

Ordinary Council Meeting

Agenda

23 July 2024



City of
Belmont

Notice of Meeting

An **Ordinary Council Meeting** will be held in the Council Chamber of the **City of Belmont Civic Centre**, 215 Wright Street, Cloverdale, on **Tuesday 23 July 2024**, commencing at 6.30pm.

John Christie
Chief Executive Officer

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CITY OF BELMONT

Ordinary Council Meeting

Agenda

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Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Community Development team on (08) 9477 7219. For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

**Councillors are reminded to retain any
confidential papers for discussion with the minutes.**

1 Official Opening

The Presiding Member will read aloud the Acknowledgement of Country.

Acknowledgement of Country

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

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

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

Affirmation of Civic Duty and Responsibility

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

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

2 Apologies and leave of absence

Cr Vijay (leave of absence) Central Ward

3 Declarations of interest that might cause a conflict

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

3.1 Financial Interests

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

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

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

3.2 Disclosure of interest that may affect impartiality

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

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

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

4.1 Announcements

4.2 Disclaimer

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

5 Public question time

5.1 Responses to questions taken on notice

5.1.1 Mr M Cardozo, Redcliffe

The following question was taken on notice at the 25 June 2024 Ordinary Council Meeting. Mr Cardozo was provided with a response on 11 July 2024. The response from the City is recorded accordingly:

3. Can the City please publish the latest five year to December 2023 Main Roads WA crash data for Stanton, Lyall, Bulong and First Street?

Response

Please refer to Attachment 5.1.1.1, Attachment 5.1.1.2, Attachment 5.1.1.3, Attachment 5.1.1.4.

Summary Crash History

Report Criteria

Road	SLK	CWY
1130158 - First St	0.00 to 0.54	All

Parameter	Value	Description
From Date	01/01/2019	
To Date	31/12/2023	
Crash Type	All	
Severity	All	
Summarise By Intx	Yes	

Attachment 5.1.1.1 Summary Crash History - First Street

Summary Crash History

Selection Criteria	Value
Road	FIRST ST (1130158)
Date	01/01/2019 to 31/12/2023
Road SLK	0.00 to 0.54

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	1	14.3%	Involving Parking	0	0.0%
Medical	1	14.3%	Involving Animal	0	0.0%
PDO Major	3	42.9%	Involving Pedestrian	1	14.3%
PDO Minor	2	28.6%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	6	85.7%
Total:	7	100.0%	Total:	7	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	6	85.7%	SEC Pole		
Dawn Or Dusk	0	0.0%	Traffic Light Post		
Dark - Street Lights On	0	0.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	1	14.3%	Other		
Total:	7	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	4	57.1%	Curve	1	14.3%
Crest Of Hill	0	0.0%	Straight	3	42.9%
Slope	0	0.0%	Other / Unknown	3	42.9%
Other / Unknown	3	42.9%			
Total:	7	100.0%	Total:	7	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	1	14.3%
No	0	0.0%	Dry	6	85.7%
Other / Unknown	7	100.0%	Other / Unknown	0	0.0%
Total:	7	100.0%	Total:	7	100.0%

MR Nature	Count	Percentage
Rear End	0	0.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	6	85.7%
Right Turn Thru	0	0.0%
Hit Pedestrian	1	14.3%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	7	100.0%

Attachment 5.1.1.1 Summary Crash History - First Street

Summary Crash History

Selection Criteria	Value
Intersection	FIRST ST (1130158)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 0.54
Intersection	KANOWNA AV EAST (039370)
Intersection SLK	0.00

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	0	0.0%	Involving Animal	0	0.0%
PDO Major	1	100.0%	Involving Pedestrian	0	0.0%
PDO Minor	0	0.0%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	1	100.0%
Total:	1	100.0%	Total:	1	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	1	100.0%	SEC Pole		
Dawn Or Dusk	0	0.0%	Traffic Light Post		
Dark - Street Lights On	0	0.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	0	0.0%	Other		
Total:	1	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	1	100.0%	Curve	1	100.0%
Crest Of Hill	0	0.0%	Straight	0	0.0%
Slope	0	0.0%	Other / Unknown	0	0.0%
Other / Unknown	0	0.0%			
Total:	1	100.0%	Total:	1	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	0	0.0%
No	0	0.0%	Dry	1	100.0%
Other / Unknown	1	100.0%	Other / Unknown	0	0.0%
Total:	1	100.0%	Total:	1	100.0%

MR Nature	Count	Percentage
Rear End	0	0.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	1	100.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	1	100.0%

Attachment 5.1.1.1 Summary Crash History - First Street

Summary Crash History

Selection Criteria	Value
Intersection	FIRST ST (1130158)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 0.54
Intersection	BOULDER AV (039415)
Intersection SLK	0.13

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	0	0.0%	Involving Animal	0	0.0%
PDO Major	1	100.0%	Involving Pedestrian	0	0.0%
PDO Minor	0	0.0%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	1	100.0%
Total:	1	100.0%	Total:	1	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	1	100.0%	SEC Pole		
Dawn Or Dusk	0	0.0%	Traffic Light Post		
Dark - Street Lights On	0	0.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	0	0.0%	Other		
Total:	1	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	1	100.0%	Curve	0	0.0%
Crest Of Hill	0	0.0%	Straight	1	100.0%
Slope	0	0.0%	Other / Unknown	0	0.0%
Other / Unknown	0	0.0%			
Total:	1	100.0%	Total:	1	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	1	100.0%
No	0	0.0%	Dry	0	0.0%
Other / Unknown	1	100.0%	Other / Unknown	0	0.0%
Total:	1	100.0%	Total:	1	100.0%

MR Nature	Count	Percentage
Rear End	0	0.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	1	100.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	1	100.0%

Attachment 5.1.1.1 Summary Crash History - First Street

Summary Crash History

Selection Criteria	Value
Intersection	FIRST ST (1130158)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 0.54
Intersection	BULONG AV (039417)
Intersection SLK	0.40

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	1	25.0%	Involving Parking	0	0.0%
Medical	1	25.0%	Involving Animal	0	0.0%
PDO Major	1	25.0%	Involving Pedestrian	0	0.0%
PDO Minor	1	25.0%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	4	100.0%
Total:	4	100.0%	Total:	4	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	3	75.0%	SEC Pole		
Dawn Or Dusk	0	0.0%	Traffic Light Post		
Dark - Street Lights On	0	0.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	1	25.0%	Other		
Total:	4	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	1	25.0%	Curve	0	0.0%
Crest Of Hill	0	0.0%	Straight	1	25.0%
Slope	0	0.0%	Other / Unknown	3	75.0%
Other / Unknown	3	75.0%	Total:	4	100.0%
Total:	4	100.0%			

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	0	0.0%
No	0	0.0%	Dry	4	100.0%
Other / Unknown	4	100.0%	Other / Unknown	0	0.0%
Total:	4	100.0%	Total:	4	100.0%

MR Nature	Count	Percentage
Rear End	0	0.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	4	100.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	4	100.0%

Summary Crash History

Report Criteria

Road	SLK	CWY
1130042 - Lyall St	0.00 to 0.69	All

Parameter	Value	Description
From Date	01/01/2019	
To Date	31/12/2023	
Crash Type	All	
Severity	All	
Summarise By Intx	Yes	

Attachment 5.1.1.2 Summary Crash History - Lyall Street

Summary Crash History

Selection Criteria	Value
Road	LYALL ST (1130042)
Date	01/01/2019 to 31/12/2023
Road SLK	0.00 to 0.69

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	1	8.3%	Involving Animal	0	0.0%
PDO Major	8	66.7%	Involving Pedestrian	0	0.0%
PDO Minor	3	25.0%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	12	100.0%
Total:	12	100.0%	Total:	12	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	7	58.3%	SEC Pole		
Dawn Or Dusk	2	16.7%	Traffic Light Post		
Dark - Street Lights On	3	25.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	0	0.0%	Other		
Total:	12	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	7	58.3%	Curve	1	8.3%
Crest Of Hill	0	0.0%	Straight	10	83.3%
Slope	2	16.7%	Other / Unknown	1	8.3%
Other / Unknown	3	25.0%			
Total:	12	100.0%	Total:	12	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	1	8.3%
No	0	0.0%	Dry	9	75.0%
Other / Unknown	12	100.0%	Other / Unknown	2	16.7%
Total:	12	100.0%	Total:	12	100.0%

