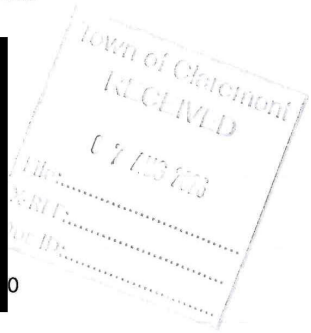
First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	A small bar would be a valued and well utilised amenity for the neighbourhood
Signature	✓ Signed

Submission 128

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 27, 2025, 05:16 PM

Statement of Support for a Local Small Bar



First name [redacted]

Last name

Email

Address [redacted]0

Signature ✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 129

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 29, 2025, 10:30 PM

Statement of Support for a Local Small Bar



First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	I would be very pleased to see a small bar in this location. It would be ideally placed in a business environment. I strongly believe that it would be beneficial in creating community connections.
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

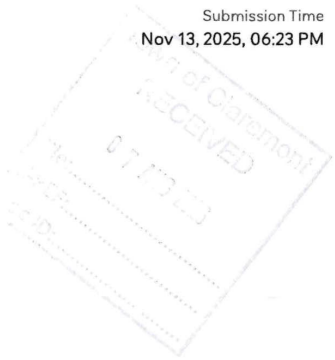
Testimonial of Support (optional)

Signature

Submission 130

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Nov 13, 2025, 06:23 PM



Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Small bars add a community meeting place to local suburbs.They make it possible to walk from home to meet friends and family for a drink and something to eat.They can also foster a sensible drinking culture with family and friends of different generations coming together in a place they all feel comfortable. The large beer barns of the 70's and 80's still have their place for live music and large groups but small bars offer something completely different.
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 131

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 27, 2025, 12:50 AM

Statement of Support for a Local Small Bar

First name [redacted]

Last name

Email

Address

Phone

Signature ✓ Signed

Submission 132

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Nov 14, 2025, 06:25 PM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Yes, I strongly support this, there should be more.
Signature	✓ Signed



Submission 133

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 27, 2025, 12:25 AM

Statement of Support for a Local Small Bar

First name [redacted]

Last name

Email

Address

Phone

Signature ✓ Signed

Submission 134

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Jan 31, 2025, 05:34 PM

Town of Claremont
RECEIVED
File:
X-Ref:
Doc ID:

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

*First name ** *Last name ** *Email **

*Address **

Phone

Testimonial of Support (optional)

Signature

Submission 135

Show of Support for Local Sm all Bar

Submission Time
Aug 06, 2026, 08:49 PM

Town of [redacted]
RECEIVED
[redacted]

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Signature	✓ Signed

Submission 136

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 05, 2026, 01:33 AM

Statement of Support for a Local Small Bar



First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	I wholeheartedly support this business venture and think it will bring nothing but benefits to our community! Claims it will lower the property value are ridiculous and vindictive!! Some people don't want to see the local community and small businesses thrive but I am not one of them. I cannot wait to enjoy an alfresco latte and a cheeky vino here!
Signature	✓ Signed

Submission 137

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 06, 2026, 05:23 AM

Town of Claremont
RECEIVED
07 [illegible]
File:
A-REF:
Doc ID:

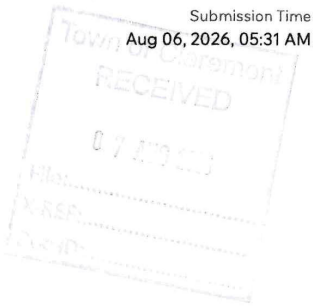
Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Great idea ! More community engagement. Existing examples like Vinotto show how well this is received.
Signature	✓ Signed

Submission 138

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 06, 2026, 05:31 AM



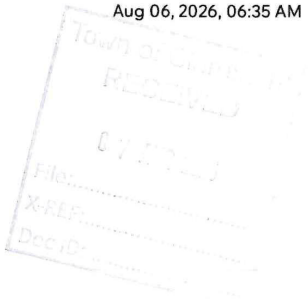
Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	The bar has my full support and we should be supporting small local business!
Signature	✓ Signed

Submission 139

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 06, 2026, 06:35 AM



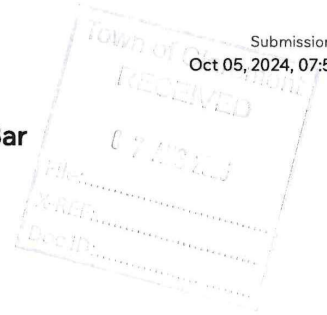
Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	The area really needs somewhere for the residents to catch up other than the annual Christmas Street Party. It's a great Idea.
Signature	✓ Signed

Submission 140

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Oct 05, 2024, 07:57 PM



Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Signature	✓ Signed

Submission 141

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 07, 2026, 02:14 AM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Yes please very much needed
Signature	✓ Signed

Town of Claremont
RECEIVED
10 AUG 2026
File:.....
X-REF:.....
Doc ID:.....

Submission 142

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 06, 2026, 11:51 PM

Statement of Support for a Local Small Bar

First name [redacted]

Last name

Email

Address [redacted]

Signature ✓ Signed



1 / 1

Submission 143

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 08, 2026, 03:50 AM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	I support this proposal . Will be a nice place for locals to go.
Signature	— Not signed



1 / 1

Submission 144

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 07, 2026, 11:25 PM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Great addition to the neighbourhood! We need to breathe some life into the western suburbs!
Signature	✓ Signed

Town of Claremont
RECEIVED
10 AUG 2026
File:
X-REF:
Doc ID:

1 / 1

Submission 145

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 07, 2026, 04:13 PM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Local rate payer who supports more small venues for locals
Signature	✓ Signed

Town of Claremont
RECEIVED
10 AUG 2026
File:.....
X-REF:.....
Doc ID:.....

Submission 146

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 08, 2026, 02:29 AM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Testimonial of Support (optional)	We think this is an excellent idea and would love to go for a quiet wine in the evenings with the local community!
Signature	✓ Signed



1 / 1

Submission 147

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 27, 2025, 05:32 PM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Signature	✓ Signed

QSAT/26/0273
D25-4.

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

*First name ** *Last name ** *Email **

*Address **

Phone

Testimonial of Support (optional)

Signature

Submission 148

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 27, 2025, 08:32 PM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Testimonial of Support (optional)	SUPPORT
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 149

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 29, 2025, 08:29 PM

Statement of Support for a Local Small Bar

of Claremont
RECEIVED

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Much needed in this area
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

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Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

*First name ** *Last name ** *Email **

*Address **

Phone

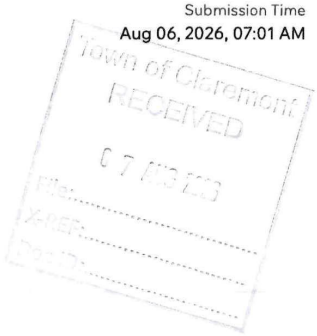
Testimonial of Support (optional)

Signature

Submission 150

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 06, 2026, 07:01 AM



Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Best thing that could happen to north claremont. Enhance community, engagement. Neighbourhood and lifestyle.
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

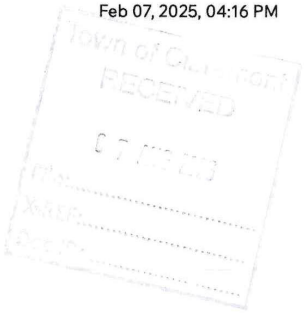
Testimonial of Support (optional)

Signature

Submission 151

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Feb 07, 2025, 04:16 PM



Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Great idea for the area! Nothing like that around.
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

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Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

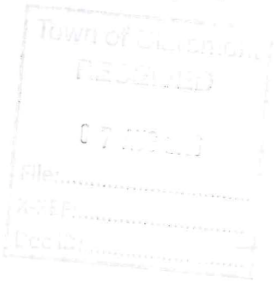
Testimonial of Support (optional)

Signature

Submission 152

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Feb 14, 2025, 05:20 PM



Statement of Support for a Local Small Bar

First name

Last name

Email

Address

Signature

[redacted]

✓ Signed

Support for a Local Small Bar at Boujee Brew

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If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 153

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Feb 19, 2025, 05:51 PM

Statement of Support for a Local Small Bar

First name [redacted]

Last name

Email

Address

Signature ✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

*First name ** *Last name ** *Email **

*Address **

Phone

Testimonial of Support (optional)

Signature

Submission 154

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Feb 28, 2025, 06:40 PM

Statement of Support for a Local Small Bar

First name [redacted]

Last name

Email

Address

Phone

Signature ✓ Signed

Support for a Local Small Bar at Boujee Brew

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Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 155

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Mar 01, 2025, 05:51 PM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	New to the area from a busier suburb - would love to have a local for a social escape
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

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Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 156

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 09, 2026, 04:37 PM

Statement of Support for a Local Small Bar

First name [redacted]

Last name

Email

Address

Signature ✓ Signed

1 / 1

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

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If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Tт

Submission 157

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 09, 2026, 04:38 AM

Statement of Support for a Local Small Bar

First name [redacted]

Last name

Email

Address

Signature ✓ Signed

1 / 1

Submission 158

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 09, 2026, 04:38 AM

Statement of Support for a Local Small Bar

First name

Last name

Email

Address

Signature



✓ Signed

1 / 1

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

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Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Tт

Submission 159

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Aug 09, 2026, 04:39 AM

Statement of Support for a Local Small Bar

First name

Last name

Email

Address

Signature



✓ Signed

1 / 1

Home Order Online Loyalty Gift Cards Contact Us Log In

ee Brew
cals for locals

Online Ordering

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

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Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

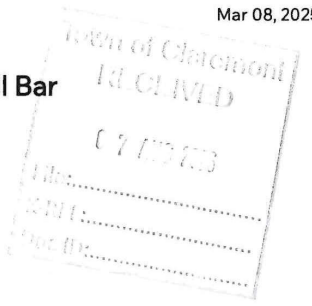
Tт

Contact Us

Submission 160

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Mar 08, 2025, 04:01 PM



Statement of Support for a Local Small Bar

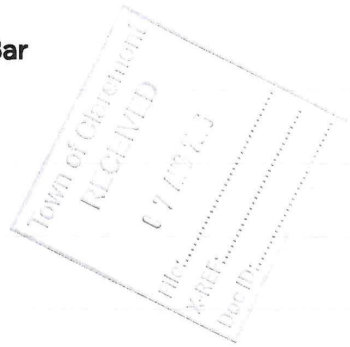
First name	[redacted]
Last name	
Email	
Address	
Signature	✓ Signed

Submission 161

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 04, 2025, 03:58 AM

Statement of Support for a Local Small Bar



First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Great idea
Signature	✓ Signed

Submission 162

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Mar 05, 2025, 04:08 PM

Statement of Support for a Local Small Bar

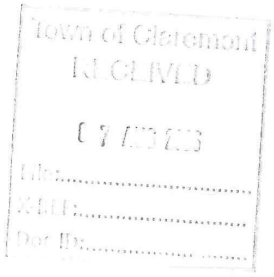
First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	It would be un-Australian to not support a local small business opening a bar.
Signature	✓ Signed

Submission 163

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 04, 2025, 04:46 PM

Statement of Support for a Local Small Bar



First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Support local small bar
Signature	✓ Signed

Submission 164

Show of Support for Local Sm all Bar

Submission Time
Aug 06, 2026, 07:47 AM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Would be a great addition to the area!
Signature	✓ Signed

Submission 165

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 26, 2025, 11:08 PM

Statement of Support for a Local Small Bar

First name [redacted]

Last name

Email

Address

Phone

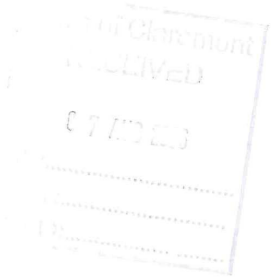
Signature ✓ Signed

Submission 166

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 26, 2025, 10:32 PM

Statement of Support for a Local Small Bar



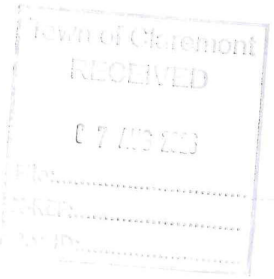
First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Definitely support this..we need local bars, wine bars etc in our neighbourhoods to create a sense of community and to give people an opportunity to walk down, have a quiet drink, connect and engage with people - and support small businesses (not big chains). Love the idea of a small bar in the area, PLEASE!
Signature	✓ Signed

Submission 167

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 13, 2025, 05:02 PM

Statement of Support for a Local Small Bar



First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Having lived in Wembley and North Fremantle, both locations close to small bars, I think Claremont needs a small bar! It brings life to the neighbourhood and supports community. Bring it on!
Signature	✓ Signed

Submission 168

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 27, 2025, 12:55 AM

Statement of Support for a Local Small Bar

First name	[redacted]
Last name	
Email	
Address	
Phone	
Testimonial of Support (optional)	Sounds like a lovely idea for the locals. Always looking for places with a bit of atmosphere and a good chilled vibe.
Signature	✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

Our vision is simple: to create a relaxed, welcoming neighbourhood venue where locals can meet for a drink, enjoy something to eat and spend time closer to home.Community support is an important part of the planning process, and we would love to hear from local residents and visitors who support having a Small Bar at Boujee Brew.

If you would like to see a local Small Bar at 20 Ashton Avenue, Claremont, please add your name to our Show of Support below.

Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Submission 169

Show of Support for Local Small Bar at Boujee Brew

Submission Time
Apr 27, 2025, 03:31 PM

Statement of Support for a Local Small Bar

First name [redacted]

Last name

Email

Address

Phone

Signature ✓ Signed

Support for a Local Small Bar at Boujee Brew

We're seeking approval for Boujee Brew at 20 Ashton Avenue, Claremont to operate as a local Small Bar alongside our existing café offering.

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Thank you for supporting Boujee Brew and helping us demonstrate the level of community support for the proposal. ♡

Statement of Support for a Local Small Bar

First name * *Last name* * *Email* *

Address *

Phone

Testimonial of Support (optional)

Signature

Applicant Response to Submission

Summary of Submissions

The applicant has reviewed the objections received during the advertising of the amended proposal. While the concerns raised are acknowledged, many of the objections relate to issues that have been directly addressed through the amended application package, including the substantial reduction in patron capacity, reduced courtyard use, refined operating hours, acoustic assessment, a revised Venue Management Plan, parking and transport material, and additional evening parking photographs.

The amended proposal is materially different from the original application. The original proposal sought approval for up to 120 patrons. The amended proposal is limited to 60 ordinary patrons, with a maximum of 20 patrons in the courtyard. The proposal is not a pub, tavern, nightclub, live music venue, late-night entertainment venue or high-turnover drinking establishment. It is a modest, food-supported, local-serving extension of the existing Boujee Brew café and community meeting-place function within the Ashton Avenue Local Centre.

The applicant's position is that the amended proposal is consistent with the objectives of the Local Centre Zone, is capable of operating in compliance with the Environmental Protection (Noise) Regulations 1997, can be appropriately managed through conditions and the Venue Management Plan, and would improve local residential amenity by providing a small, walkable evening venue in an under-activated local commercial strip.

No.	SUBMISSION	RESPONSE
1	**Noise**: Patrons talking outdoors, arriving and leaving late in the evening, activity in outdoor seating areas especially at night. **Parking**: Street parking is limited with the possibility of ride and share increasing congestion making it difficult for residents and visitors to find parking.	As mentioned above, advertising has commenced and has raised some concerns regarding related noise, parking, residential amenity, traffic, safety and future expansion. These concerns have been acknowledged and will be addressed in the proposed amendment. The proposal has been amended to reduce the capacity from the original 60 patrons to 20. The proposed courtyard operation hours will be reduce with it closing earlier than the internal venue. Furthermore, additional information within the Venue Management Plan which includes patron supervision, complaint logging, quiet departure, courtyard closure and staff intervention if patrons become unreasonably loud.

No.	SUBMISSION	RESPONSE
	Residential amenity: The quiet character of the neighbourhood, with a licensed venue operating in the evening has the potential to reduce residents' enjoyment of their homes. **Traffic and Safety**: Increased vehicle movements, deliveries, pickup/drop off activity. Safety concerns. **Future expansion**: Once approved there may be future applications to increase patron numbers and extended trading hours.	Noise assessment has been conducted by an acoustic consultant, SLR Consulting, which concludes that predicted noise emissions can comply with the Environmental Protection (Noise) Regulations 1997. Parking has also been addressed through the reduced patron numbers, the 400m parking and transport analysis, local walk-up patronage, public transport, rideshare and the different peak periods between the Small Bar and surrounding daytime businesses. The additional evening parking photographs also demonstrate that parking remains available during the likely period of small bar activation. The proposed operation is not a pub, tavern, nightclub, live music venue, late-night entertainment venue or high-turnover drinking establishment. It is a modest, food-supported, locally serving extension of the existing Boujee Brew café and community meeting place within the Ashton Avenue Local Centre. Some early-evening activity is appropriate and expected within a Local Centre, provided it is suitably scaled and managed. In relation to any future expansion of the proposed application, including increasing the number of patrons or extending trading hours, a new application to the town would be submitted and assessed on its merits at the time. Subsequently, there is no current plan or active application to propose additional patrons or to extend trading hours, and this does not form part of this proposal. The concerns of noise, parking, traffic, residential amenity, patron behaviour and Local Centre compatibility are also addressed in further detail in the individual responses below and should be considered in the context of the amended proposal as a whole.
2	Patrons causing a nuisance and disturbing the amenity of neighbours.	As mentioned in the comment above, the amended proposal is for a modest, neighbourhood-focused Small Bar, not a tavern, nightclub, live music venue or late-night entertainment premises. The proposal is intended to operate as a food-supported, local-serving hospitality venue and would be subject to responsible service of alcohol obligations, staff supervision and patron management controls.

No.	SUBMISSION	RESPONSE
		In addition to supporting the application's operation, the Venue Management Plan addresses patron behaviour, quiet departure, courtyard use, complaint handling and staff intervention. Staff will be able to require noisy or disruptive patrons to reduce their noise levels, move indoors, or leave the premises. These measures provide a practical framework to manage amenity impacts. It is not accepted that a modest, well-managed neighbourhood venue would cause unacceptable disturbance. In the context of an established Local Centre, appropriate early-evening activation can improve passive surveillance, support legitimate pedestrian activity and contribute positively to the safety, amenity and enjoyment of the neighbourhood.
3	Opposition to the Small Bar proposal.	The application acknowledges the related concern; however, compared with the previous application, the proposal has been reduced to better support and enhance the surrounding residential amenity. The proposal has been materially reduced and refined following mediation, including a reduction from 120 patrons to 60 patrons, a 20-patron courtyard limit, earlier courtyard closure, acoustic assessment, parking and transport analysis, and an updated Venue Management Plan. The proposal also has substantial demonstrated community support, including over 100 statements of support during this round of submissions and approximately 600 previous petition signatures from local residents, customers and community members.
4	High density area of Claremont not suitable for the proposal with traffic congestion and parking problems. Increase in anti-social behaviour that will detract from the amenity and enjoyment of the neighbourhood.	Concerns regarding density, traffic, parking and antisocial behaviour are acknowledged; the amended proposal is not for a high-intensity or late-night entertainment venue. The site forms part of an established commercial activity precinct within the Ashton Avenue Local Centre, which already comprises a mix of local commercial and service uses, such as a liquor store and other neighbourhood-serving businesses. The existing presence of evening commercial and liquor-related activity within the Local Centre reinforces that the relevant

No.	SUBMISSION	RESPONSE
		question is not whether any evening activity is inherently unsuitable, but whether this particular proposal is modest, well-managed and compatible with its context. The proposal is amended to reduce in scale and operating intensity. Ordinary capacity is capped at 60 patrons, with a maximum of 20 patrons in the courtyard. The venue would close at **9:00pm Sunday to Thursday and 10:00pm Friday and Saturday**, with the courtyard closing earlier at **8:00pm Sunday to Thursday and 9:00pm Friday and Saturday**. These are modest closing hours and are earlier than many restaurants and hospitality venues in the broader Claremont area. The proposal does not include DJs, live music, nightclub use, tavern use, a pub-style operation or late-night entertainment. No evidence has been provided to demonstrate that the amended proposal would result in unacceptable traffic congestion or parking problems. Subsequently, the submitted parking material and evening photographs demonstrate that during the likely period of small bar activation, parking remains available within the surrounding street network. The amended proposal materially reduces the practical parking demand compared with the original application, and the supporting parking assessment identifies public and on-street parking within approximately 400 metres of the site, together with distinct peak demand periods between the proposed small bar and the surrounding daytime businesses. It is also not accepted that a modest, well-managed neighbourhood venue would necessarily increase antisocial behaviour. In this Local Centre context, appropriate early-evening activation can improve passive surveillance, increase legitimate pedestrian activity and contribute positively to the perceived safety, amenity and enjoyment of the neighbourhood. The proposed use would be subject to RSA obligations, patron management, noise controls, complaint management, courtyard limits and the Venue Management Plan.
5	Impact of noise and amenity and antisocial behaviour.	Concerns related to noise, amenity, anti-social behaviour, opening hours, or parking impact are acknowledged, and a comprehensive analysis has commenced to address them. The

No.	SUBMISSION	RESPONSE
	The proposal does not meet the objectives of the Local Centre Zone under LPS3. The proposal does not meet the Environmental Protection (Noise) Regulations. Opening Hours Management of patrons when the venue closes. Parking issues along Ashton Avenue.	comprehensive analysis package includes the reduced patron capacity, Acoustic Assessment, Venue Management Plan, parking and transport material, and community support material. The Local Centre Zone objectives under LPS3 are to provide for local shopping and other uses of a local service nature, to provide a variety of shops and other services of a local nature, and to ensure that the scale and operation of uses are compatible with residential uses in adjoining areas. The amended proposal will satisfy those objectives by providing additional hospitality service with Boujee Brew already operates as an established café and local community meeting place within the Ashton Avenue Local Centre. The proposed Small Bar is a modest, local-serving and food-supported extension of that existing use. It would add to the range of local services available to nearby residents while remaining small-scale, neighbourhood-focused and compatible with its established commercial development precinct context. The proposal is not a nightclub, tavern, pub, live music venue, late-night entertainment venue or high-turnover drinking establishment. The original proposal sought approval for up to 120 patrons. As part of the amended proposal, the applicant has voluntarily reduced ordinary patron capacity by half, to 60 patrons, with a maximum of 20 patrons in the courtyard. The trading hours are proposed to operate in a modest manner with closing hour at 9:00pm Sunday to Thursday and 10:00pm Friday and Saturday, with courtyard use ceasing earlier at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. These closing times are limited and conservative in a hospitality context, and are earlier than or comparable with many nearby restaurant and hospitality premises in and around Claremont, including venues advertising closing times of 9:30pm, 10:00pm, 10:30pm,

No.	SUBMISSION	RESPONSE
		11:00pm and midnight. Examples of nearby hospitality trading hours are provided at Attachment A. This reinforces that the amended proposal is not late-night in nature. The assertion that the proposal does not meet the Environmental Protection (Noise) Regulations 1997 is rejected. SLR Consulting has prepared an acoustic assessment which confirms that the predicted noise emissions from the amended proposal can comply with the applicable assigned noise levels under the Regulations. The acoustic material also notes that a preliminary assessment for an 80-patron venue operation, split equally between the internal area and courtyard, showed compliance with the Noise Regulations with no building modifications. The amended ordinary proposal is more conservative than that, with ordinary operation limited to 60 patrons total and only 20 patrons in the courtyard. The applicant has therefore materially reduced the scale and intensity of the proposal from the original application, notwithstanding that the acoustic material supports compliance at a higher preliminary assessment scenario than the current ordinary proposal. This reduction was made in good faith and directly responds to the Town's and residents' concerns regarding noise, courtyard use, evening activity and residential amenity. Concerns about patron management when the venue closes have also been addressed. The Venue Management Plan includes measures for patron behaviour, quiet departure, courtyard use, complaint response and staff intervention where patrons become unreasonably loud or disruptive. These controls are appropriate for a modest neighbourhood venue of this kind. Parking concerns have also been extensively considered. No evidence has been provided to demonstrate that the amended proposal would result in unacceptable parking issues along Ashton Avenue. The proposal has been reduced to 60 ordinary patrons, resulting in a practical additional shortfall of approximately 5.6 bays. The parking material identifies 121 public and on-street bays within approximately 400 metres, nearby public transport, a walkable local catchment, and different peak demand periods between the Small Bar and surrounding

No.	SUBMISSION	RESPONSE
		daytime businesses. The additional evening parking photographs further demonstrate that parking remains available during the likely period of small bar activation. It is also not accepted that a modest, well-managed neighbourhood venue would increase antisocial behaviour. In this Local Centre context, appropriate early-evening activation is capable of improving passive surveillance, supporting legitimate pedestrian activity and contributing positively to the safety, amenity and enjoyment of the neighbourhood.
6	Patrons gathering outside the venue resulting in increased noise and obstruction in the surrounding area. Parking demand and traffic congestion. Loss of Amenity.	The concern regarding patrons gathering outside the venue is noted. The Venue Management Plan includes measures to encourage gradual dispersal, quiet departure and staff response where patrons are congregating or behaving noisily outside the premises, provided it is safe and practicable to do so. The proposal is modest in scale, with 60 patrons across the venue and a 20-patron courtyard cap. Parking and traffic impacts have been addressed through the reduced scale of the proposal and the supporting parking and transport material. Boujee Brew is currently operates as a café during daytime business hours, so the proposal does not introduce an entirely new daytime commercial use or new daytime parking demand into the Local Centre. The primary additional activity associated with the Small Bar would occur in the early evening, when many surrounding businesses are closed or operating at a reduced level. The parking material identifies public and on-street parking within approximately 400 metres, nearby public transport, a walkable local catchment and different peak demand periods between the proposed Small Bar and surrounding daytime businesses. Additional evening parking photographs have also been provided and show available parking during the likely period of small bar activation. The proposal is not a nightclub, tavern, pub, live music venue, late-night entertainment venue or high-turnover drinking establishment. The original proposal sought approval for up to 120 patrons. As part of the amended proposal, the applicant has voluntarily reduced ordinary

No.	SUBMISSION	RESPONSE
		patron capacity by half, to 60 patrons, with a maximum of 20 patrons in the courtyard. The proposed trading hours are to be close at 9:00pm Sunday to Thursday and 10:00pm Friday and Saturday, with courtyard use ceasing earlier at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. These closing times are limited and conservative in a hospitality context and are earlier than or comparable to many nearby restaurants and hospitality premises in and around Claremont, including venues advertising closing times of 9:30pm, 10:00pm, 10:30pm, 11:00pm and midnight. This reinforces that the amended proposal is not late-night in nature. The applicant does not accept that the amended proposal would result in an unacceptable loss of amenity. To the contrary, appropriate early-evening activation within an established Local Centre can increase passive surveillance, support legitimate pedestrian activity, improve perceived safety and contribute positively to the convenience, vitality and enjoyment of the neighbourhood.
7	Negative impact of operating hours. Impacts on residential amenity including noise. Parking issues within the locality. Increased evening activity close to residential homes. Proposal does not meet the objectives of the Local Centre Zone under LPS3	The concerns regarding hours, residential amenity, parking and Local Centre compatibility are acknowledged. However, the applicant does not accept that the amended proposal would result in unacceptable impacts or that it is inconsistent with the objectives of the Local Centre Zone. The amended proposal has been deliberately reduced and refined in response to the Town's and residents' concerns. The original proposal sought approval for up to 120 patrons. The amended proposal now seeks ordinary capacity of 60 patrons, with a maximum of 20 patrons in the courtyard. The proposed hours have also been reduced and are modest in a hospitality context: the internal venue would close at 9:00pm Sunday to Thursday and 10:00pm Friday and Saturday, with courtyard use ceasing earlier at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. Sunday courtyard opening has also been further refined to 9:00am as an additional amenity measure.

No.	SUBMISSION	RESPONSE
		These are not late-night entertainment hours. The proposal is not a nightclub, tavern, pub, live music venue or high-turnover drinking establishment. It is a small, food-supported, neighbourhood hospitality venue intended to operate as an extension of the existing Boujee Brew café and community meeting place. Residential amenity has been addressed through a combination of reduced patron numbers, limited courtyard capacity, earlier courtyard closure, acoustic assessment, venue management controls, no live music or DJs, no smoking, patron behaviour controls, quiet departure measures and a complaint response process. The acoustic assessment confirms that the amended proposal can comply with the Environmental Protection (Noise) Regulations 1997, providing an objective basis for concluding that the proposal can operate without unacceptable acoustic impacts, subject to the proposed management measures. Parking has also been extensively assessed. The amended 60-patron proposal materially reduces the likely parking demand compared with the original application. The parking material identifies public and on-street parking within approximately 400 metres, nearby public transport, a walkable local catchment, and different peak demand periods between the proposed Small Bar and surrounding daytime businesses. Additional evening parking photographs have also been provided and demonstrate that parking remains available during the likely period of small bar activation. In relation to increased evening activity, some early-evening activity is an appropriate and expected feature of a Local Centre. The relevant question is not whether there will be any evening activity, but whether the activity is appropriately scaled and managed. In this case, the activity is modest, local-serving, food-supported and subject to clear operating controls. Appropriate early-evening activation can also provide positive planning benefits, including increased passive surveillance, legitimate pedestrian activity and improved perceived safety within the Local Centre.

No.	SUBMISSION	RESPONSE
		The Local Centre Zone objectives under LPS3 are to provide for uses of a local service nature and to ensure that the scale and operation of uses are compatible with residential uses in adjoining areas. The amended proposal satisfies those objectives. Boujee Brew already operates as an established café and local community meeting place within the Ashton Avenue Local Centre. The proposed Small Bar would add a modest evening hospitality option for nearby residents, complement the existing mix of local commercial and service uses, and support the continued local-serving function of the centre. For these reasons, the amended proposal is considered compatible with the Local Centre Zone and capable of operating without unacceptable impacts on residential amenity, parking or the surrounding locality.
8	Increase in nighttime activity with associated noise and antisocial behaviour. Parking issues within the locality.	The concern regarding increased night-time activity is acknowledged; however the amended proposal is not late-night in nature and is not entertainment-driven. The proposal expressly excludes nightclub, tavern, pub, live music venue, DJs and late-night entertainment use. It is instead proposed as a small-scale, local-serving and food-supported extension of the existing Boujee Brew café and community meeting place. Regarding the noise concerns, the capacity is deliberately modest, and now half that of the original application. Ordinary capacity is limited to 60 patrons, with a maximum of 20 patrons in the courtyard. The venue would close at 9:00pm Sunday to Thursday and 10:00pm Friday and Saturday, with courtyard use ceasing earlier at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. These hours are limited and conservative in a hospitality context and reinforce that the proposal is not a late-night venue. Noise impacts have been addressed through the acoustic assessment and Venue Management Plan. The acoustic material confirms that the amended proposal can comply with the Environmental Protection (Noise) Regulations 1997, and the Venue Management Plan

No.	SUBMISSION	RESPONSE
		includes practical controls for patron behaviour, courtyard use, quiet departure, complaint response, smoking, waste and closing procedures. The Acoustic Report outlines that a preliminary 80-patron venue scenario demonstrated compliance with the Noise Regulations without building modifications, whereas the amended ordinary proposal is more conservative, at 60 patrons total and 20 patrons in the courtyard. It is understood and evidently analysed that a small-scale, well-managed neighbourhood venue would increase antisocial behaviour. In the context of an established Local Centre, appropriate early-evening activity is more likely to improve passive surveillance, support legitimate pedestrian activity and contribute positively to the safety, amenity and enjoyment of the neighbourhood. Parking has also been assessed in the context of the Local Centre setting. The amended proposal materially reduces parking demand compared with the original 120-patron proposal, with ordinary capacity reduced to 60 patrons. The parking material identifies nearby public and on-street parking, a walkable local catchment, nearby public transport and different peak demand periods between the proposed Small Bar and surrounding daytime businesses. Additional evening parking photographs have been provided and demonstrate that parking remains available during the likely period of the small bar's activation.
9	Amenity impacts including noise, increase in foot traffic and vehicle movements.	The potential amenity impacts associated with noise, foot traffic and vehicle movements have been considered and addressed in the amended application. The proposal is a change of use and a small-scale extension of existing local hospitality premises, rather than a new standalone venue or a high-intensity entertainment use. The amended proposal has been materially reduced from the original application, with ordinary patron capacity reduced from 120 to 60 and courtyard capacity limited to 20. This

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		reduction directly reduces the likely level of pedestrian movement, vehicle movement, parking demand and general activity associated with the use. Noise impacts have been assessed by SLR Consulting, and the amended application states that projected noise emissions from the Small Bar can comply with the Environmental Protection (Noise) Regulations 1997. Foot traffic and vehicle movements must also be assessed in their proper Local Centre context. Some pedestrian and vehicle movement is expected in a commercial strip. The relevant question is whether those movements would be unacceptable having regard to the scale and management of the proposal. In this case, the reduced patron capacity, acoustic assessment, Venue Management Plan, parking and transport analysis, quiet departure measures and nearby public/on-street parking are intended to ensure that pedestrian and vehicle movements remain compatible with the Local Centre context and nearby residential properties.
10	Loss of residential amenity and noise impacts.	The concern regarding residential amenity and noise is acknowledged. However, the applicant does not accept that the amended proposal would result in an unacceptable loss of residential amenity. To the contrary, the applicant's position is that the proposal would improve residential amenity by providing a modest, well-managed local venue within an existing commercial strip that currently offers limited evening amenity for nearby residents. The Ashton Avenue Local Centre is an established commercial precinct within the residential neighbourhood. The purpose of a Local Centre is not to remain inactive outside ordinary daytime trading hours, but to provide local services for the surrounding community, at a scale compatible with nearby residential uses. At present, the local centre provides very limited social amenity for residents. The proposed Small Bar would improve the local service offering

No.	SUBMISSION	RESPONSE
		by providing a small, food-supported neighbourhood venue where nearby residents can meet, socialise and access a local hospitality option within walking distance of their homes. Noise impacts have been specifically assessed by SLR Consulting, and the acoustic assessment provides an objective technical basis to conclude that the predicted noise emissions from the amended proposal comply with the Environmental Protection (Noise) Regulations 1997. The amended proposal is also conservative in scale, with ordinary operations limited to a total of 60 patrons and a maximum of 20 patrons in the courtyard. The proposal has been materially reduced and refined to limit potential amenity impacts, including reduced patron capacity, a 20-patron courtyard limit, earlier courtyard closure, no live music or DJs, no smoking, responsible service of alcohol obligations, quiet departure measures, complaint response procedures and operational management controls. A modest level of early-evening activity within an established commercial strip should not be treated as an adverse amenity impact in itself. Appropriate activation of the Local Centre has the potential to increase passive surveillance, support legitimate pedestrian activity, improve perceived safety and contribute positively to the enjoyment and convenience of the neighbourhood. On that basis, the proposal is likely to improve, rather than diminish, residential amenity while remaining compatible with nearby residential properties.
11	Parking impacts in the locality along side noise from patrons attending then leaving the venue.	The concern regarding parking and departing patrons is noted. However, the applicant does not accept that the amended proposal would result in unacceptable parking impacts or unacceptable noise impacts from patrons attending or leaving the venue. Parking has been addressed through the amended 60-patron proposal, which materially reduces parking demand. The application identifies public and on-street parking within approximately 400m, together with nearby public transport and likely local walk-up patronage.

No.	SUBMISSION	RESPONSE
		Additional evening parking photographs have also been provided to support the observed availability of on-street parking. Boujee Brew already operates as a café during daytime business hours, so the proposal does not introduce an entirely new daytime commercial use or daytime parking demand into the locality. The primary additional activity associated with the Small Bar would occur in the early evening, when many surrounding businesses are closed or operating at a reduced level. The parking material identifies nearby public and on-street parking, public transport access, a walkable local catchment and different peak demand periods between the proposed Small Bar and surrounding daytime businesses. The evening parking photographs show available parking during the likely period of small bar activation. Patron departure is addressed through the Venue Management Plan, including quiet departure signage, gradual dispersal, complaint logging and staff taking reasonable steps to remind patrons to move on quietly where safe and practicable. The proposal is not a pub, tavern, nightclub, live music venue, late-night entertainment venue or high-turnover drinking establishment. It is a small-scale, food-supported, local-serving neighbourhood venue with ordinary capacity limited to 60 patrons and courtyard capacity limited to 20 patrons. In this context, the amended proposal is capable of operating without unacceptable parking, traffic, noise or patron-departure impacts.
12	Location is not suitable for the use. Increase in noise during the nighttime hours within the locality.	The objection that the location is not suitable for the use is not accepted. The site is located within the Ashton Avenue Local Centre, which is the appropriate planning context for local shopping, local services and small-scale neighbourhood hospitality uses. The proposal is not seeking to introduce an isolated commercial use into a purely residential street. It is a change of use and modest extension of an existing café within an established commercial strip.

No.	SUBMISSION	RESPONSE
		Boujee Brew already operates from the site as an established café and local community meeting place. The proposed Small Bar builds directly on that existing local hospitality function by providing a modest, food-supported evening venue for nearby residents. It is not proposed to operate as a pub, tavern, nightclub, live music venue, late-night entertainment premises or high-turnover drinking establishment. The amended proposal has also been materially reduced and refined to respond to concerns about scale and amenity. Ordinary patron capacity is limited to 60 patrons, with a maximum of 20 patrons in the courtyard. The venue would close at 9:00pm Sunday to Thursday and 10:00pm Friday and Saturday, with courtyard use ceasing earlier at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. These are slow-scale operation hours in a hospitality context and reinforce that the proposal is not late-night in nature. The concern regarding increased night-time noise has been specifically addressed through the acoustic assessment prepared by SLR Consulting. The acoustic material provides an objective technical basis for concluding that predicted noise emissions from the amended proposal can comply with the Environmental Protection (Noise) Regulations 1997. The proposal is also accompanied by operational controls to manage courtyard use, patron behaviour, quiet departure, complaints, no live music, smoking, waste and closing procedures. Some early-evening activity is appropriate and expected within a Local Centre. The relevant question is not whether there will be any evening activity, but whether the activity is suitably located, appropriately scaled and capable of being managed to protect nearby residential amenity. In this case, the proposal is local-serving, modest in scale, technically assessed, operationally controlled and consistent with the intended function of the Local Centre.

No.	SUBMISSION	RESPONSE
13	Detrimental effect on other businesses within the area in relation to parking. Impacts of noise and patron activity	The concern regarding impacts on other businesses is noted, however the applicant does not accept that the amended proposal would have a detrimental effect on surrounding businesses in relation to parking. Boujee Brew already operates from the site as a café during daytime business hours. Accordingly, the proposal does not introduce an entirely new daytime commercial use or a new daytime parking demand into the Local Centre. The primary additional activity associated with the proposed Small Bar would occur in the early evening, when many surrounding businesses are closed or operating at a reduced level. This is important because parking demand in a Local Centre is not static throughout the day. The available parking supply is shared between uses with different peak periods, and the amended proposal is expected to operate during a period when demand from many daytime businesses has reduced. This is supported by the parking assessment and the additional evening parking photographs provided by the applicant, which show available parking and limited business-related parking activity during the likely period of small bar activation. The applicant's position is that the modest additional evening demand from a 60-patron venue can be accommodated within the broader Local Centre parking environment without unreasonably affecting nearby businesses. The amended proposal is also expected to complement, rather than undermine, the existing Local Centre mix. A modest evening hospitality venue can increase local activity, support cross-visitation, improve passive surveillance and contribute to the vitality of the commercial strip outside ordinary daytime business hours. Noise and patron activity have also been specifically addressed. The proposal is not a pub, tavern, nightclub, live music venue or late-night entertainment premises. It is a small, food-supported neighbourhood venue with an ordinary capacity limited to 60 patrons and a courtyard capacity limited to 20 patrons. Noise has been assessed by SLR Consulting, and patron activity would be managed through the Venue Management Plan, including controls for

No.	SUBMISSION	RESPONSE
		courtyard use, patron behaviour, quiet departure, complaints, smoking, waste and closing procedures.
14	Compatibility of the use with nearby homes and potential conflict between patrons and residents. Introduction of nighttime activity within the locality and the impacts of noise. Parking issues within the locality. Loss of residential amenity.	The concern regarding compatibility with nearby homes is acknowledged. However, in consideration to the analysis conducted, it is understand that the amended proposal would be compatible with nearby residential properties or that it would not result in an adverse impact on the residential amenity. The site is located within the Ashton Avenue Local Centre, not within an isolated residential setting. The Local Centre Zone expressly contemplates local service uses, provided they are appropriately scaled and operated in a manner compatible with nearby residential uses. The amended proposal is consistent with that planning context. It is a modest, food-supported neighbourhood venue proposed as an extension of the existing Boujee Brew café and community meeting place. The proposal has been materially reduced and refined to address residential compatibility. The original proposal sought approval for up to 120 patrons. The amended proposal limits ordinary capacity to 60 patrons, with a maximum of 20 patrons in the courtyard. Courtyard use would cease earlier than internal trading, with the courtyard closing at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. Sunday courtyard opening has also been refined to 9:00am as an additional amenity measure. The proposal is not a pub, tavern, nightclub, live music venue, late-night entertainment premises or high-turnover drinking establishment. It does not seek to introduce entertainment-driven or late-night activity into the locality. The proposed hours are limited and conservative in a hospitality context.

No.	SUBMISSION	RESPONSE
		Noise impacts have been specifically assessed by SLR Consulting, and the acoustic material provides an objective technical basis for concluding that the amended proposal can comply with the Environmental Protection (Noise) Regulations 1997. The Venue Management Plan also includes practical controls for courtyard use, patron behaviour, quiet departure, complaint response, staff intervention, smoking, waste and closing procedures. The potential for conflict between patrons and residents has also been addressed through the proposal's scale and management. The venue would be managed by staff, subject to responsible service of alcohol obligations, and supported by clear expectations for patron behaviour. The purpose of the venue is to provide a local, food-supported hospitality option for nearby residents and the broader community, not to attract disorderly or high-intensity drinking activity. Parking has been assessed in the context of the Local Centre. Boujee Brew already operates as a café during the day, so the proposal does not create an entirely new daytime commercial parking demand. The primary additional activity associated with the Small Bar would occur in the early evening, when many surrounding businesses are closed or have reduced parking demand. The parking material identifies nearby public and on-street parking, public transport access, a walkable local catchment and different peak demand periods between the proposed Small Bar and surrounding daytime businesses. Additional evening photographs also show available parking during the likely period of small bar activation. Some early-evening activity is appropriate and expected within a Local Centre. The relevant question is not whether there will be any activity near homes, but whether that activity is suitably located, appropriately scaled and capable of being managed. In this case, the proposal is local-serving, modest in scale, technically assessed and operationally controlled. The applicant’s position is that the proposal would improve, rather than diminish, residential amenity by providing a small, walkable neighbourhood venue in an under-activated

No.	SUBMISSION	RESPONSE
		commercial strip that currently offers limited evening amenity for nearby residents. Appropriate activation of the Local Centre can increase passive surveillance, support legitimate pedestrian activity, improve perceived safety and contribute positively to the convenience, vitality and enjoyment of the neighbourhood.
15	Parking and traffic issues. Noise and antisocial behaviour of patrons.	The parking, traffic, noise and antisocial behaviour concerns are noted. However, the applicant does not accept that the amended proposal would result in unacceptable impacts in these respects. The amended proposal is deliberately modest in scale and is not proposed to operate as a pub, tavern, nightclub, live music venue, late-night entertainment premises or high-turnover drinking establishment. Ordinary patron capacity is limited to 60 patrons, with a maximum of 20 patrons in the courtyard. The courtyard would also close earlier than the internal venue, at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. Noise impacts have been specifically assessed by SLR Consulting, and the acoustic material provides an objective technical basis for concluding that the amended proposal can comply with the Environmental Protection (Noise) Regulations 1997. The Venue Management Plan also includes practical measures to manage courtyard use, patron behaviour, quiet departure, complaints, smoking, waste and closing procedures. It is not accepted that a modest, well-managed neighbourhood venue would increase antisocial behaviour. The proposal is intended to operate as a food-supported, local-serving hospitality venue and would be subject to responsible service of alcohol obligations, staff supervision and patron management controls. In the context of an established Local Centre, appropriate early-evening activation can also increase passive surveillance, support legitimate pedestrian activity and improve perceived safety within the locality.

No.	SUBMISSION	RESPONSE
		Parking and traffic impacts have also been addressed in the amended application. Boujee Brew already operates as a café during the day, so the proposal does not introduce an entirely new daytime commercial use or daytime parking demand. The primary additional activity associated with the Small Bar would occur in the early evening, when many surrounding businesses are closed or operating at a reduced level. The proposal has been reduced from the original 120-patron application to 60 patrons, materially reducing the likely parking and traffic demand. The parking material identifies nearby public and on-street parking within approximately 400 metres, nearby public transport, a walkable local catchment and different peak demand periods between the proposed Small Bar and surrounding daytime businesses. Additional evening parking photographs have also been provided, showing available parking during the likely period of small bar activation. For these reasons, the amended proposal can operate without unacceptable noise, antisocial behaviour, or parking or traffic impacts.
16	Noise and antisocial behaviour of patrons. Parking and traffic impacts in the locality.	The concerns regarding noise, antisocial behaviour, parking and traffic impacts are acknowledged. However, the applicant does not accept that the amended proposal would result in unacceptable impacts in these respects. The amended proposal is deliberately modest in scale and is not proposed to operate as a pub, tavern, nightclub, live music venue, late-night entertainment premises or high-turnover drinking establishment. Ordinary patron capacity is limited to 60 patrons, with a maximum of 20 patrons in the courtyard. The courtyard would also close earlier than the internal venue, at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. Noise impacts have been specifically assessed by SLR Consulting, and the acoustic material provides an objective technical basis for concluding that the amended proposal can comply with the Environmental Protection (Noise) Regulations 1997. The Venue Management Plan

No.	SUBMISSION	RESPONSE
		also includes practical measures to manage courtyard use, patron behaviour, quiet departure, complaints, smoking, waste and closing procedures. It is not accepted that a modest, well-managed neighbourhood venue would necessarily increase antisocial behaviour. The proposal is intended to operate as a food-supported, local-serving hospitality venue and would be subject to responsible service of alcohol obligations, staff supervision and patron management controls. In the context of an established Local Centre, appropriate early-evening activation can also increase passive surveillance, support legitimate pedestrian activity and improve perceived safety within the locality. Parking and traffic impacts have also been addressed in the amended application. Boujee Brew already operates as a café during the day, so the proposal does not introduce an entirely new daytime commercial use or daytime parking demand. The primary additional activity associated with the Small Bar would occur in the early evening, when many surrounding businesses are closed or operating at a reduced level. The proposal has been reduced from the original 120-patron application to 60 ordinary patrons, materially reducing the likely parking and traffic demand. The parking material identifies nearby public and on-street parking within approximately 400 metres, nearby public transport, a walkable local catchment and different peak demand periods between the proposed Small Bar and surrounding daytime businesses. Additional evening parking photographs have also been provided, showing available parking during the likely period of small bar activation. For these reasons, the amended proposal is capable of operating without unacceptable noise, antisocial behaviour, parking or traffic impacts.

No.	SUBMISSION	RESPONSE
17	Impacts on residential amenity.	The potential impact on residential amenity is acknowledged. However, the applicant does not accept that the amended proposal would result in an unacceptable loss of residential amenity. To the contrary, the applicant's position is that the proposal would improve residential amenity by providing a modest, well-managed local venue within an existing Local Centre that currently offers limited evening amenity for nearby residents. The site is not located in an isolated residential setting. It forms part of the Ashton Avenue Local Centre, where appropriately scaled local shopping, service and hospitality uses are contemplated. Boujee Brew already operates from the site as a café and local community meeting place. The proposed Small Bar would build on that existing local hospitality function by providing a small, food-supported neighbourhood venue within walking distance of nearby homes. The amended application has been specifically designed to maintain compatibility with nearby residential properties. The proposal has been reduced from the original 120-patron application to 60 ordinary patrons, with a maximum of 20 patrons in the courtyard. The courtyard would close earlier than the internal venue, no live music or DJs are proposed, no smoking is proposed, and the venue would be subject to a Venue Management Plan, quiet departure procedures, complaint response measures and staff intervention where patrons become unreasonably loud or disruptive. Noise impacts have also been technically assessed by SLR Consulting, providing an objective basis for Council to conclude that the proposal can operate in compliance with the Environmental Protection (Noise) Regulations 1997 and without unacceptable acoustic impacts. Some early-evening activity within a Local Centre should not be treated as an adverse amenity impact in itself. Appropriate activation of the Local Centre can improve passive surveillance,

No.	SUBMISSION	RESPONSE
		support legitimate pedestrian activity, improve perceived safety and contribute positively to the convenience, vitality and enjoyment of the neighbourhood. For these reasons, the proposal is capable of improving local residential amenity while remaining compatible with nearby residential properties.
18	Parking in the locality Impact on residential amenity including noise.	The parking and amenity concerns are noted. However, the applicant does not accept that the amended proposal would result in unacceptable parking, noise or residential amenity impacts. The proposal has been substantially reduced from the original application, which directly reduces both parking demand and potential amenity impacts. The original proposal sought approval for up to 120 patrons. The amended proposal is limited to 60 ordinary patrons, with a maximum of 20 patrons in the courtyard. Courtyard use would also cease earlier than internal trading, at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. In relation to parking, Boujee Brew already operates as a café during daytime business hours, so the proposal does not introduce an entirely new daytime commercial use or new daytime parking demand into the locality. The primary additional activity associated with the Small Bar would occur in the early evening, when many surrounding businesses are closed or operating at a reduced level. The parking assessment identifies public and on-street parking within approximately 400 metres, nearby public transport, a walkable local catchment and different peak demand periods between the proposed Small Bar and surrounding daytime businesses. Additional evening parking photographs have also been provided and show available parking during the likely period of small bar activation. In relation to residential amenity and noise, the proposal has been specifically designed to remain compatible with nearby residential properties. Noise has been technically assessed

No.	SUBMISSION	RESPONSE
		by SLR Consulting, and the acoustic material provides an objective basis for concluding that predicted noise emissions can comply with the Environmental Protection (Noise) Regulations 1997. The Venue Management Plan also provides practical controls for courtyard use, patron behaviour, quiet departure, complaint response, smoking, waste and closing procedures. The applicant's position is that the amended proposal would improve local amenity by providing a modest, food-supported neighbourhood venue within an existing Local Centre that currently offers limited evening amenity for nearby residents. Some early-evening activity is appropriate and expected in a Local Centre, provided it is suitably scaled and managed. In this case, the reduced capacity, limited courtyard use, technical acoustic assessment and operational controls provide an appropriate basis for Council to conclude that the proposal can operate without unacceptable parking, noise or residential amenity impacts.
19	Residential amenity.	The concern regarding residential amenity is acknowledged. However, the applicant does not accept that the amended proposal would result in an unacceptable loss of residential amenity. To the contrary, the applicant's position is that the proposal would improve local residential amenity by providing a modest, well-managed neighbourhood venue within an existing Local Centre that currently offers limited evening amenity for nearby residents. Boujee Brew already operates from the site as an established café and local community meeting place. The proposed Small Bar would build on that existing local-serving function by providing a small, food-supported hospitality option within walking distance of nearby homes. It is not proposed to operate as a pub, tavern, nightclub, live music venue, late-night entertainment venue or high-turnover drinking establishment. The amended proposal has been deliberately reduced and refined to maintain compatibility with nearby residential properties. The original proposal sought approval for up to 120 patrons. The amended proposal is limited to 60 ordinary patrons, with a maximum of 20 patrons in the

No.	SUBMISSION	RESPONSE
		courtyard. Courtyard use would cease earlier than internal trading, no live music or DJs are proposed, no smoking is proposed, and the Venue Management Plan includes quiet departure measures, complaint management and staff intervention where patrons become unreasonably loud or disruptive. Noise, parking and operational matters have also been addressed through the supporting technical and management documents. The proposal is accompanied by an Acoustic Report, Parking and Operational Management, including the 20-patron courtyard cap, earlier courtyard closure, quiet departure signage, complaint response procedures and patron management controls. Some early-evening activity within a Local Centre should not be treated as an adverse amenity impact in itself. Appropriate activation of the Local Centre can improve passive surveillance, support legitimate pedestrian activity, improve perceived safety and contribute positively to the convenience, vitality and enjoyment of the neighbourhood. For these reasons, the amended proposal is capable of improving local amenity while remaining appropriately scaled and compatible with nearby residential properties.
20	Proposal does not meet the objectives of the Local Centre Zone under LPS3. Proposal has several adverse and detrimental effects on the residents and therefore does not meet the requirements of exceptional circumstances under the prescribed 'SA' designation.	The objection is noted, however the applicant does not accept that the amended proposal is inconsistent with the objectives of the Local Centre Zone, nor that it would result in adverse or detrimental impacts that would make special approval inappropriate. The Local Centre Zone under LPS3 is intended to provide for uses of a local service nature, to provide a variety of shops and services for the local community, and to ensure that the scale and operation of uses are compatible with residential uses in adjoining areas. The amended proposal satisfies those objectives.

No.	SUBMISSION	RESPONSE
	Residential amenity, including noise within the locality and operational hours outside of normal daytime trading hours. Parking deficiency within the locality.	Boujee Brew already operates from the site as an established café and local community meeting place within the Ashton Avenue Local Centre and has done for years. The proposed Small Bar would build on that existing local-serving function by providing a modest, food-supported evening hospitality option for nearby residents and the broader local community. The Scheme expressly contemplates that a Small Bar may be approved in the Local Centre Zone as an 'SA' use where Council is satisfied that the particular proposal is appropriate. The 'SA' designation does not mean that a Small Bar is inherently unsuitable in the zone. Rather, it requires Council to assess the specific circumstances of the proposal, including its scale, location, operation and potential amenity impacts. In this case, there are clear site- and proposal-specific circumstances that support approval. The site is within an established Local Centre, not an isolated residential street. Boujee Brew is an existing hospitality premises with an established local customer base and community meeting-place function. The amended proposal is modest, local-serving and food-supported, and is not a pub, tavern, nightclub, live music venue, late-night entertainment venue or high-turnover drinking establishment. It is also supported by substantial community support, including over 100 submissions of support in this latest round of submissions and over 600 petition signatures from previous rounds. The proposal has been materially reduced and refined in direct response to the Town's and residents' concerns. The original proposal sought approval for up to 120 patrons. The amended proposal is limited to 60 ordinary patrons, with a maximum of 20 patrons in the courtyard. The internal venue would close at 9:00pm Sunday to Thursday and 10:00pm Friday and Saturday, with courtyard use ceasing earlier at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. Sunday courtyard opening has also been refined to 9:00am as an additional amenity measure.

No.	SUBMISSION	RESPONSE
		Residential amenity and noise impacts have been specifically addressed. SLR Consulting has prepared an acoustic assessment which provides an objective technical basis for concluding that the amended proposal can comply with the Environmental Protection (Noise) Regulations 1997. The Venue Management Plan also includes operational controls for courtyard use, patron behaviour, quiet departure, complaint response, staff intervention, smoking, waste and closing procedures. Parking has also been assessed in the context of the Local Centre setting. Boujee Brew already operates as a café during daytime business hours, so the proposal does not introduce an entirely new daytime commercial parking demand. The primary additional activity associated with the Small Bar would occur in the early evening, when many surrounding businesses are closed or operating at reduced levels. The parking material identifies nearby public and on-street parking within approximately 400 metres, nearby public transport, a walkable local catchment and different peak demand periods between the proposed Small Bar and surrounding daytime businesses. Additional evening parking photographs have also been provided and show available parking during the likely period of small bar activation. The applicant also does not accept that evening activity outside ordinary daytime trading hours is inherently adverse. Some early-evening activity is appropriate and expected within a Local Centre. The relevant question is whether the use is suitably located, modest in scale and capable of being managed to protect nearby residential amenity. In this case, the proposal is local-serving, technically assessed, operationally controlled and materially reduced from the original application. For these reasons, the amended proposal meets the objectives of the Local Centre Zone, satisfies the relevant 'SA' use considerations, and is capable of operating without unacceptable impacts on residential amenity, noise, parking or the surrounding locality.

No.	SUBMISSION	RESPONSE
21	Proposed use is located in immediate proximity to high-density residential apartments with the proposed use generating high noise levels. Parking within the locality. Residential amenity of local families.	The proximity of residential apartments and local families is acknowledged. However, the applicant does not accept that the amended proposal would be incompatible with local families or nearby residential properties. To the contrary, the proposed use is directly compatible with the local family-oriented character of the area. Boujee Brew is owned and operated by a local family with children, and the business already functions as a community local hub for nearby residents, families and regular customers. The amended proposal would simply allow that existing local hospitality and community meeting-place function to extend into the early evening in a modest, food-supported and well-managed form. The site is located within the Ashton Avenue Local Centre, which exists to provide local shopping, services and appropriately scaled local activity for the surrounding residential community. The proposal is not an isolated commercial use being introduced into a purely residential street. It is a modest change of use and extension of an existing café within an established commercial strip. The amended proposal has been specifically designed to be compatible with the surrounding residential context, including nearby apartments and families. The original proposal sought approval for up to 120 patrons. The amended proposal is now limited to 60 ordinary patrons, with a maximum of 20 patrons in the courtyard. Courtyard use would cease earlier than internal trading, at 8:00pm Sunday to Thursday and 9:00pm Friday and Saturday. Sunday courtyard opening has also been refined to 9:00am as an additional amenity measure. The proposal is not a pub, tavern, nightclub, live music venue, late-night entertainment venue or high-turnover drinking establishment. It is intended to operate as a small, food-supported neighbourhood venue serving nearby residents, families and the broader local community. This is materially different from the type of high-intensity licensed premises implied by the objection.

No.	SUBMISSION	RESPONSE
		Noise Assessment has been technically assessed by SLR Consulting, and the acoustic material provides an objective basis for concluding that the amended proposal can comply with the Environmental Protection (Noise) Regulations 1997. The Venue Management Plan also includes practical controls for courtyard use, patron behaviour, quiet departure, complaint response, smoking, waste and closing procedures. These measures are directly relevant to protecting the amenity of nearby apartments and family homes. Parking has also been assessed in the context of the Local Centre. Boujee Brew already operates as a café during daytime business hours, so the proposal does not create an entirely new daytime commercial parking demand. The primary additional activity associated with the Small Bar would occur in the early evening, when many surrounding businesses are closed or operating at reduced levels. The parking material identifies nearby public and on-street parking within approximately 400 metres, nearby public transport, a walkable local catchment and different peak demand periods between the proposed Small Bar and surrounding daytime businesses. Additional evening parking photographs have also been provided and show available parking during the likely period of small bar activation. The applicant's position is that the proposal would improve local residential amenity by providing a modest, walkable, food-supported neighbourhood venue in an existing Local Centre that currently offers limited evening amenity for nearby residents and families. Appropriate early-evening activation can increase passive surveillance, support legitimate pedestrian activity, improve perceived safety and contribute positively to the convenience, vitality and enjoyment of the neighbourhood. For these reasons, the amended proposal is capable of operating compatibly with nearby apartments, local families and the surrounding residential context, without unacceptable noise, parking or amenity impacts.

Attachment A – Examples of Nearby Hospitality Trading Hours

Vinotto Bar
4.6 ★★★★½ (72) · $40–60 · Bar
Swanbourne WA
3 pm–10:30 pm
"Really lovely, warm, knowledgeable staff, and delicious food and wine."



Sado Japanese Restaurant
4.8 ★★★★★ (46) · $20–60 · Japanese
Shop/1 Times Square
5:30 pm–8:30 pm
"The portions are delicate and melt in your mouth."



Silp Thai Claremont
4.2 ★★★★☆ (72) · $20–40 · Restaurant
53 Bay View Terrace
11:30 am–2:30 pm, 5 pm–9 pm
"Clean, friendly, affordable, absolutely delicious."



Huong Viet Noodle House
4.7 ★★★★½ (285) · $20–40 · Vietnamese
179/23 St Quentin Ave
11 am–3:30 pm, 4:30 pm–9 pm
"Everything I've had here is delicious, fresh, and very generously portioned."



Zeus Street Greek Swanbourne
4.4 ★★★★½ (25) · $1–20 · Greek
Swanbourne WA
10 am–10 pm
"Great service, Great staff and Greater Food."



The Claremont Hotel
4.3 ★★★★½ (1.4K) · $20–60 · Hotel
1 Bay View Terrace
11 am–12 am
Kitchen: 11 am–9 pm



Izakaya Gin Claremont
4.1 ★★★★☆ (123) · $20–40 · Japanese
9 Bay View Terrace
10 am–9 pm
"Friendly staff, a bright and comfortable atmosphere, and very tasty food."



Avalon
4.6 ★★★★½ (137) · $80–200 · Restaurant
1 Airlie St
5:30 pm–11 pm
"The private **dining** space was gorgeous and the service was next level."



Il Santo
4.1 ★★★★☆ (14) · $40–60 · Restaurant
16 Bay View Terrace
12 pm–10 pm
"I'll be back for the linguine alle vongole asap."



Izakaya Sumi Claremont
4.5 ★★★★½ (430) · $40–60 · Japanese
Shop 5/53 Bay View Terrace
11:30 am–2:30 pm, 5 pm–10 pm
"Classy **restaurant**, delicious food, great service, very reasonably priced."



Dolce Bellissimo
4.0 ★★★★☆ (361) · $40–60 · Italian
Claremont Quarter Shop, 119 Gugeri St
11:30 am–9:30 pm
"Food, service and atmosphere are top shelf and it never disappoints."



The Momo's & More Cafe & Restaurant
4.6 ★★★★½ (372) · $20–40 · Nepalese
Level, 1, Shop no 20/40 St Quentin Ave
11 am–9 pm
"All food delicious, service and ambience charming and SO cheap!"



The Village Social
4.9 ★★★★★ (458) · $20–40 · Korean
Mount Claremont WA
11:30 am–3 pm, 5 pm–9:30 pm
Kitchen: 11:30 am–2:30 pm, 5 pm–8:30 pm



Boujee Brew – No. 18-20 Ashton Avenue, Claremont

Venue Operational Management Plan

1. Introduction

1.1. The management plan has been prepared by Boujee Brew Pty Ltd. To accompany a development application for a proposed Small Bar use at Nos. 18 – 20 Ashton Avenue, Claremont.

1.2. The purpose of this plan is to outline the operational measures proposed to minimise potential impacts on surrounding properties and to ensure that the bar operates in a compatible manner with the surrounding Local Centre and nearby residential context.

2. Premise

2.1. The subject site at 18-20 Ashton Avenue, Claremont, is 774sqm in area and is registered as Lot 93 on Diagram 13916 (**Premises**).

2.2. The building was constructed circa 1954. It contains three shops, with each shop approximately 60 sqm. The original building remains largely intact and unchanged since its original construction.

2.3. The building is located within the local centre along Ashton Avenue, at the intersection with Second Avenue. The local centre, along with the proposed development, will operate as a small-scale, low-impact hospitality venue alongside the existing Boujee Brew business.

2.4. It is proposed that the building use be changed to allow for a small bar to give effect to the nature of the business.

3. Hours of Operation

3.1. The maximum operating hours of the entire venue is:

Monday – Thursday: 6:00am – 9:00pm
Friday – Saturday: 6:00am – 10:00pm
Sunday: 6:00am – 9:00pm

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3.2. The maximum operating hours of the **external courtyard is:**

Monday – Thursday: 7:00am – 8:00pm
Friday – Saturday: 7:00am – 9:00pm
Sunday: 9:00am– 8:00pm

3.3. The Sunday courtyard opening time of 9:00am is proposed as an additional amenity measure in response to the sensitivity of early morning Sunday noise levels and to avoid ordinary courtyard patron use during the 7:00am – 9:00am Sunday period.

4. Maximum Capacity

4.1. The entire venue will accommodate a maximum of 60 patrons at any one time.

4.2. The maximum capacity of the courtyard space is 20 patrons.

5. Private Functions

5.1 Private functions are to be held irregularly, with no more than once per month.

5.2 Should the venue be booked for a private function, the venue is to remain closed to the general public during the time of the function.

5.3 Patrons and guests attending the venue for a private function are subject to all standard conditions of operation in addition to the following:

- Private function hours of operation as per general hours of operation.
- The capacity of the patrons and guests attending the venue for a private function can increase to a maximum of 80 patrons.
- Food options must be served as part of the function package.
- As per the proposed operational, acoustic and amenity management controls.

5.4 Any event outside the approved hours, 80 patron capacity or operating parameters would be subject to any separate approval, permit or exemption required.

6. Liquor Licence

6.1. Type of Licence

6.1.1. The venue will operate with a 'Small Bar' liquor licence under the Liquor Control Act 1988.

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6.2. Amenity

6.2.1. The venue is intended to operate as a small-scale hospitality venue providing food and beverage service within the existing Local Centre. It is not intended to operate as follows:

- A nightclub;
- Late – night entertainment venue;
- Live music venue; or
- High intensity tavern use.

6.2.2. There will be no DJs or amplified music being played at the venue.

6.2.3. The licensee shall not cause or permit undue detriment to the amenity of the area to arise out of or in connection with the use of the Premises to which the license relates during or immediately after the trading hours authorised under this licence.

6.2.4. The licensee shall ensure that the level of noise emitted from the licensed Premises does not exceed the permissible noise levels for entertainment noise as specified in the Environmental Protection (Noise) Regulations 1997 (**EPNR**).

6.2.5. The licensee shall aim to mitigate and manage noise emitted in accordance with the acoustic report.

6.3. Statutory Posters

6.3.1. The statutory posters must be placed in a prominent position within the bar in a place that invites public attention. The duty manager will ensure that posters are kept up to date at all times.

6.4. Responsible Service of Alcohol (RSA)

6.4.1. The licensee and management are committed to implementing best practice in relation to the RSA.

6.4.2. The management of RSA certificates and related matters is the responsibility of management.

6.4.3. Only staff with the relevant RSA training and accreditation will be permitted to serve alcohol from the Premises.

6.4.4. Management and staff are required to keep their RSA qualifications up to date.

6.4.5. All management and staff RSA certificates must be filed in the licensee's RSA folder and the details included in the relevant register.

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6.4.6. Alcohol is only to be consumed at the Premises within the confines of the pre-designated 'consumption of alcohol area'. No alcohol is to be consumed outside of this area.

6.4.7. Alcohol is not permitted to be removed from the Premises by patrons.

6.4.8. Lighting will remain low level, facing the appropriate direction to avoid unreasonable spill onto adjoining residential properties. The proposed lighting would ensure consistency with the locality's existing commercial character.

7. Noise Control and Management

7.1. The venue is committed to developing and maintaining good relations with local residents, neighbours and local authorities. Our objective is to minimise disturbance to local residents and to ensure that liquor licensing requirements at the venue are being upheld.

7.2. Lighting associated with the development's operation is to be low-level and is appropriately direct to avoid unreasonable spill onto the adjoining property. Lighting should be used to ensure safe patron movement and staff supervision while being compatible with the surrounding residential interface.

7.3. Queuing outside of the premises is not to be anticipated due to the modest scale and capacity of the venue.

7.4. Management and staff will have the responsibility of ensuring that the level of noise emitted from the licensed premises does not exceed the permissible noise levels as specified in the EPNR.

7.5. Ambient and background music shall be played during opening hours. Low-level background music is to be located within external areas during approved courtyard hours. It is to be operated in accordance with the recommendations of the acoustic report. Courtyard use will cease at the nominated times when loud volumes are present.

7.6. Management will make themselves available at all reasonable times to respond to the concerns of patrons and neighbours. Any complaints received regarding noise or patron behaviour will be promptly addressed and managed appropriately.

7.6.1. Any complaint received regarding noise, courtyard use, patron behaviour or patron departure will be recorded in a complaint register. The register will record, where available, the date and time of the complaint, the nature of the complaint, the staff member who received or responded to the complaint, any action taken, and any follow-up action required. Management will review complaints and adjust staff instructions, signage or closing procedures where reasonably required to reduce the likelihood of recurrence.

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7.7. Staff will actively encourage the gradual dispersal of patrons to minimise nuisance. Further:

- Patrons will be encouraged to be considerate and orderly upon leaving the venue; and
- There shall be no re-admission to the venue 15 minutes prior to closing.

7.8. Staff will actively monitor the courtyard during use, including during private functions. If any patron or group of patrons in the courtyard becomes unreasonably loud or disruptive, staff will promptly intervene and request that the behaviour cease. If the behaviour continues, staff may require the patron or group to move indoors, reduce their noise, or leave the premises.

7.9. The courtyard will remain subject to a maximum of 20 patrons at any one time, including during private functions. Staff will monitor patron numbers through ordinary floor supervision and, where required, by controlling access between the internal venue and courtyard.

7.10. In the period approaching courtyard closure, staff will progressively remind patrons that courtyard use is ending and will manage the orderly transition of patrons indoors or departure from the premises. Patrons leaving the venue will be reminded to leave quietly and respect nearby residents.

7.11. Where staff become aware of patrons congregating or behaving noisily outside the premises, including while departing toward parked vehicles, staff will take reasonable steps to remind patrons to move on quietly, provided it is safe and practicable to do so.

7.12. Patrons will not be admitted to the venue outside of opening hours.

7.13. Management and staff will routinely monitor the external courtyard during trading hours to ensure that noise levels do not become excessive.

7.14. All staff will be made aware of the noise management requirements.

7.15. Clear and legible notices will also be displayed within or near the courtyard requesting patrons to keep noise to a minimum and respect nearby residents.

7.16. Deliveries of goods necessary for the operation of the venue will be carried out at such a time and in such a manner as to avoid causing disturbance to nearby residents.

7.17. Staff will refuse entry or service to any visibly intoxicated person and will take reasonable steps to ensure that any visibly intoxicated patron leaves the licensed area safely and appropriately.

7.18. The venue prohibits smoking in line with its intention to operate as a low-impact venue.

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8. Travel & Transport Options

8.1. The ethos of the business is to provide a local offering, with an ambition that the local community will support the business and, conversely, walk to the venue as opposed to driving.

8.2. Minimal traffic generation is anticipated as the site is exceptionally serviced by high-frequency public transport, within walking distance to major train stations and is adjacent to medium frequency bus routes with a 15-minute interval between each stop during peak hours.

8.3. The staff associated with the business will be encouraged to utilise public transport, or alternatively, through local employment, have the ability to walk to work.

8.4. Use of public transport modes is encouraged due to the well-serviced by nearby public transport, within walking distance of Loch Street Train Station and bus services on Alfred Road. The development integrates with the wider public transport network and cycling and pedestrian infrastructure.

8.5. While local customers are anticipated, non-local customers to the venue are expected to use the public transport referred to above or suitable ride-sharing services.

8.6. Staff will encourage patrons, where appropriate, to use walking, cycling, public transport, taxi or rideshare options rather than private vehicles.

9. Car Parking

9.1. No parking is provided on the property.

9.2. For patrons who attend the venue by car, street parking is available with 27 parking spaces along Ashton Avenue, 30 along Alfred Road and 60 public parking spaces provided in the corner of Judge Avenue and Stubbs Terrace.

Parking is addressed in the supporting Parking and Transport Analysis/ Maps submitted with the application. That material identifies public and on-street parking opportunities within approximately 400 meters of the site, along with nearby public transport options and surrounding land uses with differing peak-demand periods.

9.3. All public parking has existing signage and demarcation, as well as existing responsible persons/authorities for their management.

9.4. On-street parking bays and dedicated public car parks are underutilised and generally only reach capacity at midday, ensuring parking space would be available after hours for the proposed developments' operations.

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9.5. Patrons will be encouraged to depart the premises and the surrounding street network quietly and respectfully, including when walking to parked vehicles. Where staff become aware of patrons congregating or behaving noisily near the premises or while departing toward parked vehicles, staff will take reasonable steps to remind patrons to move quietly, provided it is safe and practicable to do so.

10. Waste Management

10.1. Boujee Brew staff have the responsibility to undertake tidying and cleaning of the premises during the day and at the conclusion of trading hours.

10.2. Staff will be encouraged to minimise waste and use recycling facilities where available and possible.

10.3. All operations, storage, and removal will be in accordance with local government guidelines.

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PHOTOS OF ASHTON AVENUE ON-STREET CAR BAYS



Wednesday 5 August 2026 – 5:50pm



Wednesday 5 August 2026 – 5:50pm

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Thursday 6 August 2026 – 6:12pm



Thursday 6 August 2026 – 6:12pm

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Friday 7 August 2026 – 6:46pm



Friday 7 August 2026 – 6:46pm

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Saturday 8 August 2026 – 6:43pm



Saturday 8 August 2026 – 6:43pm

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Sunday 9 August 2026 – 6:24pm



Sunday 9 August 2026 – 6:24pm

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Tuesday 11 August 2026 – 5:57pm



Tuesday 11 August 2026 – 5:57pm

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Wednesday 12 August 2026 – 6:17pm



Wednesday 12 August 2026 – 6:17pm

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AMENDED PLANS RECEIVED
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Cr Graham Cameron left the meeting at 8:44pm and did not return.

The meeting resumed at 8.44pm.

13.5 LOCAL PROSPERITY

13.5.1 EXPRESSION OF INTEREST - 331 STIRLING HIGHWAY CLAREMONT

File Number: COP/13/00010

Author: Bernadine Tucker (Director Corporate Services)
Benjamin Garvey (Property and Legal Officer)

Authoriser: John Pearson (Chief Executive Officer)

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

Attachments:

1. CONFIDENTIAL REDACTED - Expression of Interest Evaluation Table - 331 Stirling Highway Claremont [**13.5.1.1** - 11 pages]
2. Advertised Expression of Interest - May 2026 [**13.5.1.2** - 12 pages]
3. CONFIDENTIAL REDACTED - Liberty Liquors - EOI 331 Stirling Highway Submission [**13.5.1.3** - 24 pages]
4. CONFIDENTIAL REDACTED - Everystreet - EOI 331 Stirling Highway [**13.5.1.4** - 11 pages]
5. CONFIDENTIAL REDACTED - Neighbourhood - EOI - 331 Stirling Highway [**13.5.1.5** - 9 pages]
6. CONFIDENTIAL REDACTED - Body Logic and Crossfit - EOI 331 Stirling Highway Claremont 2026 Combined [**13.5.1.6** - 8 pages]

PURPOSE

On 8 May 2026, the Town sought expressions of interest (EOI) to lease the premises at 331 Stirling Highway Claremont. The EOI was open for 4 weeks and closed on Friday 5 June 2026. The purpose of this report is for Council to consider awarding a new lease to Applicant 3.

OFFICER RECOMMENDATION

That Council:

1. **APPROVES** Applicant 3, as identified in Confidential Attachment 1, as the preferred lessee for the property located at 331 Stirling Highway Claremont.
2. **DELEGATES** to the Chief Executive Officer the authority to negotiate lease terms for the property located at 331 Stirling Highway, Claremont, to Applicant 3 in accordance with section 3.58 of the *Local Government Act 1995*, and to execute all documents necessary to implement the lease should no submissions be received on the disposition.

BACKGROUND

331 Stirling Highway (the Site) comprises 2,389m² and the building comprises 750m² and includes an adjacent carpark which comprises 54 car bays. The Site had previously been leased but has been vacant since February 2025 when the tenant surrendered their lease.

At the Special Council Meeting on 25 February 2025, Council resolved to enter a new lease with another lessee. The proposed lease term was for 2 years with three one-year extension options and due to commence on 1 January 2026. However, this lessee requested to withdraw their offer which Council agreed at the Ordinary Council Meeting held 26 August 2025.

Council also resolved for the administration to engage a property specialist to provide a report on the Site given the age and condition of the building. This report was received and then presented to Council at the Ordinary Council Meeting held 25 November 2025 detailing:

- An appraisal on the market value of the Site as a standalone property for sale;
- An appraisal of the Site in conjunction with 327 Stirling Highway for sale;
- An appraisal on the market value for lease for the Site;
- A likely tenant profile and including length of tenancy;
- What is required by the Town to bring the building up to the standard to attract a commercial tenant; and
- A recommendation on the highest and best use for the asset which includes financing and ongoing maintenance costs.

At a concept forum held February 2026, Council were provided with an estimate of repairs for the building to make it suitable for a commercial occupancy. This estimation was $220,000. Following a further concept forum held April 2026, the property proceeded to an EOI for a prospective lease with the following terms:

- Lease to be 5 years with option (at discretion of lessee) for a 5-year extension.
- The lessee will be required to fund the repairs to the building (drainage, roof and ceiling estimated cost $220k)
- Selection criteria for assessing EOIs is to be a combination of price (lease revenue over term of lease) and an assessment of how the proposed use contributes or enhances the vibrancy of the local area.

On 8 May 2026, the EOI was advertised on the Towns website and Facebook pages and in the West Australian Newspaper. At the close of the EOI process, the Town had received four (4) offers for the property (see **Confidential Attachment 1**). A fifth EOI was received 10 days after the closing date of the EOI.

DISCUSSION

All four submissions received by the closing date were evaluated and scored against the following criteria:

- Rent – weighting 40%
- Business Sustainability – 35%; and
- Appropriate Use – 25%

The submission from Applicant 3 achieved the highest overall score of 90/100. This was followed by Submission 1 (85/100), Submission 4 (80/100) and Submission 2 (70/100).

The submission from Applicant 3 is considered to represent the best value for the Town. A detailed assessment of all submissions is provided in **Confidential Attachment 1**.

A fifth and sixth submission were received after the closing date for the Expression of Interest and have not been considered.

The terms proposed by Applicant 3 are considered acceptable to the Town and offers a strong and increasing rental return over the initial lease term, provides certainty through fixed rental increases, and includes a significant investment in the fit-out and activation of the premises. The proposed use is consistent with the objectives for the Town Centre, supporting increased activity and vibrancy. In addition, the proponent has provided evidence of its financial capacity to meet the obligations of the lease. Collectively, these factors indicate that the proposal represents a low-risk opportunity that will deliver both financial and broader economic benefits to the Town.

It is proposed that a redevelopment clause be included in the new lease to provide the Town with flexibility to respond to future strategic, operational or redevelopment opportunities for the property. The clause would enable the Town to terminate the lease by providing the lessee with 12 months' written notice where the Town proposes to alter, extend or redevelop the whole or part of the facility, requiring the lessee to vacate at the expiry of the notice period. The inclusion of the clause recognises the age and future development potential of the facility and protects the Town from being constrained by a long-term lease should redevelopment become desirable. However, it also introduces a degree of uncertainty for the lessee and may affect the attractiveness of the premises to prospective tenants, particularly where the potential for redevelopment may affect the long-term stability of a business or organisation. The 12-month notice period is therefore considered an appropriate balance between protecting the Town's long-term interests and providing the lessee with reasonable certainty and sufficient time to make alternative arrangements.

PAST RESOLUTIONS

Item 17.1.1 Ordinary Council Meeting 26 August 2025, Council Resolution 124/25

Item 17.1.1, Ordinary Council Meeting, 25 November 2025

FINANCIAL AND STAFF IMPLICATIONS

The Town has not been receiving rent for the Site since 1 February 2025. The Town is currently paying all utilities for the Site which are minimal as it is currently vacant. The Town has not budgeted for any refit / refurbishment of the building. The Town has not budgeted for any revenue for 331 Stirling Highway Claremont for the 2026/27 financial year.

POLICY AND STATUTORY IMPLICATIONS

Policy PE402 Leasing of Facilities

Section 3.58 of the *Local Government Act 1995* sets out the process a local government must follow before disposing of property. It requires the proposed disposition to be publicly advertised, invites public submissions for a minimum of two weeks, requires Council to consider any submissions received, and provides that the disposition may only proceed following Council's consideration of those submissions.

COMMUNICATION AND CONSULTATION

The EOI was advertised on the Towns website and in the West Australian Newspaper.

In the event the Town receives submissions in relation to the public disposition notice, the matter will be referred back to Council for further consideration.

STRATEGIC COMMUNITY PLAN

Prosperity *Our businesses are thriving and integrated into the life of the Claremont community, and the town centre is known as the premier visitor destination.*

- Support new and existing local small business and entrepreneurial activity.

- Raise the profile of the Claremont Town Centre as a visitor destination.

URGENCY

Not urgent.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION

Moved: Cr Kate Main

Seconded: Cr Ryan Fernandes

That Council:

1. APPROVES Applicant 3, as identified in Confidential Attachment 1, as the preferred lessee for the property located at 331 Stirling Highway Claremont.

2. **DELEGATES** to the Chief Executive Officer the authority to negotiate lease terms for the property located at 331 Stirling Highway, Claremont, to Applicant 3 in accordance with section 3.58 of the *Local Government Act 1995*, and to execute all documents necessary to implement the lease should no submissions be received on the disposition.

For: Cr Ryan Fernandes and Cr Kate Main

Against: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Brown, Cr Annette Suann and Cr Jill Goetze

LOST2/5

ALTERNATE MOTION AND COUNCIL RESOLUTION 115/26

Moved: Cr Jill Goetze

Seconded: Cr Annette Suann

That Council **NOT APPROVE** a lease to any of the applicants listed in the Attachments

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

Against: Nil

CARRIED7/0

Reasons:
The rent offered was below the commercial market rental rate. In addition, the timeframe offered could impact Council's ability to redevelop the area. The CEO's Key Focus Areas (KFAs) include investigating development options for this site and exploring opportunities to achieve commercial, heritage, and community outcomes for the site.

TOWN of CLAREMONT

EXPRESSIONS OF INTEREST

Disposal of Property by way of Lease

331 Stirling Highway, Claremont



TOWN of CLAREMONT
Est 1898

Our vision and mission

OUR VISION

The Town is a progressive, respectful, sustainable local government supporting a connected, flourishing community.

OUR MISSION

We exist to deliver quality services for Claremont today and to build the foundation for the future.

TOWN of CLAREMONT

EXPRESSIONS OF INTEREST

Disposal of Property by way of Lease

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EOI	08

Introduction

The Town of Claremont *(Town)* is seeking Expression of Interest *(EOI)* to occupy the premises at 331 Stirling Highway, Claremont *(the Site)*.

The premises are vacant.

About the Town

The Town of Claremont is the local government authority for the beautiful, leafy, riverside suburbs of Claremont and Swanbourne. The Town is located on the land of the Whadjuk Noongar people and covers an area of almost 5km². This area is home to approximately 11,284 people, with an estimated growth to 14,600 residents over the next 20 years. Families make up the largest household type and they are supported by eight government and independent schools.

The Town includes a thriving town centre, comprising of a large shopping centre and surrounding streets of boutiques, restaurants, and cafes with the convenience of easy access to public transport. There are a total of 1618 businesses in the Town of Claremont. The Town is also home to the Lake Claremont Conservation Category Wetland, numerous parks and dog exercise areas, a par 3 golf course, the Claremont Aquatic Centre, the Claremont Museum and the Bay View Community Centre.

The Town is a progressive, respectful, sustainable local government supporting a connected, flourishing community. We exist to deliver quality services for Claremont today and to build the foundation for the future.

The Town's Strategic Community Plan 2021 – 2031 contains the following strategic goals relevant to this document:

1. Effectively manage and enhance the Town's community facilities in response to a growing community.
2. Support new and existing local small businesses and entrepreneurial activity.
3. Raise the profile of the Claremont Town Centre as a visitor destination.

For more information, please visit *claremont.wa.gov.au*



Site Details

The Town acquired the Site in January 2011.

The Site comprises 2,389m² and holds a key position within the Town Centre, abutting Stirling Highway. The Building Area comprises 750m².

The Site also includes an adjacent carpark which comprises 54 car bays. These bays are free timed parking.

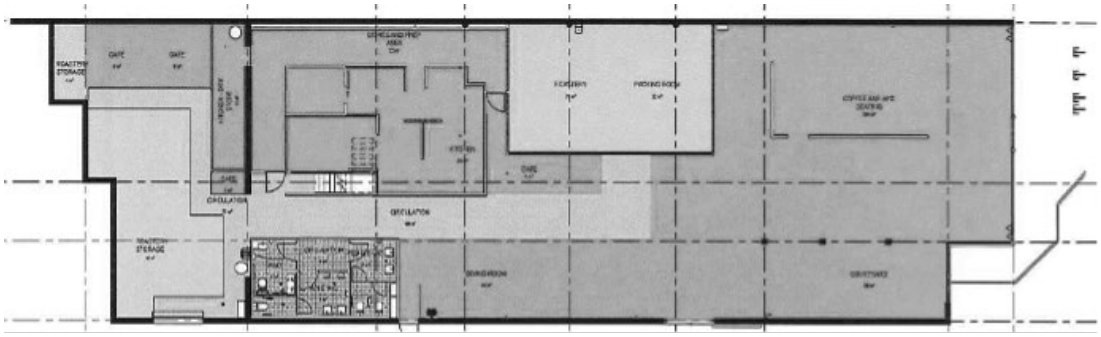
The car bays are not intended to form part of the lease. If car bays are sought for exclusive use, please specify how many car bays are requested and the applicable rent payable (separate to the rent for the building).

The building consists of:

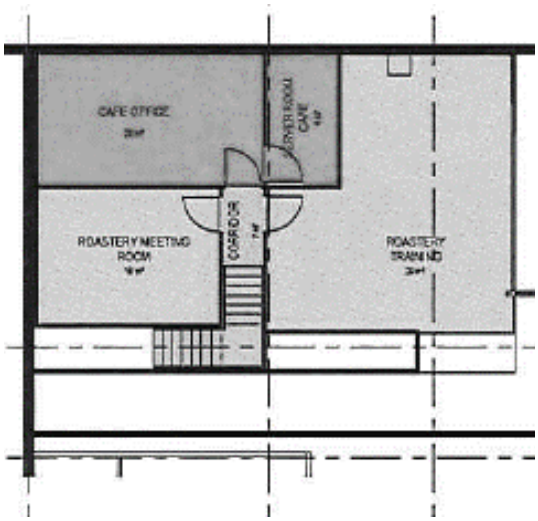
- Main floor
- Offices on the mezzanine floor
- Warehouse area

The Site is located within the Town Centre zone under the Town of Claremont Local Planning Scheme No. 3.

Permitted uses within this zone include, but are not limited to, retail store, consulting room, day care centre, dry cleaning premises, restaurant.



Offices on the mezzanine floor

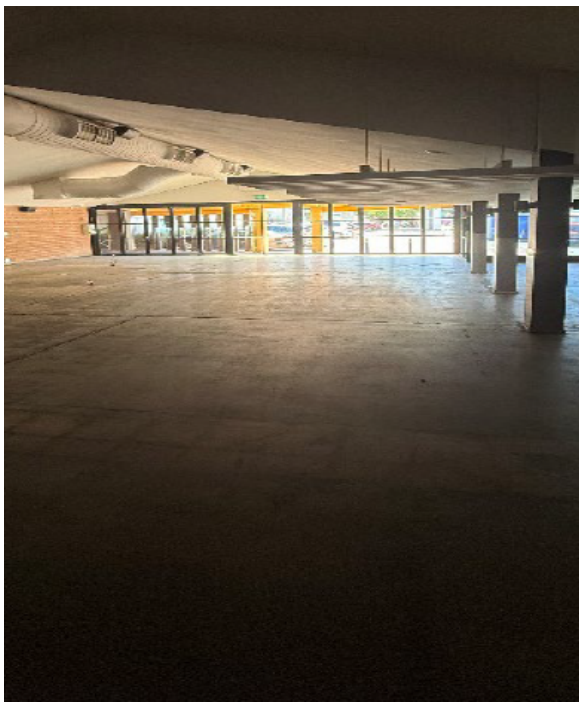


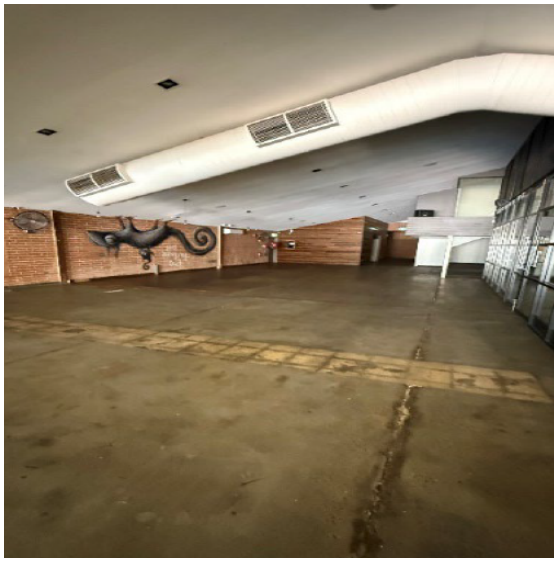
Terms of the Proposed Lease

Council Policy PE402 Leasing of Facilities *(Annexure 2)* guides the Town in negotiating a lease.