MR Nature	Count	Percentage
Rear End	8	66.7%
Head On	1	8.3%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	3	25.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	12	100.0%

Attachment 5.1.1.2 Summary Crash History - Lyall Street

Summary Crash History

Selection Criteria	Value
Intersection	LYALL ST (1130042)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 0.69
Intersection	STANTON RD (039159)
Intersection SLK	0.00

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	0	0.0%	Involving Animal	0	0.0%
PDO Major	5	83.3%	Involving Pedestrian	0	0.0%
PDO Minor	1	16.7%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	6	100.0%
Total:	6	100.0%	Total:	6	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	3	50.0%	SEC Pole		
Dawn Or Dusk	1	16.7%	Traffic Light Post		
Dark - Street Lights On	2	33.3%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	0	0.0%	Other		
Total:	6	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	5	83.3%	Curve	0	0.0%
Crest Of Hill	0	0.0%	Straight	6	100.0%
Slope	0	0.0%	Other / Unknown	0	0.0%
Other / Unknown	1	16.7%			
Total:	6	100.0%	Total:	6	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	1	16.7%
No	0	0.0%	Dry	4	66.7%
Other / Unknown	6	100.0%	Other / Unknown	1	16.7%
Total:	6	100.0%	Total:	6	100.0%

MR Nature	Count	Percentage
Rear End	5	83.3%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	1	16.7%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	6	100.0%

Attachment 5.1.1.2 Summary Crash History - Lyall Street

Summary Crash History

Selection Criteria	Value
Intersection	LYALL ST (1130042)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 0.69
Intersection	VICTORIA ST (039251)
Intersection SLK	0.34

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	0	0.0%	Involving Animal	0	0.0%
PDO Major	2	100.0%	Involving Pedestrian	0	0.0%
PDO Minor	0	0.0%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	2	100.0%
Total:	2	100.0%	Total:	2	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	1	50.0%	SEC Pole		
Dawn Or Dusk	1	50.0%	Traffic Light Post		
Dark - Street Lights On	0	0.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	0	0.0%	Other		
Total:	2	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	0	0.0%	Curve	0	0.0%
Crest Of Hill	0	0.0%	Straight	2	100.0%
Slope	1	50.0%	Other / Unknown	0	0.0%
Other / Unknown	1	50.0%			
Total:	2	100.0%	Total:	2	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	0	0.0%
No	0	0.0%	Dry	1	50.0%
Other / Unknown	2	100.0%	Other / Unknown	1	50.0%
Total:	2	100.0%	Total:	2	100.0%

MR Nature	Count	Percentage
Rear End	0	0.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	2	100.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	2	100.0%

Attachment 5.1.1.2 Summary Crash History - Lyall Street

Summary Crash History

Selection Criteria	Value
Intersection	LYALL ST (1130042)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 0.69
Intersection	GREAT EASTERN HWY (014297)
Intersection SLK	0.69

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	1	33.3%	Involving Animal	0	0.0%
PDO Major	1	33.3%	Involving Pedestrian	0	0.0%
PDO Minor	1	33.3%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	3	100.0%
Total:	3	100.0%	Total:	3	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	3	100.0%	SEC Pole		
Dawn Or Dusk	0	0.0%	Traffic Light Post		
Dark - Street Lights On	0	0.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	0	0.0%	Other		
Total:	3	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	1	33.3%	Curve	1	33.3%
Crest Of Hill	0	0.0%	Straight	1	33.3%
Slope	1	33.3%	Other / Unknown	1	33.3%
Other / Unknown	1	33.3%			
Total:	3	100.0%	Total:	3	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	0	0.0%
No	0	0.0%	Dry	3	100.0%
Other / Unknown	3	100.0%	Other / Unknown	0	0.0%
Total:	3	100.0%	Total:	3	100.0%

MR Nature	Count	Percentage
Rear End	3	100.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	0	0.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	3	100.0%

Summary Crash History

Report Criteria

Road	SLK	CWY
1130027 - Stanton Rd	0.00 to 1.00	All

Parameter	Value	Description
From Date	01/01/2019	
To Date	31/12/2023	
Crash Type	All	
Severity	All	
Summarise By Intx	Yes	

Attachment 5.1.1.3 Summary Crash History - Stanton Road

Summary Crash History

Selection Criteria	Value
Road	STANTON RD (1130027)
Date	01/01/2019 to 31/12/2023
Road SLK	0.00 to 1.00

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	3	13.0%	Involving Animal	0	0.0%
PDO Major	13	56.5%	Involving Pedestrian	0	0.0%
PDO Minor	7	30.4%	Entering / Leaving Driveway	4	17.4%
Other / Unknown	0	0.0%	Other / Unknown	19	82.6%
Total:	23	100.0%	Total:	23	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	16	69.6%	SEC Pole		
Dawn Or Dusk	2	8.7%	Traffic Light Post		
Dark - Street Lights On	4	17.4%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	1	4.3%	Other		
Total:	23	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	16	69.6%	Curve	1	4.3%
Crest Of Hill	0	0.0%	Straight	19	82.6%
Slope	3	13.0%	Other / Unknown	3	13.0%
Other / Unknown	4	17.4%			
Total:	23	100.0%	Total:	23	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	5	21.7%
No	0	0.0%	Dry	17	73.9%
Other / Unknown	23	100.0%	Other / Unknown	1	4.3%
Total:	23	100.0%	Total:	23	100.0%

MR Nature	Count	Percentage
Rear End	8	34.8%
Head On	1	4.3%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	11	47.8%
Right Turn Thru	1	4.3%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	2	8.7%
Total:	23	100.0%

Attachment 5.1.1.3 Summary Crash History - Stanton Road

Summary Crash History

Selection Criteria	Value
Intersection	STANTON RD (1130027)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 1.00
Intersection	EPSOM AV (039003)
Intersection SLK	0.00

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	2	50.0%	Involving Animal	0	0.0%
PDO Major	1	25.0%	Involving Pedestrian	0	0.0%
PDO Minor	1	25.0%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	4	100.0%
Total:	4	100.0%	Total:	4	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	3	75.0%	SEC Pole		
Dawn Or Dusk	0	0.0%	Traffic Light Post		
Dark - Street Lights On	1	25.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	0	0.0%	Other		
Total:	4	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	3	75.0%	Curve	1	25.0%
Crest Of Hill	0	0.0%	Straight	2	50.0%
Slope	0	0.0%	Other / Unknown	1	25.0%
Other / Unknown	1	25.0%			
Total:	4	100.0%	Total:	4	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	2	50.0%
No	0	0.0%	Dry	2	50.0%
Other / Unknown	4	100.0%	Other / Unknown	0	0.0%
Total:	4	100.0%	Total:	4	100.0%

MR Nature	Count	Percentage
Rear End	2	50.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	2	50.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	4	100.0%

Attachment 5.1.1.3 Summary Crash History - Stanton Road

Summary Crash History

Selection Criteria	Value
Intersection	STANTON RD (1130027)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 1.00
Intersection	LYALL ST (039159)
Intersection SLK	0.41

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	0	0.0%	Involving Animal	0	0.0%
PDO Major	5	83.3%	Involving Pedestrian	0	0.0%
PDO Minor	1	16.7%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	6	100.0%
Total:	6	100.0%	Total:	6	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	3	50.0%	SEC Pole		
Dawn Or Dusk	1	16.7%	Traffic Light Post		
Dark - Street Lights On	2	33.3%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	0	0.0%	Other		
Total:	6	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	5	83.3%	Curve	0	0.0%
Crest Of Hill	0	0.0%	Straight	6	100.0%
Slope	0	0.0%	Other / Unknown	0	0.0%
Other / Unknown	1	16.7%			
Total:	6	100.0%	Total:	6	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	1	16.7%
No	0	0.0%	Dry	4	66.7%
Other / Unknown	6	100.0%	Other / Unknown	1	16.7%
Total:	6	100.0%	Total:	6	100.0%

MR Nature	Count	Percentage
Rear End	5	83.3%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	1	16.7%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	6	100.0%

Attachment 5.1.1.3 Summary Crash History - Stanton Road

Summary Crash History

Selection Criteria	Value
Intersection	STANTON RD (1130027)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 1.00
Intersection	MORRISON ST (039160)
Intersection SLK	0.61