The terms of the lease are proposed to include:

- A term of 5 years with the option of a 5 year extension.
- The lessee to be required to fund the repairs to the building. See further information below.
- Annual CPI rent reviews.
- Market rent review at the end of the term (if option terms are sought).
- The tenant to be responsible for payment of outgoings. Outgoings may include but not be limited to: all utilities, rates, taxes, building insurance, pest control, general maintenance including air conditioning, RCD testing, security, tagging and testing etc.
- 3 month bank guarantee will be required and/or personal guarantees.
- The legal costs of a preparing a lease shall be borne by the lessee save for where the lease is subject to the *Commercial Tenancy (Retail Shops) Agreements Act 1987.*







Process

This Expression of Interest process seeks to identify a preferred tenant for the property. All submissions will be considered by Council, who will make the final decision.

Any proposed lease will be subject to section 3.58 of the *Local Government Act 1995*.

PROPOSED TIMELINE	
Event	**Approximate timeframe**
EOI Issue Date	Monday 11 May 2026
EOI Closing Date	5pm Friday 5 June 2026
Presentation to Council	TBA
Lease finalised	TBA

Further Information

Repairs to the building

A recent building report noted the following issues:

- The box gutter on the western side is corroded and leaks profusely. It has been recommended that this be replaced in full
- A gap exists between the adjacent building to the west and the lease property, with rainwater falling between the two buildings. As a result, the western wall to the lease property becomes damp and sometimes water leaches through into the building. A recommended solution is that a flashing be installed between the two buildings to ensure that water is directed into the box gutter referred to above.
- The roof has leaked in the past, but these have been temporarily repaired.
- The ceiling hangers have been determined to be at too great a spacing, which does not comply with the current building codes. The ceiling does not sag at present but has been assessed as non-compliant. This is brought to the attention of applicants for their consideration.
- Evaporative AC – the system is working but requires a full service to ensure efficient operation, as well as to prevent water leakage.
- The total cost to rectify the above items is estimated to be $225,000.

Applicants seeking further information on any aspect of this Expression of Interest can contact the Town's Leasing Team on:

- (08) 9285 4300 or
- leasing@claremont.wa.gov.au

A site visit will be held if there is sufficient interest. Register your interest for a site visit via leasing@claremont.wa.gov.au

Submissions

1. HOW TO PREPARE AND SUBMIT YOUR OFFER

To submit an EOI, please complete and return the **attached** EOI Form and provide the following details:

- Details of the entity including a company search. If a community group, please set out your committee members.
- Details of the proposed use.
- Demonstrated experience in the proposed use.
- Proposed capital contribution.
- Profit and Loss for the 2023/25 financial year.
- Proposed commencement date.
- Desired length of lease including any options.
- Rent per annum (excluding outgoings). *please separate lease offered for car bays.
- Provide any supplementary information the proponent wishes to provide to allow the Town to evaluate the response. Assume the Town has no previous knowledge of the proponent, their activities or experience.

Submissions are to be lodged to *leasing@claremont.wa.gov.au* by 5.00pm on Friday 5 June 2026 and titled "Proposal to Lease – 331 Stirling Highway – [Entity Name]".

The offer is valid for a minimum of six (6) months from the closing date.

2. REJECTION OF OFFERS

An Offer will be rejected without consideration if a proponent (or their agent) is found to have canvassed any of the Town's employees or Councillors with a view to influencing the acceptance of any Tender.

An Offer may be rejected without consideration of its merits in the event that:

(a) It fails to comply with any requirements of the EOI;

(b) It fails to include all information requested.

Please note:

1. The contents and details of this document are accurate as of the date of issue.
2. All applications and information received from proponents will be treated in confidence. The Town being a local government authority is subject to the *Freedom of Information Act 1992.*
3. All information provided to a proponent whether in this document or not, is provided in good faith to assist proponents in making a submission. The Town gives no warranty to the accuracy of the information. It is the proponent's responsibility to interpret and assess the relevance of the information provided. The Town is not liable for any loss, damage or expense suffered by a Proponent as a result of any inaccuracy or omission in the information provided.
4. The scope or conditions of this EOI may be varied by the Town by giving written notice of the variation to all proponents at any time before the closing date for submissions.
5. A proponent may not change its submission after the closing date unless the Town invites it in writing to do so.
6. The Town is under no obligation to proceed with any submission.
7. The Town has absolute discretion in relation to the evaluation of a submission and the selection of a successful proponent if any.

Evaluation

Following the closing date, the Town will review all submissions received and present them to Council for consideration.
In evaluating submissions, the Town will consider the following criteria:

QUALITATIVE REQUIREMENTS	
Criteria	**Weighting**
A. Rent	40%
B. Business Sustainability	35%
C. Appropriate Use	25%
TOTAL	100%

A. RENT (40% WEIGHTING)

The proponent is to outline:

- The proposed rent per annum exclusive of GST.

Submissions will be assessed on the proposed rent over a five year term.

RENT		
The Proponent has submitted their proposed rent per annum exclusive of GST.	☐ Yes	☐ No

B. BUSINESS SUSTAINABILITY (35% WEIGHTING)

Proponents are to provide documents in support of their ability to meet the financial requirements of the proposed lease.

BUSINESS SUSTAINABILITY		
The Proponent has provided documents in support of their ability to meet the financial requirements of the proposed lease.	☐ Yes	☐ No

C. APPROPRIATE USE (25% WEIGHTING)

Submissions are to detail the proposed use of the Site which should be suited to activating the Town Centre. The activities of the lessee should not have an adverse impact on the amenity of the surrounding area.

BUSINESS SUSTAINABILITY		
The Proponent has detailed the proposed use of the Site together with any alterations required to facilitate this use.	☐ Yes	☐ No

EOI FORM

In addition to providing information requested, please complete and submit this form.

APPLICANT DETAILS	
Trading Name	
Legal Entity Name	
Date Established	
ACN	
ABN	
Address	
Contact Person	
Contact Person Title	
Contact Person Email	
Contact Person Telephone	
Details of any Guarantors	

CONFLICTS OF INTEREST	
Is the proponent aware of any conflict of actual, potential or perceived conflict of interest which currently exists with the Town, its officers or Councillors, or which may arise in relation to the performance of the contract (if awarded)? ☐ Yes ☐ No	**Details**

EOI FORM

CHECKLIST

The proponent has enclosed a Submission addressing the Selection Criteria including:

- ☐ Details of the entity including a company search.
- ☐ Details of the proposed use.
- ☐ Demonstrated experience in the proposed use.
- ☐ Proposed capital contribution (if any).
- ☐ Profit and Loss for the 2023/24 financial year.
- ☐ Proposed commencement date.
- ☐ Desired length of lease.
- ☐ Proposed rent per annum (excluding outgoings).
- ☐ Any supplementary information the proponent wishes to provide to allow the Town to evaluate the response.

Signature of Authorised signatory: **Date**

Name of Authorised signatory:

Position of Authorised signatory:



ACKNOWLEDGEMENT OF PEOPLE AND COUNTRY

The Town of Claremont acknowledges the Traditional Custodians of the land and waterways of the Claremont and Swanbourne area. We respect the significance of their connection to the sacred sites, the Derbal Yerrigan and Galbamaanup wetland. We honour the ancestors of our community Elders who survived and cared for this Country.

TOWN of CLAREMONT
Est 1898

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Email: **leasing@claremont.wa.gov.au**
(08) 9285 4300 **www.claremont.wa.gov.au**

13.1 LEADERSHIP AND GOVERNANCE

13.1.1 COUNCIL RESOLUTION ACTION REGISTER

File Number:	GOV/00054
Author:	Winnie Tansanguanwong (Coordinator Governance)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirements	Simple Majority decision of Committee *(More than half the Committee Members present are required to vote in favour)*.
Attachments:	1. In progress - Council Resolution Action Register - August 2026 [**13.1.1.1** - 7 pages] 2. Completed - Council Resolution Action Register - August 2026 [**13.1.1.2** - 2 pages]

PURPOSE

To provide a report to the Council on the status of Council Resolutions requiring action.

OFFICER RECOMMENDATION

That the Council **NOTES** the contents of this report.

BACKGROUND

Following a Council Meeting, resolutions are assigned to the author of each report. The author is then required to confirm whether the associated action(s) is in progress or completed.

Outstanding actions associated with Council decisions are reviewed by the relevant team.

The Council Resolution Tracking Report provides a clear mechanism for monitoring the implementation of Council resolutions and decisions. As a matter of good governance, Council should have direct oversight of the progress and completion of actions arising from its resolutions.

Including the Council Resolution Tracking Report as a standing item on the Ordinary Council Meeting agenda will strengthen accountability, improve transparency in the implementation of Council decisions, and provide Council with regular oversight of the progress and completion of actions arising from its resolutions.

DISCUSSION

Since the last report to the Council dated 28 July 2026, one Ordinary Council Meetings were held.

Attachment 1 is a register detailing Council resolutions that are currently in progress

Attachment 2 This register records Council resolutions that have been completed since the report to the Ordinary Council Meeting of 28 July 2026,

PAST RESOLUTIONS

Nil.

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Nil.

COMMUNICATION AND CONSULTATION

The Register is reviewed by the relevant officers and the Executive Team.

The Governance team presents an updated copy of the Register to the Council at each Meeting.

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.

- Continually assess our performance and implement initiatives that drive continuous improvement.

URGENCY

Nil.

OFFICER RECOMMENDATION COUNCIL RESOLUTION 116/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Jill Goetze

That the Council NOTES the contents of this report.

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

Against: Nil

CARRIED7/0

Council Resolution Action Register – In progress – August 2026

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken
27-08-2024	Ordinary Council Meeting - 27 August 2024	17.1.2	Anzac Cottage - 16 Saunders Street, Swanbourne	In progress	COUNCIL RESOLUTION 128/24 That Council authorises the Chief Executive Officer to proceed with Option 3 as outlined in this report.	12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) This action is in progress
29-04-2025	Ordinary Council Meeting - 29 April 2025	13.4.1	Options for implementation of the Food Organics and Garden Organics (FOGO) system	In progress	COUNCIL RESOLUTION 55/25 That Council supports Option B of delaying the implementation of FOGO and the CEO in undertaking comprehensive research during this period, including: Assessment of processing capacity and market development for FOGO-derived products; Detailed financial modelling of lifecycle implementation costs; and Preparation of an implementation strategy that maximises environmental and financial benefits.	12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) Draft FOGO report has been provided by Talis Consultants. Finalisation of the financial costings of waste services will be provided at the next available Concept Forum.
9-07-2025	Special Council Meeting - 9 July 2025	11.1	New Business of an Urgent Nature Approved by the Presiding Person or by Decision of Meeting	In progress	COUNCIL RESOLUTION 96/25 Moved: Cr Ryan Brown Seconded: Cr Graham Cameron That Council requests the Administration to undertake an assessment of the Barnfield/Gugeri Streets intersections, specifically focusing on the feasibility of re-establishing the two-way intersection. CARRIED 9/0	06/08/2025 Mark Taylor to complete report in August 2025 12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) Discussed at a concept forum held 6 July 2026. Discussions with MRWA over a proposed solution are ongoing.
26-08-2025	Ordinary Council Meeting - 26 August 2025	13.3.1	Draft Local Planning Policy 211 – Tree Retention	In progress	AMENDED OFFICER RECOMMENDATION WAS PUT COUNCIL RESOLUTION 111/25 That Council, pursuant to Schedule 2, Part 2, Clause 4(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, advertises draft Local Planning Policy 211 – Tree Retention for advertising as amended.	12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) LPP211 remains on hold pending WALGA's review of the Model Policy text. Following completion of that review, the advertised policy will be

Council Resolution Action Register – In progress – August 2026

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken
						revised and presented to Council for adoption."
28-10-2025	Ordinary Council Meeting - 28 October 2025	14.2.5	Bay View Terrace Study	In progress	COUNCIL RESOLUTION 164/25 That Council: Supports a Town Centre study of Bay View Terrace up to an including Gugeri Street intersection, and through to the Mary Street Reserve, that provides options for improving the movement and interaction of pedestrians with the streetscape. For the purpose of the Study, endorses the allocation of an additional $40,000 from the Claremont Joint Venture Account, combined with the existing allocated $60,000. That the terms of reference for the consultancy be endorsed by the Council.	12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) Item presented to March OCM. Council resolved that the Claremont and Swanbourne Town Centres be split into separate projects. This item is ongoing.
28-10-2025	Ordinary Council Meeting - 28 October 2025	14.1.11	Review of Loan for Aquatic Centre	In progress	COUNCIL RESOLUTION 173/25 That Council: Endorse Option 3 and approves the early payout of the Loan with WATC. 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.	25/06/2026 2026/27 budget includes transfer to reserve of $68,208 12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) One months local public notice of loan payout given on 11 November 2025 2027: Transfer to reserve have been included in 2026-27 Budget
28-10-2025	Ordinary Council Meeting - 28 October 2025	14.3.1	Public Art Trail	In progress	PROCEDURAL MOTION 179/25 That the motion be deferred to a future Ordinary Council Meeting. Reason: Councillors request more information to consider alternative options for budget allocations.	12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) Staff presented an Arts & Culture overview to Council at the April 2026 Concept Forum. Staff are currently working on a discussion paper to be

Council Resolution Action Register – In progress – August 2026

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken
						presented to Elected Members that will form the basis of a new Arts and Culture Strategic plan. This will guide the future allocations of the Public Art budgets.
24-02-2026	Ordinary Council Meeting - 24 February 2026	13.1.3	Mayor and CEO Attendance at ALGA National General Assembly	In progress	COUNCIL RESOLUTION 16/26 That Council: AUTHORISES the attendance of the Mayor and CEO at the 2026 National General Assembly Annual Conference and Urban Forum in Canberra from 23 – 25 June 2026. 2. DIRECTS the CEO to review Council Policies LG539 Council Member and CEO Attendance at Events and LG540 Council Member Training and Continuing Professional Development to ensure alignment of both policies and provide more direction on the process for approval of requests to expend Town funds on attendance at events and professional development.	24/03/2026 12/08/2026 This action is partially completed. Point 1: No further action is required. Point 2: Council Policies LG539 Council Member and CEO Attendance at Events and LG540 Council Member Training and Continuing Professional Development are currently under review and will be presented to Council at the September OCM.
31-03-2026	Ordinary Council Meeting - 31 March 2026	13.1.1	Review of Infrastructure Policies	In progress	COUNCIL RESOLUTION 35/26 That Council: Removes the last dot point in the recommendation (LG 527 – Fleet Management) and resubmit the Policy for Council's consideration once more detail of the terms and conditions of staff private use of Council vehicles is provided. COUNCIL RESOLUTION 36/26 That Council AMENDS the following Council Policies, as attached: EN 301 Verge Protection Near Building Sites EN 302 Road Verges EN 307 Use of Parks and Reserves Policy EN 310 Environmental Sustainability	12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) Part complete Amended Policies updated on website. LG527 to be updated

Council Resolution Action Register – In progress – August 2026

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken
31-03-2026	Ordinary Council Meeting - 31 March 2026	13.1.4	Bay View Community Centre Cafe Lease	In progress	COUNCIL RESOLUTION 44/26 That Council: ACCEPTS the Surrender of Licence, effective no earlier than 30 April 2026 or on the last day the premises were used by the lessee, as determined by the CEO, from Bayview Coffee Pty Ltd (trading as Stand'In Room) in respect of the Licence Agreement executed 28 August 2024 for Zone 2, Bay View Community Centre. AUTHORISES the Chief Executive Officer to execute a Deed of Surrender of Licence on behalf of the Town of Claremont which: Confirms the Licensee's Make Good Obligations under Clause 18 are to be completed; and Confirms the Bank Guarantee is applied or returned in accordance with Clause 6. NOTES that any outstanding Licence Fees (from 1 May 2026) and reasonable outgoings shall be borne by the Town and not recovered from the Licensee. NOTES a further report will be provided to Council on future options for the site.	12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) Letter to tenant sent notifying of decision. Tenant has vacated the site. Outgoings recovered and handover complete. Future of the site still to be discussed with Council
31-03-2026	Ordinary Council Meeting - 31 March 2026	13.2.1	Introduction of 40km/h Speed Zones	In progress	COUNCIL RESOLUTION 48/26 That Council: NOTES the requirements of MRWA in respect of the introduction of 40km/h speed zones in local government areas; 2. AUTHORISES the Chief Executive Officer to undertake community consultation with residents to seek feedback on the introduction of a 40 km/h speed limit on local roads, including feedback in relation to their respective local road; and 3. DEFERS a decision on the implementation of 40 km/h speed zones within the Town of Claremont pending further investigation by Administration into the mechanisms, costs, and outcomes associated with the Perth Inner City Group initiative, once operational.	12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) The administration is in the process of organising the consultation process

Council Resolution Action Register – In progress – August 2026

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken
31-03-2026	Ordinary Council Meeting - 31 March 2026	13.2.3	Claremont Town Centres - Strategic Planning and Landscape Design Framework	In progress	COUNCIL RESOLUTION 50/26 That Council: REQUEST the CEO review the Study Brief to address: Clear depiction of the Claremont and Swanbourne Town Centres into separate projects; and Greater emphasis on the streetscape elements to be considered with the other elements contained in the scope.	12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) Study brief to be considered.
31-03-2026	Ordinary Council Meeting - 31 March 2026	13.3.1	Status Report - Polyphagous Shothole Borer	In progress	COUNCIL RESOLUTION 52/26 That Council: RECEIVE the status report on the Polyphagous Shot Hole Borer for the Town of Claremont; APPROVE Option 3 as detailed in the report, by taking comprehensive action to protect the Town's tree canopy against the threat of PSHB, with the following aims: Control and management of the PSHB infestation within the Town. Proactive approach to PSHB management in The Town. Actively maintain a healthy tree canopy. Improved forecast and management of risks to public safety. Minimisation of the long term financial and environmental impacts; AMEND the 2025/26 budget to accommodate the proposed works in 2025/26 as follows: Reduce - Goldworthy Rd Renewal - $60,000 Increase - PHSB Treatment - $60,000 Net budget impact - NIL CONSIDER, as part of the 2026/27 budget process, an allocation of $240,000 for the implementation of Option 3. RECEIVE a progress report on the implementation of Option 3 above at the February 2027 Ordinary Council Meeting.	14/04/2026 Parks and Environment team will work together to spend $60,000 allocated on PSHB management across various methods by end of financial year 12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) Budget adjustments made. Future report on progress to be presented to Council by Feb 2027.

Council Resolution Action Register – In progress – August 2026

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken
28-04-2026	Ordinary Council Meeting - 28 April 2026	13.2.2	Heritage Maintenance Grant - 15 Goldsmith Road Claremont	In progress	COUNCIL RESOLUTION 61/26 That Council: Approves the application from the owner of 15 Goldsmith Road, Claremont for a Mike Balfe Heritage Grant for $3,850.00.	12/08/2026 Action taken as recorded in the OCM Action Register (28 July 2026) Applicant has six months to complete works and claim grant, or apply for an extension. No update is expected until October.
28-07-2026	Ordinary Council Meeting - 28 July 2026	13.1.2	Local Law Review	In progress	AMENDED OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 105/26 That Council: 1. **NOTES** that, in accordance with section 3.16(3) of the *Local Government Act 1995,* no submissions were received during the public submission period for the statutory review of the following local laws: • Health Local Laws 1997 • Local Government Property Local Law 2000 • Meeting Procedures Local Law 2018 • Signs Local Law 2000 • Site Erosion and Sand Drift Local Law 2016 • Waste Local Law 2017 2. **NOTES** that**,** in accordance with section 3.16(3) of the *Local Government Act 1995,* a total of 12 submissions were received during the public submission period relating to the Parking Local Law 2016 and the Activities on Thoroughfares and Public Places Local Law 2003. 3. **DETERMINES** that in accordance with section 3.16(4) of the *Local Government Act 1995* the following local laws are to remain unchanged at this time: • Activities on Thoroughfares and Public Places Local Law 2003 • Health Local Laws 1997 • Local Government Property Local Law 2000 • Meeting Procedures Local Law 2018	Item 4 to be completed and brought back to a future meeting of Council for consideration.

Council Resolution Action Register – In progress – August 2026

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken
					• Signs Local Law 2000 • Site Erosion and Sand Drift Local Law 2016 • Waste Local Law 2017 **4.** **DETERMINES** that in accordance with section 3.16(4) of the *Local Government Act 1995* the Parking Local Law 2016 be amended and brought back to a future meeting of Council for consideration.	

Council Resolution Action Register – Completed – August 2026

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken
28-07-2026	Ordinary Council Meeting - 28 July 2026	12.1.1	Audit, Risk and Improvement Committee Terms of Reference	Completed	COMMITTEE RECOMMENDATION AND COUNCIL RESOLUTION 99/26 That the Audit, Risk and Improvement Committee recommends that Council ADOPTS the Terms of Reference, as at Attachment 1.	12/08/2026 The Audit, Risk and Improvement Term of Reference has been updated on the Town's website.
28-07-2026	Ordinary Council Meeting - 28 July 2026	12.1.2	Audit Log	Completed	COMMITTEE RECOMMENDATION AND COUNCIL RESOLUTION 100/26 That the Audit, Risk and Improvement Committee recommends that Council: 1. NOTES the status of previous audit recommended actions as detailed in the Audit Log; and 2. ENDORSES the findings marked as Completed in the Audit Log to be closed.	12/08/2026 No further action required
28-07-2026	Ordinary Council Meeting - 28 July 2026	12.1.3	Financial Management Review	Completed	COMMITTEE RECOMMENDATION AND COUNCIL RESOLUTION 101/26 That the Audit, Risk and Improvement Committee recommends that Council: 1. RECEIVES the Financial Management Review; and 2. NOTES the findings of the Financial Management Review, management's response and actions to address identified improvement areas.	17/08/2026 Update will be provided in the next Audit, Riska nd Improvement Committee meeting
28-07-2026	Ordinary Council Meeting - 28 July 2026	12.1.4	2025 Compliance Audit Return	Completed	COMMITTEE RECOMMENDATION AND COUNCIL RESOLUTION 102/26 That the Audit, Risk and Improvement Committee recommends that Council ADOPTS the Compliance audit return for the period 1 January 2025 to 31 December 2025 without amendment.	12/08/2026 The Compliance Audit Return 2025 has been adopted and signed by the Mayor and the CEO. The Town will proceed further and submit to Local Government Inspectorate.
28-07-2026	Ordinary Council Meeting - 28 July 2026	13.1.1	Council Resolution Action Register	Completed	OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 103/26 That the Council NOTES the contents of this report.	12/08/2026 This item has been noted by Council, no further action required.
28-07-2026	Ordinary Council Meeting - 28 July 2026	13.1.3	Monthly Statement of Financial Activity for the period ended 30 June 2026	Completed	OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 106/26 That Council NOTES the Statement of Financial Activity covering the period 1 July 2025 to 30 June 2026.	17/08/2026 No further action required

Council Resolution Action Register – Completed – August 2026

Meeting Date	Document	Item No.	Item	Status	Action Required	Action Taken
28-07-2026	Ordinary Council Meeting - 28 July 2026	13.1.4	List of Payments 1 to 30 June 2026	Completed	OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 107/26 That Council NOTES all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for June 2026 totalling $2,412,747.20 as detailed in Attachment 1 comprising: Electronic funds transfer from the Municipal funds of $2,142,123.11 Direct debit from the Municipal funds of $270,624.09	17/08/2026 No further action requried
28-07-2026	Ordinary Council Meeting - 28 July 2026	13.1.5	Review of Policy LG512 Corporate Purchasing Cards	Completed	OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 108/26 ameron That Council revokes current Policy LG512 Corporate Purchasing Cards and replaces it with Policy LG512 Corporate Purchasing Cards as contained in Attachment 1.	12/08/2026 This has been actioned and updated on the Town's website
28-07-2026	Ordinary Council Meeting - 28 July 2026	17.1.1	Appointment of Director Development Services	Completed	OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 109/26 That Council APPROVES the preferred candidate for the position of Director Development Services.	12/08/2026 The Director Development Services has been appointed.

13.1.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 JULY 2026

File Number: FIM/00079-002

Author: Nicholas Rule (Acting Manager Finance)

Authoriser: John Pearson (Chief Executive Officer)

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

Attachments: 1. Financial Statements July 2026 [**13.1.2.1** - 9 pages]

PURPOSE

For Council to note the Statement of Financial Activity (Financial Statements) for the period ended 31 July 2026.

OFFICER RECOMMENDATION

That Council **NOTES** the Statement of Financial Activity covering the period 1 July 2026 to 31 July 2026.

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 2026/27 operations to 31 July 2026 and compare year to date expenditure and revenue against the corresponding adopted budget of Council.

The year-to-date balance (YTD) of $22,961,508 to 31 July 2026 is compared directly with the budget YTD of $21,311,599. This is a favourable variance of $1,649,909. Please note that this is a provisional variance. This figure is subject to change as the year-end financial statements of 2025/26 are finalised, including the completion of outstanding accruals and corresponding reversals into 2026/27, end-of-year accounting adjustments and the external audit process. Accordingly, the final reported surplus may differ from the current estimate once all adjustments have been processed and the audit has been completed.

As detailed below, the $1,527,509 variance is comprised of the following:

Opening Surplus	Favourable variance of $1,836,113
Operating Revenue	Unfavourable variance of $19,215
Operating Expenditure	Unfavourable variance of $261,194
Non-cash adjustments	Favourable variance of $17,025
Capital Revenue	Favourable variance of $4,929
Proceed from disposal of assets	No variance to budget
Capital Expenditure	Favourable variance of $78,223
Net borrowing and lease payments	No variance to budget

Net reserve transfer	Favourable variance of $5,972

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 $50,000 or 20%, as per Council Resolution 87/26 of Ordinary Council Meeting of 28 July 2026.

Operating Revenue	
Rates	No variance analysis required, variance to budget is less than $50,000 or 20%.
Operating grants, subsidies and contributions	Favourable variance of $120,000 mainly due to: • Carry over of Borer PHSB Grant funding of $120,000. Was budgeted for in the FY25.26 year. Now recognised in 26.27
Fees and charges	No variance analysis required, variance to budget is less than $50,000 or 20%.
Interest earnings	No variance analysis required, variance to budget is less than $50,000 or 20%.
Other revenue	No variance analysis required, variance to budget is less than $50,000 or 20%.
Profit on asset disposal	No variance to budget
Operating expenses	
Employee costs	No variance analysis required, variance to budget is less than $50,000 or 20%.
Materials and contracts	Unfavourable variance of $182,663 mainly due to: Timing: FY25.26 Year-end statutory accrual has not yet been processed for Landgate GRV Annual Interim costs of $97,090. To be adjusted out of FY26.27
Utility charges	No variance analysis required, variance to budget is less than $50,000 or 20%.

Depreciation and amortisation	No variance analysis required, variance to budget is less than $50,000 or 20%.
Insurance expenses	No variance analysis required, variance to budget is less than $50,000 or 20%.
Interest expense	No variance analysis required, variance to budget is less than $50,000 or 20%.
Other expenditure	Unfavourable variance of $46,893 mainly due to: • Timing: FY25.26 Year-end statutory accrual has not yet been processed for Tennis Club Q4 2026 maintenance costs of $15,250. To be adjusted out of FY26.27. • Timing: FY25.26 Year-end statutory accrual has not yet been processed for WATC Loan Guarantee Q4 2026 costs of $12,250. To be adjusted out of FY26.27.
Loss on asset disposal	No variance to budget
Investing Activities	
Capital grants, subsidies and contributions	No variance analysis required, variance to budget is less than $50,000 or 20%.
Proceed from disposal of assets	No variance to budget
Purchase of property, plant and equipment	Unfavourable variance of $20,890 mainly due to: • Carry forward from FY25.26 on General Building Renewal Project of $10,060. • Timing: FY26.27 Building Projects work has commenced earlier than budgeted for $10,830.
Purchase and construction of infrastructure	• Net Favourable variance of $99,114 mainly due to: • Unfavourable - Carry forward from FY25.26 on Infrastructure projects $5,879. • Favourable Timing: FY26.27 project work not yet commenced as originally budgeted for $104,993.
Payments for intangible assets	No variance to budget

Financing Activities	
Repayment of borrowings	No variance analysis required, variance to budget is less than $50,000 or 20%.
Proceed from borrowings	No variance to budget
Payment for principal portion of lease liability	No variance analysis required, variance to budget is less than $50,000 or 20%.
Transfer to reserve	Favourable variance of $5,972 mainly due to: • Higher than expected interest revenue for the month of July 2026 from the NAB Muncipal reserve account.
Transfer from reserve	No variance analysis required, variance to budget is less than $50,000 or 20%.

Loans

The table below shows the 2026/2027 loan repayments with West Australia Treasury Corporation:

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

8. BORROWINGS

(a) Borrowing repayments

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

Purpose	Loan Number	Institution	Interest Rate	Budget Principal 1 July 2026	2026/27 Budget New Loans	2026/27 Budget Principal Repayments	Budget Principal outstanding 30 June 2027	2026/27 Budget Interest Repayments
				$	$	$	$	$
Purchase of 331 Stirling Highway	2C	WATC	4.17%	3,459,323	0	(3,459,323)	0	(140,415)
Purchase of 327 Stirling Highway	3	WATC	4.45%	446,068	0	(66,411)	379,657	(19,120)
				3,905,391	0	(3,525,734)	379,657	(159,535)

PAST RESOLUTIONS

Item 13.1.3, Ordinary Council Meeting 28 July 2026, resolution 106/26.

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* requires the Chief Executive Officer to report to Council where it is likely that the annual budget will materially differ from the adopted budget estimates, including the reasons for the variation.

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.*

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 117/26

Moved: Cr Ryan Fernandes

Seconded: Cr Ryan Brown

That Council NOTES the Statement of Financial Activity covering the period 1 July 2026 to 31 July 2026

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

Against: Nil

CARRIED7/0

Town of Claremont
Financial Statements

Table of Contents
For the Period 01-July-2026 to 31-July-2026

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Town of Claremont
Statement of Financial Activity

By Nature or Type
For the Period 01-July-2026 to 31-July-2026

	Adopted Budget	Adopted Budget	Adopted Budget YTD	Actuals YTD	Variance $	Variance %
Operating Activities						
Net current assets - Opening surplus/(deficit)	2,643,490	2,643,490	2,643,490	4,479,603	1,836,113	69%
Revenue						
Rates revenue	19,696,610	19,696,610	19,646,610	19,656,684	10,074	0%
Operating grants, subsidies, and contributions	454,682	454,682	0	120,000	120,000	0%
Fees and charges	4,371,343	4,371,343	855,304	791,941	(63,363)	-7%
Service charges	0	0	0	0	0	0%
Interest earnings	893,570	893,570	149,087	102,027	(47,060)	-32%
Other revenue	44,015	44,015	44,015	5,149	(38,866)	-88%
Profit on disposal of assets	23,000	23,000	0	0	0	0%
	25,483,220	25,483,220	20,695,016	20,675,801	(19,215)	0%
Expenses						
Employee costs	(11,484,185)	(11,484,185)	(957,015)	(932,041)	24,974	3%
Materials and contracts	(10,770,144)	(10,770,144)	(814,971)	(997,634)	(182,663)	-22%
Utility charges	(733,596)	(733,596)	(11,696)	(16,746)	(5,050)	-43%
Depreciation and amortisation	(4,654,265)	(4,654,265)	(387,855)	(404,881)	(17,025)	-4%
Insurance expenses	(164,535)	(164,535)	(109,081)	(143,618)	(34,537)	-32%
Interest expenses	(317,565)	(317,565)	0	0	0	0%
Other expenditure	(796,071)	(796,071)	(17,699)	(64,592)	(46,893)	-265%
Loss on disposal of assets	0	0	0	0	0	0%
	(28,920,361)	(28,920,361)	(2,298,318)	(2,559,512)	(261,194)	11%
Non-cash amounts excluded from operating activities	4,647,094	4,647,094	387,855	404,881	17,025	4%
Amount attributable to operating activities	3,853,443	3,853,443	21,428,044	23,000,772	1,572,728	7%
Investing Activities						
Capital grants, subsidies, and contributions	529,333	529,333	0	4,929	4,929	0%
Proceeds from disposal of assets	(266,911)	(266,911)	0	(0)	(0)	0%
Purchase of property, plant, and equipment	(896,000)	(896,000)	(5,000)	(25,890)	(20,890)	-418%
Purchase and construction of infrastructure	(3,586,600)	(3,586,600)	(106,444)	(7,331)	99,114	93%
Payments for intangible assets	0	0	0	0	0	0%
Amount attributable to investing activities	(4,220,178)	(4,220,178)	(111,444)	(28,292)	83,152	-75%
Non-cash amounts excluded from investing activities	336,925	336,925	0	0	0	0%
Net Amount attributable to investing activities	(3,883,253)	(3,883,253)	0	0	0	0%
Financing Activities						
Repayment of borrowings	(3,525,734)	(3,525,734)	0	0	0	0%
Proceeds from borrowings	0	0	0	0	0	0%
Payments for principal portion of lease liability	(12,632)	(12,632)	0	0	0	0%
Transfers to reserves	(838,279)	(838,279)	(5,000)	(10,972)	(5,972)	119%
Transfers from reserves	4,406,455	4,406,455	0	0	0	0%
Amount attributable to financing activities	29,810	29,810	(5,000)	(10,972)	(5,972)	119%
Surplus/(deficit) after imposition of general rates	**0**	**0**	**21,311,599**	**22,961,508**	**1,649,909**	

Town of Claremont
Statement of Net Current Assets

	Balance As At 01-Jul-26	Balance As At 31-July-2026
Current Assets		
Cash and cash equivalents	5,787,001	10,546,574
Trade and other receivables	1,314,690	21,381,491
Other Financial Assets	12,471,567	9,288,945
Inventories	14,915	14,915
Other assets	643,291	643,291
Total Current Assets	20,231,465	41,875,217
Current Liabilities		
Trade and other payables	(2,481,641)	(5,726,791)
Lease Liabilities	(2,447)	(1,490)
Borrowings	(90)	(90)
Employee provisions	(1,032,960)	(993,270)
Other provisions	0	0
Capital grant/contributions liabilities	(41,940)	(41,940)
Clearing accounts	(221,824)	(167,238)
Total Current Liabilities	(3,780,902)	(6,930,819)
Adjustments to NCA		
Less: Reserves	(11,973,497)	(11,984,469)
Add: Borrowings	90	90
Add: Lease Liabilities	2,447	1,490
Total Adjustments	(11,970,961)	(11,982,890)
Net Current Assets	**4,479,603**	**22,961,508**

Town of Claremont
Statement of Financial Position

	Balance as at 01-Jul-26	Balance as at 31-July-2026
Assets		
Current Assets		
Cash and cash equivalents	5,787,001	10,546,574.47
Trade and other receivables	1,314,690	21,381,491.11
Other financial assets	12,471,567	9,288,945.02
Inventories	14,915	14,915.35
Other assets	643,291	643,291.00
Total Current Assets	20,231,465	41,875,216.95
Non Current Assets		
Trade and other receivables	344,625	319,356.66
Property, plant and equipment	121,342,977	121,198,329.51
Infrastructure	89,536,410	89,304,209.13
Intangibles	0	0.00
Right of use assets	2,396	2,396.20
Other financial assets	925,527	925,526.61
Total Non Current Assets	212,151,935	211,749,818.11
Total Assets	**232,383,400**	**253,625,035.06**
Liabilities		
Current Liabilities		
Trade and other payables	(2,509,020)	(5,726,791)
Lease Liabilities	(2,447)	(1,490)
Borrowings	(90)	(90)
Employee provisions	(1,032,960)	(993,270)
Other provisions	0	0
Capital grant/contributions liabilities	(41,940)	(41,940)
Clearing accounts	(221,824)	(167,238)
Total Current Liabilities	(3,808,280)	(6,930,819)
Non Current Liabilities		
Borrowings	(3,905,302)	(3,905,302)
Lease liabilities	(28,368)	(28,368)
Employee provisions	(442,986)	(442,986)
Other provisions	0	0
Other liabilities	0	0
Total Non Current Liabilities	(4,376,656)	(4,376,656)
Total Liabilities	**(8,184,936)**	**(11,307,475)**
Equity		
Retained surplus	(66,604,007)	(66,563,534)
Reserves - cash/financial asset backed	(11,973,497)	(11,984,469)
Revaluation surplus	(144,888,896)	(144,888,896)
Current year (profit)/loss	(732,064)	(18,880,660)
Total Equity	**(224,198,464)**	**(242,317,560)**

Town of Claremont
Statement of Comprehensive Income

By Nature or Type
For the Period 01-July-2026 to 31-July-2026

	Adopted Budget	Amended Budget YTD	Actuals YTD
Revenue			
Rates	19,696,610	19,646,610	19,656,684
Operating grants, subsidies, and contributions	454,682	0	120,000
Fees and charges	4,371,343	855,304	791,941
Service charges	0	0	0
Interest earnings	893,570	149,087	102,027
Other revenue	44,015	44,015	5,149
	25,460,220	20,695,016	20,675,801
Expenses			
Employee costs	(11,484,185)	(957,015)	(932,041)
Materials and contracts	(10,770,144)	(814,971)	(997,634)
Utility charges	(733,596)	(11,696)	(16,746)
Depreciation and amortisation	(4,654,265)	(387,855)	(404,881)
Insurance expenses	(164,535)	(109,081)	(143,618)
Interest expenses	(317,565)	0	0
Other expenditure	(796,071)	(17,699)	(64,592)
	(28,920,361)	(2,298,318)	(2,559,512)
Net Operating	(3,460,141)	18,396,698	18,116,289
Capital grants, subsidies, and contributions	529,333	0	4,929
Profit on disposal of assets	23,000	0	0
Loss on disposal of assets	0	0	0
	552,333	0	4,929
Net Result for the Period	**(2,907,808)**	**18,396,698**	**18,121,218**
Other Comprehensive Income			
Changes in asset revaluation surplus	0	0	0
Total Other Comprehensive Income	0	0	0
Total Comprehensive Income for the Period	**(2,907,808)**	**18,396,698**	**18,121,218**

Town of Claremont
Borrowings & Leases

For the Period 01-July-2026 to 31-July-2026

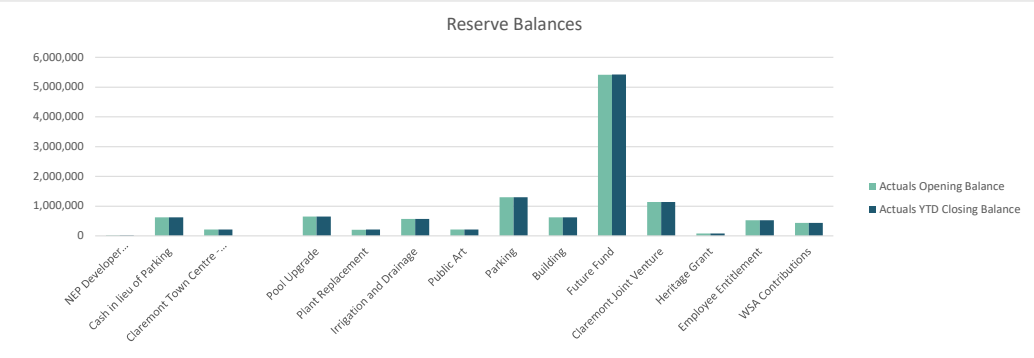
					Adopted Budget				Actuals YTD				
Loan Description	Loan Number	Institution	Maturity Date	Interest Rate	Opening Balance	Repayments	Closing Balance	Interest	Opening Balance	Proceeds	Repayments	Closing Balance	Interest
331 Stirling Highway	2C	WATC	13/03/2027	4.17%	3,459,323	(3,459,323)	0	(140,415)	3,459,323	0	0	3,459,323	0
327 Stirling Highway	3	WATC	26/06/2032	4.45%	446,068	(66,411)	379,657	(19,120)	446,068	0	0	446,068	0
					3,905,391	**(3,525,734)**	**379,657**	**(159,535)**	**3,905,391**	**0**	**0**	**3,905,391**	**0**

					Adopted Budget				Actuals YTD				
Lease Description	Lease Number	Institution	Maturity Date	Interest Rate	Opening Balance	Repayments	Closing Balance	Interest	Opening Balance	New leases during 2026/27	Repayments	Closing Balance	Interest
Printer/ Copiers	EL228	Kyocera	31/01/2030	2.10%	(4,846)	(12,632)	(17,478)	(5,000)	(4,846)	0	0	(4,846)	0
Wide Area Network	BLD54	TPG		1.70%	33,289	0	33,289	0	33,289	0	0	33,289	
Parking Bays - Bunnings	EL225	Charter Hall		3.00%	(1)	0	(1)	0	(1)	0	0	(1)	
					28,442	**(12,632)**	**15,810**	**(5,000)**	**28,442**	**0**	**0**	**28,442**	**0**

Town of Claremont
Reserve Movements

For the Period 01-July-2026 to 31-July-2026

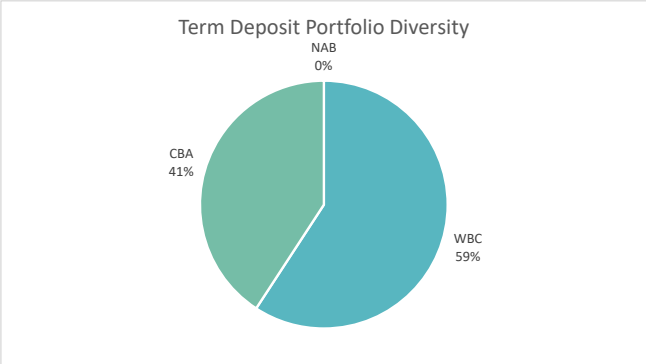
Reserve	Adopted Budget				Actuals YTD			
	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
NEP Developer Contributions	0	0	0	0	16,475	15		16,490
Cash in lieu of Parking	627,104	20,014	0	647,118	623,825	572		624,396
Claremont Town Centre - SAR	213,785	0	(120,000)	93,785	212,667	195		212,861
Pool Upgrade	594,518	15,829		610,347	651,580	597		652,177
Plant Replacement	200,000	0	(25,000)	175,000	205,448	188		205,637
Irrigation and Drainage	569,440	18,174	(164,157)	423,457	566,906	519		567,426
Public Art	220,618	5,126	0	225,744	212,362	195		212,556
Parking	1,302,604	41,573	(50,000)	1,294,177	1,295,793	1,187		1,296,980
Building	621,086	16,630	(150,000)	487,716	618,361	567		618,928
Future Fund	5,441,601	248,805	(3,682,298)	2,008,108	5,413,672	4,960		5,418,632
Claremont Joint Venture	1,035,685	34,330		1,070,015	1,132,060	1,037		1,133,097
Heritage Grant	71,108	2,269	(15,000)	58,377	71,960	66		72,026
Employee Entitlement	435,902	7,529		443,431	521,978	478		522,456
WSA Contributions	292,291	178,000	(200,000)	270,291	432,518	396		432,914
Workforce Planning	0	250,000		250,000	0	0		0
Reserve Total	**11,625,742**	**838,279**	**(4,406,455)**	**8,057,566**	**11,975,604**	**10,972**	**0**	**11,986,575**

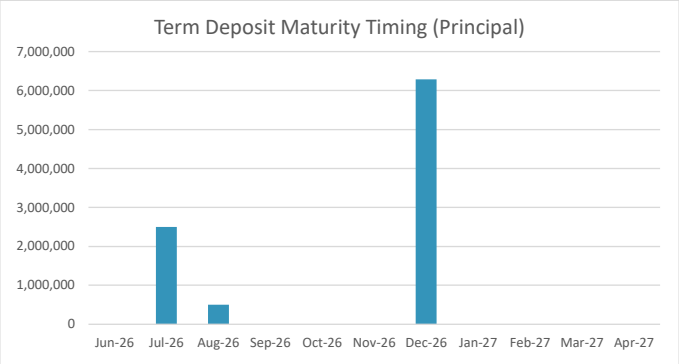


Town of Claremont
Investments

For the Period 01-July-2026 to 31-July-2026

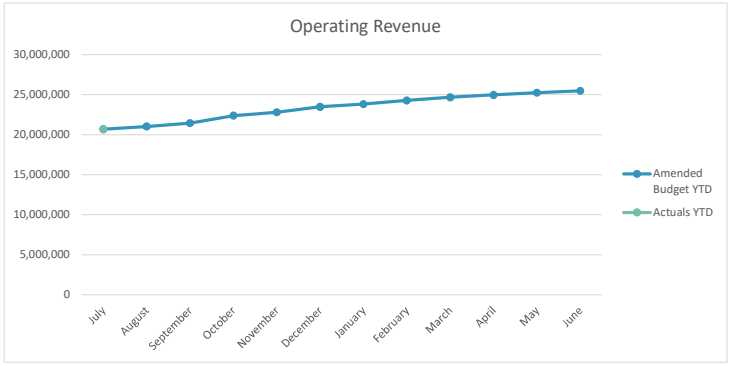
Bank	Type	Reference	Interest Rate	Investment Date	Maturity Date	Term (Days)	Invested Amount
NAB	At Call - Pooled investments		4.45%	1/07/2023			5,731,008
NAB	At Call - Damage Bonds			1/07/2023			203,504
							5,934,513
CBA	Term Deposit	TD419	4.52%	15/12/2025	15/12/2026	90	3,790,693
WBC	Term Deposit	TD406	4.78%	17/12/2025	17/12/2026	365	1,332,647
WBC	Term Deposit	TD409	4.78%	17/12/2025	17/12/2026	365	1,165,605
WBC	Term Deposit	TD428	5.02%	19/04/2026	19/08/2026	120	2,500,000
WBC	Term Deposit	TD432	5.48%	4/04/2026	4/04/2027	365	500,000
							9,288,945
							15,223,458

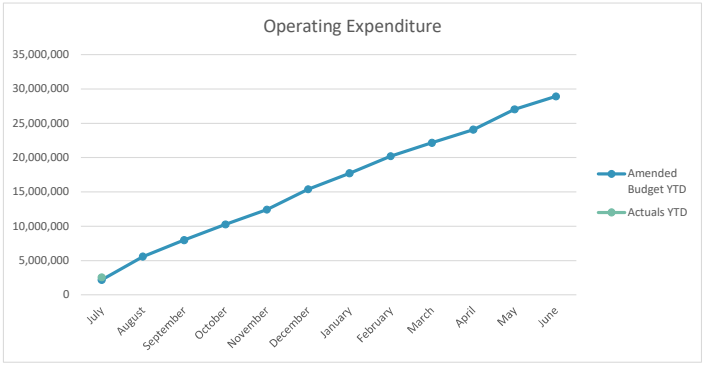


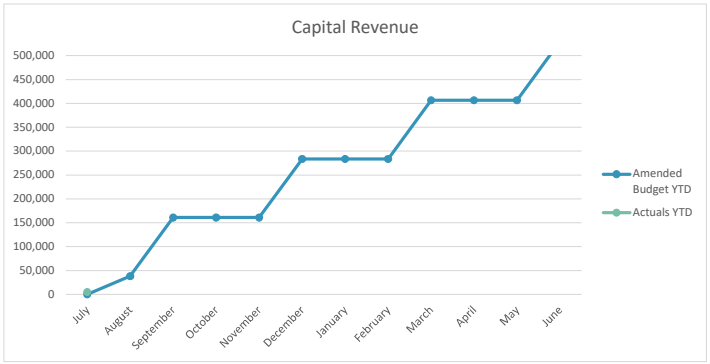


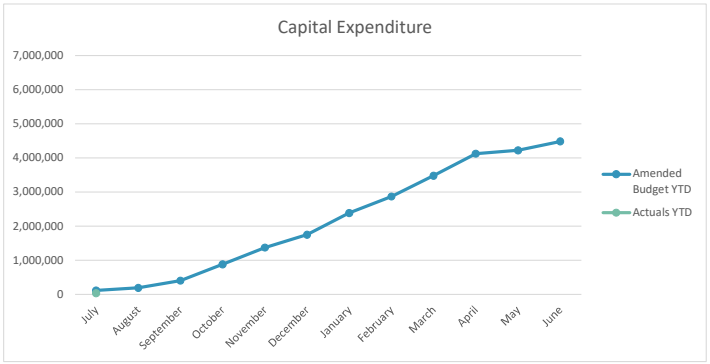
Town of Claremont
Graphical Representation

For the Period 01-July-2026 to 31-July-2026









13.1.3 LIST OF PAYMENTS 1 TO 31 JULY 2026

File Number:	FIM/00108-003, D-24-30398
Author:	Victoria Daniel (Finance Officer), Nicholas Rule (Senior Accountant)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirement	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	1. Payment Listing - July 2026 [**13.1.3.1** - 7 pages] 2. Purchase Card - July 2026 [**13.1.3.2** - 4 pages] 3. Fuel Card - June 2026 [**13.1.3.3** - 2 pages]

PURPOSE

For Council to note payments made by the Chief Executive Officer under delegated authority during the month of July 2026.