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	0	0.0%	Involving Animal	0	0.0%
PDO Major	1	100.0%	Involving Pedestrian	0	0.0%
PDO Minor	0	0.0%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	1	100.0%
Total:	1	100.0%	Total:	1	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	0	0.0%	SEC Pole		
Dawn Or Dusk	0	0.0%	Traffic Light Post		
Dark - Street Lights On	0	0.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	1	100.0%	Other		
Total:	1	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	0	0.0%	Curve	0	0.0%
Crest Of Hill	0	0.0%	Straight	0	0.0%
Slope	0	0.0%	Other / Unknown	1	100.0%
Other / Unknown	1	100.0%	Total:	1	100.0%
Total:	1	100.0%			

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	0	0.0%
No	0	0.0%	Dry	1	100.0%
Other / Unknown	1	100.0%	Other / Unknown	0	0.0%
Total:	1	100.0%	Total:	1	100.0%

MR Nature	Count	Percentage
Rear End	0	0.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	1	100.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	1	100.0%

Attachment 5.1.1.3 Summary Crash History - Stanton Road

Summary Crash History

Selection Criteria	Value
Intersection	STANTON RD (1130027)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 1.00
Intersection	KANOWNA AV EAST & SECOND ST (039161)
Intersection SLK	1.00

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	0	0.0%	Involving Parking	0	0.0%
Medical	0	0.0%	Involving Animal	0	0.0%
PDO Major	2	50.0%	Involving Pedestrian	0	0.0%
PDO Minor	2	50.0%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	4	100.0%
Total:	4	100.0%	Total:	4	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	3	75.0%	SEC Pole		
Dawn Or Dusk	0	0.0%	Traffic Light Post		
Dark - Street Lights On	1	25.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	0	0.0%	Other		
Total:	4	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	3	75.0%	Curve	0	0.0%
Crest Of Hill	0	0.0%	Straight	4	100.0%
Slope	1	25.0%	Other / Unknown	0	0.0%
Other / Unknown	0	0.0%			
Total:	4	100.0%	Total:	4	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	1	25.0%
No	0	0.0%	Dry	3	75.0%
Other / Unknown	4	100.0%	Other / Unknown	0	0.0%
Total:	4	100.0%	Total:	4	100.0%

MR Nature	Count	Percentage
Rear End	0	0.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	4	100.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	4	100.0%

Summary Crash History

Report Criteria

Road	SLK	CWY
1130500 - Bulong Av	0.00 to 0.40	All

Parameter	Value	Description
From Date	01/01/2019	
To Date	31/12/2023	
Crash Type	All	
Severity	All	
Summarise By Intx	Yes	

Attachment 5.1.1.4 Summary Crash History - Bulong Avenue

Summary Crash History

Selection Criteria	Value
Road	BULONG AV (1130500)
Date	01/01/2019 to 31/12/2023
Road SLK	0.00 to 0.40

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	1	25.0%	Involving Parking	0	0.0%
Medical	1	25.0%	Involving Animal	0	0.0%
PDO Major	1	25.0%	Involving Pedestrian	0	0.0%
PDO Minor	1	25.0%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	4	100.0%
Total:	4	100.0%	Total:	4	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	3	75.0%	SEC Pole		
Dawn Or Dusk	0	0.0%	Traffic Light Post		
Dark - Street Lights On	0	0.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	1	25.0%	Other		
Total:	4	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	1	25.0%	Curve	0	0.0%
Crest Of Hill	0	0.0%	Straight	1	25.0%
Slope	0	0.0%	Other / Unknown	3	75.0%
Other / Unknown	3	75.0%			
Total:	4	100.0%	Total:	4	100.0%

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	0	0.0%
No	0	0.0%	Dry	4	100.0%
Other / Unknown	4	100.0%	Other / Unknown	0	0.0%
Total:	4	100.0%	Total:	4	100.0%

MR Nature	Count	Percentage
Rear End	0	0.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	4	100.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	4	100.0%

Attachment 5.1.1.4 Summary Crash History - Bulong Avenue

Summary Crash History

Selection Criteria	Value
Intersection	BULONG AV (1130500)
Date	01/01/2019 to 31/12/2023
Intersection SLK	0.00 to 0.40
Intersection	FIRST ST (039417)
Intersection SLK	0.12

Severity	Count	Percentage	MR Type	Count	Percentage
Fatal	0	0.0%	Involving Overtaking	0	0.0%
Hospital	1	25.0%	Involving Parking	0	0.0%
Medical	1	25.0%	Involving Animal	0	0.0%
PDO Major	1	25.0%	Involving Pedestrian	0	0.0%
PDO Minor	1	25.0%	Entering / Leaving Driveway	0	0.0%
Other / Unknown	0	0.0%	Other / Unknown	4	100.0%
Total:	4	100.0%	Total:	4	100.0%

Light Conditions	Count	Percentage	Object Hit	Count	Percentage
Daylight	3	75.0%	SEC Pole		
Dawn Or Dusk	0	0.0%	Traffic Light Post		
Dark - Street Lights On	0	0.0%	Traffic Sign		
Dark - Street Lights Off	0	0.0%	Commercial Sign Post		
Dark - Street Lights Not Provided	0	0.0%	Tree		
Other / Unknown	1	25.0%	Other		
Total:	4	100.0%	Total:		

Road Grade	Count	Percentage	Road Alignment	Count	Percentage
Level	1	25.0%	Curve	0	0.0%
Crest Of Hill	0	0.0%	Straight	1	25.0%
Slope	0	0.0%	Other / Unknown	3	75.0%
Other / Unknown	3	75.0%	Total:	4	100.0%
Total:	4	100.0%			

Speed a Factor	Count	Percentage	Road Condition	Count	Percentage
Yes	0	0.0%	Wet	0	0.0%
No	0	0.0%	Dry	4	100.0%
Other / Unknown	4	100.0%	Other / Unknown	0	0.0%
Total:	4	100.0%	Total:	4	100.0%

MR Nature	Count	Percentage
Rear End	0	0.0%
Head On	0	0.0%
Sideswipe Opposite Dirn	0	0.0%
Sideswipe Same Dirn	0	0.0%
Right Angle	4	100.0%
Right Turn Thru	0	0.0%
Hit Pedestrian	0	0.0%
Hit Animal	0	0.0%
Hit Object	0	0.0%
Non Collision	0	0.0%
Other / Unknown	0	0.0%
Total:	4	100.0%

5.1.2 Mr J Harris, Cloverdale

The following question was taken on notice at the 25 June 2024 Ordinary Council Meeting. Mr Harris was provided with a response on 10 July 2024. The response from the City is recorded accordingly:

4. In both the Strategic Community Plan and the Corporate Business Plan, there are no real performance measures to judge our success, only a goal to keep good scores in the annual community survey. Why have we produced plans containing no objective measures of our success?

Response

The Strategic Community Plan (SCP) and Corporate Business Plan (CBP) have been prepared by the City according to the requirements of the *Local Government Act 1995 (WA)* and *Local Government (Administration) Regulations 1996 (WA)*. The City's SCP and CBP are also consistent with established strategic document practices within the local government sector and were prepared with advice and guidance from an external consultant with significant experience in the field.

5.1.3 Ms L Hollands, Redcliffe

The following questions were taken on notice at the 25 June 2024 Ordinary Council Meeting. Ms Hollands was provided with a response on 11 July 2024. The response from the City is recorded accordingly:

1. Due to the potential fire risk, how many electric vehicles and chargers does the City have and was a risk assessment done before installation, is the risk assessment a public document?

Response

There are six electric vehicle chargers in Belmont Hub, currently the City does not own any electric vehicles.

An electrical safety in design report containing a risk assessment was completed as part of the contract for the build, though it does not mention the EV chargers specifically, it covers all the electrical installations in the building.

The EV chargers located within the basement are directly beneath the automatic fire suppression system and the chargers are subject to quarterly planned preventative maintenance inspections.

2. I have spoken about this before, the City forcing people to use online booking systems. Is the Chief Executive Officer prepared to instruct staff to actively promote people coming into the office or phoning the City on all advertising material which already advertises the online way of doing things?

Response

Yes. The City actively promotes people contacting staff if they have difficulty accessing online systems.

3. Council is voting on the budget tonight, which includes \$220,000 for hanging baskets, of that cost can you advise what the financial component for any installation of poles or equipment for the systems that allows the gravity feed as opposed to the costs of the baskets, plants and staff time to do it?

Response

There are no additional poles being installed. The hanging baskets are attached to existing structures using a mounting bracket, the total cost of these brackets is \$35,280.

5.1.4 Ms L Hollands on behalf of Belmont Resident and Ratepayer Action Group

The following questions were taken on notice at the 25 June 2024 Ordinary Council Meeting. Ms Hollands was provided with a response on 10 July 2024. The response from the City is recorded accordingly:

3. Under the *Local Government Act 1995 (WA)*, what role does the Local Government have in an election and is there a section of the *Local Government Act 1995 (WA)* that allows for a Local Government to issue any directives to a returning officer which are expected to be implemented and if so, can you provide what section of the Act would allow this?

Response

Local Government Elections and election processes are set out in Part 4 of the *Local Government Act 1995 (WA)* and the *Local Government (Election) Regulations 1997 (WA)*. The role(s) of a local government authority in elections is set out in Part 4 of the *Local Government Act*. The Act makes no provision for a Local Government to issue directives to a returning officer appointed by the Electoral Commission. The functions of the Electoral Commission under the Act are set out at section 4.24. The functions of a Returning Officer are set out at section 4.23 of the Act.

5.1.5 Mr L Rosolin, Belmont

The following question was taken on notice at the 25 June 2024 Ordinary Council Meeting. Mr Rosolin was provided with a response on 11 July 2024. The response from the City is recorded accordingly:

2. Why was it not done properly in the first place?

Response

The contractor made an error while laying the 30mm thick red asphalt in Bulong Ave by tapering the leading edge diminishing its effect. The contractor was asked to return to rectify the error at their own cost.

5.1.6 Mr M Russell, Cloverdale

The following questions were taken on notice at the 25 June 2024 Ordinary Council Meeting. Mr Russell was provided with a response on 11 July 2024. The response from the City is recorded accordingly:

2. Consultation for the Arts and Culture Strategy was completed in June last year, can you provide an update on when the strategy will be released?

Response

The Arts and Culture Strategy will be finalised in the 2024-25 financial year. This is reflected in the City of Belmont's Corporate Business Plan 2024-2028 endorsed by Council at the 25 June 2024 Ordinary Council Meeting.

3. During the consultation for the Strategic Community Plan, it was discussed that projects could be prioritised and updates given with a traffic like style reporting system, will we see this occur?

Response

As yet, the City has not made any decision as to whether it will implement this type of reporting system.

5.2 Questions from members of the public

6 Confirmation of Minutes/receipt of Matrix

6.1 Matrix for the Agenda Briefing Forum held 16 July 2024

Officer Recommendation

That the Matrix of the Agenda Briefing Forum held on 16 July 2024, as printed and circulated to all Elected Members, be received and noted.

6.2 Ordinary Council Meeting held 25 June 2024

Officer Recommendation

That the Minutes of the Ordinary Council Meeting held on 25 June 2024, as printed and circulated to all Elected Members, be confirmed as a true and accurate record.

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

8 Questions by members without notice

8.1 Responses to questions taken on notice

8.2 Questions by members without notice

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

10 Business adjourned from a previous meeting

11 Reports of committees

Nil.

12 Reports of administration

12.1 Local Planning Policy No. 19 – Short-term rental accommodation

Voting Requirement	:	Simple Majority
Subject Index	:	LPP15/019
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	27 February 2024 Ordinary Council Meeting – Item 12.2
Applicant	:	City of Belmont
Owner	:	N/A
Responsible Division	:	Development and Communities

Council role

Legislative Includes adopting local laws, local planning schemes and policies.

Purpose of report

For Council to consider draft Local Planning Policy No 19 – Short-term Rental Accommodation (LPP 19) for final adoption following public advertising.

Summary and key issues

- Short-term Rental Accommodation (STRA) refers to holiday homes, units, or apartments available for short-term stay, typically facilitated through online platforms or management agents.
- Short-term Rental Accommodation includes both 'hosted' options, where a permanent resident is present, and 'unhosted' arrangements, offering guests exclusive use of the entire property.

- Short-term Rental Accommodation does not include traditional tourist accommodation such as hotels, motels, and caravan parks.
- Draft LPP 19 was prepared to set out the criteria for assessing STRA applications.
- Council adopted draft LPP 19 for public advertising at the Ordinary Council Meeting on 27 February 2024.
- Draft LPP 19 was advertised from 21 March 2024 to 21 April 2024 (31 days) and received 33 submissions.
- The submissions have been reviewed and the following key modifications have been made to the LPP 19:
 - The inclusion of a provision guiding the location of STRA.
 - Additional circumstances where STRA won't be supported.
 - Clarification on strata developments, number of guests, and periods of quiet time.
 - Additional clarification regarding the keeper/host definition.
- It is recommended that Council adopt the modified draft LPP 19 contained at Attachment 12.1.1.

Officer Recommendation

That Council:

1. Adopt the modified draft Local Planning Policy No 19 - Short-term Rental Accommodation contained at Attachment 12.1.1 in accordance with Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)*.
2. Direct the Chief Executive Officer to:
 - a. Notify those who made a submission on the draft Local Planning Policy No 19 - Short-term Rental Accommodation.
 - b. Publish the adopted Local Planning Policy No. 19 on the City's website.

Location

This draft LPP 19 applies to all development applications for (STRA) land uses within the City of Belmont local government area.

Consultation

Draft LPP 19 was advertised from 21 March 2024 to 21 April 2024 (31 days), by way of:

- A public notice being displayed in the Perth Now newspaper on 21 March 2024.
- Displaying a public notice and information on the City's website.
- Including information on Belmont Connect.
- Sending letters to the following stakeholders:
 - Approved short-term rental accommodation operators.
 - Those who have previously applied for, made a submission, or expressed an interest in short-term rental accommodation development applications.
 - Hotel operators within the City of Belmont.
 - The Australian Hotels Association.
 - Perth Airport.
- Information within Issue 2 of the Belmont Bulletin which was delivered to residents from 8 April 2024.

The City received 33 submissions during the advertising period. The key points raised in the submissions relate to:

- Appropriate locations for STRA, such as along Great Eastern Highway (GEH), near Perth CBD and public transport routes.
- The impact of STRA on the supply of long-term housing and affordability.
- Amenity impacts associated with STRA including behaviour, noise, rubbish and security issues, particularly within apartment buildings.
- Vandalism and overuse of common areas in multiple dwellings.

The Report section discusses these key points further.

Whilst the above points reflect the key themes raised in multiple submissions, one submission suggested STRA should be allowed everywhere, citing economic benefit for local businesses, and that the impact of STRA on the housing market is minimal. Another submission expressed concerns about excessive regulations, for the reason that these can be difficult for people to follow.

Confidential Attachment 12.1.2 contains a summary of all the submissions and the associated officer responses.

Strategic Community Plan implications

In accordance with the 2020–2040 Strategic Community Plan:

Key Performance Area: Place

Outcome: 6. Sustainable population growth with responsible urban planning.

Policy implications

Draft Local Planning Policy No. 19

Should Council adopt LPP 19, this Policy will guide the assessment of future applications for STRA uses.

Statutory environment

Planning and Development (Local Planning Schemes) Regulations 2015 (WA)

Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)* (LPS Regulations) outlines the procedure for making a local planning policy.

City of Belmont Local Planning Scheme No. 15

Local Planning Scheme No. 15 (LPS 15) contains the following general definition for 'Short-term Accommodation':

“Means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12-month period.”

Local Planning Scheme No. 15 also defines various STRA land uses and their permissibility through the Zoning Table. Attachment 12.1.3 contains an extract of these uses from LPS 15. If a particular land use is not listed in the table, it is considered a 'Use Not Listed' and is advertised accordingly as part of the decision-making process.

Background

Parliamentary Inquiry

The State Government initiated a Parliamentary Inquiry into short-stay accommodation in Western Australia (WA) in 2019. This Inquiry focused on

how residential dwellings are substantially increasing in use for STRA and competing with traditional tourist accommodation. In response to the findings and recommendations of the Inquiry, the State Government released a Position Statement, associated Guidelines, and a Registration Scheme in November 2023.

State Position Statement and Guidelines

The State's Position Statement and Guidelines serve as a guide for the appropriate location and management of tourism and STRA land uses within WA's planning framework. 'Tourist accommodation' in the Position Statement includes traditional options like cabins, chalets, caravan parks, hotels, motels, and tourist developments.