OFFICER RECOMMENDATION

That Council **NOTES** all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for July 2026 totalling $3,280,526.01 as detailed in Attachment 1 comprising:

- Electronic funds transfer from the Municipal funds of $2,985,104.35
- Direct debit from the Municipal funds of $295,421.66

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 $3,280,526.01 during the month of July 2026.

Payment Method	Amount
Municipal Funds electronic funds transfers (EFT)	$2,985,104.35
Municipal Fund cheques	$0.00
Municipal Fund direct debits	$295,421.66
Total	**$3,280,526.01**

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

PAST RESOLUTIONS

Item 13.1.4 Ordinary Council Meeting 28 July 2026, Resolution 107/26

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Regulations 12 and 13 of the *Local Government (Financial Management) Regulations 1996* establish the requirements for the authorisation of payments from the municipal and trust funds and the reporting of payments made by the Chief Executive Officer under delegated authority to Council.

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.*

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 118/26

Moved: Cr Kate Main

Seconded: Cr Annette Suann

That Council **NOTES** all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for July 2026 totalling $3,280,526.01 as detailed in Attachment 1 comprising:

- Electronic funds transfer from the Municipal funds of $2,985,104.35
- Direct debit from the Municipal funds of $295,421.66

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

Against: Nil

CARRIED7/0

Schedule of payment - July 2026

Date	Reference	Name	Details	Amount
17/07/2026	EFT02162	A.D. Coote & Co. (Sheetmetal) Pty Ltd	Park maintenance & development works	$ 2,603.70
10/07/2026	EFT02160	Acumentis Pty Ltd	Rental valuation - 331 Stirling Highway	$ 2,436.50
10/07/2026	EFT02160	Advance Press (2013) Pty Ltd	Waste calendars	$ 4,158.00
24/07/2026	EFT02164	Advanced Liquid Waste (88 Family Trust)	Waste removal and disposal	$ 1,307.00
2/07/2026	EFT02159	Agent Sales & Services	Aquatic Centre chemicals	$ 1,240.36
10/07/2026	EFT02160	All 4 People Pty Ltd	Consulting services - Human resources	$ 352.00
10/07/2026	EFT02160	All Metal Fabrication Wa	Hand rail repair - Creswell Park	$ 957.00
17/07/2026	EFT02162	Allmark & Associates Pty Ltd	Plaques for public art	$ 693.00
10/07/2026	EFT02160	Allstate Kerbing & Concrete	Fuel & material levy adjustment - Walter Street	$ 14.06
10/07/2026	EFT02160	Allstate Kerbing & Concrete	Fuel and material levy adjustment - Goldsworthy Road	$ 17.57
10/07/2026	EFT02160	Allstate Kerbing & Concrete	Fuel & material levy adjustment - Goldsworthy Road	$ 1,201.93
17/07/2026	EFT02162	Allstate Kerbing & Concrete	Kerbing works - Bernard Street	$ 951.90
17/07/2026	EFT02162	Allstate Kerbing & Concrete	Kerbing works - Bindaring Parade	$ 2,459.61
17/07/2026	EFT02162	Allstate Kerbing & Concrete	Kerbing works - Grange Street	$ 682.48
10/07/2026	EFT02160	Altus Planning Pty Ltd	Professional planning advice	$ 4,400.00
2/07/2026	EFT02159	Angela Rossen	Community workshop - Day on the Bay	$ 687.50
2/07/2026	EFT02159	Aquatic Services WA Pty Ltd	Electrical repairs - Aquatic Centre	$ 2,646.88
2/07/2026	EFT02159	Arbor Consulting (The Trustee For The Royce Turner Family Trust)	Polyphagous shot-hole bore treatment	$ 2,024.00
17/07/2026	EFT02162	Arbor Urban Pty Ltd	Tree planting	$ 2,205.50
2/07/2026	EFT02159	Artists Chronicle (Lynette Patrice Diciero)	Community advertisement - Claremont School of Art	$ 620.00
10/07/2026	EFT02160	Australia Post - 623462 - Contracter Collect	Postage	$ 135.00
10/07/2026	EFT02160	Australia Post - 673027	Postage	$ 4,119.73
10/07/2026	EFT02160	Australian Library And Information Association Ltd	Membership & subscriptions	$ 500.00
10/07/2026	EFT02161	Australian Taxation Office	PAYG witholding tax - Payroll 17 June 2026	$ 74,906.00
10/07/2026	EFT02161	Australian Taxation Office	PAYG witholding tax - Payroll 01 July 2026	$ 72,416.00
10/07/2026	EFT02161	Australian Taxation Office	PAYG witholding tax - Payroll 18 June 2026	$ 52.00
10/07/2026	EFT02161	Australian Taxation Office	FBT annual return - 2025/2026	$ 6,992.74
17/07/2026	EFT02162	Australian Taxation Office	PAYG witholding tax - Payroll 15 July 2026	$ 71,498.00
10/07/2026	EFT02160	BCITF	Building levy fees	$ 333.09
2/07/2026	EFT02159	Benara Nurseries	Plant stock - Mulder & Stirling Road	$ 8,197.34
17/07/2026	EFT02162	Benara Nurseries	Plant stock - Various locations	$ 6,416.28
10/07/2026	EFT02160	Biologic Environmental Survey Pty Ltd	Fauna survey - Lake Claremont	$ 626.81
10/07/2026	EFT02160	Blue Force Pty Ltd	Security & alarm services - Museum	$ 4,533.65
17/07/2026	EFT02162	Blue Force Pty Ltd	Security & alarm services - Various locations	$ 471.90
10/07/2026	EFT02160	Blue Print Screen Art (Zen Corporation Pty Ltd)	Event staff & volunteer uniform	$ 1,452.00
10/07/2026	EFT02160	BOC Gases	Oxygen cylinder hire - Aquatic Centre	$ 1,326.60
10/07/2026	EFT02160	Applicant	Bond refund	$ 500.00
10/07/2026	EFT02160	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 9,899.05
10/07/2026	EFT02160	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 990.00
10/07/2026	EFT02160	Brightmark Group Pty Ltd	Cleaning of Town buildings and public toilets - Various locations	$ 1,469.63
17/07/2026	EFT02162	Bronson Safety Pty Ltd	Parking bollards	$ 1,833.60
2/07/2026	EFT02159	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 124.35
10/07/2026	EFT02160	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 20.86
10/07/2026	EFT02160	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 36.27
17/07/2026	EFT02162	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 23.81
17/07/2026	EFT02162	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	$ 23.81
2/07/2026	EFT02159	Bunnings	Tools, equipment & minor building materials	$ 13.30
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 63.62
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 181.70
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 48.29
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 21.46
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 78.02
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 41.02
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 24.96
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 102.07
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 37.05
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 340.96
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 41.77
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$ 52.19

Schedule of payment - July 2026

10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$	2.54
10/07/2026	EFT02160	Bunnings	Tools, equipment & minor building materials	$	299.36
17/07/2026	EFT02162	Bunnings	Tools, equipment & minor building materials	$	185.13
17/07/2026	EFT02162	Bunnings	Tools, equipment & minor building materials	$	350.07
17/07/2026	EFT02162	Bunnings	Tools, equipment & minor building materials	$	290.44
17/07/2026	EFT02162	Bunnings	Tools, equipment & minor building materials	$	15.16
24/07/2026	EFT02164	Bunnings	Tools, equipment & minor building materials	$	39.57
24/07/2026	EFT02164	Bunnings	Tools, equipment & minor building materials	$	4.72
24/07/2026	EFT02164	Bunnings	Tools, equipment & minor building materials	$	182.22
24/07/2026	EFT02164	Bunnings	Tools, equipment & minor building materials	$	18.85
24/07/2026	EFT02164	Bunnings	Tools, equipment & minor building materials	$	70.70
24/07/2026	EFT02164	Bunnings	Tools, equipment & minor building materials	$	678.00
24/07/2026	EFT02164	Burgess Rawson (WA) Pty Ltd	Water consumption - Station Masters House	$	311.67
10/07/2026	EFT02160	C K Landscape Supplies Pty Ltd	Landscaping supplies	$	121.00
24/07/2026	EFT02164	Call Associates Pty Ltd (Connect/Insight Ccs)	Call service fees	$	289.52
10/07/2026	EFT02160	Carriage Motors Pty Ltd	Vehicle service & repairs	$	550.00
10/07/2026	EFT02160	Casa Landscapes Pty Ltd	Plant stock	$	1,468.35
2/07/2026	EFT02159	Charter Hall The Trustee For DCSF Claremont Trust	Car park licence fee - 303 Stirling Highway	$	13,200.00
24/07/2026	EFT02164	City Of Gosnells	Long service leave entitlements	$	383.86
10/07/2026	EFT02160	City Of Joondalup	Long service leave entitlements	$	1,236.36
2/07/2026	EFT02159	City Of South Perth	Tree stock - Adopt a tree program	$	59.40
10/07/2026	EFT02160	City Of South Perth	Facilitator & catering - Perth City & Western Suburbs Alliance	$	2,365.23
10/07/2026	EFT02160	Claremont Lawn Tennis Club Inc.	Court maintenance subsidy	$	16,775.00
10/07/2026	EFT02160	Claremont Lawn Tennis Club Inc.	Refreshments - Elected member function	$	215.00
2/07/2026	EFT02159	Claremont Nedlands Cricket Club Inc	Turf maintenance & weed control - Cresswell Park	$	2,761.00
10/07/2026	EFT02160	Claremont Nedlands Cricket Club Inc	Grounds maintenance subsidy - Cresswell Park	$	11,550.00
24/07/2026	EFT02164	Claremont Nedlands Cricket Club Inc	Grounds maintenance subsidy - Cresswell Park	$	11,550.00
2/07/2026	EFT02159	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	2,799.50
2/07/2026	EFT02159	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	1,463.00
2/07/2026	EFT02159	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	1,292.50
10/07/2026	EFT02160	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	302.50
10/07/2026	EFT02160	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	275.00
10/07/2026	EFT02160	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	1,412.18
10/07/2026	EFT02160	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	2,938.10
24/07/2026	EFT02164	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works - Various Locations	$	5,225.00
10/07/2026	EFT02160	Coca-Cola Europacific Partners Aust	Aquatic Centre cafe supplies	$	354.30
10/07/2026	EFT02160	Complete Office Supplies Pty Ltd	Stationery, office & cleaning supplies	$	357.21
24/07/2026	EFT02164	Complete Office Supplies Pty Ltd	Stationery, office & cleaning supplies	$	313.66
10/07/2026	EFT02160	Contraflow Pty Ltd	Traffic management - Various locations	$	1,116.90
10/07/2026	EFT02160	Contraflow Pty Ltd	Traffic management - Various locations	$	2,024.38
10/07/2026	EFT02160	Contraflow Pty Ltd	Traffic management - Gugeri Street	$	1,499.25
10/07/2026	EFT02160	Contraflow Pty Ltd	Traffic management - Gugeri Street	$	2,827.00
10/07/2026	EFT02160	Contraflow Pty Ltd	Traffic management - Gugeri Street	$	2,092.29
10/07/2026	EFT02160	Contraflow Pty Ltd	Traffic management - Stirling Road	$	2,827.00
10/07/2026	EFT02160	Contraflow Pty Ltd	Traffic management - Various Locations	$	1,354.85
17/07/2026	EFT02162	Contraflow Pty Ltd	Traffic management - Alfred Road	$	1,354.85
17/07/2026	EFT02162	Contraflow Pty Ltd	Traffic management - Various locations	$	1,163.80
17/07/2026	EFT02162	Contraflow Pty Ltd	Traffic management - Servetus Street	$	2,210.30
17/07/2026	EFT02162	Contraflow Pty Ltd	Traffic management - Aquatic Centre	$	872.85
17/07/2026	EFT02162	Contraflow Pty Ltd	Traffic management - Bindaring Parade	$	2,986.50
17/07/2026	EFT02162	Contraflow Pty Ltd	Traffic management - Loch Street	$	2,999.95
10/07/2026	EFT02160	Cornerstone Renovations	Building maintenance - Museum	$	4,958.80
24/07/2026	EFT02164	Cornerstone Renovations	Installation of Jarrah timber posts & materials - Swanbourne Primary	$	2,343.00
17/07/2026	EFT02162	Corsign WA Pty Ltd	Traffic management signage	$	404.80
17/07/2026	EFT02162	CTI Couriers Pty Ltd	Courier services	$	482.77
17/07/2026	EFT02162	Data#3 Limited.	IT software & support	$	740.18
24/07/2026	EFT02164	Data#3 Limited.	IT software & support	$	1,332.60
2/07/2026	EFT02159	Dawson's Garden World	Plant maintenance materials	$	574.80
1/07/2026	EFT02158	Department Of Fire & Emergency Services (DFES)	Emergency services levy	$	347,329.26
10/07/2026	EFT02160	Department Of Local Government, Industry Regulation And Safety	Building services levy	$	3,756.65
10/07/2026	EFT02160	Department Of Transport	Fleet registrations	$	9,860.20
10/07/2026	EFT02160	Distinctive Homes WA	Bond refund	$	3,000.00
17/07/2026	EFT02162	Domus Nursery	Plant stock	$	902.41
10/07/2026	EFT02160	Douglas Partners Pty Ltd	In-situ testing - Claremont Foreshore	$	16,412.00

Schedule of payment - July 2026

10/07/2026	EFT02160	Dowsing Group Pty Ltd	Fence works - Gugeri Street	$	7,888.58
10/07/2026	EFT02160	Dowsing Group Pty Ltd	Crossover works - Chancellor Street	$	11,115.50
17/07/2026	EFT02162	Dowsing Group Pty Ltd	Crossover works - Chancellor Street	$	2,970.00
10/07/2026	EFT02160	DU Electrical	Reticulation electrical repairs & maintenance - Ashton Avenue	$	836.00
10/07/2026	EFT02160	DU Electrical	Reticulation electrical repairs & maintenance - Ashton Avenue	$	11,066.00
10/07/2026	EFT02160	DU Electrical	Reticulation electrical repairs & maintenance - Creswell Park	$	396.00
17/07/2026	EFT02162	DU Electrical	Reticulation electrical repairs & maintenance - Lakeway Subdivision	$	396.00
17/07/2026	EFT02162	Applicant	Bond refund	$	3,000.00
10/07/2026	EFT02160	Ellenby Pty Ltd	Tree stock	$	571.23
10/07/2026	EFT02160	Ellenby Pty Ltd	Tree stock	$	8,301.59
10/07/2026	EFT02160	Ellenby Pty Ltd	Tree stock	$	10,985.48
17/07/2026	EFT02162	Ellenby Pty Ltd	Tree stock	$	2,253.02
24/07/2026	EFT02164	Energy Tec Holdings Pty Ltd	Meter reading - Golf Course	$	132.38
10/07/2026	EFT02160	Enviro Sweep	CBD & residential area sweeps	$	2,253.33
10/07/2026	EFT02160	Enviro Sweep	CBD & residential area sweeps	$	67.56
10/07/2026	EFT02160	Enviro Sweep	CBD & residential area sweeps	$	37.05
10/07/2026	EFT02160	Enviro Sweep	CBD & residential area sweeps	$	39,575.25
17/07/2026	EFT02162	Enviro Sweep	CBD & residential area sweeps	$	1,744.89
10/07/2026	EFT02160	Equilibrium Interactive	Website performance partnership	$	3,850.00
17/07/2026	EFT02162	FISKI PTY LTD	Aquatic Centre shop supplies	$	1,080.00
10/07/2026	EFT02160	Food Safety Co Pty Ltd	Food business assessments	$	3,356.10
2/07/2026	EFT02159	Fullworks Fire Safety Australia	Fire equipment service - Council chambers	$	16,098.50
10/07/2026	EFT02160	Fullworks Fire Safety Australia	Fire panel testing - Aquatic Centre	$	99.00
10/07/2026	EFT02160	Fullworks Fire Safety Australia	Fire panel testing - Administration	$	99.00
10/07/2026	EFT02160	Fullworks Fire Safety Australia	Fire equipment service - Lake Claremont shed	$	191.40
17/07/2026	EFT02162	Fullworks Fire Safety Australia	Fire equipment service - Aquatic Centre	$	2,343.00
10/07/2026	EFT02160	Garden Elegance (Hamer & Co Pty Ltd)	Plant stock	$	149.50
10/07/2026	EFT02160	Garden Elegance (Hamer & Co Pty Ltd)	Plant stock	$	101.70
17/07/2026	EFT02162	Garden Elegance (Hamer & Co Pty Ltd)	Plant stock	$	1,508.25
10/07/2026	EFT02160	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre cafe supplies	$	188.83
10/07/2026	EFT02160	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre cafe supplies	$	504.00
24/07/2026	EFT02164	Gfg Temp Assist (Glen Flood Group)	Employment services	$	6,798.00
24/07/2026	EFT02164	Gfg Temp Assist (Glen Flood Group)	Employment services	$	5,948.25
10/07/2026	EFT02160	Good Sammy Enterprises	Garden maintenance services - Bay View Community Centre	$	145.75
10/07/2026	EFT02160	Gps On Bayview (PMC Claremont Pty Ltd)	Employee medical	$	175.00
2/07/2026	EFT02159	Grace Records Management (Australia) Pty Ltd	Records storage	$	204.05
2/07/2026	EFT02159	Grace Records Management (Australia) Pty Ltd	Records storage	$	204.05
10/07/2026	EFT02160	Graffiti Systems Australia	Graffiti removal	$	248.66
10/07/2026	EFT02160	Hays Specialist Recruitment (Australia) Pty Limited	Employment services	$	2,673.42
10/07/2026	EFT02160	Hays Specialist Recruitment (Australia) Pty Limited	Employment services	$	2,138.73
10/07/2026	EFT02160	Hays Specialist Recruitment (Australia) Pty Limited	Employment services	$	2,673.42
24/07/2026	EFT02164	Hays Specialist Recruitment (Australia) Pty Limited	Employment services	$	2,673.42
24/07/2026	EFT02164	Hays Specialist Recruitment (Australia) Pty Limited	Employment services	$	2,673.42
24/07/2026	EFT02164	Hays Specialist Recruitment (Australia) Pty Limited	Employment services	$	2,673.42
2/07/2026	EFT02159	Imagesource	Print advertisements & promotions	$	160.60
2/07/2026	EFT02159	Imagesource	Print advertisements & promotions	$	324.50
24/07/2026	EFT02164	Indah Rosaline Mcpherson	Zumba Classes - Bay View Community Centre	$	1,080.00
10/07/2026	EFT02160	Initial Hygiene (Rentokil Initial Pty Ltd)	Service hygiene units, air refreshers & sharp containers	$	1,349.34
24/07/2026	EFT02164	Insite Residential	Bond refund	$	3,000.00
10/07/2026	EFT02160	Irdi Legal	Legal advice	$	1,001.00
10/07/2026	EFT02160	J & K Hopkins Office Furniture (Hopkins Aus Pty Ltd)	Furniture - Bay View Community Centre	$	1,260.00
2/07/2026	EFT02159	J&V (Dugite Earthmoving Pty Ltd)	Street sweeping removals	$	2,039.40
10/07/2026	EFT02160	J&V (Dugite Earthmoving Pty Ltd)	Dinghy posts - Supply and Installation	$	6,118.20
10/07/2026	EFT02160	J&V (Dugite Earthmoving Pty Ltd)	Kerb removal - Bindaring Parade	$	3,029.54
10/07/2026	EFT02160	J&V (Dugite Earthmoving Pty Ltd)	Drain maintenance - Goldsworthy Road	$	4,911.68
10/07/2026	EFT02160	J&V (Dugite Earthmoving Pty Ltd)	Street sweeping removals	$	2,039.40
10/07/2026	EFT02160	Jane E Kenway	Presentation - Museum event	$	314.00
24/07/2026	EFT02164	Applicant	Heritage grant	$	4,966.00
10/07/2026	EFT02160	Federation Stained Glass	Window repairs - 327 Stirling Highway	$	790.00
24/07/2026	EFT02164	Applicant	Rates refund	$	110.55
10/07/2026	EFT02160	K2 Audiovisual Pty Ltd	Audio & speaker repairs - Council chambers	$	1,386.00

Schedule of payment - July 2026

2/07/2026	EFT02159	Landgate - Midland	Title search & Valuation fees	$	378.48
10/07/2026	EFT02160	Landgate - Midland	Title search & Valuation fees	$	97,079.56
10/07/2026	EFT02160	Landgate - Midland	Title search & Valuation fees	$	614.87
17/07/2026	EFT02162	Landgate - Midland	Title search & Valuation fees	$	358.60
10/07/2026	EFT02160	Landscape And Maintenance Solutions Pty. Ltd.	Mowing services - Aquatic Centre	$	770.00
2/07/2026	EFT02159	LD Total (Fiore Family Trust)	Landscape maintenance services - Davies Road	$	423.50
10/07/2026	EFT02160	LD Total (Fiore Family Trust)	Landscape maintenance services - Mulder Park	$	5,588.00
10/07/2026	EFT02160	LD Total (Fiore Family Trust)	Landscape maintenance services - McKenzie Bushland	$	1,890.35
10/07/2026	EFT02160	LD Total (Fiore Family Trust)	Landscape maintenance services - Various locations	$	25,273.88
10/07/2026	EFT02160	LD Total (Fiore Family Trust)	Landscape maintenance services - Parry Street	$	1,771.00
30/07/2026	EFT02163	LGISWA	Various insurance policies	$	225,309.80
2/07/2026	EFT02159	Limitless Automation Pty Ltd	Light replacement - 308 Stirling Highway	$	2,259.00
10/07/2026	EFT02160	Linemarking WA Pty Ltd	Bicycle path works - Servetus Street	$	8,222.50
2/07/2026	EFT02159	LIWA Aquatics	Staff training & development - Aquatic Recreation Conference	$	2,706.00
10/07/2026	EFT02160	Local Community Insurance Services (JLT Risk Solutions Pty Ltd)	Public liability insurance	$	423.50
10/07/2026	EFT02160	Local Health Authorities Analytical Committee (LHAAC)	Annual Fee - Analytical sampling services	$	3,166.89
02.07.2026	EFT02159	Applicant	Rates refund	$	2,011.60
10/07/2026	EFT02160	Mcleods Lawyers Pty Ltd	Legal advice	$	489.28
10/07/2026	EFT02160	Mcleods Lawyers Pty Ltd	Legal advice	$	1,092.96
10/07/2026	EFT02160	Mcleods Lawyers Pty Ltd	Legal advice	$	667.92
24/07/2026	EFT02164	Committee Member	Meeting attendance fee - Audit, risk and improvement	$	1,215.00
10/07/2026	EFT02160	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Playground inspections and repairs	$	858.00
10/07/2026	EFT02160	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Playground inspections and repairs	$	910.80
24/07/2026	EFT02164	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Playground inspections and repairs	$	1,031.80
10/07/2026	EFT02160	MOHARICH AND MORE PTY LTD	Legal advice	$	7,496.10
10/07/2026	EFT02160	Multifix WA Pty Ltd	Cleaning chemicals - Aquatic Centre	$	342.30
10/07/2026	EFT02160	My Lift Co (Alto Lift)	Lift maintenance - Administration building	$	831.60
10/07/2026	EFT02160	Applicant	Bond refund	$	1,000.00
10/07/2026	EFT02160	NDT Poles Pty Ltd	Structural integrity report - Aquatic Centre	$	990.00
24/07/2026	EFT02164	Nexacu (Excel Consulting Solutions Pty Ltd)	Staff training & development	$	410.00
10/07/2026	EFT02160	Applicant	Youth grant	$	200.00
17/07/2026	EFT02162	Applicant	Crossover subsidy	$	500.00
10/07/2026	EFT02160	Nutrien Water (Total Eden Pty Limited)	Annual service - Geothermal filter	$	1,516.12
24/07/2026	EFT02164	Objective Corporation Limited	IT software & support	$	7,830.90
2/07/2026	EFT02159	Omnicom Media Group Australia	Various local & community advertisements	$	862.92
10/07/2026	EFT02160	Omnicom Media Group Australia	Various local & community advertisements	$	426.46
10/07/2026	EFT02160	Omnicom Media Group Australia	Various local & community advertisements	$	499.38
2/07/2026	EFT02159	One Shade Sails Pty Ltd	Shade sail replacement - Aquatic Centre	$	2,160.00
17/07/2026	EFT02162	Onemusic (Apra)	Music licence fees	$	2,416.34
10/07/2026	EFT02160	Optima Press (Finlay Nominees Pty Ltd)	Record keeping books - Notice to comply	$	1,768.80
02.07.2026	EFT02159	Applicant	Rates refund	$	3,662.99
1/07/2026	Payroll	Payroll 01072026	Payroll payment for 01 July 2026	$	246,159.48
15/07/2026	Payroll	Payroll 15072026	Payroll payment for 15 July 2026	$	245,443.94
29/07/2026	Payroll	Payroll 29072026	Payroll payment for 29 July 2026	$	275,422.06
10/07/2026	EFT02160	Perth Modular Solutions	Bond refund	$	5,500.00
2/07/2026	EFT02159	Perth Office Equipment Repairs	Folding machine service	$	385.00
2/07/2026	EFT02159	Perth Pest Control Pty Ltd	Pest control services	$	962.50
10/07/2026	EFT02160	PFD Food Services Pty Ltd	Aquatic Centre cafe supplies	$	405.45
10/07/2026	EFT02160	Phil Johnson Plumbing And Gas	Plumbing works - Mrs Herberts Park	$	148.00
10/07/2026	EFT02160	Phil Johnson Plumbing And Gas	Plumbing works - Station Masters House	$	849.00
10/07/2026	EFT02160	Phil Johnson Plumbing And Gas	Plumbing works - 327 Stirling Highway	$	106.00
24/07/2026	EFT02164	Phil Johnson Plumbing And Gas	Plumbing works - Cresswell Shed	$	3,095.00
10/07/2026	EFT02160	Pipe Networks Pty Limited	Internet service	$	2,194.50
10/07/2026	EFT02160	Pipeline Irrigation	Irrigation works - Goldsworthy Road	$	521.40
10/07/2026	EFT02160	Pipeline Irrigation	Irrigation works - Gugeri Street	$	2,805.00
10/07/2026	EFT02160	Pipeline Irrigation	Irrigation works - Claremont Park	$	6,487.00
17/07/2026	EFT02162	Pipeline Irrigation	Irrigation works - Chancellor Street	$	1,674.20
10/07/2026	EFT02160	Platinum Electricians Pty Ltd	Electrical repairs & maintenance - Claremont Tennis Club	$	307.42
10/07/2026	EFT02160	Platinum Electricians Pty Ltd	Electrical repairs & maintenance - St Quentin Ave	$	583.00
17/07/2026	EFT02162	Platinum Electricians Pty Ltd	Electrical repairs & maintenance - Museum	$	262.37
17/07/2026	EFT02162	Platinum Electricians Pty Ltd	Electrical repairs & maintenance - Rowe Park	$	156.75
17/07/2026	EFT02162	Platinum Electricians Pty Ltd	Electrical repairs & maintenance - Museum	$	1,617.30

Schedule of payment - July 2026

2/07/2026	EFT02159	Platinum Locating Services (MME Underground Services Pty Ltd)	Service locating - Gugeri Street	$	4,854.78
17/07/2026	EFT02162	Platinum Locating Services (MME Underground Services Pty Ltd)	Surveying works - Chancellor Street	$	3,093.95
24/07/2026	EFT02164	Port Printing Works (Wagenaar Family Trust)	Stationary printing services	$	754.05
17/07/2026	EFT02162	Priestman & Sharp Smash Repair	Insurance excess	$	300.00
10/07/2026	EFT02160	Prime Trophies (K&C Family Trust)	Honour board maintenance - Council chambers	$	150.00
10/07/2026	EFT02160	Proarb WA Pty Ltd	Tree maintenance works - Lapsley Road	$	4,414.61
10/07/2026	EFT02160	Proarb WA Pty Ltd	Tree maintenance works - Claremont Tennis Club	$	5,807.93
10/07/2026	EFT02160	Proarb WA Pty Ltd	Tree maintenance works - Various locations	$	6,028.00
10/07/2026	EFT02160	Proarb WA Pty Ltd	Tree maintenance works - Various locations	$	12,993.75
10/07/2026	EFT02160	Proarb WA Pty Ltd	Tree maintenance works - Various locations	$	21,656.25
10/07/2026	EFT02160	Proarb WA Pty Ltd	Tree maintenance works - Various locations	$	3,080.00
10/07/2026	EFT02160	Proarb WA Pty Ltd	Tree maintenance - Lake Claremont	$	396.00
10/07/2026	EFT02160	Pronto Butchers Pty Ltd	Catering - Council meeting	$	649.00
10/07/2026	EFT02160	Protec Asphalt	Asphalt works - Goldsworthy Road	$	440.00
10/07/2026	EFT02160	Protec Asphalt	Asphalt works- Alfred Road	$	1,320.00
10/07/2026	EFT02160	Qtm Pty Ltd	Traffic management - Chancellor Street	$	1,751.20
10/07/2026	EFT02160	Qtm Pty Ltd	Traffic management - Grange Street	$	85.25
10/07/2026	EFT02160	Qtm Pty Ltd	Traffic management - Grange Street	$	221.76
10/07/2026	EFT02160	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	2,013.00
10/07/2026	EFT02160	Qtm Pty Ltd	Traffic management - Chancellor Street	$	2,503.05
17/07/2026	EFT02162	Qtm Pty Ltd	Traffic management - Chancellor Street	$	147.84
17/07/2026	EFT02162	Qtm Pty Ltd	Traffic management - Chancellor Street	$	24.64
17/07/2026	EFT02162	Qtm Pty Ltd	Traffic management - Chancellor Street	$	2,165.35
17/07/2026	EFT02162	Qtm Pty Ltd	Traffic management - Goldsworthy Road	$	631.62
24/07/2026	EFT02164	Qtm Pty Ltd	Traffic management - Chancellor Street	$	1,553.20
2/07/2026	EFT02159	Quickmail (The Trustee For The Lachlan Smith Family Trust)	Mailing, printing and digital marketing services	$	1,155.59
10/07/2026	EFT02160	Applicant	Bond refund	$	3,500.00
10/07/2026	EFT02160	Safety Tactile Pave Pty Ltd	Paving works - Various locations	$	3,011.86
10/07/2026	EFT02160	Safety Tactile Pave Pty Ltd	Paving works - Various locations	$	10,376.96
10/07/2026	EFT02160	Salt Building	Bond Refund	$	3,000.00
10/07/2026	EFT02160	Scott Printers Pty Ltd	Community advertisements	$	145.20
10/07/2026	EFT02160	Seek Ltd	Employment advertisement	$	1,978.35
10/07/2026	EFT02160	Select Mechanical Services (Consolidated Systems 2012 Pty Ltd)	Electrical, ductworking & mechanical services - 308 Stirling Highway	$	621.50
10/07/2026	EFT02160	Select Mechanical Services (Consolidated Systems 2012 Pty Ltd)	Electrical, ductworking & mechanical services - 308 Stirling Highway	$	1,863.40
10/07/2026	EFT02160	Select Mechanical Services (Consolidated Systems 2012 Pty Ltd)	Electrical, ductworking & mechanical services - Council Chambers	$	11,398.20
17/07/2026	EFT02162	Select Mechanical Services (Consolidated Systems 2012 Pty Ltd)	Electrical, ductworking & mechanical services - 308 Stirling Highway	$	1,320.00
24/07/2026	EFT02164	Sheridan's For Badges (Maj Trust)	Nameplate - Council Chambers	$	66.00
17/07/2026	EFT02162	Shire Of Peppermint Grove	Interlibrary loan	$	3,491.44
17/07/2026	EFT02162	Shred-X Pty Ltd	Security bin replacement	$	72.86
10/07/2026	EFT02160	Sifting Sands (Chellew Hawley Pty Ltd)	Sand sifting - Various playgrounds	$	3,102.19
24/07/2026	EFT02164	Signs Plus (Plus Creative Pty Ltd)	Elected member & staff name badges	$	260.00
17/07/2026	EFT02162	Simply Headsets Pty Ltd	Wireless headset	$	1,055.00
2/07/2026	EFT02159	Soco Studios	Photography services - Youth photography awards	$	495.00
2/07/2026	EFT02159	Soco Studios	Photography services - Volunteer event	$	412.50
10/07/2026	EFT02160	Spun Spydus Users Network	IT software & support	$	200.00
10/07/2026	EFT02160	State Of Social (The Trustee For Meg Coffey Trust)	Staff training & development	$	1,705.00
2/07/2026	EFT02159	Stratagreen	Gardening & landscaping supplies	$	460.53
17/07/2026	EFT02162	Stratagreen	Gardening & landscaping supplies	$	277.13
24/07/2026	EFT02164	Supersonic Science	Community workshop - Bay View Community Centre	$	990.00
10/07/2026	EFT02160	Sustainable Outdoors	Weed control - Various locations	$	7,668.43
10/07/2026	EFT02160	Sustainable Outdoors	Weed control - Lake Claremont	$	2,796.75
10/07/2026	EFT02160	Sustainable Outdoors	Weed control - Mulder and Stirling Road Parks	$	43,635.35
2/07/2026	EFT02159	The Artists' Foundation Of Western Australia Limited	Advertising - Claremont School of Art	$	588.50
2/07/2026	EFT02159	The Lane Bookshop	Library resources	$	15.31
10/07/2026	EFT02160	The Lane Bookshop	Library resources	$	322.00
10/07/2026	EFT02160	The Lane Bookshop	Library resources	$	46.73
17/07/2026	EFT02162	The Lane Bookshop	Library resources	$	122.36
24/07/2026	EFT02164	The Lane Bookshop	Library resources	$	59.48
10/07/2026	EFT02160	The Poster Girls (Loenie Helen Thompson)	Community advertisement - Flyer and poster delivery	$	159.50
17/07/2026	EFT02162	The Royal Life Saving Society WA Inc	Licence renewal - Lifeguard	$	179.00

Schedule of payment - July 2026

24/07/2026	EFT02164	The Trustee For J L Borshoff Trust	Community display - Spring into Claremont	$	2,750.00
31/07/2026	EFT02165	The Trustee For Western Heritage Trust	Building maintenance - 308 Stirling Highway	$	3,300.00
31/07/2026	EFT02165	The Trustee For Western Heritage Trust	Building maintenance - Council Chambers	$	7,766.00
31/07/2026	EFT02165	The Trustee For Western Heritage Trust	Building maintenance - 308 Stirling Highway	$	880.00
31/07/2026	EFT02165	The Trustee For Western Heritage Trust	Building maintenance - Administration building	$	7,535.00
17/07/2026	EFT02162	Thinkproject Australia Pty Ltd (Ramm Software Pty Ltd)	IT software & support	$	10,409.78
10/07/2026	EFT02160	Totally Workwear Myaree (The Trustee For Omac Unit Trust)	Staff uniform - Protective clothing & attire	$	147.40
10/07/2026	EFT02160	Totally Workwear Myaree (The Trustee For Omac Unit Trust)	Staff uniform - Protective clothing & attire	$	924.09
24/07/2026	EFT02164	Totally Workwear Myaree (The Trustee For Omac Unit Trust)	Staff uniform - Event attire	$	434.28
10/07/2026	EFT02160	Traffic Logistics	Traffic management - Davies Road	$	262.90
10/07/2026	EFT02160	Transair Two-Way Radio (Transair Holdings Pty Ltd)	Radio equipment & maintenance - Aquatic Centre	$	2,519.00
10/07/2026	EFT02160	Transair Two-Way Radio (Transair Holdings Pty Ltd)	Radio equipment & maintenance - Aquatic Centre	$	171.60
2/07/2026	EFT02159	Treeswest Australia Pty Ltd	Polyphagous Shot-Hole Borer treatment	$	5,700.25
24/07/2026	EFT02164	Treeswest Australia Pty Ltd	Polyphagous Shot-Hole Borer treatment	$	8,076.75
24/07/2026	EFT02164	Tudor House (Wa) Pty Ltd	National Flags - Citizenship Ceremony	$	155.00
10/07/2026	EFT02160	Turfworks WA Pty Ltd	Mowing services - Various locations	$	4,972.73
24/07/2026	EFT02164	Turfworks WA Pty Ltd	Mowing services - Various locations	$	4,502.59
24/07/2026	EFT02164	Turfworks WA Pty Ltd	Mowing services - Various locations	$	4,972.73
17/07/2026	EFT02162	Tyrepower Claremont WA (Richard's Tyres Pty Ltd)	Tyre repairs & replacement	$	1,216.00
17/07/2026	EFT02162	Tyrepower Claremont WA (Richard's Tyres Pty Ltd)	Tyre repairs & replacement	$	1,216.00
10/07/2026	EFT02160	Unplug Test Tag	Electrical tag & testing	$	3,890.70
10/07/2026	EFT02160	Veolia Recycling & Recovery (Perth)	Skip bin services	$	662.30
10/07/2026	EFT02160	Veolia Recycling & Recovery (Perth)	Waste collection	$	98,586.91
17/07/2026	EFT02162	Veolia Recycling & Recovery (Perth)	Event waste collection - Anzac Day	$	515.90
17/07/2026	EFT02162	Vocus Pty Ltd	Internet & telephone service	$	395.31
17/07/2026	EFT02162	Vocus Pty Ltd	Internet & telephone service	$	451.48
24/07/2026	EFT02164	WA Distributors	Aquatic Centre cafe supplies	$	54.90
24/07/2026	EFT02164	WA Distributors	Aquatic Centre cafe supplies	$	284.80
24/07/2026	EFT02164	WA Distributors	Aquatic Centre cafe supplies	$	50.80
10/07/2026	EFT02160	WA Timber Machining & Supply Pty Ltd	Jarrah posts & materials - Repairs at Hatchett Park	$	904.20
17/07/2026	EFT02162	WALGA	Staff training & development	$	682.00
17/07/2026	EFT02162	WALGA	Elected member training & development	$	566.50
24/07/2026	EFT02164	WALGA	WALGA Subscriptions	$	19,855.81
2/07/2026	EFT02159	Walton Plastics Engineering (Plastic Pty. Ltd.)	Engineering services - Aquatic Centre maintenance	$	10,956.00
10/07/2026	EFT02160	Waterlogic Australia Pty Ltd	Water filtration service	$	1,155.00
10/07/2026	EFT02160	Waterlogic Australia Pty Ltd	Water filtration service	$	388.79
10/07/2026	EFT02160	Waterlogic Australia Pty Ltd	Water filtration service	$	741.40
17/07/2026	EFT02162	Wesfarmers Kleenheat Gas Pty Ltd	Utility service - Aquatic Centre	$	980.35
2/07/2026	EFT02159	Westbooks	Library resources	$	31.02
2/07/2026	EFT02159	Westbooks	Library resources	$	44.51
2/07/2026	EFT02159	Westbooks	Library resources	$	412.41
2/07/2026	EFT02159	Westbooks	Library resources	$	176.32
10/07/2026	EFT02160	Westbooks	Library resources	$	369.74
10/07/2026	EFT02160	Westbooks	Library resources	$	94.90
10/07/2026	EFT02160	Westbooks	Library resources	$	38.02
10/07/2026	EFT02160	Westbooks	Library resources	$	24.02
10/07/2026	EFT02160	Western Metropolitan Regional Council	Waste collection	$	34,849.54
30/07/2026	EFT02163	Western Metropolitan Regional Council	Waste collection	$	283,958.71
30/07/2026	EFT02163	Western Metropolitan Regional Council	Waste collection	$	51,673.60
2/07/2026	EFT02159	Western Suburbs Business Association	Memberships & subscriptions	$	803.00
10/07/2026	EFT02160	Woodlands Distributors Pty Ltd	Dog waste dispenser	$	1,317.14
10/07/2026	EFT02160	Woodlands Distributors Pty Ltd	Compostable dog waste bags	$	4,202.00
2/07/2026	EFT02159	World Of Empire Pty Ltd	Community event prize - Gift voucher	$	2,500.00
24/07/2026	EFT02164	Committee Member	Meeting attendance fee - Audit, risk and improvement	$	1,215.00
17/07/2026	EFT02162	Yungatha Pty Ltd	Signage supply & maintenance materials	$	385.00
17/07/2026	EFT02162	Yungatha Pty Ltd	Signage supply & maintenance materials	$	370.92
17/07/2026	EFT02162	Yungatha Pty Ltd	Signage supply & maintenance materials	$	496.98
			Total EFT	**$**	**2,985,104.35**
			Total Number of EFT Transfers		**363**