Short-term Rental Accommodation includes single houses, grouped dwellings (units), or multiple dwellings (apartments) available for short leasing periods, often booked through online platforms or management agents. Short-term Rental Accommodation is either hosted, where a permanent resident is present, or unhosted, where guests have exclusive use of the entire property.

The Position Statement and Guidelines encourage local governments to assess how STRA affects long-term housing supply. They also outline important factors for placing these accommodations outside of designated 'Tourism' zones. These considerations include:

- Proximity to tourist amenity and attractions.
- Access to public transport.
- Locations that minimise impacts on the surrounding environment.

The Position Statement also provides for the preparation of a local planning policy to address the following matters:

- Locational criteria.
- Car parking.
- Waste management.
- Preparation and approval of a management plan.
- Managing potential noise and nuisance.
- Time limited approvals (i.e. 12 months in the first instance).

Short-term Rental Accommodation Register

In July 2024, the State Government will be launching a new registration system to improve STRA management. All STRA properties must be registered by 1 January 2025. However, STRA providers have until 1 January 2026, to demonstrate compliance with local planning requirements, to maintain their registration.

Proposed Model Land Uses and Exemptions

Local planning schemes across the State currently lack consistency regarding land uses for both tourist accommodation and STRA. The State Government recently requested industry feedback on proposed changes to Local planning schemes (schemes).

One key change to the schemes involves deleting various land uses such as bed and breakfast, holiday accommodation, holiday house and serviced apartment. Proposed replacements include more overarching definitions like hosted STRA, unhosted STRA, tourist complex and visitor accommodation.

In addition, proposed changes suggest exempting hosted STRA from needing development approval and allowing unhosted STRA to be exempt from requiring development approval for up to 90 nights within a 12-month period.

Local governments will need to promptly incorporate these changes into their schemes for consistency. In addition, a concurrent amendment to LPP 19 will be required.

While the State's proposed changes are being developed, it is recommended that Council adopts LPP 19 in the meantime to enable the City to manage STRA.

Current Situation

The City's location near Perth Airport, the Perth CBD, Optus Stadium, and the Swan River makes it a desirable location for both traditional tourist accommodation and STRA. Currently, there are approximately 1,400 hotel rooms along GEH. This number has been compared with Tourism WA's occupancy rates for the City, which indicates there is plenty of tourist accommodation available.

There has been a rise in STRA applications within the City and the following concerns are noted:

- Impacts on the availability of long-term housing stock, in a time of historically low listings and vacancy rates (0.3% for postcode 6104, 0.2% for 6105, and 1% for 6103).

- Residential density outcomes have been compromised, as higher density developments intended to provide more long-term housing options are converted to STRA.

There are instances of developers constructing multiple dwellings and single dwellings specifically to let out for STRA purposes. These dwellings are not used for long-term residential purposes and erodes the intent of the Local Housing Strategy to provide flexible density codes for development of affordable, long-term housing.

- Land use conflict between residential dwellings and STRA.
- Short-term Rental Accommodation is emerging in residential areas lacking tourist amenities and transportation, leading to a disconnect with traditional tourist accommodation on GEH.
- A noticeable increase in planning compliance cases related to STRA. In 2023, the City received 76 planning compliance complaints, with 43 related to STRA. Of these, 86% concerned STRA within grouped and multiple dwelling developments.

The above observations indicate that the City isn't facing a shortage of traditional tourist accommodation, and the key driver for the policy is to safeguard long-term housing. The City needs to carefully manage the impact of STRA in this context of long-term housing. This involves finding a balance between promoting tourism and facilitating the availability of affordable, long-term housing, whilst preserving the City's residential character and overall amenity.

Report

Draft LPP 19 aims to guide the appropriate location and management of STRA, while protecting long-term housing options and preserving residential character and amenity. Draft LPP 19 provides clarity to STRA operators regarding their development requirements and assists Officers in assessing STRA proposals.

The City received a total of 33 submissions on draft LPP 19. Key aspects of LPP 19 and recommended changes in response to these submissions are detailed below.

Safeguarding Long-Term Housing

Draft LPP 19 aims to protect the supply of long-term housing amidst growing concerns about the impact of STRA on the availability and affordability of residential dwellings.

Many submissions in response to the City's advertising of the draft LPP 19 highlighted WA's rental crisis, emphasising the need to prioritise long-term rentals due to significant housing shortages. Submissions suggested restricting short-term accommodation to hotels, motels, and caravan parks. Conversely, one submission considered that STRA represents a minor fraction of Perth's housing market in Perth, suggesting a minimal impact on the supply of long-term housing.

Considering the current low vacancy rates for residential properties in the City, utilising dwellings for STRA may divert housing stock from being available to long-term tenants, and further decrease the supply of residential dwellings.

The City cannot prevent operators seeking approval for STRA land uses, and applications must be considered and assessed according to the relevant planning framework. Therefore, it is important to establish a planning framework to guide the assessment and suitability of such applications.

Officers acknowledge the concerns raised in the submissions and advise that the existing objectives in the LPP 19 sufficiently address these concerns.

Appropriate Locations for Short-term Rental Accommodation

Draft LPP 19 originally contained a map identifying where STRA could be considered. These properties were selected due to their proximity to GEH, public transport, and other tourist accommodation. Whilst draft LPP 19 was not advertised with this map, an objective guiding the appropriate location of STRA was included.

Feedback from submissions suggested focusing STRA along GEH is appropriate due to its accessibility and compatibility with existing accommodations. Submissions also suggested locating STRA close to Perth Airport, Perth CBD, public transport, and amenities.

One submission opposed locational restrictions and considered that this would limit economic benefits for local businesses such as cafes. However, allowing STRA without locational restrictions does not necessarily result in increased benefits for local café businesses as compared with patronage from long-term residents in the area.

In light of feedback from the submissions, it is considered appropriate to modify the existing LPP 19 objective to specifically mention GEH, to facilitate STRA being located close to existing tourist accommodation along the highway and ensure ease of visitor access via public transport. Modifying the objective would also provide for STRA near transport links to key destinations like the airport, Perth CBD, Optus Stadium and the Swan River. In addition, it is

proposed the objective be amended to replace public transport 'routes' with 'stops' to align with State Government terminology.

The amended LPP 19 objective is as follows:

- b) "Ensure STRA is appropriate for its location by being located near other short-term accommodation and tourist accommodation uses (such as hotels and motels along Great Eastern Highway) and accessible for visitors by being near high frequency public transport stops."

A new provision for LPP 19 is also proposed, which is consistent with the above objective and submission feedback received. This provision states that STRA sites should be within 400 meters of a high frequency public transport stop along GEH and an existing tourist accommodation use.

The revised objective and new provision provide a balanced approach to guide the appropriate location of STRA uses without the need for a map highlighting specific properties. This assists in the need to protect and preserve long-term housing options.

Mitigating Amenity Impacts

Draft LPP 19 includes the following requirements to mitigate amenity impacts:

- A management plan addressing anti-social behaviour, stay durations, occupancy limits, guest procedures, parking management, and complaints handling.
- A code of conduct addressing expected guest behaviour, quiet periods, noise compliance, check-in/out procedures, pet management, parking rules, waste management, use of common property, strata by-laws (if applicable), emergency contacts, and consequences for breaching the code.

Residents of detached dwellings expressed concerns about STRA, such as antisocial behavior, security and uncertainty about strangers' intentions in the area.

Apartment residents shared these concerns and added issues about the adequacy of management plans, vandalism, overuse of common areas, safety, excessive noise, parking, rubbish, and late-night check-ins. Apartment owners were also worried about the lack of STRA management by operators, which amongst other things, forced long-term residents to assist STRA guests with access and information about the complex.

The management plan and code of conduct in draft LPP 19 are considered adequate in mitigating the amenity concerns raised in the submissions. It is

also noted that draft LPP 19 also contains parking standards for STRA proposals.

To further mitigate amenity impacts, draft LPP 19 is proposed to be amended to clarify:

- The maximum number of people who can stay at a property (six guests or one family to a maximum of two people per bedroom).
- Quiet time periods of between 10.00pm – 7.00am.
- Management for lots that have two or more STRA land uses. A provision has been added to LPP 19 to require on-site management personnel or operators to demonstrate modern technology for access control and monitoring for lots with two or more proposed STRA land uses.

These changes aim to further mitigate any amenity impacts associated with STRA and ensure activities do not negatively impact residential amenity.