Schedule of payment - July 2026

DIRECT DEBITS MONTH YEAR - MUNICIPAL FUND

Date	Ref.	Name	Details		Amount
		Business Fleet Card	Fuel card expenses	$	350.13
		Shell Fuel Card	Fuel card expenses	$	4,126.79
		Kyocera	Photocopier lease repayments	$	1,052.70
		NAB	Various bank fees	$	5,422.28
		NAB Purchase Card	Purchase card expenses - June 2026	$	25,279.94
		Water Corporation	Various water charges	$	13,632.33
		Telstra	Various telephone and data expenses	$	2,873.50
		Synergy	Various electricity and street lighting	$	44,066.05
		Quick Super	Superannuation Payments	$	184,620.96
		WATC Guarantee Fees	Loan Guarantee fees	$	13,996.98
			Total Direct Debits	**$**	**295,421.66**
			TOTAL ALL PAYMENTS FOR THE MONTH OF JULY 2026	**$**	**3,280,526.01**

National Australia Bank

Statement Period 30 June 2026 to 28 July 2026

XXXX-4362

Date	Supplier	Narrative	Amount
7/07/2026	Qt Canberra Opi	Mayor's travel expenses - ALGA conference	$ 140.58
		Total	**$ 140.58**

XXXX-6980

Date	Supplier	Narrative	Amount
29/06/2026	Coles 0299	Catering - Council meeting	$ 69.70
23/07/2026	Miss Maud	Catering - Council meeting	$ 273.80
24/07/2026	Jb Hi Fi Claremont	IT equipment - Council Chambers	$ 69.00
		Total	**$ 412.50**

XXXX-9850

Date	Supplier	Narrative	Amount
29/06/2026	Business Base	Ergonomic office chair	$ 419.38
29/06/2026	Institute Of Public Wo	Membership & subscription	$ 598.85
17/07/2026	Transport Wa Perth	Vehicle registration	$ 263.75
27/07/2026	Clearview Security	Building maintenance - Administration	$ 1,558.00
		Total	**$ 2,839.98**

XXXX-7249

Date	Supplier	Narrative	Amount
1/07/2026	Intuit	Newsletter - Bay View Community Centre	$ 165.92
5/07/2026	Woolworths Online	Staff fruit & milk	$ 7.10
5/07/2026	Woolworths Online	Staff fruit & milk	$ 123.07
9/07/2026	Shutterstock Ireland Limi	Photography purchase	$ 49.00
12/07/2026	Woolworths Online	Staff fruit & milk	$ 129.28
20/07/2026	Woolworths Online	Staff fruit & milk	$ 123.25
20/07/2026	Contentsquare.Com	IT software & services	$ 143.58
26/07/2026	Woolworths Online	Staff fruit & milk	$ 122.20
		Total	**$ 863.40**

XXXX-5349

Date	Supplier	Narrative	Amount
3/07/2026	Dept Of Justice-Ctg Pa	Prosecution lodgement	$ 199.10
21/07/2026	Claremont Carwash Pty	Carwash - Community safety vehicle	$ 30.00
		Total	**$ 229.10**

XXXX-7699

Date	Supplier	Narrative	Amount
21-Jul-26	Sp Instrument Choice	Food sampling materials	$ 371.80
		Total	**$ 371.80**

XXXX-2341

Date	Supplier	Narrative	Amount
1/07/2026	Coles 0392	Catering - Museum event	$ 271.85
6/07/2026	Sq *broadway Digital	Photography purchase	$ 38.00
7/07/2026	Sq *broadway Digital	Photography purchase	$ 2.50
7/07/2026	Paypal *plate Stand	Display stand	$ 46.45
8/07/2026	Denbighshire County Co	Photography purchase	$ 4.87
8/07/2026	Denbighshire County Co	Photography purchase	$ 4.87
14/07/2026	Happy Almonds	Education program supplies	$ 4.15
14/07/2026	Coles 0298	Education program supplies	$ 52.10
14/07/2026	Reddy Express 6902	Education program supplies	$ 62.97
14/07/2026	Kmart 1139	Education program supplies	$ 132.00
		Total	**$ 619.76**

XXXX-5315

Date	Supplier	Narrative	Amount
3/07/2026	Twilio Sendgrid	IT software & support	$ 32.21
5/07/2026	Online Domotz	IT software & support	$ 276.02
10/07/2026	Hudu.Com Subscription	IT software & support	$ 55.82
20/07/2026	Digicert	IT software & support	$ 1,688.16
		Total	**$ 2,052.21**

XXXX-2323

Date	Supplier	Narrative	Amount
6/07/2026	Sq *royal Wa Historical S	Community event & marketing materials	$ 65.00
21/07/2026	Tickets*accessible	Staff training & development	$ 470.89
23/07/2026	Tourismcoun	Staff training & development	$ 1,750.00
		Total	**$ 2,285.89**

XXXX-0905

Date	Supplier	Narrative	Amount
1/07/2026	Coles 0299	Catering - Staff meeting	$ 183.71
10/07/2026	Claremont Art Framers A	Art framing & encasing - Mayor's office	$ 500.00
13/07/2026	Coles 0299	Catering - Staff meeting	$ 59.15
14/07/2026	Officeworks	Stationary	$ 15.00
14/07/2026	Spotlight Pty Ltd	Certificate frames - Citizenship Ceremony	$ 180.00
20/07/2026	Officeworks 0607	Certificate frames - Citizenship Ceremony	$ 20.50
21/07/2026	Sq *apace Aid Incorporate	Gifts - Citizenship Ceremony	$ 135.13
22/07/2026	Sq *academy Espresso Bar	Catering - Citizenship Ceremony	$ 6.60
22/07/2026	Partytown	National flags	$ 25.85
22/07/2026	Coles 0299	Catering - Citizenship Ceremony	$ 110.90
22/07/2026	Ultimoctng* Online	Catering - Citizenship Ceremony	$ 359.95
23/07/2026	Walga Events	Refreshments - Elected member convention	$ 143.00
23/07/2026	Post Claremont Post Sh	Postage	$ 9.25
24/07/2026	Coles Online	Refreshments - Mayor's Office	$ 55.00
		Total	**$ 1,804.04**

XXXX-4275

Date	Supplier	Narrative	Amount
2/07/2026	Foodies Market Clare	Storage	$ 10.10
23/07/2026	Kitchen Warehouse	Aquatic Centre cafe supplies	$ 339.95
24/07/2026	Foodies Market Clare	Aquatic Centre cafe supplies	$ 28.74
		Total	**$ 378.79**

XXXX-1894

Date	Supplier	Narrative	Amount
29/06/2026	Jb Hi Fi Claremont	Library resources	$ 131.88
1/07/2026	Officeworks	Community program supplies	$ 146.00
30/06/2026	Spotlight Pty Ltd	Community program supplies	$ 52.99
6/07/2026	The Good Grocer Wemb	Catering - Community event	$ 4.99
6/07/2026	The Good Grocer Wemb	Catering - Community event	$ 24.99
7/07/2026	Coles 0299	Catering - Community event	$ 8.40
7/07/2026	Jacks Wholefoods &	Catering - Community event	$ 19.98
10/07/2026	The Good Grocer Wemb	Catering - Community event	$ 29.98
12/07/2026	Schwartz* -Themonthly	Library subscription	$ 127.00
15/07/2026	Www.Artistpaperclub.Co	Community program supplies	$ 75.97
15/07/2026	Isubscribe Pty Ltd	Library subscription	$ 104.99
22/07/2026	Isubscribe Pty Ltd	Library subscription	$ 125.00
23/07/2026	Bigw Online	Cleaning supplies	$ 68.50
23/07/2026	News Pty Limited	Library subscription	$ 88.00
24/07/2026	W A Library Supplies	Library displays	$ 144.80
		Total	**$ 1,153.47**

XXXX-4349

Date	Supplier	Narrative	Amount
30/06/2026	Sp 166 Railway Parade	Parking - Staff workshop	$ 13.13
23/07/2026	Post Claremont Post Sh	Postage	$ 506.76
		Total	**$ 519.89**

XXXX-4414

Date	Supplier	Narrative	Amount
7/07/2026	The Gallery G C	Staff farewell card & gift	$ 14.99
14/07/2026	Coles 0299	Catering - Staff farewell	$ 114.50
15/07/2026	Coles 0299	Catering - Staff farewell	$ 28.25
15/07/2026	The Gallery G C	Staff farewell card & gift	$ 8.99
		Total	**$ 166.73**

Total Purchase Card for July 2026	**$ 13,838.14**

Payment for the purchase card was direct debited on 03 August 2026

Fuel Card Report

Business Fuel Card : 01 June 2026 - 30 June 2026 (Business Fuel Card)

Date	Card Number	Location	Fuel Type		Total Cost
2/06/2026	XXXXX-825	Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
30/06/2026	XXXXX-434	Business Fuel Cards Pty Ltd	Network Service Fee exc Shell	$	3.62
30/06/2026		Business Fuel Cards Pty Ltd	Transaction Fees	$	3.28
28/06/2026		7-Eleven Booragoon 3065	Premium Unleaded 98	$	61.39
6/06/2026		Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
31/05/2026		Shell Reddy Express Brentwood	Premium Unleaded 98	$	93.68
30/06/2026	XXXXX-321	Business Fuel Cards Pty Ltd	Network Service Fee exc Shell	$	3.62
30/06/2026		Business Fuel Cards Pty Ltd	Transaction Fees	$	3.28
10/06/2026		Shell Reddy Express Claremont	Unleaded	$	62.00
9/06/2026		BP NOOKENBURRA	Premium unleaded	$	93.94
9/06/2026		BP NOOKENBURRA	BP Surcharge	$	2.25
7/06/2026		Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	$	7.69
			Total purchase card	**$**	**350.13**

Shell Fuel Card Statement 15 June 2026 - 15 July 2026 (Shell Fuel Card)

Date	Card Number	Location	Fuel Type		Total Cost
5/07/2026	XXXX-666743	Shell Rexp Osborne Park	Diesel	$	101.92
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
24/06/2026		Shell Rexp Claremont	Diesel	$	93.84
16/06/2026		Shell Rexp Claremont	Diesel	$	120.63
10/07/2026	XXXX- 666750	Shell Rexp Claremont	Diesel	$	113.39
30/06/2026		Shell Rexp Claremont	Diesel	$	105.37
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
17/06/2026		Shell Rexp Claremont	Diesel	$	119.72
13/07/2026	XXXX-666768	Shell Rexp Claremont	Diesel	$	109.46
4/07/2026		Shell Rexp Wanneroo Pearsalls	Diesel	$	113.39
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
26/06/2026		Shell Rexp Claremont	Diesel	$	109.15
19/06/2026		Shell Rexp Claremont	Diesel	$	112.79
14/07/2026	XXXX-666776	Shell Rexp Claremont	Unleaded Petrol	$	62.47
7/07/2026		Shell Rexp Claremont	Unleaded Petrol	$	90.05
30/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	72.36
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
23/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	97.88
16/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	67.10
13/07/2026	XXXX-666784	Shell Rexp Claremont	Unleaded Petrol	$	112.85
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
9/07/2026	XXXX-666792	Shell Rexp Palmyra	Unleaded Petrol	$	115.93
1/07/2026		Shell Rexp Palmyra	Unleaded Petrol	$	102.78
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
19/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	110.35
7/07/2026	XXXX-666800	Shell Rexp Mosman Park	Unleaded Petrol	$	89.03
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
30/06/2026	XXXX-666818	Shell Rexp Claremont	Unleaded Petrol	$	60.84
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
14/07/2026	XXXX-666826	Shell Rexp Bayswater (Wa)	Unleaded Petrol	$	49.17
8/07/2026		Shell Rexp Dianella	Unleaded Petrol	$	64.76
30/06/2026		Shell Rexp Bayswater (Wa)	Unleaded Petrol	$	49.49
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
24/06/2026		Shell Rexp Bayswater (Wa)	Unleaded Petrol	$	33.79
21/06/2026		Shell Rexp Bayswater (Wa)	Unleaded Petrol	$	58.88
14/07/2026	XXXX-666834	Shell Rexp Claremont	Unleaded Petrol	$	45.74
7/07/2026		Shell Rexp Claremont	Unleaded Petrol	$	72.36
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
20/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	65.42
6/07/2026	XXXX-666842	Shell Rexp Warwick (Wa)	Unleaded Petrol	$	86.12
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
20/06/2026		Shell Rexp Bayswater (Wa)	Unleaded Petrol	$	82.26
10/07/2026	XXXX-666859	Shell Gingin	Unleaded Petrol	$	64.16
3/07/2026		Shell Rexp Bibra Lake	Unleaded Petrol	$	66.24
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
18/06/2026		Shell Rexp Bibra Lake	Unleaded Petrol	$	71.57
3/07/2026	XXXX-666867	Shell Rexp Dianella	Unleaded Petrol	$	81.05
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
15/06/2026		Shell Rexp Dianella	Unleaded Petrol	$	79.20
15/07/2026	XXXX-666875	Shell Rexp Mosman Park	Unleaded Petrol	$	73.71
30/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	62.31
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
18/06/2026		Shell Rexp Mosman Park	Unleaded Petrol	$	71.83
6/07/2026	XXXX-666883	Shell Rexp Claremont	Unleaded Petrol	$	84.79
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
22/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	77.13
30/06/2026	XXXX-666891	Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
17/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	67.42
1/07/2026	XXXX-666909	Shell Rexp Claremont	Unleaded Petrol	$	43.25
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
23/06/2026		Shell Rexp Claremont	Unleaded Petrol	$	56.88
8/07/2026	XXXX-666917	Shell Rexp Claremont	Diesel	$	92.96
30/06/2026		Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
25/06/2026		Shell Rexp Claremont	Diesel	$	82.27
17/06/2026		Shell Rexp Claremont	Diesel	$	116.40
14/07/2026	XXXX -666925	Shell Rexp Claremont	Diesel	$	120.21
30/06/2026	XXXX -848333	Viva Energy Australia Pty Ltd	Monthly Admin Charge	$	2.50
25/06/2026		Shell Rexp Brentwood	Unleaded Petrol	$	78.62
			Total purchase card for the period	**$**	**4,126.79**

13.1.4 COMPLAINTS COMMITTEE - DELEGATION AND POLICY REVIEW

File Number:	COM/00031-03
Author:	Bernadine Tucker (Director Corporate Service)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirements	Absolute Majority decision of Council (5 Council Members are required to vote in favour).
Attachments:	1. Complaints Committee Terms of Reference [**13.1.4.1** - 3 pages] 2. LG541 - Complaints Against Council Members, Committee Members and Candidates [**13.1.4.2** - 4 pages]

PURPOSE

Council recently revoked Delegation DA 1.1 Complaints Committee due to legislative changes. The purpose of this report is to now amend Policy LG541 Complaints Against Council Members, Committee Members and Candidates and the Terms of Reference for the Complaints Committee to align with the *Local Government Act 1995* and the Local Government (Model Code of Conduct) Regulations 2021.

OFFICER RECOMMENDATION

That Council:

1. **AMENDS** the Terms of Reference for the Complaints Committee as contained in attachment 1.
2. **AMENDS** Policy LG541 Complaints Against Council Members, Committee Members and Candidates as contained in attachment 2.
3. **APPOINTS Cr_____** as a Member of the Complaints Committee.

BACKGROUND

The Local Government (Model Code of Conduct) Regulations 2021 (Regulations) was amended on 1 January 2026. These amendments made regulations 12 and 13 unable to be delegated. Regulation 12 relates to dealing with a complaint and regulation 13 relates to dismissing a complaint.

As the Towns Complaints Committee had a delegation relating to regulations 12 and 13, at the Ordinary Council Meeting held 30 June 2026, Council resolved to revoke this delegation.

Given this, the Terms of Reference for the Complaints Committee and Policy LG541 Complaints Against Council Members, Committee Members and Candidates, are required to be amended.

DISCUSSION

Although legislative amendments prevent regulations 12 and 13 from being delegated, there is the ability for Council, under regulation 14B(2) and by Absolute Majority, to authorise a committee of the council comprising council members only to perform a function for and on behalf of the local government.

Following feedback received during a Councillor engagement session, there was a preference for retaining the Complaints Committee in an advisory capacity only, with all decisions relating to behaviour complaints to be made by Council. This approach enables the Committee to review complaints, consider investigation findings and make recommendations to Council, while ensuring that the determination of complaints and any sanctions imposed remain the responsibility of the full Council.

To retain a Complaints Committee, Policy LG541 Complaints Against Council Members, Committee Members and Candidates and the Terms of Reference for the Complaints Committee will need to be amended.

The Committee's membership would need to be changed to remove the Chief Executive Officer as a Member and replace that position with an additional Council Member. This would result in the Committee comprising a minimum of three (3) Council Members.

The current members of the Complaints Committee appointed at the Ordinary Council Meeting held 28 October 2025 are:

- Mayor Peter Telford
- Cr Sara Franklyn
- Cr Annette Suann – Deputy Member
- Cr Paul Kelly – Deputy Member

To appoint another Committee Member, Council may:

- appoint a current Deputy Member as a substantive member of the Committee, and only have one deputy member; or
- appoint both Deputy Members as substantive members, and have no Deputy Members; or
- appoint a new Member to the Committee and retain the two appointed Deputy members.

Other proposed amendments clarify that the Complaints Committee will no longer exercise any delegated decision-making authority and will instead operate in an advisory capacity by reviewing complaints, considering any investigation findings and making recommendations to Council.

Retaining the Committee provides a structured and transparent mechanism for the preliminary consideration of complaints, allows detailed review of matters by a smaller group of elected members, and assists Council in discharging its statutory responsibilities.

PAST RESOLUTIONS

Ordinary Council Meeting 30 June 2026, Item 13.1.4 Council Resolution 88/26

Ordinary Council Meeting 28 October 2025, Item 14.1.1 and 14.1.5, Council Resolution 158/25 and 159/25

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Council Policy LG541 Complaints Against Council Members, Committee Members and Candidates

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.

URGENCY

Not urgent.

COUNCIL RESOLUTION 119/26

Moved: Mayor Peter Telford

Seconded: Cr Ryan Fernandes

That Council:

1. **AMENDS** the Terms of Reference for the Complaints Committee as contained in attachment 1.
2. **AMENDS** Policy LG541 Complaints Against Council Members, Committee Members and Candidates as contained in attachment 2.
3. **APPOINTS** Deputy Mayor Paul Kelly as a substantive member of the Complaints Committee and **CONFIRMS** Cr Annette Suann as the Deputy Member of the Complaints Committee.

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

Against: Nil

CARRIED7/0 by Absolute Majority

TOWN of CLAREMONT

COMPLAINTS COMMITTEE TERMS OF REFERENCE

KEY FOCUS AREA LEADERSHIP AND GOVERNANCE

OBJECTIVE

1. To establish Terms of Reference for the Complaints Committee of the Town of Claremont.

COMMITTEE FUNCTIONS

2. The Complaints Committee has been established in accordance with section 5.8 of the *Local Government Act 1995* (**the Act**) for the purpose of ~~dealing~~ considering and making recommendations to Council in relation to ~~with~~ Behaviour Complaints made under Division 3 of the Town of Claremont's Code of Conduct for Council Members, Committee Members and Candidates (**Code of Conduct**).
3. The ~~extent of authority provided to the~~ Complaints Committee ~~is specified in~~ has no Delegated Authority ~~DA 1.1 and is limited by any conditions of the Delegated Authority~~. All decisions are to be made by Council.
4. The role of the Complaints Committee ~~will~~ is to assist Council in discharging its legislative responsibilities by recommending: ~~in dealing with Complaints received under Division 3 of the Code of Conduct.~~
    - That a complaint be dismissed;
    - that consideration of the complaint be deferred pending the outcome of another investigation or process;
    - that a breach has occurred; or
    - that no breach has occurred.
5. The Complaints Committee must follow all legislative requirements including those set out in the Code of Conduct, the Act and associated Regulations.
6. When ~~dealing with~~ considering complaints about alleged breaches of the Code of Conduct, the Complaints Committee is to follow the procedure set out in Council Policy LG541 Complaints Against Council Members, Committee Members and Candidates.
7. The Complaints Committee is to:
    a. comply with principles of procedural fairness and natural justice.
    b. take all reasonable steps to ensure complaints are dealt with efficiently, cost effectively and in a timely manner.
    c. take all reasonable steps to maintain confidentiality when dealing with a complaint.

COMMITTEE MEMBERSHIP

8. Following each ~~biennial~~ ordinary local government election, Council will appoint members to the Complaints Committee for a two-year term including a Presiding Member and if considered appropriate, a Deputy Presiding Member.
9. Membership of the Complaints Committee will comprise of ~~the Complaints Officer (Chief Executive Officer) and~~ a minimum of ~~two~~ three (~~2~~3) Council Members to ensure compliance with section 5.8 of the Act.

~~10. If the Complaints Officer is an employee other than the Chief Executive Officer, the Complaints Officer will not have voting rights and will assist as an administrative member of the Complaints Committee. In this instance, the Complaints Committee is to consist of a minimum of three (3) Council Members to ensure compliance with section 5.8 of the Act.~~

~~11.~~10. In addition, at least 2 Council Members will be appointed as Deputy Committee Members ~~in accordance with section 5.11A of the Act~~.

~~12.~~11. ~~Membership to the Complaints Committee will be for a period of two years coinciding with biennial local government elections (section 5.11A of the Act)~~.

~~13.~~12. ~~Following each biennial local government election, Council will appoint a Presiding Member to the Complaints Committee and may appoint a Deputy Presiding Member in accordance with section 5.12(1) of the Act.~~

~~14.~~13. If a Committee Member is identified in a Complaint as either the Complainant or the Respondent, they are to recuse themselves from the Complaints Committee's function in relation to the complaint by providing an apology. ~~The~~ That Committee Member is to be replaced by a Deputy Committee Member.

MEETINGS

~~15.~~14. All meetings of the Complaints Committee are to be conducted in accordance with the Act, its associated Regulations and the *Town of Claremont Meeting Procedures Local Law 2018*.

~~16.~~15. The Complaints Committee is not required to meet in the absence of any Complaint(s).

~~17.~~16. Complaints Committee Meetings are to be scheduled by the Chief Executive Officer in consultation with the Presiding Member.

~~18.~~17. A q~~Q~~uorum for a meeting of the Complaints Committee shall be at least 50% of the number of Committee Members (whether any positions are vacant or not) in accordance with section 5.19 of the Act.

~~19.~~18. Meetings of the Complaints Committees are to be open to the public. The part of a Complaints Committee meeting which deals with a Complaint will be held behind closed doors in accordance with section 5.23(2) of the Act.

~~20.~~19. Minutes and Agendas of Complaints Committee Meetings will be made publicly available with the exception of content relating to the part of the meeting closed to members of the public under section 5.23(2) of the Act.

REPORTING

~~21.~~20. All ~~decisions~~ recommendations from ~~made at a meeting of~~ the Complaints Committee are to be ~~documented in the minutes which are to be tabled and~~ considered at the next Ordinary Council Meeting or, if that is not practicable:

a. At the first Ordinary Council Meeting after that meeting; or
b. At a special meeting called for that purpose.

Business Unit:	Governance				
Organisational:					
Review Frequency:	Biannual	**Next Due:**	2025	**Records Ref:**	D-17-25121
Version #	**Decision Reference:**	**Date:**		**Reference:**	
1.	Adopted	17 October 2017		150/17	
2.	Reviewed	15 October 2019		142/19	
3.	Reviewed	15 June 2021		073/21	
4.	Reviewed	29 August 2023		107/23	
5.	Amended	28 October 2025		158/25	

COUNCIL POLICY LG541

COMPLAINTS AGAINST COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES

TOWN OF CLAREMONT

LEADERSHIP AND GOVERNANCE

KEY FOCUS AREA

Purpose

The purpose of this policy is for Council to:

1. Establish, in accordance with Clause 15(2) of the *Local Government (Model Code of Conduct) Regulations 2021* and the Town of Claremont's (**Town**) Code of Conduct for Council Members, Committee Members and Candidates (**Code of Conduct**), the procedure for dealing with complaints about alleged breaches of the behaviour requirements in Division 3 of the Code of Conduct.

~~1.~~2. Establish a Complaints Committee to review complaints and make recommendations to Council.

~~2.~~3. Give effect to the Town's commitment to an effective, transparent, fair and accessible complaints handling process that supports high standards of behaviour of Council Members, Committee Members and Candidates.

Scope

This Policy applies to:

1. Complaints made i~~n accordance with Clause 11~~ under Division 3 of the Code of Conduct;
2. Council Members, Committee Members, Candidates (if successfully elected as a Council Member) and any person who submits or is involved in a complaint in accordance with this Policy.

Policy

1. ~~Council will appoint at least 1 authorised~~The Chief Executive Officer is the nominated Complaints Officer to accept complaints.

~~1.~~2. A Complaints Committee (**Committee**) will be established ~~for the purpose of dealing with~~ to review and consider complaints made under Division 3 of the Code of Conduct and make recommendations to Council.

~~2.~~3. The Committee will have no delegated authority ~~to make a finding in relation to an alleged breach of the Code of Conduct and also to dismiss a complaint~~. The Committee's role is advisory only and all determinations remain the responsibility of Council.

~~3.~~4. The Committee must follow all legislative requirements including those set out in the Code of Conduct, the Act and associated regulations.

~~4.~~5. The Committee will comply with principles of procedural fairness and natural justice.

~~5.~~6. The Committee will take all reasonable steps to ensure complaints are dealt with efficiently, cost effectively and in a timely manner.

~~6.~~7. The Committee will take all reasonable steps to maintain confidentiality when dealing with a complaint. Council Members, Town employees and all others who have a role in handling or investigating a complaint will be provided with sufficient information to fulfil their role. Such persons must manage this information securely and must not disclose or inappropriately use this information.

~~7.~~8. As soon as practicable but within at least 7 days after receiving a complaint, the Complaints Officer will provide written notice to:

a. the Complainant, that confirms receipt of the Complaint; and

b. the Respondent, that advises a Complaint has been made in accordance with the Code of Conduct and this Policy and includes a copy of the complaint documentation.

8.9. As soon as practicable after receiving a Complaint, and after any request of the Complainant or Respondent for further information has been complied with, the Complaints Officer will call for a meeting of the Committee, bearing in mind the commitments of the Committee Members.

~~9. At the meeting, the Committee will consider the information available including the nature of the complaint, the complexity and alleged severity of the matter, the time and cost implications of the various options below and determine:~~

~~a. whether a finding should be made based on evidence available and bearing in mind requirements for procedural fairness and natural justice;~~

~~b. whether the complaint should be dismissed for reasons such as it is trivial, frivolous, vexatious or not made in good faith or is not a Code of Conduct complaint;~~

~~c. whether the complaint should be deferred for reasons such as that another body (Standards Panel, Public Sector Commission, Police, CCC etc.) are investigating or involved in the complaint;~~

~~d. whether the complaint should be investigated internally by the Town or by an external investigator or lawyer prior to a finding being made;~~

~~e. whether another course of action is appropriate prior to a finding, given the circumstances known at that time. This may include informal or formal alternative dispute resolution including mediation or conciliation to be overseen by an employee at the Town, another Council Member or an independent person.~~

10. At the meeting, the Committee will consider the information available including the nature of the complaint, the complexity and seriousness of the matter, and the requirements of procedural fairness and natural justice.

Following its consideration, the Committee may recommend to Council:

a. that the complaint be dismissed;
b. that consideration of the complaint be deferred pending the outcome of another investigation or process;
c. that a breach has occurred; or
d. that no breach has occurred.

A finding that an alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than it did not occur.

11. If the Committee makes a finding that the alleged breach has occurred, the Committee may recommend that Council:

a. takes no further action; or
b. prepares and implements a plan to address the behaviour of the person to whom the complaint relates.

A plan may include a requirement for the person to whom the complaint relates to do one or more of the following:

a. Engage in mediation
b. undertake counselling
c. undertake training;
d. take other action the Committee considers appropriate.

~~10. If the Committee makes a finding that the alleged breach has occurred the Committee may consider the following when deciding to take no further action, or prepare and implement a plan to address the behaviour of the person to whom the complaint relates (**Plan**):~~

~~a. the nature and seriousness of the breach(es);~~

~~b. the Respondent's submission in relation to the contravention;~~

~~c. whether the Respondent has breached the Code of Conduct knowingly or carelessly;~~

~~d. whether the Respondent has breached the Code of Conduct on previous occasions;~~

~~e. the likelihood or not of the Respondent committing further breaches of the Code of Conduct;~~

~~f. personal circumstances at the time of conduct;~~

~~g. the impact of the conduct on the Complainant;~~

~~h. the need to protect the public through general deterrence and maintain public confidence in local government and the Town; and~~

~~i. any other matters which may be regarded as contributing to the conduct or mitigating its seriousness.~~

12. Council may accept, amend or reject the Committee's recommendations.

13. Where Council requires a plan to be implemented, the Complaints Officer will monitor compliance and report any non-compliance to Council.

~~11. The Plan should be designed to provide the Respondent with the opportunity and support to demonstrate the professional and ethical behaviour expected of elected representatives expressed in the Code of Conduct. The Plan may also outline:~~

~~a. the actions to be taken to address the behaviour(s);~~

~~b. who is responsible for the actions;~~

~~c. any assistance the Town will provide to assist achieve the intent of the Plan; and~~

~~d. a reasonable timeframe for the Plan action(s) to be addressed by the Respondent.~~

~~12. The Complaints Officer will monitor the actions and timeframes set out in any Plan.~~

~~13. The Complaints Officer must provide a written report advising Council of any failure of the Respondent to comply with a requirement included in a Plan.~~

~~14. The Committee will report to Council by way of a written report at the conclusion of an investigation. The report will set out a summary of the complaint, the process undertaken and the finding made by the Committee.~~

~~15.~~14. The Committee or Complaints Officer will report to Council on any complaints that are withdrawn.

~~16.~~15. The Town will provide access to counsellors for any Council Member, Committee Member or employee involved in a complaint.

Document Control Box			
Legislation:	*Local Government Act 1995* *Local Government (Model Code of Conduct) Regulations 2021*		
Organisational:	Code of Conduct for Council Members, Committee Members and Candidates ~~DA 1.1 Complaints Committee~~ ~~Complaints Committee Terms of Reference~~ ~~Flow Chart of Complaints Process~~		
Version #	**Decision:**	**OCM Date:**	**Resolution Number:**
1.	Adopted	4 May 2021	054/21
2.	Modified	25 July 2023	094/23

13.1.5 PARKING BAYS 10-40 BAY VIEW TERRACE

File Number:	01PEA/26/5610
Author:	Kevin Ketterer (Director Infrastructure), John Pearson (Chief Executive Officer)
Authoriser:	John Pearson (Chief Executive Officer)
Voting Requirement:	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	Nil

PURPOSE

The purpose of this report is to seek Council approval for a concession to the parking bay fee as provided in the Schedule of Fees and Charges for the developers at 10-40 Bay View Terrace Claremont. The fee payable for the duration of the construction is calculated to be $1,156,500.

This report recommends that Council approves a concession to this fee as requested by the Contractor.

OFFICER RECOMMENDATION

That Council:

1. Approves a concession of $656,500 ex GST to Versatile Construction the hire of parking bays required for the development at 10-40 Bay View Terrace Claremont.
2. Approves the application of a portion of the fee collected be put towards promotional and supportive initiatives, events and activities in the Claremont Town Centre.

BACKGROUND

The contractor for the above development is in the process of finalising arrangements for construction which is scheduled to commence in January 2027. The construction period is estimated to be 771 calendar days.

One critical element in these arrangements is the creation of loading and off-loading space adjoining the construction site. The only area available for this to occur is on Bay View Terrace.

The contractor is currently in the finalisation stages of the required Traffic Management Plan (TMP) and identification of the area required for this purpose.

DISCUSSION

Fee

To accommodate the required loading and off-loading area, all eight parking bays on the eastern side of Bay View Terrace will be needed for the full construction period. As a condition of approving the TMP, the Town also requires the seven parking bays on the western side of Bay View Terrace to be used for traffic management purposes.

The Town's Fees and Charges Schedule provide for the hire of parking bays for such purposes, being 15 bays x 771 days x $100 per at bay, amounts to $1,156,500 ex GST.

This fee would be in addition to other costs to be borne by the developer such as

- Damages bonds
- Hoarding fee
- Tree pruning costs
- Traffic Management Plans assessment charges
- Regular TMP safety assessment costs

- Public Art relocation costs

The contractor has been informed of this requirement and has requested that Councill consider a concession on the basis that the calculation would appear to be disproportionate with the service provided. This is based on the argument that there is no demonstrated loss of revenue, although the loss of amenity and convenience to the public is acknowledged.

The concession requested is to base the charge on the area occupied by the contractor, which in essence is the area behind the proposed hoarding – which is approximately 663m2. While the Town does not have a fee for such hire, the Contractor has reference other local governments and used an average to calculate a hire charge of approximately $204,204 for the full period, together with alternative lesser amounts. These have all been rejected as they do not consider the Town's published Fees and Charges for parking bay hire.

The Contractor has further raised the fact that when their feasibility was assessed several years ago, the parking bay hire charge was $50 per bay per day. This charge was increased to $100 er bay per day in the adoption of the 2025/26 Fees and Charges.

Under the previous fee structure, the applicable charge would have been $578,250. The developer has queried that a 100% fee increase would be considered unusual, in that such charges would ordinarily be expected to rise in line with CPI.

Other Considerations

Taking the above into consideration, the following is provided:

1. ***Parking Bay hire fee*** - This fee is published in the Town's Fees and Charges Schedule and cannot be reduced. Taking into consideration the doubling of the charge of the hire of parking bays in 2025/26 which would have fallen within the developer's feasibility assessment period, a concession on these grounds is reasonable.
2. ***Number of bays*** - The contractor only requires 8 bays for their loading area with seven required for traffic management. The Town could consider the option that the Fees and Charges for bay hire only applies to the eight bays required for construction purposes. A concession on this basis is reasonable.
3. ***Working days*** -The calculations include all calendar days numbering 771. If only the 496 working days were to be considered in the calculations, the contractor would only be charged for the actual working days occupation of the parking bays. A concession on this basis is reasonable.

Business Support

A portion of the fee collected could be utilised to promote the Town Centre businesses during this period to offset possible reduction in business activity during this period.

Taking all the above factors into consideration, it is recommended that a portion of the reduced fee of $500,000 ex GST be applied towards promotional and supportive initiatives, events and activities in the Claremont Town Centre.

PAST RESOLUTIONS

Nil.

FINANCIAL AND STAFF IMPLICATIONS

Should the concession application be approved, then the Town will receive $500,000 in revenue.

Should the concession not be granted, then the Town wculd potentially receive revenue of $1,156,500

POLICY AND STATUTORY IMPLICATIONS

2026/27 Fees and Charges

Local Government (Financial Management) Regulations 1996

COMMUNICATION AND CONSULTATION

The Town is in the process of finalising the requirement for the accommodation of the development in a congested Town Centre environment. These discussions have been held with the developer and contractor directly and no public consultation has occurred.

During discussions on this matter earlier in 2026, the allocation of funding towards supporting the local retail outlets during the disruptions of the construction at 10-40 Bay View Terrace were suggested. This could take several forms, and the developer has indicated a willingness to assist with this process, particularly promoting and celebrating the opening of the new development in partnership with the Town.

The funding of such promotion and support from this unbudgeted revenue is recommended.

STRATEGIC COMMUNITY PLAN

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

- Demonstrate a high standard of governance, accountability, management and strategic planning.
- Develop and build partnerships that support the Town's vision.

Prosperity *Our businesses are thriving and integrated into the life of the Claremont community, and the town centre is known as the premier visitor destination.*

- Plan for the development of attractive and thriving activity nodes to support small local business.
- Raise the profile of the Claremont Town Centre as a visitor destination.

URGENCY

There is no urgency for the Town, but the developer wishes to conclude this application to finalise their arrangements as soon as possible in preparation for construction in January 2027.

OFFICER RECOMMENDATION

Moved: Cr Jill Goetze

Seconded: Cr Annette Suann

That Council:

1. **Approves** a concession of $656,500 ex GST to Versatile Construction the hire of parking bays required for the development at 10-40 Bay View Terrace Claremont.

2. Approves the application of a portion of the fee collected be put towards promotional and supportive initiatives, events and activities in the Claremont Town Centre.

AMENDMENT120/26

Moved: Cr Ryan Fernandes

Seconded: Cr Jill Goetze

That Recommendation 1 be amended as follows:
Replace:
"APPROVES a concession of $656,500 ex GST to Versatile Construction for the hire of parking bays required for the development at 10-40 Bay View Terrace Claremont."

With:

*"**APPROVES a concession of $616,800 ex GST to Versatile Construction for the hire of parking bays required for the development at 10-40 Bay View Terrace Claremont."***

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

Against: Mayor Peter Telford

CARRIED6/1

Reasons: The current calculation base is the fee calculated on the 2026/27 Fees and Charges of $100 per bay per day for 16 bays for 771 days amounting to $1,233,600. This calculation reduced to the Fees and Charges applicable when the development decision was taken during 2024/25, being $50 per bay per day, resulting in a concession of $616,800.

AMENDMENT 121/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Ryan Fernandes

The following be added to amended point 1
“and this be finalised by way of a Deed with the Town of Claremont”

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

Against: Nil

CARRIED7/0

Reasons:

To finalise the agreement between the contractor and the Town of Claremont.

AMENDED OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 122/26

Moved: Cr Jill Goetze

Seconded: Cr Annette Suann

That Council:

1. APPROVES a concession of $616,800 ex GST to Versatile Construction for the hire of parking bays required for the development at 10-40 Bay View Terrace Claremont and this be finalised by way of a Deed with the Town of Claremont.

2. APPROVES the application of a portion of the fee collected be put towards promotional and supportive initiatives, events and activities in the Claremont Town Centre.

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

Against: Nil

CARRIED7/0

13.2 LIVEABILITY

13.2.1 REMOVAL FROM HERITAGE LIST - LEMON-SCENTED GUM - 32 RILEY ROAD

File Number:	3128
Author:	Eddie Marcus (Heritage Officer), Anthony Scutti (Manager Planning and Development Services)
Authoriser:	John Pearson (Chief Executive Officer)
Voting requirements	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Proposed Meeting Date:	25 August 2025
DA No.:	N/A
60/90 Days Due Date:	N/A
Applicant:	Alex Hemsley, Hemsley Planning
Lot No.:	70
Area of Lot:	1,012m^2
Zoning:	R15/20
Attachments:	1. 32 Riley extract [**13.2.1.1** - 2 pages] 2. Independent Arboricultural Assessment [**13.2.1.2** - 61 pages]

PURPOSE

The purpose of this report is to consider a request from the landowner of 32 Riley Road, Claremont to remove Place No. 481, the Lemon Scented Gum Tree a from the Town of Claremont Heritage List in accordance with Clause 8 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

The tree's health is in irreversible decline, which is diminishing the heritage value for which it was originally listed on the Town's Heritage List. Removing the tree from the Town's Heritage List would allow the owner to safely remove it before its deteriorating condition results in falling limbs and poses a risk to public safety and property.

OFFICER RECOMMENDATION

That Council**,** pursuant to Part 3 Clause 8(3)(d) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, **RESOLVES** to remove Place No. 481, Lemon Scented Gum Tree, located at 32 Riley Road, Claremont, from the Town of Claremont Heritage list, subject to confirmation of removal of the National Trust of Australia (WA)'s restrictive covenant over the title.

BACKGROUND

Local governments are required to identify and manage places of local cultural heritage significance through both a Local Heritage Survey (LHS) and a Heritage List. Under the *Heritage Act 2018*, each local government must prepare and maintain a Local Heritage Survey to identify and record places that are, or

may become, of cultural heritage significance within its district and to assist in heritage planning and decision-making. In addition, Clause 8 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Deemed Provisions) requires local governments to establish and maintain a Heritage List of places considered worthy of built heritage conservation under the local planning scheme.

The Town of Claremont's Local Heritage Survey categorises places according to four levels of cultural heritage significance. The Town has adopted the entries /places in its Local Heritage Survey within its Heritage List, thereby affording planning recognition and consideration to all places identified as having local cultural heritage significance.

The Lemon-scented Gum at 32 Riley Road, Claremont (Place No. 481), was first recognised within this heritage framework when it was included in the Municipal Inventory (now known as the Local Heritage Survey) and the Heritage Schedule (now known as the Heritage List) in 1995.

The tree itself constitutes the heritage-listed entry, with significance derived from its contribution to the cultural landscape of Riley Road, its visual prominence and its contribution to the local canopy character (overall aesthetic). See below image of tree as contained within the Town's Local Heritage Survey showing a view of the tree from the public domain.



Image from Local Heritage Survey (2020)

In March 2025 the owner sought advice from the Town regarding the removal of the tree due to its alleged declining health. A restrictive covenant registered on the title was subsequently identified as being administered by the National Trust of Western Australia (NTWA), independently of the Town's planning powers.

Following a change in ownership, the current owners formally requested removal from the Town's Heritage List on 28 July 2026. They are separately progressing the covenant matter with the National Trust, and their planning consultant has advised that the Trust is now amenable to its removal. The Town is not a party to that process.

Since the time of the initial enquiry from the landowner in 2025, the tree's health has significantly declined, see images below.



Images from attached Arborist report (July 2026)



Figure 11 - (A) All sides of crown with marked reduced vitality December 2019. (B) Visibly sharp decline in crown condition October 2020. Image credits Nearmap™.



Images from attached Arborist report (Dec 2019 - July 2026)

The Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions, Clause 8) provides the process for considering the removal of a place from a heritage list. The report demonstrates that Officers have undertaken the mandatory process required to consider such a request. Furthermore, the report outlines the officer's assessment of the tree in its current state against its identified heritage values as part of considering the merits of the request. An arborist report was also submitted as part of the request by the landowner to demonstrate the decline of the tree.

DISCUSSION

The tree was placed on the Town of Claremont Heritage List based on its 'Statement of Significance':

> *'A mature example of Corymbia citriodora (Lemon-scented Gum) which makes an important contribution to the quality of the immediate landscape and the canopy coverage of the surrounding area'.*

The place was entered in the Town's Heritage List primarily for its aesthetic value as a prominent landscape element, and because it was classified by the National Trust of Australia (WA) (NTWA). Under Clause 78(4) of the Town of Claremont Town Planning Scheme No.3 (TPS3), any building, object or place included by the NTWA in either its Recorded or Classified List was required to be included in the Town's Heritage List.

As part of the request to remove Place No. 481 from the Town's Heritage List, the applicant submitted a recently undertaken arborist report, assessing the tree's condition, risk profile and prospects for long-term retention.

The assessment concluded that the tree is in irreversible decline, has little to no realistic prospect of long-term survival, and is unlikely to remain a viable heritage asset despite ongoing management interventions. An officer of the Town reviewed the independent arborist assessment prepared by Arbor Urban and concurred with its findings. The officer noted that the evidence presented does not indicate any reasonable likelihood of the tree recovering and that it now provides limited amenity value. On this basis, the officer considered removal of the tree to be the most appropriate management outcome.