Instances in which Short-term Rental Accommodation would not be supported.

Draft LPP 19 originally specified that STRA would not be supported in the following instances:

- a. Within an ad hoc manner in multiple dwelling complexes;
- b. Within grouped dwellings on lots smaller than 350m²; and
- c. On flexible residential density coded sites which have developed above the base code.

Council resolved to remove point (a) and (b) before advertising the draft LPP 19.

Residents in apartment complexes submitted concerns about the conflict between STRA and long-term residential communities, highlighting the different behavior patterns of holiday guests and permanent tenants. Two submissions specifically mentioned that STRA negatively impacted their sleep when nearby apartments were used for STRA.

These potential conflicts are more significant when properties are close to each other, such as in apartment complexes, grouped dwellings, and smaller lots (under 350m²). This is evident from the planning compliance cases the City received regarding STRA. In 2023, the City received 76 planning compliance complaints, with 43 related to STRA. Of these, 86% concerned grouped and multiple dwellings.

In light of the statistics and feedback from submissions, it is considered necessary to reintroduce points (a) and (b) into LPP 19. In the absence of a map defining the areas where STRA may be acceptable, it is necessary to amend the LPP 19 by adding a new point (d), which prohibits STRA within the Residential and Stables zone. This addresses potential land use conflicts between STRA and the 'Residential and Stables' zone.

Changes to the State's planning framework proposes removal of the Holiday Accommodation definition which excludes the use of multiple dwellings where more than one unit on a lot is used for STRA purposes. This would allow numerous multiple dwellings within a complex to operate as STRA. Therefore, it is important that the City has a suitable planning framework in place to clarify that ad hoc STRA units in multiple dwelling complexes are not appropriate.

Overall, these provisions aim to address land use conflicts and reduce the impact of STRA on long-term residents.

General Changes

Host/Keeper Definition

The definition has been amended to clarify that the host/keeper cannot be on a different land parcel or residing in a different unit. The updated definition reads as follows:

“Means a person who permanently resides at the dwelling and is responsible for its upkeep and management of the accommodation. The host/keeper cannot reside on a different land parcel or in a different unit.”

Strata Approval

Local Planning Policy No. 19 has been modified to clarify when Strata approval is required. The revised provision now reads:

“For STRA proposals, the signature from all lot owners who own an undivided share of the Common Property in accordance with the Strata Titles Act 1985 is needed.”

Conclusion

The State Government's STRA Register came into effect on 1 July 2024, requiring evidence of planning approval or how they have met local government planning requirements. This situation highlights the need for an effective

planning framework to assess these applications and protect long-term housing, emphasising the importance of advancing LPP 19.

Financial implications

There are no financial implications evident at this time.

Environmental implications

There are no environmental implications associated with this report.

Social implications

The draft LPP 19 aims to ensure that STRA uses are located and managed appropriately to protect the supply and amenity of long-term residential accommodation.

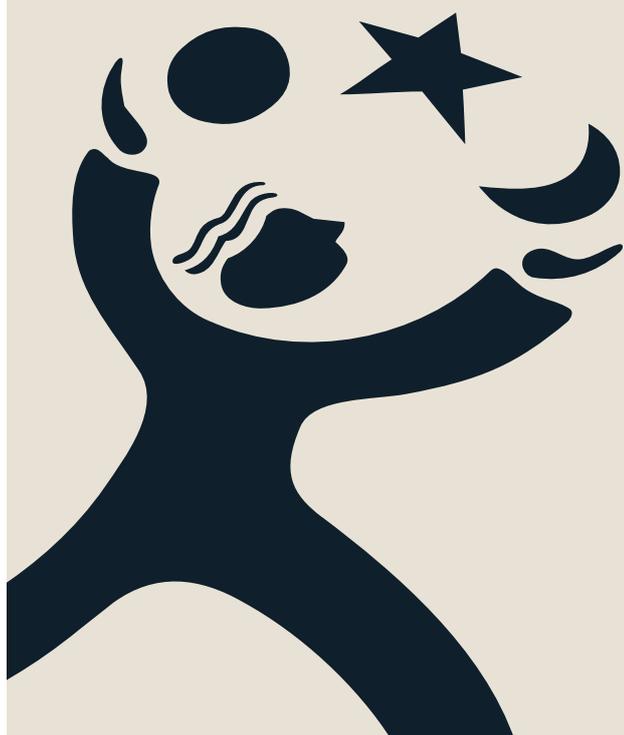
Attachment details

Attachment No and title	
1.	Local Planning Policy 19 Short term Rental Accommodation [12.1.1 - 10 pages]
2.	CONFIDENTIAL REDACTED - Schedule of Submissions (Confidential Matter in Accordance with <i>Local Government Act 1995 (WA)</i> Section 5.23(2)(b)) [12.1.2 - 15 pages]
3.	Schedule of Submissions - Public [12.1.3 - 14 pages]
4.	Extract Land Use Definitions and Zoning Table [12.1.4 - 1 page]



Local Planning Policy No. 19

Short-term Rental
Accommodation



Publication date: 18/03/24

Local Planning Policy No. 19

Pursuant to Schedule 2, Part 2, Clause 4 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015.

1. Policy basis

The City of Belmont is an appealing location for short-term rental accommodation (STRA) uses due to its proximity to Perth Airport, the Perth CBD, Optus Stadium and the Swan River. Therefore, there is a need to ensure STRA uses are located and managed appropriately to protect the supply and amenity of long-term residential accommodation.

This Local Planning Policy contains the standards and objectives in which the City will assess applications for STRA.

2. Policy application

This Policy applies to development applications for STRA and Serviced Apartments.

STRA is the collective name given to holiday homes, units or apartments offered for short-term letting, often through an online booking platform or management agent.

STRA is either hosted (where a host is present) or unhosted (where guests have exclusive use of an entire house, unit or apartment). Commonly, they can be:

- a) a family holiday home, periodically offered as a short-term rental;
- b) a property purchased for the sole intent of operating a short-term rental operation; and
- c) spare bedrooms and areas within a home, offered to let on a short-term basis.

The land use definitions for the various forms of STRA and classification table is outlined in Section **Error! Reference source not found..**

3. Policy exclusions

This Policy is not intended to apply to the following forms of traditional tourist accommodation and other forms of temporary accommodation that are subject to alternative guidance or legislation:

- Hotels and motels;
- Caravan parks (inclusive of chalets and cabins associated with this use);
- Tourist development;
- Lodging house and Boarding house;
- House swapping and house sitting;
- Personal use of a holiday home or the sharing of a holiday home with the owner's family and friends;
- Student exchange accommodation;
- Workforce accommodation; and
- Residential parks, park home parks, lifestyle villages.

4. Policy objectives

The objectives of this Policy are to:

- a) Provide guidance and standards for operators seeking to establish and operate STRA.
- b) Ensure STRA is appropriate for its location by being located near other short-term accommodation and tourist accommodation uses (such as hotels and motels along Great Eastern Highway) and accessible for visitors by being near high frequency public transport stop routes.
- c) Ensure STRA does not adversely impact on the character and amenity of the surrounding residential area or nearby residents.
- d) Safeguard the primary purpose of residential areas in providing residential dwellings which are affordable and available on a long-term basis.
- e) Ensure dwellings located within the flexible density coded areas which have been developed above the base density coding are providing long-term and affordable residential accommodation.

5. Terms used

Guest	A person who is accommodated within a short-term accommodation on a temporary basis for a fee but is not subject to a Residential Tenancy Agreement.
Host / Keeper	Means a person who permanently resides at the dwelling and is responsible for its upkeep and management of the accommodation. <u>The host/keeper cannot reside on a different land parcel or in a different unit.</u>
Anti-Social Behaviour	Means actions and behaviours that threaten the amenity of the locality, and includes but is not limited to swearing, shouting, abusive, threatening behaviour, raised voices, parties and loud music.
Strata Company	A body corporate constituted under section 32 of the Strata Titles Act 1985 whether for a strata scheme or a survey-strata scheme.

6. Accompanying information

Pursuant to Clause 63(1)(d) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, an application for development approval for any STRA use is to include the submission of a detailed Management Plan and Code of Conduct that addresses, but is not limited to, the following matters:

6.1. Management plan

The Management Plan is to address, but is not limited to, the following:

- Control of anti-social behaviour and the potential conflict between guests and permanent residents of the area;
- Minimum and maximum lengths of stay;
- Maximum occupancy limit, six guests or one family to a maximum of two people per bedroom;
- Guest arrival and departure procedures;
- Car parking management;
- Complaints management and after-hours complaints procedure including:
 - Nature of complaint
 - Date and time of complaint
 - Complainant
 - Description of how complaint was addressed and whether feedback was provided to complainant.
- The provision of a contact telephone number of the accommodation owner and operator to neighbouring properties for business-hours and after-hours complaints; and
- Explanation of how guests are informed of the Code of Conduct prior to and on arrival.

6.2. Code of conduct

The Code of Conduct is to address, but is not limited to, the following matters:

- The expected behaviour of guests.
- Periods of 'quiet time', including between 10pm to 7am;
- ~~noting that parties~~ Parties are not permitted;
- Reasonable noise expectations (in compliance with the *Environmental Protection (Noise) Regulations 1997*);
- Details regarding guest check-in and check-out procedures;
- Expected control and maintenance of pets (if permitted at the property);
- Details of any car parking restrictions applicable to the area, and clarification on:
 - the maximum number of vehicles that can park on a property; and
 - that parking on surrounding properties and within the street and verge area is not permitted;
- Details regarding waste management which specifies the expectations on guests about general rubbish and bin collection;

- Rules and maintenance relating to the use of all common property and common facilities (if applicable);
- Information on relevant strata by-laws (if applicable);
- Emergency contact information;
- Contact details of emergency services, the City’s Rangers Department and the Belmont Community Watch; and
- Implications of breaching the code of conduct.

The Code of Conduct shall be provided in the form of an information booklet for guests at the accommodation, and online prior to arrival.

6.3. Complaint register

A complaints register should accompany any application proposing to amend or extend an existing approval.

6.4. Strata approval

For STRA proposals, the signature from all lot owners who own an undivided share of the Common Property in accordance with the Strata Titles Act 1985 is needed.

~~If a landowner requires approval under the Strata Titles Act 1985, approval from any relevant Strata company or other Strata Lot owners shall accompany any application for development approval.~~

7. Land use definitions and classification table

The City’s Local Planning Scheme No. 15 (LPS 15) contains the following general definition for short-term accommodation:

“Means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12-month period.”

LPS 15 defines various STRA land uses and outlines the associated permissibility as per the Zoning Table. If a defined land use is not contained within the Zoning Table, it will be treated as a ‘Use Not Listed’ and advertised accordingly.

The types of STRA that are subject to this policy are defined as follows:

Land use	LPS 15 definition	Characteristics and application
Short-stay accommodation	Means the accommodation of short stay guests providing on site facilities for the convenience of guests and, management of the development, where occupation by any person is limited to a maximum of three months in any 12-month period and excludes any other use falling within a use class specifically defined in this scheme.	This use shall apply where only a singular dwelling in a Grouped or Multiple Dwelling development is proposed for STRA.
Bed and breakfast	Means a dwelling –	This must be hosted accommodation, with the host of

	<p>(a) Used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and</p> <p>(b) containing not more than 2 guest bedrooms.</p>	<p>the accommodation residing at the premises at all times while the Bed and Breakfast is in operation. There should be access to a separate bathroom provided for guests, as well as access to a dining area and laundry facilities.</p> <p>This use may occur within a single house, grouped dwelling or multiple dwelling.</p>
Holiday accommodation	Means two or more dwellings on one lot used to provide short-stay accommodation for persons other than the owner of the lot.	Applies to Grouped Dwelling and Multiple Dwelling developments where two or more dwellings are proposed to be used for short-term accommodation.
Holiday house	Means a single dwelling on one lot used to provide short-stay accommodation but does not include a bed and breakfast.	This use shall apply to Single House developments, where the whole house is proposed to be used for the purposes of short-term accommodation.
Serviced apartments	<p>Means a group of units or apartments providing –</p> <p>(a) self-contained short stay accommodation for guests; and</p> <p>(b) any associated reception or recreational facilities.</p>	<p>Applications for serviced apartments shall include either an associated reception or recreational facilities as per the below:</p> <p><u>Reception</u></p> <p>An entrance, foyer or lobby, with a reception desk which shall be attended by staff.</p> <p><u>Recreational Facilities</u></p> <p>Amenities such as a sporting court, health studio, gym, pool, sauna, playground or games room.</p>

8. Assessment criteria

STRA and Serviced Apartments will generally only be supported where the following criteria (Section 8.1 to 8.5) are met:

8.1. Location

- Within 400 metres of a high frequency public transport stop located on Great Eastern Highway and an existing tourist accommodation use (i.e. hotel).

8.21. Car parking

Car parking must be provided in accordance with the below minimum standards:

Dwelling type	Location A	Location B
1 bedroom dwelling	1 bay per dwelling	1 bay per dwelling
2+ bedroom dwellings	1 bay per dwelling	2 bays per dwelling

* Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop of a high-frequency route or within the defined boundaries of an activity centre. Location B: Not within Location A.

- All car parking associated with the use must be wholly contained on the subject site.
- Strata and community title developments must not rely on the use of visitor car parking bays.
- A Transport Impact Statement or Assessment will be required in support of proposals in the instances outlined in the Department of Planning, Lands and Heritage Transport Impact Assessment Guidelines.

8.32. Amenity

- The City will evaluate the potential amenity impacts of each STRA proposal, considering their individual circumstances and the specific local context.
- STRA proposals that detrimentally impact the surrounding locality's amenity will not be supported.
- The evaluation of a proposal will focus on the inherent suitability of each proposed use, as presented in the application, with specific attention to its details and how it impacts amenity of the locality. Conditions of approval should not be used to support proposals that are inherently unsuitable.
- In reviewing STRA proposals, the City will assess proposed management measures to consider if they are reasonable, enforceable, and effective in maintaining amenity.
- STRA proposals must, at a minimum, demonstrate compliance with the Environmental Protection (Noise) Regulations 1997. However, compliance does not automatically translate into acceptable noise impacts from a planning amenity perspective. The City will consider factors such as arrival times, use of outdoor areas, proximity to adjoining dwellings, and other relevant aspects.

8.4. Strata developments

- [For lots that have 2 or more proposed STRA land uses, there will be the requirement to have appointed on-site personnel, or demonstrate modern technology will be used, for access control and monitoring.](#)

8.53. Instances in which STRA will not be supported

[Applications for STRA will not be supported in the following instances:](#)

- ~~[STRA applications will not be supported in locations outside of the area identified in part 8.1 of this Policy.](#)~~
- a) [Applications within multiple dwelling complexes proposing ad hoc STRA uses will not be supported. Instead, applications should seek to change the use of entire floors to ensure separation of uses within a building.](#)
- b) [STRA applications will not be supported where associated with a grouped dwelling which has a lot size of less than 350m².](#)
- c) [STRA will not be supported on flexible residential density coded sites which have been developed above the base density code.](#)
- d) [In the 'Residential and Stables' zone.](#)

DRAFT

9. Development approval

9.1. Approval period

If approved, the City will issue a time-limited approval of up to 12 months in the first instance. This approval will be of no further effect unless the City resolves to grant approval to a new development application, amends the original approval to delete the condition(s) limiting the time of approval or extends the terms of the approval under Clause 77 of the Deemed Provisions.

Where the Local Government is satisfied the STRA has been appropriately managed, an approval of the renewal application for a period of up to three years may be granted. In determining this, the City would have regard to the performance of the accommodation over the previous period, and if not satisfactory, the application may not be supported.

9.2. Conditions

In approving an application for development approval, the City may impose conditions including, but not limited to the following:

- There shall be no more than six short-stay guests or one family residing at the property at any one time to a maximum of two people per room.
- The whole property is to be rented as one booking only. No bedrooms or other areas of the house are to be rented on an individual basis.
- Prior to commencement of the use, the landowner shall implement the approved Management Plan (as well as any subsequently update and approved versions of the Management Plan) to the satisfaction of the City.
- The STRA operator shall supply the emergency contact details of the management agent or owner to address complaints from surrounding residents that require urgent attention.
- The landowner shall maintain a complaint register and outline the measures taken to address any complaints.
- The minimum length of stay.

9.3. Other approvals

This policy does not exempt STRA from the requirement to obtaining any other necessary approvals, including, but not limited to building or health approvals.