Officers consider that as the tree has deteriorated to the extent that it does not provide landscape quality, canopy contribution or visual amenity values, it no longer satisfies the 'Aesthetic' criterion for heritage listing. Furthermore, as the NTWA is in the process of removing the place from its list, the basis for its inclusion under Clause 78(4) will also no longer apply.

Officers therefore support the removal of Place No. 481 from the Town's Heritage List.

PAST RESOLUTIONS

Nil.

FINANCIAL AND STAFF IMPLICATIONS

There are no financial or staff implications as a result of this report.

POLICY AND STATUTORY IMPLICATIONS

The following statutory considerations are relevant to Council's consideration of the proposed removal of the Lemon Scented Gum (Place No. 481) from the Town of Claremont Heritage List:

- *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions, Clause 8) require the Town to undertake a formal process before removing a place from the Heritage List, including written notification to owners and occupiers, a minimum 21-day submission period, consideration of submissions received, and a Council resolution to remove the place from the Heritage List.

- The Town's Heritage List provides statutory recognition and protection under the local planning framework. In determining any proposal affecting the place, the Town must have due regard to its identified heritage significance.

COMMUNICATION AND CONSULTATION

In accordance with Clause 8(3) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Town undertook the required public consultation process for the proposed removal of Place No. 481 from the Heritage List.

Written notice outlining the proposal and reasons for the proposed removal was provided to the owners of the property, and submissions were invited for a period of the statutory minimum of 21 days. During the consultation period, the owners confirmed their support for the tree's removal from the Heritage List.

STRATEGIC COMMUNITY PLAN

Liveability *We are an accessible community with well-maintained and managed assets. Our heritage is preserved for the enjoyment of the community.*

- Provide clean, usable, attractive and accessible streetscapes and public spaces.

- Balance the Town's historical character with complementary, well designed development.

URGENCY

Nil.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 123/26

Moved: Cr Jill Goetze

Seconded: Cr Kate Main

That Council, pursuant to Part 3 Clause 8(3)(d) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, **RESOLVES** to remove Place No. 481, Lemon Scented Gum Tree, located at 32 Riley Road, Claremont, from the Town of Claremont Heritage list, subject to confirmation of removal of the National Trust of Australia (WA)'s restrictive covenant over the title.

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

Against: Nil

CARRIED7/0

UNCONFIRMED

LEMON-SCENTED GUM, 32 RILEY ROAD

PLACE NUMBER 481

PLACE DETAILS

Significance Level	3: Moderate Significance
Name	Lemon-Scented Gum
Other Name(s)	
Type of Place	Tree
Street Address	32 Riley Road, Claremont

PHOTOGRAPH



Description: Trees Date of Photo: 18/09/2020

SITE DETAILS

Lot/Location	70	**Street Number**	32
Street Name	Riley Road	**Suburb**	Claremont
Diagram/Plan	1511	**Volume/Folio**	
Res. No/Vesting		**Purpose**	
Assess No	3128	**HCWA No**	04356
GPS Coordinates		**Area of Site**	
Occupied	Yes	**Public Access**	No

USES OF THE PLACE

Original Use Tree **Use** Tree

DESCRIPTION

Architect. style Cultural landscape
Walls **Roof**
Condition **Integrity**
Original Fabric **Modifications**

A mature example of *Corymbia citriodora* (Lemon-scented Gum).

HISTORY

Construction date c.1925 **Source** Post Office Directories
Town of Claremont Rate Books
Architect **Builder**
Original owner / occupant **Notable occupant(s)**

The lemon-scented gum (*Corymbia citriodora*) is native to northeastern Australia, spanning from northern Queensland down to northern New South Wales. It is widely cultivated as an ornamental tree and has become naturalised in Western Australia.

The tree at 32 Riley Road, thought to have been planted around 1925, is covered by a deed of covenant for the site, established in 1991 with the National Trust of Australia (WA).

HISTORIC THEME(S)

1919-39 Interwar Boom and Bust
107 Settlements

STATEMENT OF SIGNIFICANCE

A mature example of *Corymbia citriodora* (Lemon-scented Gum) which makes an important contribution to the quality of the immediate landscape and the canopy coverage of the surrounding area.

SIGNIFICANCE LEVEL

Category: 3 Level of Significance: Moderate Significance
Contributes to the heritage of the locality. Lower integrity/authenticity, not necessarily detracting from the overall significance of the place.

LISTINGS

Local Heritage Survey Adopted 27 June 2023
Heritage List Adopted 27 June 2023
Heritage Council of Western Australia
National Trust of Australia (WA) Deed of Covenant, 1991

[redacted]

32 Riley Road
Claremont

Monday, 27 July 2026

Chief Executive Officer
Town of Claremont
308 Stirling Highway
Claremont WA 6010

Request to Remove Lemon-scented Gum from the Heritage List | 32 Riley Road, Claremont

Dear Chief Executive Officer,

We are the owners of 32 Riley Road, Claremont and formally request that the Lemon-scented Gum located on the property be removed from the Town of Claremont Heritage List.

The tree is identified as Place No. 481 and is classified as a Category 3 place of Moderate Significance. The Statement of Significance identifies its heritage value as arising from its contribution to the immediate landscape and the canopy coverage of the surrounding area.

The condition of the tree has deteriorated substantially since the photograph included in the Heritage List entry was taken in September 2020. It now retains only a very small proportion of its former living crown and no longer makes the healthy canopy and landscape contribution described in the Statement of Significance.

Documented Decline
The tree has been assessed on four separate occasions by three arboricultural consultancies. The assessments demonstrate a clear and continuing decline in its health, vitality and prospects of recovery.

Civica Report, 28 February 2025
The Civica Tree Condition Report was commissioned by the then owner of the property, Jane Reynolds.

Civica recorded substantially reduced foliage density, branch-tip dieback and a crown reliant predominantly upon limited epicormic growth. The tree was assessed as being in poor health, with a High D3 risk rating and large branch failure considered likely within the following 12 months.

Civica did not assign a percentage prospect of recovery. It recommended that the tree be completely removed and replaced.

Bijl Tree Consultancy Report, 7 April 2025
The National Trust of Australia (WA) commissioned Bijl Tree Consultancy to independently review the tree.

Bijl found that the tree remained physiologically alive and retained some functioning tissue. However, the crown was already extremely sparse.

Bijl estimated the tree's prospect of recovery at approximately 15%. On that basis, the National Trust initially supported a further period of monitoring rather than removal.

Bijl Tree Consultancy Addendum, 12 December 2025
The National Trust commissioned Bijl to reinspect the tree approximately eight months later.

The inspection documented a continuing reduction in foliage density, further accumulation of deadwood and no evidence that the decline had stabilised. Bijl reduced the estimated prospect of recovery from approximately 15% to approximately 5%.

Bijl concluded that it was improbable that the tree could recover sufficiently to warrant retention and stated that removal and replacement were warranted within the context of the location.

Bijl Tree Consultancy Further Addendum, 26 February 2026
Following further testing, Bijl identified chloride toxicity as a possible contributor to the tree's decline and proposed a conditional management and monitoring program.

The report did not assign an improved percentage prospect of recovery. Retention remained conditional upon the management requirements being implemented, with removal recommended if those requirements could not be met.

The management program did not result in a meaningful or sustained recovery of the crown.

ArborCarbon Report, 17 July 2026
The National Trust subsequently commissioned ArborCarbon to undertake a further independent arboricultural assessment and Quantified Tree Risk Assessment.

Jeremy Thomas of ArborCarbon inspected the tree on 14 July 2026. The final report dated 17 July 2026 is enclosed with this request.

ArborCarbon found that:

- the tree is in very poor health and displays extremely low vitality;
- the crown is almost entirely devoid of foliage and active shoot growth;
- most of the epicormic growth previously produced by the tree has died;
- only a very small amount of residual live shoot growth remains;
- the crown contains numerous dead or severely declining scaffold limbs;
- the crown structure is dominated by dead peripheral branches and larger dead components;
- visible surface roots have died, demonstrating that the decline is not confined to the crown;
- the tree has severely reduced capacity to maintain growth, respond to stress or replace lost crown tissue; and
- the prognosis for meaningful recovery is very poor.

ArborCarbon did not assign a further numerical recovery percentage. Its findings demonstrate that the tree had continued to deteriorate beyond the condition assessed by Bijl when the prospect of recovery was estimated at approximately 5%.

The report also states that the tree is unsuitable for indefinite retention. It identifies whole-tree removal as an increasingly proportionate longer-term management response given the tree's extremely low vitality, continued crown degradation, limited remaining benefits and the likelihood that repeated pruning would progressively diminish its form and heritage contribution.

Loss of Heritage Value

The arboricultural evidence demonstrates a consistent progression:

- an extremely sparse but partly functioning tree in April 2025, with an estimated 15% prospect of recovery;
- continued deterioration by December 2025, with the estimated prospect of recovery reduced to approximately 5%; and
- an almost entirely defoliated tree by July 2026, with extremely low vitality, extensive dead scaffold and branch structure and a very poor prognosis for meaningful recovery.

The relevant arboricultural question is whether the tree has a realistic prospect of recovering sufficiently to continue performing the landscape and canopy function for which it was heritage listed. The evidence demonstrates that it does not.

The tree's present physical condition is materially different from the condition recorded in the Heritage List. Its living canopy has been substantially lost, its capacity for recovery is severely depleted and its remaining structure is progressively deteriorating.

Continued retention would require restrictions on the use of parts of the property and ongoing risk management.

National Trust Position

Following receipt of the ArborCarbon report, the National Trust confirmed in writing on 22 July 2026 that it:

- does not object to removal of the tree at the owners' cost;
- has released the owners from the undertaking previously given concerning works to the tree; and
- consents to the discharge of the restrictive covenant dated 22 November 1990 and registered on 23 July 1991.

The National Trust's position removes the heritage conservation objection previously associated with the covenant.

Formal Request
We respectfully request that the Town:

1. commence the statutory process required to remove the Lemon-scented Gum at 32 Riley Road from the Heritage List;
2. (if required) prepare a report for Council's consideration at the earliest available meeting;
3. advise of the statutory process and anticipated timeframe; and
4. confirm whether development approval or any other approval will be required before the tree may be removed.

We authorise the Town to liaise directly with our planning consultant, Alex Hemsley of Hemsley Planning, regarding this request and all associated statutory and administrative processes.

Please direct future correspondence concerning this matter to:

Alex Hemsley
Director and Principal Planner
Hemsley Planning
Email: alex@hplanning.com.au
Mobile: 0415 337 100

Given the advanced and continuing decline of the tree, its extremely low remaining vitality and the absence of a realistic prospect of meaningful recovery, we request that the Town progress this matter at the earliest opportunity.

Yours sincerely



Robinder Sihota
Rupinder Sekhon

Owners
32 Riley Road
Claremont WA 6010

Enclosure: ArborCarbon, *Independent Arboricultural Assessment and Quantified Tree Risk Assessment – Corymbia citriodora, 32 Riley Road, Claremont*, Report No. 2317336, dated 17 July 2026.

ArborCarbon *Creating Sustainable Ecosystems*



Independent Arboricultural Assessment and Quantified Tree Risk Assessment – Corymbia citriodora, 32 Riley Road Claremont

National Trust of Australia (W.A.)

Report No. 2317336

Company Name: ArborCarbon Pty Ltd

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Website: **www.arborcarbon.com.au**

ArborCarbon acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

DOCUMENT QUALITY ASSURANCE

Project Title	**Independent Arboricultural Assessment and Quantified Tree Risk Assessment – Corymbia citriodora, 32 Riley Road Claremont**		
Status	Final		
Revision version	Rev 0		
Author(s)	Jeremy Thomas		
Reviewed by	Giles Hardy		
Project Manager	Jeremy Thomas	**Project Number**	2317336
Filename	AC_Report_Arboriculture Assessment_QTRA_National Trust WA_Final_20260717	**Saved on**	17/07/2026

REVISION SCHEDULE

Revision	Revision Details	Date	Approved by
0	Final	17/07/2026	Giles Hardy

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Executive Summary

[1]. **Purpose and scope.** This report provides an independent arboricultural assessment and Quantified Tree Risk Assessment (QTRA) of a single mature lemon-scented gum (*Corymbia citriodora*, referred to in the restrictive covenant as *Eucalyptus citriodora*) at 32 Riley Road, Claremont. The assessment was undertaken on the instructions of Jackson McDonald on behalf of the National Trust of Australia (WA). The tree is protected by a restrictive covenant prohibiting its pruning, removal, damage or the disturbance of its root system without the National Trust's written approval. I inspected the tree from ground level on 14 July 2026. This report has been prepared in accordance with Supreme Court of Western Australia Practice Direction 4.5.2 and the Harmonised Expert Witness Code of Conduct.

[2]. **Condition and prognosis** The tree is in very poor health with extremely low vitality. The crown is almost entirely defoliated, most previously produced epicormic growth has died, and only a very small amount of residual live shoot growth remains. The crown and scaffold structure are dominated by dead peripheral branches and apparently dead scaffold limbs. Although no root-plate heave, cracking or displacement was observed, some visible surface roots were dead. The prognosis for meaningful recovery is very poor.

[3]. **Quantified risk.** The principal quantified failure mode is the fracture and shedding of small, dead, and degrading peripheral branches (QTRA Size Range 4, Probability of Failure Range 2). The calculated Risk of Harm is approximately:

- 1/30,000 for damage to the dwelling roof,
- 1/200,000 for a person in the gated pool area; and
- less than 1/1,000,000 for the internal lawn and the Loton Road verge.

Under the QTRA Tolerability of Risk framework the dwelling and pool results fall within the Tolerable Region and the lawn and verge results within the Broadly Acceptable Region. These results apply only to the assessed small-deadwood scenario. The larger, apparently dead scaffold limbs could not be reliably assessed from the ground and have not been separately quantified. The risk associated with those limbs therefore cannot presently be excluded.

[4]. **Urgency.** Based on the evidence presently available, the tree does not pose an immediate or urgent risk to the owners, occupiers, visitors or the public. I do not consider arboricultural works necessary before 31 July 2026. This opinion is subject to there being no material change in the tree's condition, the limitations of the ground-based inspection, and confirmation through aerial inspection that the larger dead limbs do not present a currently unidentified failure risk.

[5]. **Recommended management.** The assessed short-term risk can be reduced without removing the whole tree. The principal measures are the selective removal of the dead and degrading branches over the dwelling roof and pool, together with temporary restriction of pool use in strong winds. Any pruning requires the National Trust's prior written approval under the restrictive covenant. Whole-tree removal is not required as an emergency measure; however, given the tree's condition and poor prognosis, it is not suitable for indefinite retention. A formal reassessment should be undertaken within approximately three months.

[6]. **Probable cause of decline.** The tree's decline is chronic and, in my opinion, multifactorial. Potential contributing factors may include progressive root dysfunction or loss; possible historic root disturbance associated with the 1992 pool construction within the root zone; altered soil and water conditions, previously reported soil alkalinity and associated micronutrient deficiency; and chloride exposure. Chloride

toxicity remains a plausible contributing factor but has not been established as the sole cause, nor has the swimming pool been confirmed as the chloride source. As soil and plant-tissue laboratory results were pending at the date of this draft, my opinion on causation remains provisional.

[7]. **Further investigation.** An aerial inspection of the major scaffold limbs - ideally undertaken in conjunction with any approved deadwood removal - and completion of the current laboratory analyses would materially strengthen the assessment. Neither is necessary to support the present conclusion that emergency whole-tree removal is not presently required, subject to the qualifications and limitations stated above.

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Glossary of Terms

Adaptive growth in tree biomechanics is the process whereby the rate of wood formation in the cambial zone and wood quality respond to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress

Biotic & Abiotic [Disorders]

Plant health problems may be categorised into two main groups:

1. Living & non-living'. Living agents [Biotic] include plant pathogens such as insects, fungi, bacteria, and small chewing mammals/other animals. Biotic agents are grouped by their ability to be infectious, meaning the agent can move from tree to tree, spreading the effects of the agent.

2. Abiotic agents are non-infectious and include, but are not limited to, environmental changes or extremes, mechanical injuries to trunks and branches, or the compaction of soil around the tree.

Co-Dominant Trunks or Stems with 'Included Bark'

Two stems of equal or close to equal diameters and length [dominancy] arising from the same point and growing together in basal contact are referred to as 'co-dominant' stems and bifurcations. The natural increase in stem diameter can cause adjacent branches to press against each other. Over time, this pressure may lead to one side engulfing the other, a phenomenon known as 'co-dominance with included bark'.

These formations often develop inverted bark ridges and are not easy to resolve. However, they are often preventable at the nursery and young tree age through corrective pruning. If allowed to develop, the weakness increases over time, as does the risk of failure; large, advanced stem inclusions are well-documented as being the cause of catastrophic tree failures.

Crown reduction/shaping

A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape

Dead Branches

Dead branches progressively deteriorate and may eventually be shed. The timing and mode of failure vary according to branch size, condition, attachment, exposure and decay progression.

Defect (Structural feature)

A term used to describe an abnormality or fault that has the potential to cause constraint or failure; the extent of which is governed by the severity of the defect(s). Some defects can be managed over a lifetime, mitigated, or even resolved, while others present clear and imminent failure potential; however, a defective plant to one tree manager may provide essential fauna habitat or other welcomed characteristics to another. These are to be considered in connection with the surroundings, with an appropriate mitigation response applied.

Epicormic shoot

A shoot that has developed from a dormant or adventitious bud and not having developed from a first-year shoot

Health vs Vitality

Tree health describes the tree's overall biological and physiological condition, such as crown condition, foliage, injury, disease, environmental stress and the functioning of the stem and root system. Vitality describes the tree's present capacity to grow, maintain or replace foliage, respond to stress or injury and recover from adverse conditions. Vitality is commonly assessed from indicators including crown density, shoot extension, foliage production, epicormic growth and the extent and progression of dieback. A tree may retain some living tissue but nevertheless have very low vitality where its capacity for sustained growth and recovery has become severely depleted.

Included bark (ingrown bark).

Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact.

Load

A general term to indicate the magnitude of force.

Occlusion

The process whereby a wound is progressively closed by the formation of new wood and bark around it

Quantified Tree Risk Assessment (QTRA)

Quantified Tree Risk Assessment (QTRA) applies established and accepted risk management principles to tree safety management in accordance with ISO 31000:2018, Risk management – Principles and Guidelines, which national standards agencies publish. By quantifying the Risk of Harm as a probability, QTRA enables the tree manager to manage the risk from tree failure to widely accepted risk thresholds. QTRA User Manual Version 5.4 January 2026.

Resonance Hammer

It is used in tree assessments to evaluate the internal condition of the trunk. Solid wood produces a sharp, clear sound, whereas decayed or hollow wood produces a dull, low-pitched sound.

Root-collar

The transitional area between the stem/s and roots

Root-collar examination

Excavation of surfacing and soils around the root-collar to assess the structural integrity of roots and/or stem

Strength Loss

In trees, it refers to the reduction in structural integrity resulting from factors such as decay, cavities, or mechanical damage, which compromise the trees' ability to withstand environmental stress.

Structure

Relates to the main trunk and main stem formation from a supportive perspective and general stem architecture as well as what is deemed typical of a well-managed specimen. Structure and stem capacity to bear dead-weight loads are subjects of significance and often cannot be confirmed without aerial examination of main branch unions.

Target (In Tree Risk/ Risk Targets)

People, property or activities that could be injured, damaged, or disrupted, respectively, by a tree part failure.

Visual Tree Assessment [VTA]

The most applied tree assessment method is visual. VTA typically becomes the first measure of tree condition applied by an Arboriculture assessor.

There are typically three levels of assessment:

1. Limited Visual Assessment (e.g., walk-by/ drive-by VTA).

2. Basic Assessment (e.g., detailed VTA and site surrounds).
3. Advanced Assessment (aerial assessment applied advanced tools and equipment if required).

The most common VTA (Level 2) is conducted from ground level and/or under binocular view. VTA assessments may include handheld cavity probes, soil trowel / manual or laser measuring instruments, scraping, cleaning and other similar hand-held tools. VTA is internationally recognised as an acceptable method on the premise that the assessor possesses sound arboriculture knowledge and extensive experience in the visual detection of defects and disorders. In the event the assessor deems a Level 2 VTA to be insufficient in the determination of tree condition, then aerial inspection, analytical instruments, laboratory analysis and the like may be recommended in support of the visually found conditions. (e.g., elevates to a Level 3 – Advanced Assessment

1 Introduction

[8]. ArborCarbon was engaged by Jackson McDonald, acting on behalf of the National Trust of Australia (WA), to undertake an independent arboricultural assessment of one (1) mature lemon-scented gum located at 32 Riley Road, Claremont, Western Australia.

[9]. The subject tree is identified in the restrictive covenant as *Eucalyptus citriodora* and in the more recent arboricultural reports under its currently accepted botanical name, *Corymbia citriodora*. For the purposes of this report, it is referred to as the "subject tree".

[10]. I was instructed to:

a) assess the present health, vitality and structural condition of the subject tree;

b) identify credible potential failure modes and relevant targets that may be affected;

c) quantify, where practical, the risks associated with those failure modes;

d) determine whether any immediate or short-term risk requires management;

e) Consider whether any identified risk can be managed by measures short of whole-tree removal; and

f) provide an opinion on whether removal of the subject tree is presently necessary.

[11]. I was also instructed to consider the possible causes of the tree's decline, including whether chloride toxicity remains a plausible cause or contributing factor, and to review the material findings and conclusions of the earlier arboricultural reports provided to me.

[12]. The subject tree is protected by a restrictive covenant in favour of the National Trust of Australia (WA). The covenant imposes restrictions on pruning, removal, damage and other works affecting the tree or its root system without the written approval of the National Trust.

[13]. Although no legal proceedings were on foot at the date of my instructions, I was advised that this report may be relied upon in correspondence and, if necessary, in proceedings before the Supreme Court of Western Australia concerning the preservation, pruning or removal of the subject tree.

[14]. I have prepared this report in accordance with Supreme Court of Western Australia Practice Direction 4.5.2 and the Harmonised Expert Witness Code of Conduct. I acknowledge that, if this report is relied upon in Court proceedings, my paramount duty is to assist the Court impartially on matters within my area of expertise and not to act as an advocate for any party.

[15]. The opinions expressed in this report are based wholly or substantially on specialised knowledge derived from my arboricultural training, qualifications and professional experience.

[16]. I inspected the subject tree on Tuesday 14 July 2026 between 9:45am and 1:30 pm. The persons present were Jeremy Thomas (Arboriculture Consultant) and Emeritus Professor Giles Hardy (Director Arbor Carbon). The weather, site conditions and extent of access available during the inspection are recorded in Section 7 (Inspection Details) of this report.

[17]. Throughout this report, I have distinguished between matters personally observed during my inspection, information obtained from documents or other persons, assumptions upon which I have relied, and opinions formed through the application of my specialised arboricultural knowledge and experience.

Expert's declaration and acknowledgements

[18]. My name is Jeremy Thomas. I am an Arboricultural Consultant with ArborCarbon Pty Ltd. My business address is ArborCarbon Pty Ltd, ROTA Compound off Discovery Way, Campus Entrance E, Murdoch University, Murdoch WA 6150.

[19]. I have read the Harmonised Expert Witness Code of Conduct reproduced in Practice Direction 4.5.2.1 and agree to be bound by it. I acknowledge that I am not an advocate for any party and my paramount duty is to assist the Court impartially on matters within my area of expertise.

[20]. I have made all the inquiries that I believe are desirable and appropriate, save for any matters identified in this report, and no matters of significance that I regard as relevant have, to my knowledge, been withheld from the Court.

[21]. The examinations on which I have relied comprised:

a) a ground-based Level 2 Visual Tree Assessment

b) binocular observation

c) acoustic resonance-hammer testing of accessible trunk areas

d) root-collar examination

e) soil, foliage and tissue sampling submitted for laboratory analysis

When the laboratory results are received, the report will identify the laboratory, the analyses undertaken, the identity and qualifications of the analyst, and the sampling locations, depths and method (discrete or composite), and the results will be appended.

[22]. Where an opinion expressed in this report relies upon the opinion or findings of another person, I have identified that person and the relevant opinion or findings. My consideration of chloride relies in part on the foliar chloride result and interpretation reported by Bijl Tree Consultancy. I have not independently verified that result or interpretation, pending receipt of the results from my own sampling and laboratory analysis.

[23]. I do not express opinions on matters falling outside my expertise as an arborist. These matters include:

a) the legal construction or effect of the restrictive covenant;

b) the formal assessment or valuation of the tree's heritage-significance; and

c) definitive laboratory chemistry, which is a matter for the laboratory identified in this report.

[24]. My opinions concerning the cause of tree's decline, including the role and significance of chloride, are provisional rather than concluded because the soil and tissue laboratory results were not available at the date of this report. These opinions must be reviewed considering the laboratory results once they are received.

2 Background

[25]. The subject tree is located within the north-western portion of the residential property at 32 Riley Road, Claremont. Previous reports describe the tree as growing within an irrigated lawn area near the residence and swimming pool, with several other mature trees located near the northern boundary.

[26]. The subject tree is protected under a Deed of Covenant granted in favour of the National Trust. The covenant applies to the tree and its root system and requires that they be protected, safeguarded and correctly maintained. Without the National Trust's prior written approval, the covenant restricts earthworks, buildings, construction and other works - including major garden development - within six metres of any part of the tree's bole. It also restricts activities that would reduce the tree's visibility from the Riley Road or Loton Road elevations. Of relevance to this report, the covenant provides that the tree and its root system shall not be "hewn cut chopped pruned lopped injured maimed destroyed poisoned cleared removed or damaged", nor its growth or development retarded, without the prior written approval of the National Trust. Accordingly, any pruning or deadwood removal recommended in this report would be subject to the requirements of the covenant, including obtaining any necessary approval. I express no opinion on the legal construction or effect of the covenant, which is a matter for the instructing solicitors.

[27]. The documents provided to me indicate that concerns about the declining condition of the tree's crown condition have persisted for several years. A Civica ArborSafe report dated 28 February 2025 described the tree as having substantially reduced foliage density, branch-tip dieback and predominantly epicormic foliage. That report assessed the tree as having poor health, fair structure and a High D3 risk rating and recommended removal and replacement.

[28]. Bijl Tree Consultancy subsequently inspected the subject tree in April 2025. That assessment recorded an extremely sparse crown but concluded that the tree remained physiologically functional and showed no evidence of significant structural degradation. The assessed risk of harm was reported as less than 1 in 1,000,000 during the stated assessment period, and continued monitoring was recommended.

[29]. A further inspection undertaken by Bijl Tree Consultancy in December 2025 recorded an ongoing reduction in foliage density and an increased accumulation of small distal deadwood. The risk associated with small distal dead-branch failure over the pool enclosure was assessed as approximately 1 in 200,000, within the QTRA Tolerable category. The report concluded that recovery was improbable and identified removal as a viable management option. It also recommended targeted chloride testing if all realistic alternatives to removal were to be investigated.

[30]. Soil and leaf tissue sampling was subsequently undertaken in January 2026. The addendum issued in February 2026 reported a foliar chloride concentration of 1% by dry weight and attributed the observed decline to chloride toxicity. The report recommended conditional retention and further monitoring until November 2026, provided that no chlorinated pool water was prevented from entering the root zone and that chloride-free fertiliser was used.

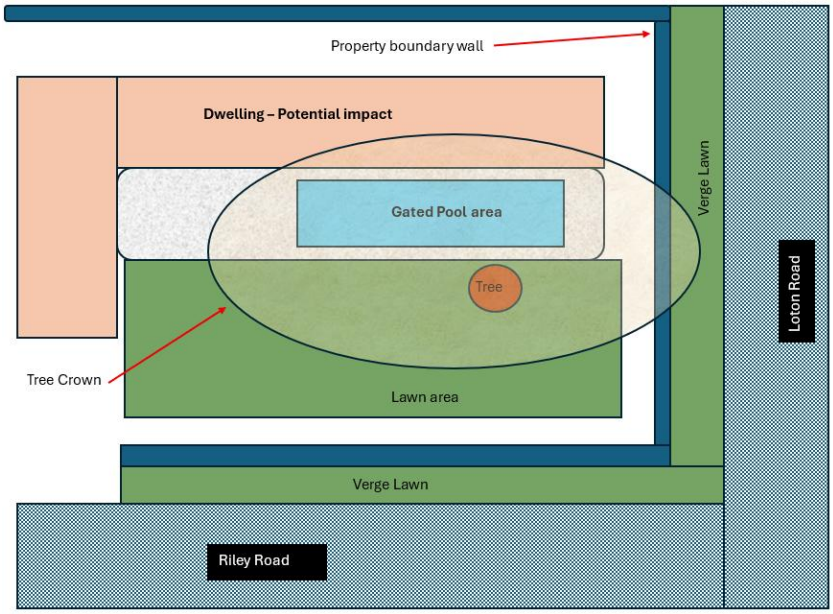
[31]. The earlier reports therefore present materially different conclusions concerning the tree's risk profile, prognosis, cause of decline, and the necessity and timing of its removal. One purpose of the present assessment is to independently evaluate the tree's current condition and determine whether the findings and conclusions in those reports remain supported by the conditions observed during of my inspection.

[32]. The present assessment is primarily concerned with the tree's condition and associated risk as at the date of inspection. The historical observations, photographs, laboratory results and opinions contained in the

supplied documents have been considered as relevant background information. They have not; however, been treated as substitutes for my own observations and independent professional assessment.

3 Tree Location

[33]. Not to scale only the subject tree and relevant landscape and structural features included.



Key Measurements

1. Turf free around tree base approximately 1.7m radius.
2. 3m from tree base to pool fence.
3. 3.2m from tree base to pool paving.
4. 5.2m from tree base to pool edge.



Figure 1 - Tree location not to scale.

4 Instructions and Questions to Be Addressed

[34]. The scope of works was provided by Jackson McDonald and listed as follows (as per letter received 3449-2737-3646_1 Letter from JMcD to ArborCarbon 2026-07-13:

[35]. We request that you attend 32 Riley Road, Claremont to undertake an urgent expert arboricultural assessment of the Tree and prepare a written report addressing the following matters. Please answer each question separately to the extent possible.

a) What is the present health, vitality and structural condition of the Tree, including its crown, trunk, scaffold limbs, deadwood, root zone and root plate?

b) What potential failure modes do you identify? For each identified failure mode, what are the likelihood, consequence and risk rating?

c) What are the identified target areas that may be at risk, including the dwelling, backyard, pool area, areas likely to be used by children, neighbouring land, nearby private property, the verge and any nearby public footpath or road reserve?

d) Does the Tree present an immediate and urgent risk to the Owners, occupiers and visitors of 32 Riley Road and/or the general public? Please specifically address whether any risk requires action before 31 July 2026.

e) Can any immediate or short-term risk be adequately managed by measures short of removal, including exclusion zones, temporary barriers, deadwood removal, pruning, load reduction, cabling, bracing, monitoring or other interim controls?

f) Is removal of the Tree necessary now? If not, for how long can the Tree safely remain in place and what monitoring or interim risk controls would you recommend?

g) If pruning or other safety works are immediately required, what is the minimum extent of those works, why are they required, and what effect would they have on the Tree's health, structure, heritage value and prospects of retention?

h) If the Tree is in decline, what is the likely cause or causes of the decline, to the extent that you can properly express an opinion from your inspection and the material provided?

i) Does chloride toxicity remain a plausible cause or contributing cause of the Tree's decline? If so, what further investigation would be required to confirm the source, timing and significance of any chloride exposure?

j) Do you agree or disagree with the material conclusions in the Civica report dated 28 February 2025 and the Bijl reports dated 7 April 2025, 12 December 2025 and 26 February 2026? Please explain the reasons for any agreement or disagreement, particularly as to risk, urgency, prognosis and whether removal is required.

k) What further investigations, if any, would assist your assessment?

l) What are the limitations of your inspection and opinion, including whether your inspection was ground-based only, whether access was limited, whether any weather or site conditions affected your assessment, and whether any assumptions were necessary?

5 Documents and Information Considered

(a) the restrictive covenant dated 22 November 1990 and registered on 23 July 1991;

(b) the Civica Tree Condition Report dated 28 February 2025;

(c) the Bijl Tree Consultancy report dated 7 April 2025;

(d) the Bijl Tree Consultancy addendum report dated 12 December 2025; and

(e) the Bijl Tree Consultancy No. 2 addendum report dated 26 February 2026.

(f) Supreme Court Practice Direction 4.5.2.

(g) Photographs of the Tree, canopy, trunk, scaffold limbs, deadwood, root zone, any relevant defects and all relevant target areas. All images are provided in this report.

(h) Please include an annotated plan, sketch or diagram identifying the Tree, relevant target areas and any recommended exclusion zones or works.

(i) The date and time of inspection, persons present, weather and site conditions, the nature and extent of access provided, and whether you relied on any oral statements made by the Owners, occupiers, agents or any other person. These are all provided within the report.

(j) If you identify an imminent danger requiring urgent action, please telephone us immediately before issuing the written report and then confirm your opinion in writing as soon as possible.

(k) Please provide a signed written report to us as soon as possible after your inspection and, if possible, within 48 hours. Please also confirm whether you are available to swear or affirm an affidavit exhibiting your report if that becomes necessary urgently.

6 Scope and Methodology

[36]. Inspection and reporting were carried out by ArborCarbon Senior Arboriculture Consultant Jeremy Thomas (Qualified Arborist and QTRA registered user #829).

[37]. A ground-based visual tree assessment was undertaken in bright, clear and calm weather conditions.

6.1 Inspection Equipment Used

[38]. The following equipment was used during the ground-based assessment, measurement and sampling.

1. Forestry Pro II digital height meter.
2. Tape measure.
3. Acoustic resonance hammer (decay/cavity detection).
4. Binoculars.
5. Scribe (root tissue lesion investigation).
6. 4m extendable pole pruner, foliage sample collections.
7. Step ladder.
8. Digital camera.
9. Shovel, trowel, secateurs and handsaw.

7 Inspection Details

Table 1 - Inspection details

Matter	Details
Inspection date	Tuesday 14 July 2026
Start and finish time exc travel	9:45am – 1:30 pm
Persons present	Jeremy Thomas (arboriculture Consultant), Emeritus Professor Giles Hardy (Director Arbor Carbon)
Weather	Calm, bright, sunny morning with no wind.
Recent weather	
Ground and soil conditions	The ground was clear, clean with soil moisture present.
Access available	All the yard and pool pump room was made available
Areas inaccessible	N/A
Inspection level	Visual Tree Assessment Level 2
Oral information received	1. Rupinder stated the family would be moving into the property July 31, 2026. 2. Rupinder discussed concern for family safety, in particular their children who will love to run around the yard and under the tree. 3. Rupinder stated the pool is a key feature for recreation and currently is not seen as safe for his family. 4. Rupinder stated when the pool was installed the roots were wrapped and a barrier or plinth was installed between pool and tree. 5. Rupinder stated that the pool pump currently has no built function that places pool water within any part of the property garden or lawn areas and it is connected to the main wastewater supply pipework.
Information relied upon	1. Family moving into the property on July 31, 2026 2. The pool pump currently does not place any pool water within the garden as it is plumbed into the main wastewater supply pipework.
Immediate advice provided	No advice provided to property owner relating to the *Corymbia citriodora*

Table 2 – Subject Tree Characteristic

Characteristic Information		Comments
Botanical Name	*Corymbia citriodora*	Lemon Scented Gum. Australian native
Estimated tree height (m)	*27*	
Main stem diameter at 1.4m above ground (cm)	*111*	Single main stem
Main stem diameter above the root flare (cm)	123	
Notional Root Zone (m radius)	13.32	as per AS 4970-2025
Structural Root Zone (m radius)	3.61	as per AS 4970-2025
Crown spread north-south x east to west (m).	28 x 22	
Main stem resonance	Normal	Resonance hammer testing of main trunk areas did not identify materially anomalous soundings indicative of a substantial cavity at the tested locations. This test does not exclude localised or internal defects elsewhere.

Stem attachments	Normal	No significant inclusion, active separation or other material defect was identified in the visible lower stem attachments from ground level. Upper scaffold attachments were subject to the limitations of the ground-based inspection.

8 Current Health, Vitality and Structure Condition

8.1 Addressing question 14a

[39]. ***What is the present health, vitality and structural condition of the Tree, including its crown, trunk, scaffold limbs, deadwood, root zone and root plate?***

[40]. At the time of inspection, the Tree was in very poor health and displayed extremely low vitality. The crown was almost entirely devoid of foliage and active shoot growth. The whole of the upper crown periphery was without visible living growth, while epicormic shoots that had previously emerged internally along the principal stems were now dead. Only a very small amount of newly emergent growth was observed on two stems. Although this residual growth confirms that the tree was not completely dead at the time of inspection. The remaining live crown represented only a very small proportion of its former crown volume and indicated a severely reduced capacity for foliage production, carbon assimilation and crown replacement.

[41]. The death of the previously formed epicormic growth is particularly significant. Epicormic growth commonly represents an attempted physiological response to stress, crown loss or reduced foliage function. The subsequent death of most of this growth indicates that the tree has been unable to sustain that response. The near-complete absence of foliage, the failure of the internal epicormic shoots and minimal remaining production of new shoots demonstrate that the tree's capacity to maintain growth, recover from stress and replace lost crown tissue is severely depleted.

[42]. The decline was not uniform throughout the crown. More advanced and visually evident decline, including tissue necrosis, was present within the western scaffold system. The remaining aerial structure comprised numerous apparently dead or severely declining scaffold stems, together with smaller dead peripheral branches. The smaller peripheral branches are likely to deteriorate and be shed more rapidly. The larger dead scaffold stems represent more substantial tree parts that may persist for longer but progressively deteriorate after death.

[43]. The structural condition of the crown and scaffold limbs is assessed as poor. The principal structural concern is the extent and distribution of deadwood throughout the crown, including large scaffold-sized stems. The tree retains insufficient living crown tissue to produce meaningful adaptive growth or to respond physiologically to defects developing within dead portions of the crown. The extensive dead scaffold and peripheral branch material therefore presents an ongoing and evolving branch-failure risk.

[44]. The trunk and lower stems formed part of the ground-based visual inspection. However, the most pronounced signs of decline were observed within the crown, scaffold system and root zone. The presence of a small amount of residual living growth does not indicate satisfactory trunk or whole-tree condition and does not materially alter the overall assessment of severe decline.

[45]. No visible lifting, heaving, cracking or displacement of the root plate or immediately surrounding soil was observed. Accordingly, there was no direct visual evidence of active root plate movement at the time of

inspection. This observation should not, however, be interpreted as confirmation that all buried structural roots remained sound or that the tree's anchorage had not been affected.

[46]. Several visible surface roots within approximately 1 m of the trunk were dead, including roots measuring up to approximately 50 mm in diameter. These roots are more appropriately described as small surface or transport roots, rather than absorptive roots. Fine absorptive roots are substantially smaller and could not be directly assessed during the visual inspection. Nevertheless, the extent of visible surface-root mortality is an adverse indication of below-ground decline and is an adverse indication of below-ground decline and is consistent with the severe loss of crown function observed above ground.

[47]. Overall, the tree was in very poor health, retained extremely low residual vitality, and had a poor and deteriorating crown structure dominated by dead scaffold limbs and peripheral deadwood. Although no visible root plate heave or displacement was present, the observed mortality of surface roots provides evidence that decline was not confined to the crown. The physiological prognosis for meaningful recovery is considered very poor.



Figure 2 – (A) Tree indicates a predominantly dead and progressively degrading crown. (B) Multiple main scaffold stems on the west side indicate bark discolor suggesting death of underlying sapwood (red arrow).



Figure 3 - (A) western facing side. functional sapwood noted. (B) Southern facing side with the right-hand side (red arrow) notably developing a strip of decay at tree base that spreads within the upper crown of the western side of tree.



Figure 4 - (A) Western facing side with notable bark discolor (red arrows). (B) Northern facing side with notable bark discolor (red arrows).



Figure 5 - (A) Root collar inspection. (B) Apparent margin of discoloured or necrotic tissue (blue arrows)

8.2 Soil and Tissue Sample Collections

[48]. Soil samples were collected from the immediate tree-base and root-collar area and from the internal lawn within the broader root zone. Foliage and other tree-tissue samples were also collected. The samples were submitted for comprehensive laboratory analysis, including specific testing for chloride, nitrate and sodium. The purpose of the testing was to investigate current soil and tissue chemistry, assess whether elevated ion concentrations remain present, and assist in evaluating whether chloride or another chemical factor may have contributed to the subject tree's decline. The laboratory results were pending at the time this draft report was prepared, and any causation opinion dependent upon those results remains provisional.

8.3 Soil and Tissue Sampling Locations

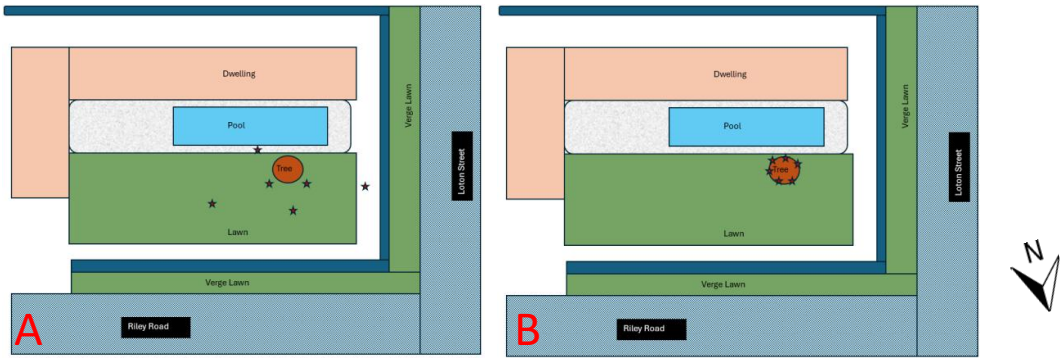


Figure 6 - (A) Soil sample locations within the surrounding lawn (denoted by red stars), comprehensive soil analysis including Chloride and Sodium. (B) Soil sample locations around tree base (denoted by red stars), comprehensive soil analysis including Chloride and Sodium.

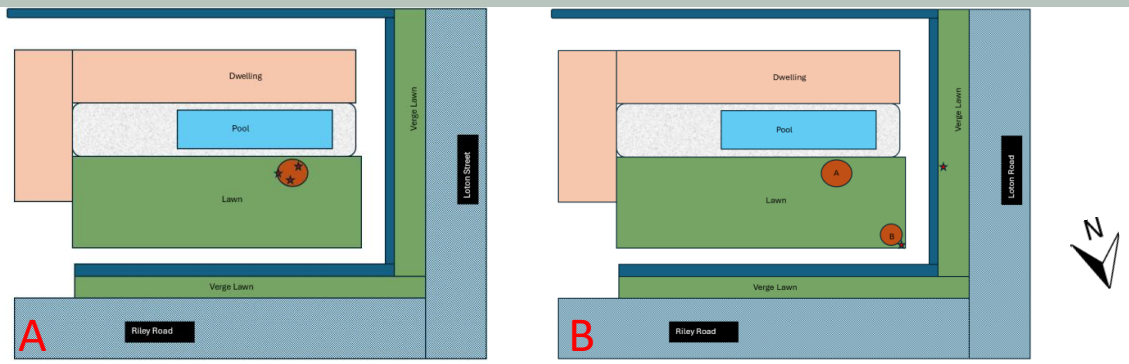


Figure 7 – (A) Soil and tissue sampling immediately around tree base to validate presence of pathogen, denoted by red stars. (B) Foliage sampling on tree A (Corymbia citriodora) and tree B (Eucalyptus cladocalyx), denoted by red stars.

[49]. The collection point of foliage from *Corymbia citriodora* was confined to a small, isolated section of branch on the western side of crown over Loton Road lawn verge. The sample was approximately 6m above ground level. The collection point of foliage from Eucalyptus cladocalyx was taken from the northside, lower crown approximately 3m above ground level.



Figure 8 - (A) Corymbia citriodora leaves indicate reduced size and significant necrosis. (B) Eucalyptus cladocalyx leaves for comparative analysis

9 Risk Assessment

"What is Quantified Tree Risk Assessment? (QTRA) – A non-technical Summary"

[50]. Tree safety management is a matter of balancing the Risk of Harm from falling trees with the benefits of trees. Although it may seem counterintuitive, the condition of trees should not be the first consideration. Instead, tree managers should first consider the usage of the land on which the trees stand, which in turn will inform the process of assessing the trees.

[51]. Quantified Tree Risk Assessment (QTRA) applies established and accepted risk management principles to tree safety management in accordance with ISO 31000:2018, Risk management – Principles and Guidelines, which national standards agencies publish. By quantifying the Risk of Harm as a probability, QTRA enables the tree manager to manage the risk from tree failure to widely accepted risk thresholds.

[52]. Using the QTRA approach, the land use (people and property) upon which trees could fail is assessed and quantified first. This enables tree managers to determine whether and to what degree of rigour a survey or inspection of the trees is required. Where necessary, the tree or branch is then considered in terms of size (potential impact) and probability of failure. Values derived from the assessment of these three components are combined to calculate the risk of harm as a probability, which can then be compared to advise levels of risk acceptability.

[53]. The method moves the management of tree safety away from labelling trees as either 'safe' or 'unsafe', thereby requiring definitive statements of tree safety from either tree surveyors or tree managers. Instead, QTRA quantifies the risk of significant harm from tree failure in a way that enables tree managers to balance safety with tree value and operate to predetermined risk thresholds.

10 Potential Tree Part Failure

10.1 Addressing question 14b

[54]. ***What potential failure modes do you identify? For each identified failure mode, what are the likelihood, consequence and risk rating?***

[55]. The principal failure mode identified for the coming 12-month assessment period is the fracture and shedding of dead and progressively degrading peripheral branches from throughout the crown. The branches considered most likely to fail are predominantly between approximately 25 mm and 50 mm in diameter and therefore fall within QTRA Size Range 4.

[56]. The Probability of Failure for this representative branch population is assessed as PoF Range 2. This assessment reflects the extensive crown death, the accumulation of smaller dead branches, their ongoing degradation and their exposed positions within the outer crown. These branches have limited capacity to remain structurally intact as degradation progresses and are considered reasonably likely to shed during normal weather conditions within the assessment period. The susceptibility of individual branches to failure will vary according to factors including their stage of degradation, retained length and mass, attachment characteristics, exposure and position within the surrounding crown architecture.

[57]. The consequence associated with failure of a Size Range 4 branch is lower than that associated with the larger dead scaffold limbs. Nevertheless, direct impact could cause injury to a person or localised property

damage. Larger dead branches and scaffold components have the potential to cause more severe consequences if they fail. At the time of inspection, however, no sufficiently defined defect or failure mechanism was identified in those larger components to support a separate QTRA probability-of-failure assessment and risk calculation.

[58]. No visible root-plate heaving, soil cracking, displacement or other evidence of active root-plate instability was observed. Accordingly, whole-tree overturning was not identified as a governing failure mode for the 12-month assessment period. This does not constitute confirmation that all buried structural roots were sound or that the tree's anchorage was unaffected.

[59]. Under the QTRA methodology, the final Risk of damage and/or harm rating depends upon the nature and level of occupancy of the target exposed to the identified branch-failure event. The Risk ratings for the pool area, lawn areas and dwelling are therefore addressed under Question 14(c). Those calculations adopt Size Range 4 and PoF Range 2 as the governing tree-part and probability of failure assessment.

Table 3 - Potential failure modes observed

Potential Failure Mode	Evidence Observed	Target	QTRA Size of part range	QTRA Treatment or reason not calculated
Small degrading peripheral branches up to approximately 40mm diameter.	Majority of crown periphery appears dead and degrading small branches.	Dwelling, gated pool area, internal lawn	4 – 25mm – 100mm diameter	Refer to the Risk Rating (QTRA) calculations in Section 12
Larger dead branches	No distal/apical extension growth observed. No visible structural defect, stem splits, or cracks.	Gated pool area, dwelling paved area, internal lawn area	3 – 110mm – 250mm diameter	No sufficiently defined defect or failure mechanism was identified to support a separate QTRA calculation for this component.
Apparently dead scaffold component	No distal/apical extension growth observed. No visible structural defect, stem splits, or cracks.	Gated pool area, dwelling paved area, internal lawn area	2 – 260mm – 450mm diameter	No sufficiently defined defect or failure mechanism was identified to support a separate QTRA calculation for this component.
Scaffold union or branch attachment	No visible indication of union inclusion, embedded bark, crack or separation	Gated pool area, dwelling paved area, internal lawn area	1 - >450mm diameter, Includes SoP 2	No sufficiently defined defect or failure mechanism was identified to support a separate QTRA calculation for this component.
Basal/root-collar defect	Base of main stem (trunk) indicates no structural defect, no significant and/or peripheral decay or cavities.	Gated pool area, dwelling paved area, internal lawn area	1 - >450mm diameter	No sufficiently defined defect or failure mechanism was identified to support a separate QTRA calculation for this component.

Root-plate or whole-tree failure	No visual evidence of root plate heaving or soil displacement as a result of dynamic root movements.	Gated pool area, dwelling paved area, internal lawn area	1 - >450mm diameter	No sufficiently defined defect or failure mechanism was identified to support a separate QTRA calculation for this component.

11 Targets of Value

11.1 Addressing question 14c

[60]. ***What are the identified target areas that may be at risk, including the dwelling, backyard, pool area, areas likely to be used by children, neighbouring land, nearby private property, the verge and any nearby public footpath or road reserve?***

[61]. At the time of inspection, the 32 Riley Road premises were vacant and unoccupied. Both property owners were present at the property at the commencement of the inspection and advised that they intended for their family to move into the premises by July 31, 2026.

[62]. The tree's crown did not extend over the trafficked portion of Loton Road. No formal public footpath was identified within the impact area of the assessed branches. No material exposure of neighbouring buildings or other private property was identified for the representative Size Range 4 branch scenario.

[63]. Four material target areas were identified within the potential impact area of the tree:

a) the dwelling roof

b) the gated swimming-pool area

c) the extensive internal lawn surrounding the tree and;

d) the lawn verge adjacent Loton Road.

[64]. These targets have been considered separately because the dwelling represents property potentially exposed to damage, whereas the pool and lawn areas represent locations of intermittent human occupation, including potential use by children.

[65]. **Dwelling roof**: - Approximately 10% of the peripheral dead crown extends over or toward the roof of the dwelling. The relevant target is the potential repair cost arising from impact by the identified smaller dead peripheral branches. Under the QTRA methodology, the dimensions and mass of the relevant tree part are accounted for when estimating the likely repair or replacement cost. They are therefore not entered again as a separate Size component for the property-target calculation.

[66]. **Swimming-pool area:** -The gated pool area is situated approximately 5 m south of the Tree, with an estimated 40% of the dead crown extending over or toward the pool enclosure. This area may be occupied by adults and children for swimming, supervision, recreation, access and pool maintenance.

[67]. In the absence of measured occupancy data, reasonable family use averaged over the full year has been placed within Human Target Range 2. This is one range more conservative than the Human Target Range 3 adopted by Bijl for the same pool area and reflects my estimate that intermittent family occupation of the

specific impact area beneath the affected crown (swimming, supervision, access and pool maintenance), averaged across the year, falls within Range 2. The range should be reviewed if the actual pattern of pool use differs. The representative failure event comprises dead peripheral branches within Size Range 4, reduced to 25% mass to account for their degradation and loss of subordinate branch material.

[68]. **Internal lawn area**: - The extensive lawn areas to the north, east and west of the tree fall beneath a substantial proportion of the crown. Adults and children may use these areas for recreation, play, gardening, property maintenance and general movement through the backyard. However, occupation is likely to be intermittent and dispersed across a large area rather than concentrated beneath any particular branch or within a confined space.

[69]. **Lawn verge area Loton Rd:** - The periphery of tree crown extends over the western property wall but does not extend over Loton road. There is no pedestrian pathway that directs pedestrian movements. This verge lawn is considered a much lower occupancy to that of the activity inside the property and around the lawn area directly beneath the tree.

12 Risk Rating

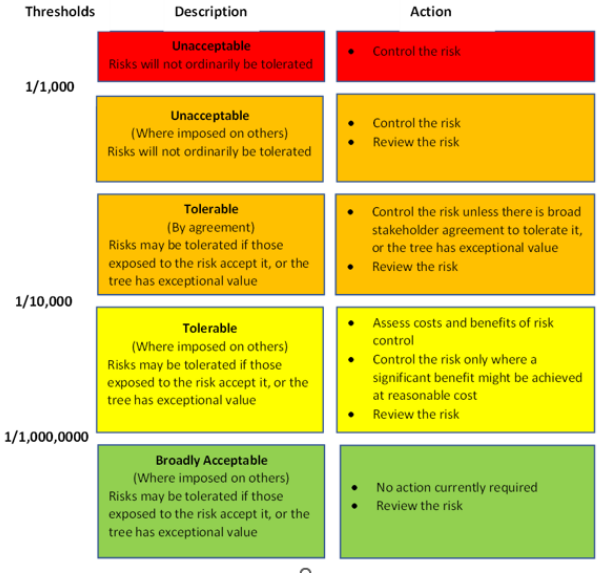
12.1 Addressing question 14d

[70]. Does the Tree present an immediate and urgent risk to the Owners, occupiers and visitors of 32 Riley Road and/or the general public? Please specifically address whether any risk requires action before 31 July 2026.

Table 4 - QTRA Risks Calculation

Target Occupation	Target Range	Size of Part	Probability of Failure	Reduced Mass %	Tree Part Assessed	Risk Rating
Property	**4**	**Property**	**2**	**N/A**	**Crown periphery. Smaller degrading branches over roof**	1/30,000
Human	**2**	**4**	**2**	**25%**	**Crown periphery. Smaller degrading branches over gated pool area**	1/200,000
Human	**3**	**4**	**2**	**25%**	**Crown periphery. Smaller degrading branches over lawn areas**	<1/1,000,000
Human	**5**	**4**	**2**	**25%**	**Crown periphery. Smaller degrading branches over garden and lawn areas – Loton Rd**	<1/1,000,000

Table 5 - Tolerability of risk framework



[71]. Based on the conditions observed at the time of inspection and the QTRA calculations undertaken, I do not consider the tree to present an immediate and urgent risk to the owners, occupiers or visitors of 32 Riley Road, or to the public. The highest calculated Risk of Harm is 1/30,000, relating to potential dwelling roof damage. The highest calculated risk to a person is 1/200,000 for occupation of the gated pool area. The risks associated with the internal lawn areas and lawn areas toward Loton Road are calculated as less than 1/1,000,000.

[72]. The dwelling and pool results fall within the Tolerable Region of the QTRA Tolerability of Risk framework. Both are below the annual risk-of-harm threshold of 1/10,000, above which a risk imposed on others will not ordinarily be tolerated. The calculated risks associated with the lawn areas and the general public fall within the Broadly Acceptable Region. Further risk reduction is not ordinarily required unless it is readily achievable or circumstances materially change.

[73]. QTRA expresses Risk of Harm as an annualised risk. It does not predict whether a branch will or will not fail on a particular day. It is therefore not appropriate to convert the annual risk values directly into a probability of failure or harm occurring before 31 July 2026. A requirement for emergency action within that short period would ordinarily need to be supported by evidence of imminent or active failure, such as a recently fractured or suspended branch, rapid movement, root-plate displacement or another material change in the Tree's condition. The assessment information presently available does not identify such a condition.

[74]. Accordingly, we do not consider that the assessed risk requires arboricultural works to be completed before 31 July 2026. I would not regard that date as a safety-critical deadline based on the current QTRA results. I was informed by Rupinder Sekhon that the property was unoccupied at the time of inspection and that family occupation was expected to commence on or about 31 July 2026. I have considered both the lower target exposure prevailing at the inspection date and the anticipated family occupation when assessing the need for interim management.

[75]. This conclusion does not mean that no management is required. The Tree is in marked physiological decline, and the assessed branches are dead and progressively degrading, with a current Probability of Failure Range 2. The dwelling risk of 1/30,000 is also within the portion of the Tolerable Region that has limited resilience if the Probability of Failure increases. Management decisions and any approved risk-control works should therefore be progressed without unnecessary delay and within a clearly defined timeframe, rather than deferred indefinitely.

[76]. Pending implementation of the preferred management response, the Tree should be reconsidered if there is a material change in its condition, further branch shedding, evidence of cracking or movement, or an unusually severe weather event. As a low-cost precaution during strong winds, occupation of the pool and other areas directly beneath the affected crown could be temporarily restricted. This precaution does not alter our conclusion that, on the presently available evidence, the Tree does not present an immediate and urgent risk requiring works before 31 July 2026.

[77]. This opinion is subject to the limitations of a ground-based inspection. The QTRA results quantify the small dead peripheral branches only. The larger, apparently dead scaffold limbs, which represent the principal structural concern, could not be reliably assessed from ground level and have not been assigned separate QTRA risk ratings. The risk associated with those limbs, therefore cannot presently be excluded and should be resolved through the aerial inspection recommended in this report. My opinion that no works are required before 31 July 2026 is conditional upon those limbs not exhibiting a presently unidentifiable defect or failure mechanism and upon no material deterioration in the tree's condition.

13 Management Considerations

13.1 Addressing question 14e

[78]. ***Can any immediate or short-term risk be adequately managed by measures short of removal, including exclusion zones, temporary barriers, deadwood removal, pruning, load reduction, cabling, bracing, monitoring or other interim controls?***

[79]. In my opinion, the presently assessed immediate and short-term risks presently identified can be reduced without whole-tree removal. The most direct short-term control would be the selective removal of the smaller dead and degrading crown-periphery branches situated over the dwelling roof and gated pool area. These are the tree parts associated with the two higher QTRA results. Subject to any necessary approvals, their removal would reduce the likelihood of impact upon the identified Targets while avoiding the immediate removal of the entire tree.

[80]. Temporary modification of human occupation may also provide an interim reduction in exposure. Pending the completion of any pruning or final management decision, access to the pool area could be restricted during strong winds or severe weather. Temporary barriers or signage could be used to discourage occupation directly beneath the affected crown. These measures would reduce the human Target exposure but would not reduce the risk of property damage to the dwelling roof. For the roof target, pruning or removal of the relevant branches is the only practicable direct control short of removing the tree.

[81]. The calculated risks to the internal lawn areas and the garden and lawn areas toward Loton Road are less than 1/1,000,000 and fall within Broadly Acceptable region. Permanent exclusion zones or restrictions over those areas are not warranted solely based on the current QTRA results. Nevertheless, temporary avoidance of areas beneath the tree during strong winds would be a reasonable low-cost precaution.

[82]. Cabling and bracing are unlikely to represent appropriate controls for the smaller dead and degrading peripheral branches. Such systems do not arrest wood degradation or restore physiological function and may merely transfer loading to other parts of the declining crown. General crown reduction would also not be justified unless directed toward specifically identified defective branches. Monitoring alone would not reduce the existing risks, although it may form part of an interim management strategy when combined with proportionate pruning and temporary target controls.

13.2 Addressing question 14f

[83]. ***Is removal of the Tree necessary now? If not, for how long can the Tree safely remain in place and what monitoring or interim risk controls would you recommend?***

[84]. Based on my current observations and QTRA calculations, I do not consider whole-tree removal to be required as an emergency measure or that the tree must be removed before 31 July 2026. The calculated risks do not presently fall within the QTRA Unacceptable Region, and the identified short-term risks can be reduced through selective pruning and temporary management of target occupancy.

[85]. This conclusion does not mean that the tree is suitable for indefinite retention. The Tree is in marked physiological decline, with a substantially depleted living crown, extensive dead branch structure and continuing degradation of peripheral branches. Its remaining benefits and prospects of recovery appear limited, the Probability of Failure of dead branches is more likely to increase than decrease as degradation continues.

[86]. The QTRA cannot provide a guaranteed period during which a declining Tree will remain "safe". It provides an annualised estimate of risk based on the condition observed at the date of inspection. Subject to no material change in condition and implementation of the stated interim controls, retention for an initial period of three months from the inspection date is considered reasonable, after which formal reassessment should occur. If the Tree is not removed, I recommend subject to any necessary approvals:

a) selective removal of the identified degrading branches over the dwelling roof, pool and internal lawn;
b) temporary restriction of pool use during strong winds until those works are completed;
c) inspection following any significant branch shedding or severe weather;
d) immediate review if cracking, branch displacement, root-plate movement or other material change is observed; and
e) formal reinspection within 3 months.

[87]. I do not recommend reliance on annual monitoring alone without first addressing the identified dead and degrading branches. If no risk-control works are carried out, the tree should be reinspection within approximately three months. This period is a management review interval and does not guarantee that branch failure will not occur before reinspection.

[88]. The longer-term decision on removal should take account of:

a) whether selective pruning can provide a durable reduction in risk,

b) the extent to which useful crown architecture can be retained

c) the anticipated need for repeated interventions

d) the Tree's heritage and landscape value and;

e) the declining duration of those benefits.

If repeated pruning would progressively remove the remaining form and value of the Tree, removal may become the more proportionate long-term management response.

13.3 Addressing question 14g

[89]. ***If pruning or other safety works are immediately required, what is the minimum extent of those works, why are they required, and what effect would they have on the Tree's health, structure, heritage value and prospects of retention?***

[90]. I do not consider that emergency whole-tree works are required before 31 July 2026. However, if short-term risk-reduction work is undertaken, the minimum proportionate extent would subject to any necessary approvals comprise:

a) Selective removal of dead and materially degraded peripheral branches within the potential impact areas of the dwelling roof and gated pool,
b) concentrating on the Size Range 4 branches assessed in the QTRA calculations.
c) Although the minimum risk-control scope is limited to branches associated with the dwelling and pool targets, it may be operationally efficient to inspect and remove comparable deadwood elsewhere in the crown during the same mobilisation.
d) That additional work is not required solely by the present QTRA results for the lawn and verge targets.
e) An AQF 5 arborist or approved equivalent should be engaged to develop a pruning scope program, and guide pruning works through to completion to ensure compliance.
f) All remedial tree work to be carried out by a minimum AQF3 arborist/tree surgeon.

[91]. Works should be extended beyond the identified branches only where closer inspection identifies additional dead or defective material presenting a comparable or greater risk. These additional requirements may only be observed once tree service providers are at height, within the tree crown.

[92]. The work should not take the form of an indiscriminate whole-crown reduction. Any surviving shoots and viable crown components should be retained where reasonably practicable, and all pruning cuts should be accord with current arboricultural practice. Large dead scaffold stems should not automatically be removed merely because they are dead. Each should be assessed individually, having regard to its condition, attachment, likely failure mode, relationship to identified Targets, and the potential consequences of its reduction or removal. Each major, apparently dead scaffold component should be examined using aerial access before a concluded decision is made to retain, reduce or remove it.

[93]. Removal of dead peripheral branches would have little direct physiological effect because those branches no longer contain functioning tissue. Care would nevertheless be required to avoid damaging the small amount of remaining live growth. Removal of larger branches or scaffold sections could have broader consequences, including:

a) alteration of load distribution within the remaining crown;
b) creation of larger pruning wounds at dead or compromised junctions;
c) increased exposure of remaining branches to wind;
d) loss of habitat features;
e) alteration of the tree's mature form and visual character; and
f) reduction in its heritage and landscape contribution.

[94]. Selective removal of peripheral deadwood would be less detrimental to the tree's heritage value than whole-tree removal and may improve its short-term prospects of retention. It would not, however, reverse the underlying decline or restore the lost crown. Its principal benefit would be temporary risk reduction.

The effectiveness and likely duration of that benefit should therefore be reviewed after the work is completed.

13.4 Addressing question 14h

[95]. ***If the Tree is in decline, what is the likely cause or causes of the decline, to the extent that you can properly express an opinion from your inspection and the material provided?***

[96]. The Tree is in marked physiological decline. This opinion is based on the extensive depletion of the live crown, death of much of the peripheral and scaffold branch structure, death of previously produced internal or epicormic shoots, the very limited remaining live growth and the presence of numerous smaller dead surface roots. The roots observed from limited inspection were of an approximate diameter range 50-80mm.

[97]. The observed pattern is more consistent with a chronic and progressive loss of physiological function than with a single recent -failure event. The inspection did not, however, identify sufficient evidence to attribute the decline to one specific cause.

[98]. In my opinion, the decline is likely to be multifactorial. Possible contributing factors include:

a) progressive root dysfunction or root loss;
b) altered soil-moisture availability or drainage;
c) soil compaction or other root-zone disturbance;
d) prolonged drought, heat or other environmental stress;
e) cumulative effects of previous pruning or branch loss;
f) secondary decay or disease processes that were not identifiable conclusively from the visual inspection.
g) Chlorine toxicity.

[99]. The high proportion of dead surface roots indicates that root function has been materially reduced, although this observation alone does not establish the original cause. I did not observe root-plate heaving or other evidence of active whole-tree movement at the time of inspection. The available evidence does not allow me to conclude that a particular pathogen, construction event, irrigation change or other single factor was unequivocally the primary cause of the decline.

[100]. Targeted investigation of the root collar and structural roots toward the pool may assist in determining whether historic root severance or other disturbance occurred. Any intrusive investigation should be proportionate, undertaken with the National Trust's approval and designed to avoid unnecessary injury to the remaining roots.

[101]. The material provided also records an earlier diagnostic opinion that should be considered. In 2023, Dr Peter Keating (Bioscience WA) reported that the site soil was becoming progressively more alkaline because of bore-water irrigation, with a high-pH signature including reduced manganese and copper availability and low phosphorus, and that Bio prime Trace and glutathione treatments were applied. Bore-water-driven alkalinity and consequent micronutrient deficiency is a credible chronic-decline mechanism consistent with the long, progressive decline visible in the historical aerial imagery, and the limited response to those treatments is itself informative. In my opinion this factor should be considered alongside root dysfunction and chloride exposure rather than excluded.

[102]. The documents also record that the swimming pool and associated hardscaping were constructed in 1992 within the tree's Tree Protection Zone and Structural Root Zone. Root severance or disturbance associated with that construction is a plausible contributing factor to the observed below-ground decline and is also relevant to the chloride source question considered below. The Civica report discounted the pool construction as a cause of decline because of the substantial interval between construction and the onset the pronounced decline symptoms. Although, that reasoning is not unreasonable, the contribution of historic root disturbance cannot be excluded on the presently available evidence. In my opinion, this possibility warrants the targeted root-collar investigation recommended in this report.

13.5 Reviewing Historic Aerial Imagery - Nearmap™

[103]. The following aerial images are taken from April 2009 – January 2026.

[104]. The Nearmap imagery assists in identifying the timing and spatial progression of visible crown decline but does not, by itself, establish the initiating cause.



Figure 9 – (A) Historic aerial image of Corymbia citriodora April 2009 (red dash line). (B) Notable reduced vitality of central crown and to the south, southwest of main trunk January 2012. Image credits Nearmap™

[105]. The image from 2009 indicates a tree crown with typical rich colour and a consistent foliage density and crown distribution. January 2012 image indicates a tree crown thinning.



Figure 10 - (A) South side of crown losing vitality with the pool becoming more visible October 2016. (B) Greater volume of crown losing vitality October 2018. Image credits Nearmap™



Figure 11 - (A) All sides of crown with marked reduced vitality December 2019. (B) Visibly sharp decline in crown condition October 2020. Image credits Nearmap™.



Figure 12 - (A) Progressive decline of crown October 2023. (B) Advanced state of decline September 2024. Image credits Nearmap™

[106]. Delayed crown symptoms can occur following root disturbance or chronic environmental stress, particularly where the initial impact is partial or the tree retains sufficient resources to compensate temporarily. The aerial imagery is compatible with a chronic progressive decline, but it does not establish whether the initiating factor was root damage, altered soil or water conditions, chloride exposure, another abiotic stressor or a combination of factors.

Addressing question 14i

[107]. ***Does chloride toxicity remain a plausible cause or contributing cause of the Tree's decline? If so, what further investigation would be required to confirm the source, timing and significance of any chloride exposure?***

[108]. Chloride toxicity remains a plausible cause or contributing factor in the subject tree's decline. This opinion is based principally on the previous foliar analysis reported by Bijl Tree Consultancy, which recorded chloride at 1% of dry leaf weight and interpreted that concentration as potentially toxic. Bijl reported the interpretive benchmarks that, in leaves, 0.2–0.4% chloride by dry weight is regarded as safe and 1% as toxic, and that soil chloride below approximately 100 ppm is generally safe while approximately 250 ppm is severe. I have not independently verified those benchmarks. The reported symptoms of reduced leaf size, chlorosis, premature foliage loss and distal crown dieback are also compatible with excessive chloride accumulation. However, those symptoms are not specific to chloride toxicity and may also occur in response to root dysfunction, altered soil and water conditions, other forms of ion toxicity, chronic environmental stress or a combination of factors.

[109]. The previous laboratory findings do not, in my opinion, establish that chloride toxicity was the sole cause of decline. The soil chloride concentration beneath the subject tree was not reported as excessive at the time of the previous sampling, while the comparison sugar gum contained a comparatively high foliar chloride concentration without displaying equivalent symptoms. These results indicate that chloride exposure may have occurred at the site but do not, by themselves, demonstrate the source of that exposure, the timing of uptake, the relative tolerance of the two tree species or the extent to which chloride accounts for the subject tree's present condition.

[110]. The suggestion that the swimming pool was the source of the chloride remains a plausible hypothesis but has not been conclusively demonstrated. The material reviewed does not establish the location of any pool backwash or drainage outlet, the frequency or volume of discharge, the chloride concentration of discharged water, or whether chlorinated water was historically released within the subject tree's root zone. Other possible sources include irrigation water, bore water, fertiliser products or a combination of site-management practices.

[111]. As part of the present investigation, soil samples were collected from two areas:

a) immediately around the base and root-collar area of the subject tree; and
b) from the internal lawn area within the broader root zone.

[112]. Foliage and other tree-tissue samples were also collected. The submitted analytical suite includes comprehensive analysis, with specific testing for chloride, nitrate and sodium. These samples are intended to assist in determining whether elevated concentrations remain present within the soil or tree tissues and whether there is a spatial difference between the immediate tree-base area and the surrounding internal lawn.

[113]. The results of the current analysis were not available at the time this draft response was prepared. My opinion concerning the significance and continuing role of chloride exposure is therefore provisional and should be reviewed once the laboratory reports are received. The laboratory results should be appended to the final report, and the report should identify the laboratory, the analyses undertaken, the sampling locations and depths, whether samples were discrete or composite, and the qualifications of the person or laboratory responsible for the analysis.

[114]. Interpretation of the results must recognise that chloride is mobile in soil. A low chloride concentration in a later soil sample would not necessarily exclude a previous exposure because chloride may have been absorbed by the tree or leached through the soil profile after the event. Conversely, elevated chloride in foliage may indicate uptake over the life of the sampled leaves but may not identify precisely when the exposure occurred or where the chloride originated.

[115]. Further investigation that would assist in identifying the source, timing and significance of any chloride exposure includes:

a) confirmation of the location and operation of pool backwash, drainage and overflow systems;
b) review of any history of pool draining or discharge into the garden;
c) analysis of pool water, backwash water, bore water and irrigation water for chloride and sodium;
d) identification of fertiliser and soil-amendment products used on the lawn and garden;
e) comparison of the new soil and tissue results with the previous Eurofins APAL results;
f) discrete soil sampling at different depths and distances from any suspected discharge point, if the current results indicate that further source investigation is warranted; and

g) species-specific consideration of the significance of the measured foliar concentrations for *Corymbia citriodora*.

[116]. The determination of cause should remain separate from the assessment of present tree risk. Confirmation of chloride exposure may assist in understanding the decline, prognosis and potential for remediation, but it would not remove the need to manage the existing dead and degrading crown components identified during the inspection.

13.6 Addressing question 14j

[117]. ***Do you agree or disagree with the material conclusions in the Civica report dated 28 February 2025 and the Bijl reports dated 7 April 2025, 12 December 2025 and 26 February 2026? Please explain the reasons for any agreement or disagreement, particularly as to risk, urgency, prognosis and whether removal is required***.

[118]. I have reviewed the Civica ArborSafe report dated 28 February 2025 and the Bijl Tree Consultancy reports dated 7 April 2025, 12 December 2025 and 26 February 2026. Those reports were prepared at different stages of the Tree's decline and did not assess identical failure modes, tree-part sizes, targets or target occupancies.

[119]. Civica applied the ArborSafe qualitative risk matrix, whereas Bijl applied QTRA to selected branch-and-target scenarios. The reported risk ratings are therefore not directly comparable without considering the particular failure mode and target assessed in each report.

[120]. My agreement or disagreement below is also informed by the conditions observed during my inspection in July 2026.

13.6.1 Civica report dated 2025-02-28

[121]. I agree with Civica's material conclusion that the Tree was already in a severely reduced state of health in February 2025. The recorded crown density of approximately 5%, extensive branch-tip dieback, reliance on limited internal epicormic growth and poor response to the treatments previously undertaken were consistent with a Tree of very poor vitality and a guarded to poor physiological prognosis. I also agree that the dwelling, lawn and pool area were relevant targets requiring consideration.

[122]. I generally agree with Civica that the prospects of the Tree returning to a reasonably full and sustainable crown were low. The subsequent reports and my inspection demonstrate that the decline continued rather than stabilised, with much of the previously produced epicormic growth having since died and only a very small amount of residual shoot growth remaining. In that respect, Civica's concern regarding the Tree's long-term prognosis was reasonably founded.

[123]. I do not, however, consider that the Civica report adequately demonstrated its conclusion that a large branch failure was "Likely" within 12 months or that the Tree presented a High D3 risk requiring removal as soon as practicably possible. The report assessed the Tree's structure as "Fair" but did not identify the particular large branch or branches considered likely to fail, their dimensions, attachment condition, direction of fall, target occupancy or the specific defect supporting the assigned probability. The report also did not clearly distinguish between risks associated with small peripheral deadwood, larger dead branches, scaffold components or whole-tree failure.

[124]. The stated branch dimensions also require caution. The report refers to smaller dead branch tips as being less than 30 cm in diameter and one or two medium branches as exceeding 60 cm. Those dimensions appear

inconsistent with the accompanying descriptions and may reflect an error in the recorded units. This uncertainty further limits the ability to reproduce or verify the High D3 assessment.

[125]. I also do not accept, without qualification, the proposition that the very low foliage density would itself render the larger limbs sufficiently brittle to make their failure likely within 12 months. Severe physiological decline will progressively result in deadwood formation and degradation, but it does not, without additional evidence of fracture, decay, attachment weakness or another structural defect, establish that a particular large limb is likely to fail during a specified period.

[126]. Regarding urgency, the Civica matrix classified the risk as High, rather than Urgent or Critical. The report nevertheless recommended completion of the works as soon as practicably possible. On the material provided, I consider that the report established a need for active management and review, but did not sufficiently demonstrate an imminent danger or an emergency requirement for immediate whole-tree removal.

[127]. Regarding removal, I agree that removal was a reasonable management option in view of the very poor vitality, poor prognosis and anticipated ongoing deterioration. I do not agree that the report demonstrated that removal was the only reasonable or proportionate response at that time. The report acknowledged that deadwood removal, reduction pruning and target management could reduce risk, but did not evaluate those options in sufficient detail, particularly having regard to the Tree's covenant protection and heritage value.

[128]. The report also contains apparent documentary inconsistencies, including references to an inspection on 24 February 2024 despite the report and photographs being dated February 2025, and a recommendation referring to the Tree being within a "campus". These matters do not necessarily invalidate the observations, but they reduce confidence in the precision with which the report was prepared.

[129]. My overall position on Civica is that its assessment of severe physiological decline and poor prognosis is supported. However, I do not consider that the information presented in that report adequately substantiated the assigned High D3 risk rating, the stated urgency of the recommended action, or the need for immediate whole-tree removal.

13.6.2 Bijl report dated 2025-04-07

[130]. I agree with the Bijl Tree Consultancy's conclusion that the Tree was not dead in April 2025. The presence of living foliage, moist inner bark and apparently living cambial tissue demonstrated that some physiological function remained. I also accept that no clearly defined major structural failure mechanism was recorded during that inspection and that, in the context of the covenant, a defined period of monitored retention was a reasonable management option at that time.

[131]. I do not, however, agree with the broader conclusion that root death was absent or that root dysfunction, physical root damage, pathogens, drought or other below-ground causes could be excluded. Living cambium at localised test points establishes only that the tissues examined were alive; it does not establish that the root or vascular systems were functioning normally. Similarly, the pattern of crown thinning does not, by itself, exclude partial root loss, chronic root dysfunction or decline arising from multiple factors.

[132]. In my opinion, the comparison of average radial growth between 1925–1989 and 1989–2025 does not reliably exclude recent physiological decline or senescence. An average calculated across the preceding 36 years may conceal a substantial reduction in growth during the most recent years when the visible crown decline became pronounced.

[133]. I also qualify the reported QTRA risk of less than 1 in 1,000,000. The calculation addressed a single failure scenario: a non-specific Size Range 3 branch, described as approximately 110–250 mm diameter, failing onto the lawn, with Human Target Range 3 and Probability of Failure Range 6. It did not assess every potential branch-failure mode or every target associated with the Tree. In particular, it did not separately address the dwelling, pool area, dead branches of other sizes, scaffold components, neighbouring property or whole-whole-tree failure.

[134]. There is also some uncertainty between the assessed Size Range 3 branch and the report's conclusion that the dead branch tips were typically less than 20 mm in diameter. The report does not explain whether the QTRA calculation concerned a live branch, a dead branch or a hypothetical representative branch.

[135]. I regard the estimated 15% probability of recovery as a professional judgment rather than a quantitatively substantiated probability. The comparison with a sugar gum observed to recover after defoliation may have informed the author's professional judgement. It does not , however, provide a species-specific or statistically reliable basis for assigning a recovery percentage to this Tree.

[136]. Regarding urgency, I agree that the information recorded in April 2025 did not demonstrate an immediate requirement for emergency removal.

[137]. As a prognosis, I agree that some prospect of recovery remained at that time. In my opinion, however, I the report placed excessive reliance on the residual cambial function and insufficient weight on the severity and duration of the crown depletion.

[138]. As to removal, I accept that whole-tree removal could reasonably have been regarded as premature in April 2025, provided that no major structural defect had been identified and a defined monitoring program was implemented. That conclusion must, however, be considered in the historical context of the Tree's condition at that time. It does not determine whether removal remained premature following the subsequent continuation and progression of the decline.

[139]. Overall, I agree with the April 2025 Bijl report insofar as it concluded that monitored retention was reasonable management response at that time. I qualify, however, its QTRA risk assessment, its exclusion of potential root-related causes and other contributing causes, and its estimate of the Tree's prospects of recovery.

13.6.3 Bijl report dated 2025-12-12

[140]. I substantially agree with the Bijl Tree Consultancy's conclusion that the Tree's decline continued between April and December 2025. The reported reduction in foliage density to less than 5%, the increasing accumulation of distal deadwood and the absence of evidence that the condition had stabilised supported the conclusion that the prognosis had worsened. By December 2025, recovery sufficient to justify long-term retention had become improbable.

[141]. I agree in principle that the smaller dead distal branches were progressively degrading and that some were likely to fail within the following 12 months. This is consistent with the foreseeable deterioration and eventual shedding of smaller dead peripheral branches.

[142]. I also accept the reported QTRA result of approximately 1 in 200,000 as the calculated risk for the specific scenario assessed, namely a Size Range 4 distal dead branch failing into the pool enclosure, using Human Target Range 3, Probability of Failure Range 1 and a 25% reduced-mass input. That result falls within the QTRA Tolerable Region.

[143]. The result should not, however, be interpreted as representing the risk presented by the Tree as a whole. It addressed one representative small-deadwood and pool-occupancy scenario. It did not separately quantify the risks associated with:

a) larger dead branches or scaffold components;
b) property damage to the dwelling;
c) the internal lawn;
d) neighbouring land;
e) root-plate or whole-tree failure; or
f) public targets.

[144]. The target occupancy input was based on discussions with the tenants and their expected use of the pool area. That was a reasonable source of information for the assessment. The resulting risk calculation would, however, require review if the occupants or patterns of pool use changed materially.

[145]. I agree with the general prognosis that recovery was improbable by December 2025. I do not regard the stated recovery probability of approximately 5% as a mathematically derived figure. Nevertheless, the underlying conclusion that the Tree had a very poor prognosis was supported by the continuing loss of foliage and absence of an observable recovery response.

[146]. I also agree that targeted chloride testing was a reasonable investigation before an irreversible decision was made, particularly given the Tree's covenant protection and heritage significance.

[147]. As to urgency, the December 2025 report did not conclude that the Tree presented an immediate or intolerable risk. It expressly described the assessed risk as low and within the Tolerable Region and stated that the Tree remained structurally sound, apart from the small distal deadwood. The recommendation for removal was therefore principally a management recommendation based on continuing physiological decline, poor prognosis and increasing future maintenance, rather than a conclusion that emergency removal was required for safety.

[148]. As to removal, I agree that removal had become a viable and reasonable option by December 2025. The report had allowed a monitoring period, documented continuing deterioration and concluded that recovery sufficient to warrant retention was unlikely. I nevertheless distinguish a reasonable longer-term removal recommendation from a requirement for immediate removal because of an urgent or intolerable risk.

[149]. Overall, I substantially agree with the December 2025 Bijl addendum regarding the Tree's progressive decline, poor prognosis and the reasonableness of removal as a management option. I qualify its reported QTRA result because that calculation applied only to a defined scenario involving small-deadwood and the pool-target. It did not represent the combined risks associated with all potentially relevant tree parts, failure modes and targets.

13.6.4 Bijl report dated 2026-02-26

[150]. I agree that the reported chloride concentration of 1% by dry weight in the sampled foliage makes chloride toxicity a plausible cause of, or contributing factor to the Tree's decline. The reported symptoms of small chlorotic foliage, premature foliage loss and distal dieback are compatible with chloride injury. I also agree that avoiding further discharge of chlorinated pool water into the root zone and avoiding chloride-containing fertilisers were reasonable precautionary measures.

[151]. I do not, however, consider that the available results conclusively establish that chloride toxicity as the sole cause of the decline. The observed symptoms are not specific to chloride toxicity and may occur in

association with root dysfunction, altered soil moisture, other chemical imbalances, chronic environmental stress, pathogen activity or a combination of factors.

[152]. I also do not consider that the swimming pool was conclusively established as the chloride source. The report inferred that an earlier pool-related event was the most likely source because the sampled leaves contained elevated chloride while the sampled soil concentration beneath the Tree was comparatively low. However, the report did not establish:

a) the location of any pool backwash or drainage discharge;
b) the frequency or volume of any discharge;
c) the chloride concentration of the discharged water;
d) a spatial concentration gradient between the pool and Tree;
e) the chloride content of bore or irrigation water; or
f) fertiliser products and application history.

[153]. The results from the comparison sugar gum add further uncertainty to the interpretation. Its foliage contained a chloride concentration of 0.71%, which the report also described as high, while the soil beneath that asymptomatic tree contained more chloride than the soil beneath the subject Tree. These results support the presence of chloride exposure within the site but does not, by itself, establish why the subject Tree was severely symptomatic while the sugar gum was not. The proposed difference in species tolerance is plausible but was not supported by species-specific threshold data in the report.

[154]. The composite sampling method was suitable for estimating average conditions across the sampled root zones. It was less suited, however, to determining the source or pathway of a localised chloride event. Mixing approximately 15 soil subsamples into one composite sample may have diluted a localised concentration near a discharge point.

[155]. I therefore agree that chloride toxicity remains a plausible cause or contributing factor. In my opinion, however, the conclusions that chloride toxicity was the established cause, of the decline and that the swimming pool was its most likely source, were expressed with greater certainty than the available evidence supports.

[156]. I also note that the February 2026 addendum did not include an updated QTRA assessment. Although the laboratory results led to a revised management recommendation, the addendum did not reassess whether the continuing decline had altered the extent of deadwood, Probability of Failure, target occupancy or need for interim pruning.

[157]. The recommendation to retain the Tree until November 2026 was conditional upon confirmation that no further chlorinated water entered the root zone and that appropriate fertiliser management was implemented. Such a monitoring period may have been reasonable if those conditions were verified, the Tree's risk remained tolerable and objective recovery indicators were present.

[158]. My inspection in July 2026 did not identify a meaningful or sustained crown-recovery response. Much of the previously produced internal epicormic growth was dead, the upper crown periphery remained substantially without living foliage and the remaining shoot production represented only a very small proportion of the former crown. The extent of apparently dead or severely declining scaffold and peripheral branch material had also increased. I therefore do not consider that passive monitoring until November 2026, without interim deadwood management and a shorter review interval, would now be sufficient.

[159]. As to urgency, the February 2026 addendum did not establish the presence of an urgent or imminent risk and did not recommend emergency removal.

[160]. As to prognosis, I agree that recovery was biologically possible if chloride was a material and reversible cause, but I do not consider that the laboratory results established that meaningful recovery was likely. The subsequent absence of sustained recovery further reduces that prospect.

[161]. Regarding removal, I agree that removal was appropriate if the stated source-control conditions could not be met. I also consider that whole-tree removal to be an increasingly proportionate longer-term management option where the remaining vitality is extremely low, crown degradation is continuing and repeated pruning would progressively reduce the Tree's form and heritage contribution.

[162]. Overall, I agree with the February 2026 addendum that chloride toxicity was a plausible contributor to the Tree's decline and that source-control measures were appropriate. I do not agree that the evidence established chloride toxicity as the sole cause of decline or the swimming pool as the confirmed source. Further, considering the condition observed in July 2026, I do not consider that continued monitoring without modification until November 2026 remains an appropriate management response.

13.7 Addressing question 14k

[163]. ***What further investigations, if any, would assist your assessment?***

[164]. The ground-based inspection and QTRA assessment provided a sufficient basis upon which to form an opinion regarding the Tree's current risk, whether action is required before 31 July 2026, and the proportionality of the interim management measures recommended in this report. In my opinion, completion of every further investigation identified below is not necessary before the immediate risk-management decisions are made.

[165]. Further investigation would nevertheless assist in refining the assessment of the larger scaffold components, the cause or contributing causes of decline, evaluating the Tree's prognosis, and determining the practicality of short-term retention.

13.7.1 Aerial inspection of the crown

[166]. An aerial inspection by a suitably qualified and experienced arborist would assist in examining the major scaffold limbs, branch attachments and apparently dead or severely declining crown components that could not be adequately assessed from ground level.

[167]. The inspection should record:

a) the condition and attachment of each major dead or declining scaffold component;
b) visible cracking, decay, cavities, bark separation or previous failure;
c) the dimensions and retained mass of significant dead branches;
d) the distribution and condition of the remaining live shoots;
e) whether particular branches require removal, reduction or continued monitoring; and
f) whether the proposed pruning scope can be completed without materially damaging the remaining viable crown.

[168]. This inspection could be undertaken immediately before or during any approved pruning work. It would enable the final pruning scope to be confirmed from within the crown rather than relying solely on ground-based observations.

13.7.2 Current laboratory analysis

[169]. Soil samples have been collected from:

a) the immediate tree-base and root-collar area; and
b) the internal lawn within the broader root zone.

[170]. Foliage and other tree-tissue samples have also been collected. The analytical program includes comprehensive testing, with specific analysis for chloride, nitrate and sodium, together with targeted tissue testing for possible pathogen involvement.

[171]. Receipt and interpretation of these laboratory results would assist in determining:

a) whether elevated chloride, sodium or nitrate concentrations remain present;
b) whether there is a material difference between the immediate tree-base area and the surrounding lawn;
c) whether the present chemistry is consistent with an ongoing exposure or a previous event;
d) whether nutrient imbalance or another chemical factor may be contributing to the decline; and
e) whether evidence of a significant plant pathogen is detected in the submitted tissue.

[172]. Until those results are received, my opinion concerning the precise cause or causes of decline remains qualified. The laboratory findings may assist with diagnosis and prognosis but are unlikely, by themselves, to alter the immediate need to manage the existing dead and degrading crown material.

13.7.3 Root-collar and structural-root investigation

[173]. A more extensive but carefully controlled examination of the root collar and accessible structural roots, particularly on the southern side toward the swimming pool, may assist in determining whether there is evidence of:

a) historic root severance;
b) root decay or necrosis;
c) mechanical injury;
d) restricted root development;
e) altered soil levels;
f) construction-related disturbance; or
g) progressive loss of structural or transport roots.

[174]. Any excavation should be limited and preferably undertaken using non-destructive methods, such as hand tools or compressed-air excavation, under the direction of a suitably qualified arborist. Given the restrictive covenant and the Tree's very low vitality, unnecessary excavation or injury to remaining roots should be avoided.

[175]. This investigation may improve understanding of the cause and extent of below-ground decline. It would not necessarily alter the immediate QTRA outcome unless a material structural-root defect or evidence of compromised anchorage was identified.

13.7.4 Investigation of possible chloride sources

[176]. If the current laboratory results continue to support chloride exposure, further investigation should include:

a) identifying the location of any pool backwash, overflow or drainage outlet;
b) confirming whether chlorinated pool water has historically been discharged into the Tree's root zone;
c) reviewing the frequency and volume of any pool draining or backwashing;
d) testing pool water, backwash water, bore water and irrigation water for chloride and sodium;
e) identifying fertilisers and soil amendments applied to the lawn and garden; and
f) reviewing the frequency, quantity and location of their application.

[177]. Where a specific discharge point is identified, discrete soil samples taken at different distances and depths would be more useful for source investigation than a single composite sample across the root zone.

13.7.5 Review of historical information

[178]. The following records would also assist in evaluating the timing and potential causes of decline:

a) pool-construction plans and available excavation records;
b) details of pool drainage and backwash modifications;
c) previous irrigation changes or failures;
d) fertiliser and soil-treatment records;
e) records of previous pruning and branch failures;
f) the original National Trust assessment material;
g) the complete 2023 Bioscience soil, water and foliar analysis;
h) details of the Bioprime Trace and injection treatments; and
i) dated photographs or aerial imagery showing the development of crown decline.

[179]. Historical aerial imagery assists in identifying the spatial and temporal progression of crown decline but cannot, by itself, establish the initiating cause.

13.7.6 Advanced internal testing

[180]. Tomography, resistance drilling or other internal diagnostic testing is not presently recommended as a routine investigation of the whole Tree. Such testing should be targeted only where the aerial inspection or further root-collar examination identifies a specific trunk, branch union or structural-root concern that cannot be resolved visually.

13.7.7 Overall opinion

[181]. The most useful immediate further investigation would be an aerial inspection of the major scaffold components undertaken in conjunction with the proposed deadwood works. The current laboratory analyses should also be completed and interpreted before a concluded opinion is expressed regarding chloride toxicity, pathogen involvement or the precise cause(s) of decline.

[182]. The remaining investigations would assist with longer-term diagnosis and management but are not necessary to determine that the Tree does not presently require emergency whole-tree removal before 31 July 2026, subject to no material change in condition and implementation of the interim controls recommended in this report.

14 Assumptions and Limitations

14.1 Addressing question *14l*

[183]. ***What are the limitations of your inspection and opinion, including whether your inspection was ground-based only, whether access was limited, whether any weather or site conditions affected your assessment, and whether any assumptions were necessary?***

14.1.1 Limitation of inspection

[184]. Inspection was primarily a visual tree inspection from ground level using binocular and other zoom imagery.

14.1.2 Dwelling-roof property assumptions

[185]. The property Target relates specifically to the portion of the dwelling roof within the potential impact area of smaller degrading branches from the crown periphery. It does not represent the replacement value of the dwelling or the consequences of whole-tree or major scaffold-branch failure.

[186]. The likely consequence was assessed as localised damage to roof coverings, gutters, flashings or associated components, with an estimated repair cost between approximately AUD $400 and $4,000. This corresponds with Property Target Range 4 using the Australian QTRA property values.

[187]. For a property Target, the anticipated branch size, reduced mass and resulting extent of damage are already incorporated into the estimated repair cost. The Size component is therefore recorded as “Property” rather than as a separate Size Range.

14.1.3 Internal lawn occupancy

[188]. The relevant Target is not the whole lawn area, but the portion of lawn lying within the potential impact area of the assessed crown-periphery branches. Occupation is expected to be intermittent and may include recreation, children’s play, walking across the lawn, gardening and property maintenance, interspersed with substantial periods when the area is unoccupied.

[189]. In the absence of measured data, average occupation has been estimated as falling between approximately 2 and 14 minutes per day, equivalent to approximately 12–85 hours annually. This places the internal lawn within Human Target Range 3.

[190]. The estimate should be understood as an average across the year rather than continuous daily use. Occupation during strong winds would ordinarily be expected to be lower than average. Target Range 3 is therefore considered reasonable, subject to confirmation that the relevant lawn area is not regularly occupied for periods exceeding approximately 14 minutes per day.

14.1.4 Loton Road garden and lawn assumption

[191]. The garden and lawn area toward Loton Road that lies within the potential impact area of the assessed branches is expected to be occupied only briefly and intermittently. In the absence of a defined pathway, seating area, play area or other feature likely to attract regular occupation, use is assumed to be principally associated with occasional gardening and maintenance. Average occupation has therefore been estimated at approximately one minute per week to one minute per month, corresponding with Human Target Range 5.

14.1.5 Probability of Failure assumption

[192]. A common Probability of Failure Range 2 has been applied to the smaller degrading crown-periphery branches assessed over the four Target areas. This represents an estimated annual probability of failure between 1/10 and greater than 1/100 within the coming year under prevailing weather conditions.

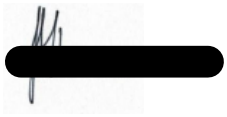
[193]. The selection is based on the extensive physiological decline of the Tree, the widespread death and degradation of peripheral branch material and the expectation that deterioration of these dead branches will continue. The assessment relates to failure of one or more of the identified smaller degrading branches and does not represent the probability of whole-tree failure or failure of every branch within the crown.

[194]. The Probability of Failure is a professional estimate made from the condition observed at the inspection date. It is not a prediction that failure will occur, nor does Range 2 establish that failure is imminent. The estimate should be reconsidered following material branch shedding, visible cracking or displacement, unusually severe weather, or any other significant change in the Tree's condition. The QTRA methodology defines PoF as the likelihood of failure within the coming year under prevailing weather conditions.

14.1.6 Size and Reduced Mass assumptions

[195]. The assessed peripheral branches were highly degraded and skeletal, with extensive loss of twigs, secondary branches and associated woody material. On the basis that approximately one-quarter of the mass expected from an intact branch of equivalent diameter remained, a Reduced Mass multiplier of 1/4 was applied.

Signed



Jeremy Thomas

Senior Arboriculture Consultant, ArborCarbon Pty Ltd

QTRA Registered User No. 829; Registered VALID Tree Risk Assessor

Date: July 17, 2026

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Appendix A – Curriculum Vitae

JEREMY THOMAS

Senior Arboriculture Consultant

ArborCarbon Pty Ltd

Perth, Western Australia

Email: j.thomas@arborcarbon.com.au

Current as at July 2026

Professional Profile

[196]. Jeremy Thomas is a senior arboriculture consultant with more than 35 years of experience across State and local government, commercial arboriculture and private consultancy.

[197]. His experience encompasses tree health and structural assessment, Quantified Tree Risk Assessment, urban forest management, tree inventories, diagnostic investigations, significant and heritage trees, mature-tree transplantation, arboricultural operations and industry training.

[198]. From 2005 to 2021, Jeremy was Curator of Arboriculture at Kings Park and Bold Park, where he led the development of arboricultural management systems, tree-risk governance, workforce capability and complex tree-care projects. He subsequently led urban forest operational programs for the City of Fremantle and now provides consulting services through ArborCarbon.

[199]. His current work includes independent arboricultural assessments, Quantified Tree Risk Assessment, technical reporting, local-government projects and advice concerning tree retention, risk, pruning and management.

[200]. Jeremy has contributed to professional education, arboricultural industry associations, research-support activities and technical review committees. In 2008, he was awarded a Winston Churchill Fellowship to study the management of trees in public places and the quantification of tree risk.

Areas of Expertise

Tree risk and expert assessment

[201]. Ground-based visual tree assessment, Quantified Tree Risk Assessment, identification of potential failure modes, target assessment, risk controls, monitoring and preparation of independent technical reports.

Tree health and diagnostic investigation

[202]. Assessment of crown health and vitality, abiotic and biotic disorders, soil and tissue sampling, root-zone assessment, interpretation of tree decline and development of further investigation programs.

Significant and heritage trees

[203]. Assessment of significant and heritage trees, conservation-sensitive management, pruning specifications, retention options and long-term management planning.

Urban forest management

[204]. Tree inventories, tree-condition assessment, risk governance, inspection cycles, asset information, operational work programs and urban forest strategy implementation.

Tree protection and development

[205]. Tree protection zones, root-zone impacts, construction interfaces, development-related arboricultural assessment and advice concerning tree retention.

Arboricultural operations

[206]. Complex pruning and tree removal, mature-tree transplantation, rigging, contractor oversight, work specifications and assessment of arboricultural work quality.

Current Appointment and Career History

Period	Position	Organisation
2023–current	Senior Arboriculture Consultant	ArborCarbon Pty Ltd, Perth, Western Australia
2021–2023	Senior Urban Forest Officer	City of Fremantle, Western Australia
2005–2021	Curator of Arboriculture	Botanic Gardens and Parks Authority, Kings Park and Bold Park
2001–2005	Founding Principal	Arb Solutions Australia, Perth
1995–2000	Tree Surgery and Transplantation Manager; Consultant	Arbor Centre, Perth
1993–1994	Climbing Arborist and Consultant	Arbor Co, Tree Logic and Victoria Tree Services, Melbourne
1988–1994	Climbing Arborist, Technical Tree Surgeon, Team Leader, Manager and Consultant	Arbor Centre, Perth
1987	Horticulture Trainee	Botanic Gardens and Parks Authority, Kings Park

Qualifications, Registrations and Professional Development

1. Registered Quantified Tree Risk Assessment User, User No. 829.
2. Registered VALID Tree Risk Assessor.
3. Certificate in Arboriculture, Bentley Technical College, 1989.
4. Adv Cert Arboriculture, Victorian College of Agriculture and Horticulture, Burnley Campus, 1993–1994.
5. Certificate IV in Training and Assessment, South Metropolitan TAFE.
6. AHCCHM304 – Transport and Store Chemicals.
7. AHCCHM307 – Prepare and Apply Chemicals to Control Pest, Weeds and Diseases.
8. AHCPMG301 – Control Weeds.
9. Plant biosecurity and pest-reporting and response training, Plant Health Australia.
10. Work Safely in the Construction Industry.
11. Basic Worksite Traffic Management.
12. Operate and Maintain Chainsaws.
13. Operate Mobile Chipper.
14. Front-End Loader Operator training.
15. Introduction to Bushfire Firefighting.
16. Supervising Mentor Skill Set.

17. Municipal Law Enforcement A and B.
18. Workplace hazard and risk-management training.
19. QGIS 3 training.

Selected Professional Experience Relevant to Arboricultural Assessment

1. Preparation of independent arboricultural assessments and technical reports addressing tree health, vitality, structure, risk, target exposure, pruning, retention, removal and monitoring.
2. Quantified Tree Risk Assessment of individual trees and tree populations, including the assessment of target occupancy, Size of Part, Probability of Failure, reduced mass and tolerability of risk.
3. Development and implementation of tree-risk governance and management systems across Kings Park and Bold Park, including a board-endorsed tree-risk strategy.
4. Leadership of urban forest operational programs for the City of Fremantle, including tree inspection, work programming, contractor oversight, staff capability and management of public-tree assets.
5. Arboricultural consultancy, tree surveys, risk assessments and audits for State agencies, local governments, universities, schools, botanic gardens, public landscapes and commercial clients.
6. Assessment and management of mature eucalypts and other large trees, including complex pruning, habitat considerations, tree-part failure, root-zone impacts and mature-tree transplantation.
7. Field support for research and diagnostic programs concerning Armillaria and chlorotic tree decline in collaboration with Murdoch University and the University of Western Australia.
8. Development and delivery of arboricultural training, professional presentations and workplace mentoring for arborists, horticulturists, local-government staff and community groups.
9. Selected Projects and Career Highlights
10. Tree-risk governance
11. Led the development and board endorsement of a tree-risk strategy applying across land managed by the Botanic Gardens and Parks Authority.
12. Boab relocation. Played a leading role in the relocation of a mature Adansonia gregorii from Telegraph Creek in the Kimberley to Kings Park.
13. Mature-tree transplantation. Delivered successful mature-tree transplantation projects involving species including Eucalyptus victrix and Eucalyptus sargentii.
14. Complex arboricultural operations. Managed large-scale tree-removal and rigging operations within the Kings Park bushland scarp using cranes and specialist access and rigging methods.
15. Research support. Supported university and agency investigations concerning tree health, Armillaria and chlorotic tree decline.
16. Nursery and root-development systems. Developed and trialed three-dimensional air-pruning container systems that were adopted for continuing use at Kings Park.
17. Botanical and seed-collection programs. Participated in Western Australian seed-collection and botanical field programs across the Southwest, Pilbara, Kimberley and remote inland regions.

Professional Appointments and Industry Contribution

1. Former President, Arboriculture Association of Western Australia.
2. Former Director, Tree Climbing Events Committee, Tree Guild of Western Australia.
3. Founding member, Tree Climbing Western Australia.
4. Former member, Partnership of the Outback Western Australia.
5. Active contributor to arboricultural education, practitioner development, urban-tree advocacy and industry training in Western Australia.
6. Selected Client and Sector Experience

Professional experience includes work for and with:

1. Botanic Gardens and Parks Authority;
2. City of Fremantle;
3. Perth Zoo;
4. Rottnest Island Authority;
5. Western Australian State Government agencies;
6. local governments in Western Australia and Victoria;
7. public and private schools;
8. universities;
9. botanic gardens;
10. golf courses;
11. transport authorities;
12. commercial contractors; and
13. private landowners.

Publications, Technical Review and Writing

1. Tree Risk Assessment – Best Management Practices. Review Committee, International Society of Arboriculture.
2. Tree Planting, Second Edition. Review Committee, International Society of Arboriculture.
3. Australian Native Plants – The Kings Park Experience. Chapter contribution, Botanic Gardens and Parks Authority.
4. Sixteen arboricultural articles contributed to People and Plants, Friends of Kings Park.

Selected Professional Presentations

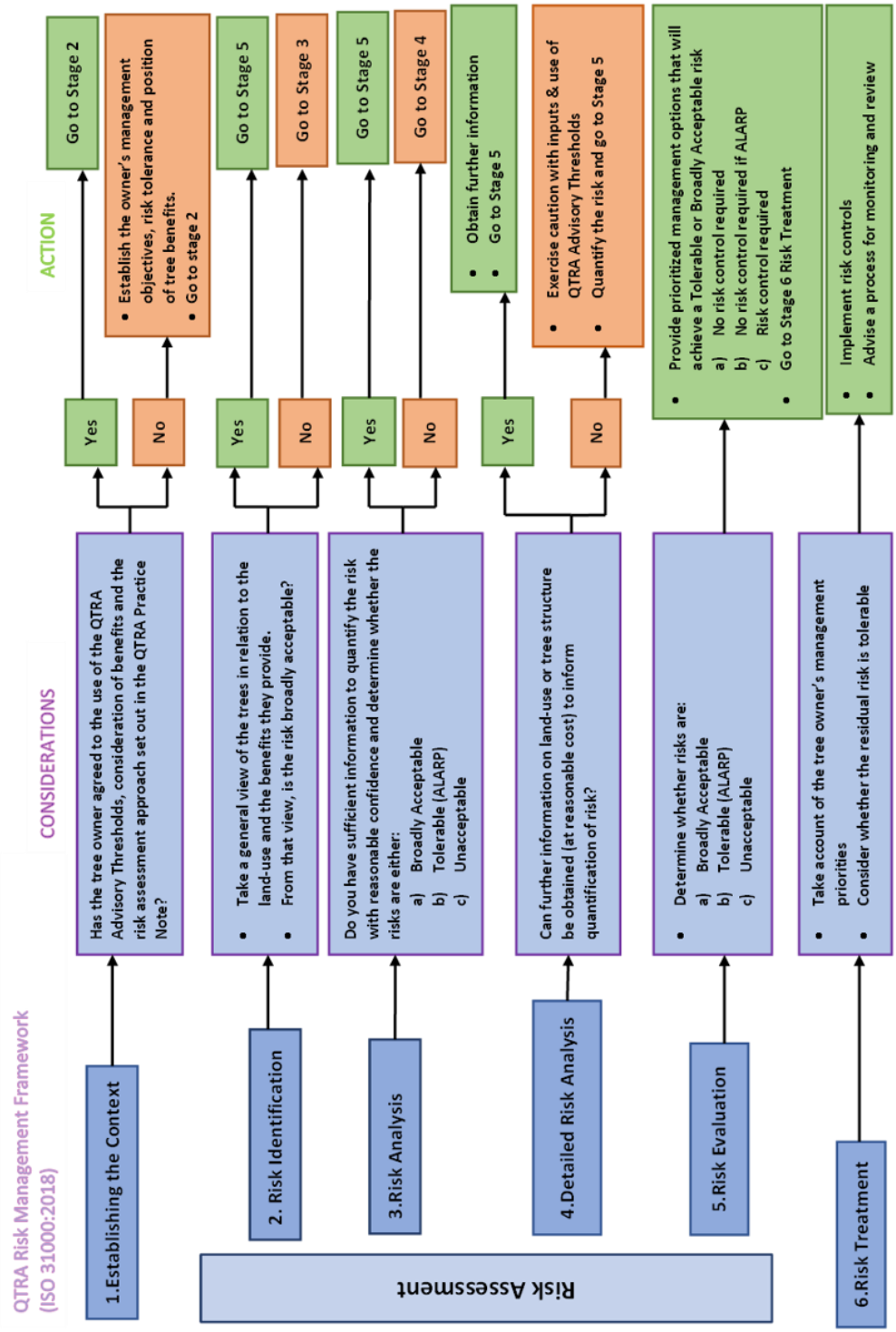
Year	Presentation	Venue or audience
2007	Tree Management and Our Arbor Culture	Botanic Gardens and Parks Authority
2009	Winston Churchill Fellowship – Managing Trees in Public Places and Quantifying Risk	Western Australia, Singapore and North Carolina, USA
2009–2018	The Boab Relocation Journey	52 presentations to community, professional and local-government groups
2015	Urban Green Waste – An Inspiration to Recycle and Reuse	Botanic Gardens and Parks Authority
2018	Tree Part Failure Profiles – A Review of Tree Incident Reporting	BGPA and Friends of Kings Park AGM
2018	Selecting the Right Species in the Right Place within Perth Amenity Landscapes	Sustainable Urban Forest Management Symposium, East Perth
2019	Eucalypt Transplants – A Key to Success	Botanic Gardens and Parks Authority
2022	Building an Arbor Culture to Support the Trees and People of Fremantle	City of Fremantle

Recognition and Awards

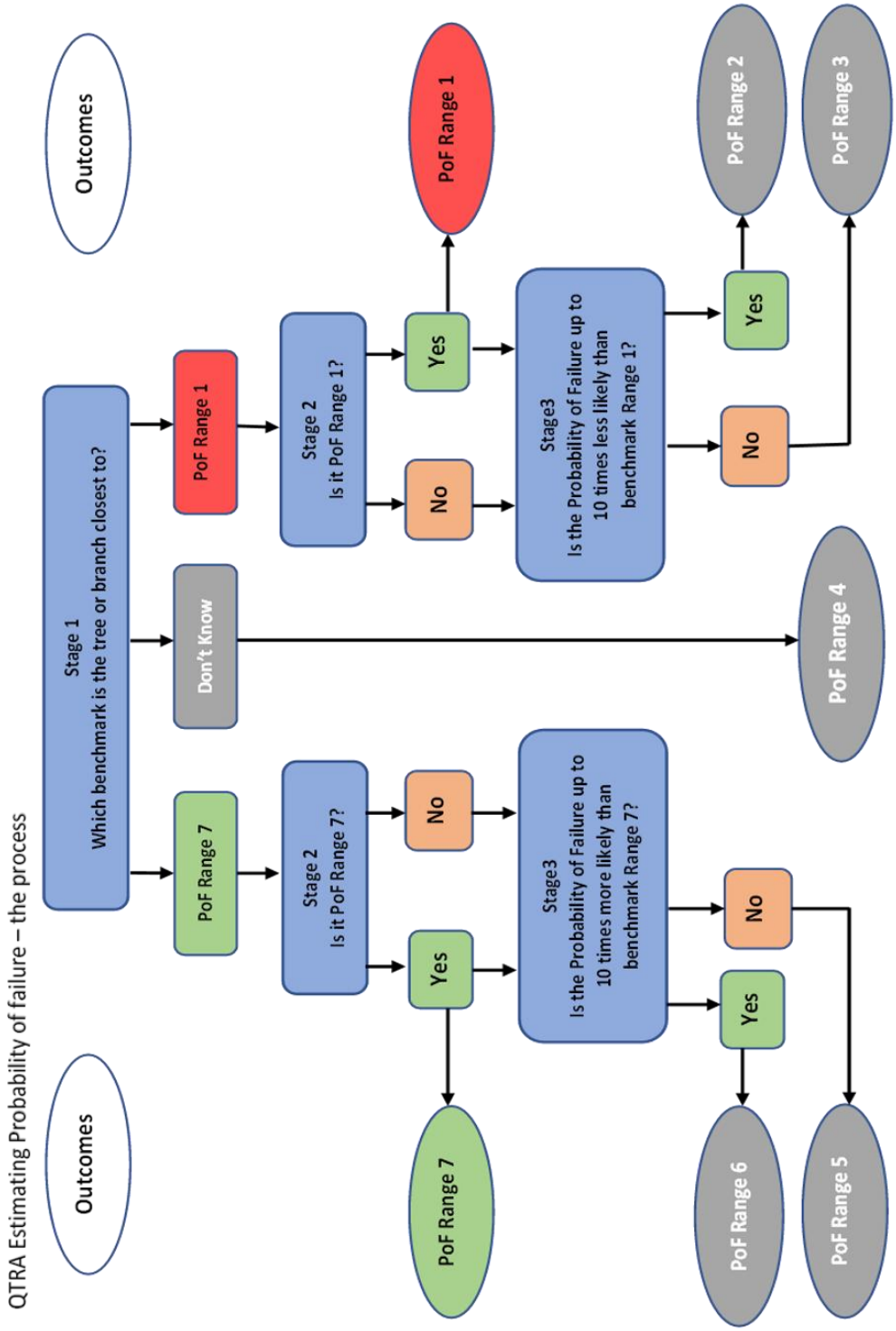
2007 – Recognition for outstanding contribution to organising the International Society of Arboriculture Australian Chapter National Conference at Kings Park.

2008 – Winston Churchill Fellowship: Managing Trees in Public Places and Quantifying Risk.
2012 – Infinity Award, Government Category: Green Waste Recycling at Kings Park.
2018 – Rotary Vocational Award for Excellence.

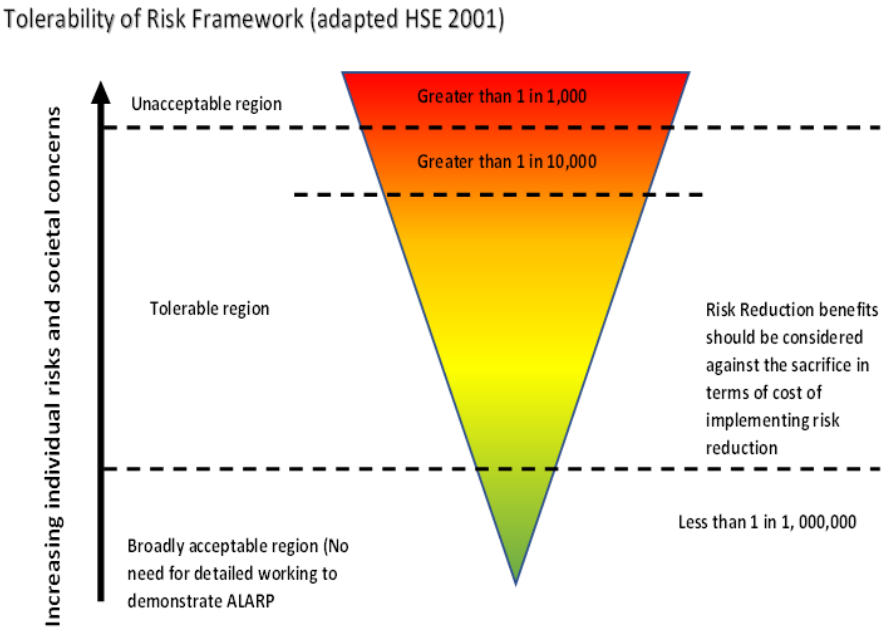
Appendix B - QTRA Risk Management Framework



Appendix C – QTRA Estimating the Probability of Failure



Appendix D – QTRA Tolerability of Risk Framework

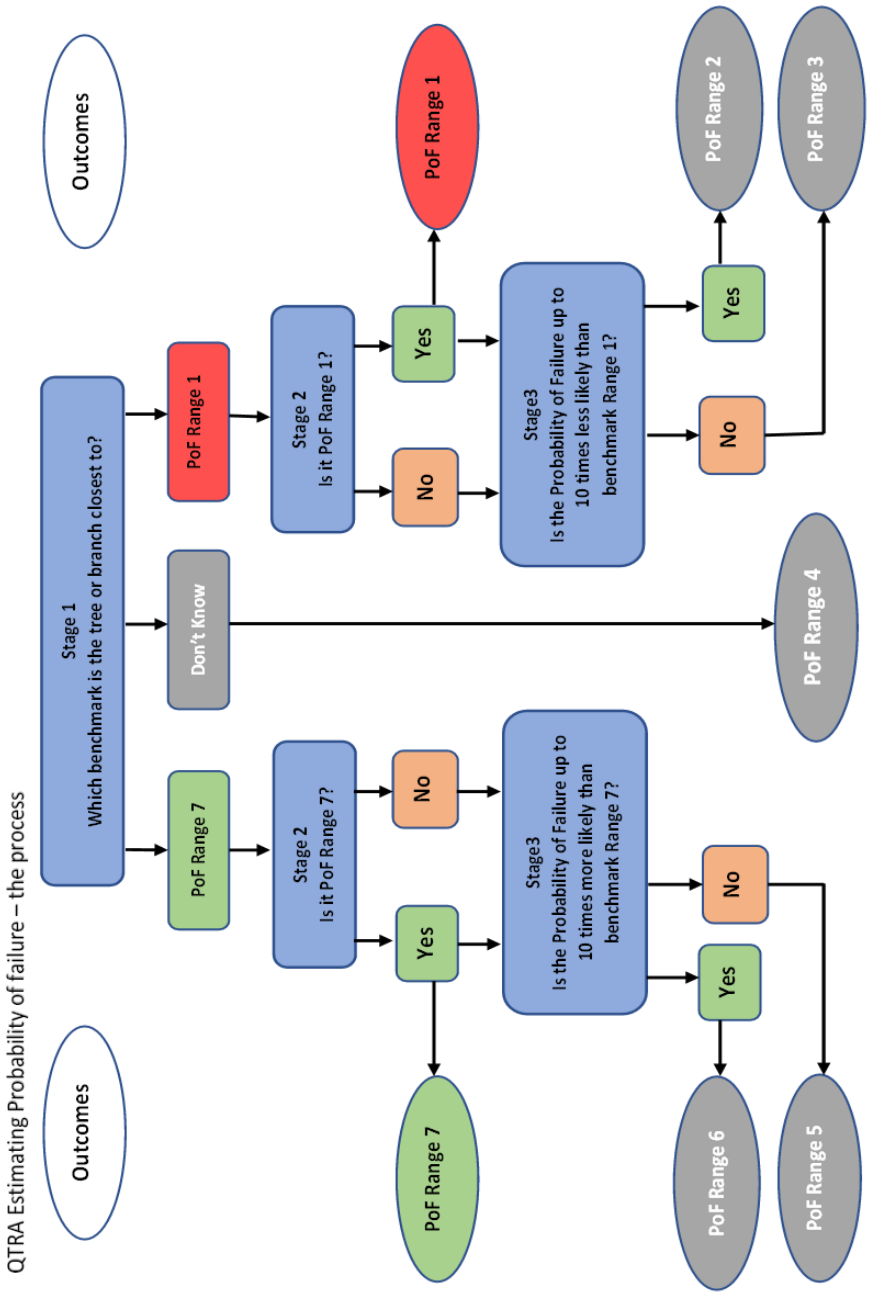


Appendix E – QTRA Advisory Risk Thresholds

QTRA Advisory Risk Thresholds

Thresholds	Description	Action
	Unacceptable Risks will not ordinarily be tolerated	• Control the risk
1/1,000	**Unacceptable** (Where imposed on others) Risks will not ordinarily be tolerated	• Control the risk • Review the risk
	Tolerable (By agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	• Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value • Review the risk
1/10,000	**Tolerable** (Where imposed on others) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	• Assess costs and benefits of risk control • Control the risk only where a significant benefit might be achieved at reasonable cost • Review the risk
1/1,000,0000	**Broadly Acceptable** (Where imposed on others) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	• No action currently required • Review the risk

Appendix F – Estimating Probability of Failure



Appendix G – QTRA Target Ranges

Target Range	Property (repair or replacement cost)	Human (not in vehicles)	Vehicle Traffic (number per day)	Ranges of Value (probability of occupation or fraction of $4,000,000)
1	$4 000,000 - >$400 000	**Occupation:** Constant - 2.5 hours/day **Pedestrians & cyclists:** 720/hour - 73/hour	26,000 - 2,700 @ 110kph 28,000 - 2,900 @ 100kph 31,000 - 3,200 @ 90kph 32,000 - 3,300 @ 80kph 36,000 - 3,700 @ 70kph 42,000 - 4,300 @ 60kph 47,000 - 4,800 @ 50kph	1/1 - >1/10
2	$400 000 - >$40 000	**Occupation:** 2.4 hours/day - 15 min/day **Pedestrians & cyclists:** 72/hour - 8/hour	2,600 - 270 @ 110kph 2,800 - 290 @ 100kph 3,100 - 320 @ 90kph 3,200 - 330 @ 80kph 3,600 - 370 @ 70kph 4,200 - 430 @ 60kph 4,700 - 480 @ 50kph	1/10 - >1/100
3	$40 000 - >$4 000	**Occupation:** 14 min/day - 2 min/day **Pedestrians & cyclists:** 7/hour - 2/hour	280 - 29 @ 110kph 290 - 30 @ 100kph 310 - 32 @ 90kph 320 - 33 @ 80kph 360 - 37 @ 70kph 420 - 43 @ 60kph 470 - 48 @ 50kph	1/100 - >1/1,000
4	$4 000 - >$400	**Occupation:** 1 min/day - 2 min/week **Pedestrians & cyclists:** 1/hour - 3/day	26 - 4 @ 110kph 28 - 4 @ 100kph 31 - 4 @ 90kph 32 - 4 @ 80kph 36 - 5 @ 70kph 42 - 5 @ 60kph 47 - 6 @ 50kph	1/1,000 → >1/10,000
5	$400 - >$40	**Occupation:** 1 min/week - 1 min/month **Pedestrians & cyclists:** 2/day - 2/week	3 - 1 @ 110kph 3 - 1 @ 100kph 3 - 1 @ 90kph 3 - 1 @ 80kph 4 - 1 @ 70kph 4 - 1 @ 60kph 5 - 1 @ 50kph	1/10,000 → >1/100,000
6	$40 - $4	**Occupation:** <1 min/month - 0.5 min/year **Pedestrians & cyclists:** 1/week - 6/year	None	1/100,000 → 1/1,000,000

**The ranges of property value are based on a Value of Statistical Life (VOSL) of $4,000,000. These values are updated by QTRA on January 1 of each new year*

13.3 PEOPLE

13.3.1 BAY VIEW COMMUNITY CENTRE, 64 BAY VIEW TCE CLAREMONT

File Number: COP/06/00001

Author: Bernadine Tucker (Director Corporate Services)

Authoriser: John Pearson (Chief Executive Officer)

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

Attachments: Nil

PURPOSE

This report addresses a resolution of Council adopted at the Ordinary Council Meeting held on 31 March 2026 regarding future use options for Zone 2 of the Bay View Community Centre, located at 64 Bay View Terrace, Claremont, which was previously occupied by the Stand'in Room Café.

OFFICER RECOMMENDATION

That Council **SUPPORTS** that options for Zone 2 of the Bay View Community Centre, located at 64 Bay View Terrace, Claremont, be considered as part of the Claremont Park Masterplan.

BACKGROUND

At the Ordinary Council Meeting held 31 March 2026, Council considered a request from Bayview Coffee Pty Ltd (trading as Stand'In Room) to terminate its licence for the café located at Zone 2, Bay View Community Centre, 64 Bay View Terrace, Claremont, and determine whether to execute a Deed of Surrender of Licence.

Council Resolution 44/26 states:

> *That Council*
>
> *1. **ACCEPTS** the Surrender of Licence, effective no earlier than 30 April 2026 or on the last day the premises were used by the lessee, as determined by the CEO, from Bayview Coffee Pty Ltd (trading as Stand'In Room) in respect of the Licence Agreement executed 28 August 2024 for Zone 2, Bay View Community Centre.*
>
> *2. **AUTHORISES** the Chief Executive Officer to execute a Deed of Surrender of Licence on behalf of the Town of Claremont which: a. Confirms the Licensee's Make Good Obligations under Clause 18 are to be completed; and b. Confirms the Bank Guarantee is applied or returned in accordance with Clause 6.*
>
> *3. **NOTES** that any outstanding Licence Fees (from 1 May 2026) and reasonable outgoings shall be borne by the Town and not recovered from the Licensee.*
>
> *4. **NOTES** a further* report will be provided to Council on future options for the site.

This report addresses point 4 above.

DISCUSSION

Feedback received during Councillor engagement sessions supported the development of a five-year Capital Works Plan to identify, prioritise and schedule major infrastructure investments across the Town. The Plan initially identified $3,000 in the proposed 2026/27 Budget for minor capital renewal works at the Bay View Community Centre. However, at the Concept Forum held on 13 April 2026, Councillors provided

direction that the 2026/27 Budget should instead provide $100,000 for improvements funded from the Future Fund Reserve. The increased allocation was intended to provide an opportunity to undertake more substantial improvements to the Centre and address identified renewal and amenity needs. This increased budget was adopted at the Ordinary Council Meeting held 30 June 2026.

Rather than progressing standalone works at the Centre, the future options for the Bay View Community Centre is to be considered as part of the broader Claremont Park Masterplan. This will allow the future use, function, layout and required investment in the Centre to be considered in the context of the wider Claremont Park precinct and ensure that any works undertaken are consistent with the long-term vision for the area.

The $100,000 allocation will therefore be retained in the Future Fund Reserve pending consideration of the Claremont Park Masterplan.

PAST RESOLUTIONS

Ordinary Council Meeting 31 March 2026, Council Resolution 44/26

Ordinary Council Meeting 30 June 2026, Council Resolution 87/26

FINANCIAL AND STAFF IMPLICATIONS

Nil.

POLICY AND STATUTORY IMPLICATIONS

Nil.

COMMUNICATION AND CONSULTATION

Nil.

STRATEGIC COMMUNITY PLAN

People *We live in an accessible and safe community that welcomes diversity, enjoys being active and has a strong sense of belonging.*

- Effectively manage and enhance the Town's community facilities in response to a growing community.

URGENCY

Not urgent.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 124/26

Moved: Cr Annette Suann

Seconded: Cr Ryan Brown

That Council **SUPPORTS** that options for Zone 2 of the Bay View Community Centre, located at 64 Bay View Terrace, Claremont, be considered as part of the Claremont Park Masterplan.

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

Against: Nil

CARRIED7/0

13.4 ENVIRONMENTAL SUSTAINABILITY

13.4.1 PROPOSAL FOR TESLA ELECTRIC VEHICLE CHARGING STATIONS

File Number:	GOV/04/00004-002
Author:	Ivan Pereira (Manager Assets and Design), Kevin Ketterer (Director Infrastructure)
Authoriser:	John Pearson (Chief Executive Officer)
Voting Requirement:	Simple Majority decision of Council *(More than half the Council Members present are required to vote in favour)*.
Attachments:	Nil

PURPOSE

The purpose of this report is to evaluate an unsolicited proposal received from Tesla for the installation and operation of electric vehicle (EV) charging stations on public land, and to seek Council endorsement to reject the proposal due to unfavourable commercial, financial, and strategic terms.

OFFICER RECOMMENDATION

That Council **REJECTS** the unsolicited licence agreement proposal from Tesla for the installation of a Supercharger Station based on unfavourable commercial terms, lack of revenue return, restrictive exclusivity clauses, strict confidentiality constraints, and excessive contract duration.

BACKGROUND

The Town recently received an unsolicited commercial proposal from Tesla seeking authorisation to install and operate public electric vehicle (EV) charging infrastructure within the Town. Under the submitted terms, Tesla proposes to install a minimum of four (4) DC fast-charging stations, representing a capital infrastructure value estimated at approximately $500,000. The proposal explicitly requested a parking location within the Town, which resulted in the identification of Car Park Station 7 (east of Leura Avenue) as the preferred site. To facilitate this installation, the provider requests that the Town allocate public parking bays for their exclusive commercial use free of charge, operating under a long-term contract structure of 5+5+5 years, totalling a potential 15-year commitment. Tesla will fully fund the initial installation, ongoing equipment maintenance and associated electricity consumption costs, but the financial structure of their proposal stipulates that Tesla will retain 100% of the user charging fees generated by the facility.

DISCUSSION

The provision of EV charging infrastructure aligns conceptually with modern sustainability initiatives. However, the specific terms of this unsolicited proposal present disadvantages for the Town regarding asset control, community utility, and commercial precedent. Dedicated charging stations restrict public access, reducing parking availability for non-compatible vehicles in areas intended to serve short-stay visitors to local businesses. Granting exclusive use without any financial return limits community benefit.

PAST RESOLUTIONS

There is no past resolution relating to this proposal. This matter is presented to Council as a new item for consideration.

FINANCIAL AND STAFF IMPLICATIONS

Municipal land is an asset belonging to the community and granting exclusive use of public parking represents an inequitable deal for local ratepayers.

POLICY AND STATUTORY IMPLICATIONS

Nil.

COMMUNICATION AND CONSULTATION

No public consultation has been undertaken regarding this unsolicited proposal

STRATEGIC COMMUNITY PLAN

People *We live in an accessible and safe community that welcomes diversity, enjoys being active and has a strong sense of belonging.*

- Effectively manage and enhance the Town's community facilities in response to a growing community.

URGENCY

There is no statutory or operational urgency associated with this matter. The item is presented to Council to provide a definitive response to the proponent

OFFICER RECOMMENDATION AND OUNCIL RESOLUTION 125/26

Moved: Cr Annette Suann

Seconded: Cr Ryan Brown

That Council **REJECTS** the unsolicited licence agreement proposal from Tesla for the installation of a Supercharger Station based on unfavourable commercial terms, lack of revenue return, restrictive exclusivity clauses, strict confidentiality constraints, and excessive contract duration.

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

Against: Nil

CARRIED7/0

14 ANNOUNCEMENTS BY THE PRESIDING PERSON

Cr Brown shared that he attended the Foreshore Committee meeting and encouraged attendance at the upcoming Day on the Bay event.

Cr Suann shared that she attended the Foreshore Committee meeting, WALGA CEO Performance Review Training and the CEO Performance Review Committee meeting. She also congratulated the North Coast Post on its expansion.

Cr Goetze shared that she attended the Lake Claremont Advisory Committee meeting, WALGA CEO Performance Review Training, the CEO Performance Review Committee meeting, the Freshwater Bay Primary School Board meeting and the History in a Coffee Cup program.

Cr Main shared that she attended both briefing forums and the RoadWise Committee meeting, where traffic and transport-related matters were discussed.

Deputy Mayor Kelly shared that he attended a briefing forum, the WALGA State Council briefing, a visit to the East Rockingham Waste-to-Energy (ERWtE) facility with the Western Metropolitan Regional Council (WMRC), a WALGA Finance and Services Committee meeting, an LGIS meeting, and the centenary celebration of the State Water Purity Committee.

Cr Fernandes shared that he completed several WALGA training courses, attended the CEO Performance Review Committee meeting, WALGA Central Zone forums and Froth Town at the Claremont Showgrounds.

Mayor Telford shared that he attended Bethesda Health Care's Celebrate annual Bethesda's Day, met with representatives of the Claremont Tennis Club and attended a meeting with the Minister for Local Government to discuss matters affecting the local government sector.

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

PROCEDURAL MOTION

Moved: Cr Ryan Brown

Seconded: Cr Ryan Fernandes

That in accordance with Section 5.23(2) of the *Local Government Act 1995*, the meeting is closed to members of the public with the following subsections applicable:

s.5.23(2)(b) - a matter relating to the recruitment or employment of the CEO or a senior employee

and

s.5.23(4)(c) - information contained in a tender received by the local government for a contract to the extent that the information is confidential.

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

Against: Nil

CARRIED 7/0

The doors were closed at 9:31 pm.

The meeting was closed for the duration of these items.

17.1 LEADERSHIP AND GOVERNANCE

17.1.1 CEO KEY FOCUS AREAS 2026/2027

REASON(S) FOR CONFIDENTIALITY

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

s.5.23(2)(b) - a 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. *(Annual review of employees' performance, including CEO).*

COMMITTEE RECOMMENDATION AND COUNCIL RESOLUTION 126/26

Moved: Cr Jill Goetze

Seconded: Cr Annette Suann

That the Chief Executive Officer Performance Review Committee recommends that the Council **ADOPTS** the following Key Focus Areas for the Chief Executive Officer for 2026/2027

1. Property Portfolio

Review and document the Town's property portfolio for freehold and Crown land and reference any buildings contained on site.

2. Development Opportunities

a) Run a Concept Forum for the future development of 327 and 331 Stirling Hwy in 2026.
b) Based on the Concept Forum feedback, explore development options for 327 and 331 Stirling Highway to optimise commercial, heritage and community outcomes and report progress back to Council by 30 June 2027.

3. Precinct Integration

Explore ways to integrate the recreation, commercial and community precincts into a cohesive and connected place. Identify shared infrastructure, access improvements and activation opportunities.

4. Strategic Framework & Councillor Engagement

a) Develop a strategic framework by 31 December 2026.

b) Implement the strategic framework that reflects Claremont's needs and future planning priorities.

c) Ensure Councillors are actively involved through structured engagement and workshops.

5. Governance Systems Improvement

Review and implement a governance and meeting framework, and a policy framework, improve agendas and minutes, and integrate risk management to strengthen compliance and decision-making.

6. Customer-Focused Organisation

Create a customer-focused organisation by reviewing and improving customer service and complaints-handling systems. Ensure processes support resolution of issues.

7. Communications

Provide quarterly updates at Concept Forums on the progress of KFAs.

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

Against: Nil

CARRIED7/0

UNCONF

17.2 LIVEABILITY

17.2.1 RFT 03-2026 WET HIRE AND CIVIL CONSTRUCTION SERVICES

REASON(S) FOR CONFIDENTIALITY

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

s.5.23(4)(c) - information contained in a tender received by the local government for a contract to the extent that the information — (i) is a tendered price or (ii) a tendered methodology for calculating a price.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION 127/26

Moved: Cr Jill Goetze

Seconded: Cr Kate Main

That Council:

1. **ACCEPTS** the submission from J&V Earthmoving Contractors for the provision of Wet Hire and Civil Construction Services to the Town of Claremont for the period of one (1) year, with the option to extend for up to two (2) additional one-year periods, in accordance with RFT 03-2026.

2. **AUTHORISES** the CEO to execute the contract and any associated documentation to give effect to this decision.

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

Against: Nil

CARRIED7/0

PROCEDURAL MOTION

Moved: Cr Kate Main

Seconded: Cr Jill Goetze

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 Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Kate Main

Against: Nil

CARRIED 7/0

The doors were opened at 9:36 pm.

Mayor Telford read aloud the resolutions made behind closed doors.

18 FUTURE MEETINGS OF COUNCIL

Ordinary Council Meeting, Tuesday 29 September 2026 at 7.00pm.

19 DECLARATION OF CLOSURE OF MEETING

There being no further business, the Presiding Member declared the meeting closed at 9:37 pm.

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PRESIDING MEMBER