Governance references

Statutory compliance	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Local Planning Scheme No. 15
Industry compliance	
Organisational compliance	
Process links	

Local planning policy administration

Directorate	Officer title	Contact
Development and Communities	Manager Planning Services	9477 7222

Document date	Review Cycle	Next due
	Triennial	

Version	Decision to advertise	Decision to adopt	Synopsis

Submission No.	Summary of Submission	Officer comment
1.	<p>1. Supports the draft Policy.</p> <p>2. Opposes unnecessary restrictions concerning noise, time of guest arrival, and the requirement for the presence of the operator or owner when guests arrive.</p> <p>Considers modern technology makes it easy for guests to use a facility without making noise and therefore the time of arrival should not be restricted.</p> <p>3. Considers claims that short-term rental accommodation will disturb residents are not based on facts. Considers if disturbances do occur, licenses can be revoked or suspended as necessary.</p> <p>4. Raises concerns regarding too many regulations being in place and these can be difficult for people to follow and implement.</p>	<p>1. Noted.</p> <p>2. The draft Policy does not stipulate specific guest departure and arrival times. However, to protect the amenity of surrounding residents, the draft Policy requires proposals to demonstrate compliance with the <i>Environmental Protection (Noise) Regulations 1997</i>. In addition, a Code of Conduct and Management Plan must be submitted with proposals to address matters such as noise management and details regarding guest check-in and check-out procedures. These measures are considered necessary to mitigate the impacts on the neighbouring properties from short-term rental accommodation Guests.</p> <p>3. In 2023 the City received 76 planning compliance complaints, of which 43 were complaints about Short Term Rental Accommodation. Whilst the City can take planning compliance action if conditions of a planning approval are being contravened, the City cannot revoke a planning approval once it has been granted.</p> <p>4. This Policy aims to provide guidance and standards for operators seeking to establish and operate short-term rental accommodation. It is considered the Policy strikes a balance between supporting Short-term rental accommodation uses in appropriate locations whilst ensuring that there are appropriate provisions and procedures in place to protect the amenity of surrounding residents.</p>
2.	<p>1. Opposes the concentration of short-term rental accommodation within Rivervale area as it is a family suburb which sustains a small catholic school in the area.</p> <p>Preference to spreading short-term rental accommodation throughout the entire City, noting it needs to be situated near necessary amenities and transportation options.</p>	<p>1. Noted. Please refer to the 'Appropriate locations for short-term rental accommodation' section of the report for further information.</p>
3.	<p>1. Notes being a resident and owner of an apartment complex. Raises concerns about the effect of Short Term Accommodation on this complex.</p> <p>2. Notes there being issues such as antisocial behaviour, noise disturbances, parking shortages, and litter problems stemming from current short-term rental accommodation within the complex.</p> <p>3. Outlines that owners operating short term accommodation have no regard for other residents. Outlines instances where onsite Council of Owners are called upon to act as 'managers' because the guests act as if the complex is a hotel.</p> <p>4. Notes that the complex is intended for residential use with amenities like a restaurant and pool.</p>	<p>1. Noted.</p> <p>2. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>3. Noted. Please refer to the 'Mitigating Amenity Impacts' and 'Instances in which short-term rental accommodation would not be supported' sections of the report.</p> <p>4. Noted.</p>
4.	<p>1. Queries whether there will be designated areas, for example within 10km of the airport or within 7km of the City of Perth to minimise disruption in residential neighbourhoods.</p> <p>2. Notes specific amenity issues that arise in strata complexes due to short-term rental accommodation, such as late-night check-ins, noise disturbances, increased garbage, and logistical challenges with heavy luggage.</p> <p>3. Suggests that the three-year approval period may be too long after the initial one year is complete.</p>	<p>1. Noted. Please refer to the 'Appropriate locations for short-term rental accommodation' section of the report for further information.</p> <p>2. Noted. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>3. In the first instance, an approval of 12 months will be granted. After the 12 months has lapsed, the application can then be renewal for a period of up to three years. This extension will be based on the performance of the accommodation over the previous period. This timeframe is consistent with that contained within the State's Position Statement – Planning for Tourism and Short-term Rental Accommodation.</p>
5.	<p>1. Considers that Ascot Waters should be maintained as a residential area. Considers the area used to be quiet, however is now a noisy racetrack.</p> <p>2. Notes there was a printed note provided by the Agent as to what was acceptable within Ascot Waters. As an example, trailers and caravans couldn't be parked on the street.</p> <p>3. Notes being aware of rentals in the street and people coming and going in quick succession.</p> <p>4. Embraces diversity, however notes that shared values are vital. Considers that it is credible Council has proposed rules regarding behaviour and expectations. However, is concerns anti-social behaviour will occur which is a deterrent for supporting short term accommodation.</p>	<p>1. Noted. Officers are recommending that short-term rental accommodation generally only be supported where it meets a range of criteria. One of which is these being located within 400m of a high frequency public transport stop located along Great Eastern Highway and an existing tourist accommodation use (i.e. hotel). The majority of Ascot Waters is located outside of this area.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Noted. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>5. Noted.</p>

	<p>5. Suggests community is made from long-term residents and hopes this resonates with some on Council.</p>	
6.	<p>1. Outlines being against short term rental accommodation.</p> <p>2. Highlights currently living in an apartment complex. Notes that the Policy would allow for short term rental accommodation in the building.</p> <p>3. Notes the strata board has worked hard to maintain security measures to ensure the safety of residents.</p> <p>4. Concerned about allowing strangers to be constantly coming and going into their building, who may not abide or respect the established rules that keep residents safe.</p>	<p>1. Noted.</p> <p>2. In order for short-term rental accommodation to be considered it would need to comply with the relevant Policy provisions.</p> <p>3. Noted.</p> <p>4. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p>
7.	<p>1. Outlines being an owner of a unit within an apartment complex.</p> <p>2. Outlines that the original development at the property was to provide short-term rental accommodation options within the City of Belmont.</p> <p>Notes that in 2019 the operator of the serviced apartments collapsed and the City approved a change of use application. Notes supporting this application due to being of the understanding that owners could use their apartments as short-term rental accommodation or as owner occupiers.</p> <p>Explains that they have owned their apartment for 11 years without experiencing issues with short-term rental accommodation tenants or receiving any complaints. Outlines their vested interest in maintaining the complex's amenity for all residents.</p> <p>3. Considers the complex's design complies with the City's policy objectives regarding short-term rental accommodation.</p> <p>Considers their complex being in proximity to Great Eastern Highway, Swan River, airport, and Perth CBD as factors supporting the suitability of short-term rental accommodation within the complex.</p> <p>4. Considers that there are a small group of owner occupiers in the building who have made substantiated negative claims about short term rentals.</p> <p>5. Notes the Strata Company has not taken a negative stance against short-term rental accommodation within the complex.</p> <p>6. Supports the owners of the complex operating short term rental accommodation.</p>	<p>1. Noted.</p> <p>2. It is noted that the units at this complex were originally approved as 'Serviced Apartments'. In 2019 a change of use application was approved which resulted in all bar one unit to be approved for residential land use. Currently only one unit has approval to operate as a Serviced Apartment. A Development Application would need to be submitted to the City for consideration for other units on the property to be used for short-term rental accommodation.</p> <p>3. In order for short-term rental accommodation to be considered it would need to comply with the relevant Policy provisions.</p> <p>4. Noted.</p> <p>5. Noted.</p> <p>6. Noted.</p>
8.	<p>1. Queries why we need to have short-term rental accommodation.</p> <p>2. Notes that there are many families looking for long term accommodation who are unable to find anything.</p> <p>3. Opposes short-term rental accommodation as they view them as driven by financial greed.</p>	<p>1. Various short-term rental accommodation land uses are contained within the Planning and Development (local Planning Schemes) Regulations 2015 and the City's Local Planning Scheme. This allows operators to apply to operate these uses and the City must consider and determine these applications in accordance with the relevant planning framework.</p> <p>Therefore, it is important to have an appropriate planning framework in place to guide the assessment and appropriateness of such applications.</p> <p>2. Noted. Please refer to the 'Safeguarding Long-Term Housing' section of the report.</p> <p>3. Noted.</p>
9.	<p>1. Opposes the Policy due to considering that short-term rental accommodation will lead to increased antisocial and criminal behaviour in the neighbourhood.</p> <p>Notes they want the community to remain as elderly and family-friendly, advocating for a safe environment free from disruptive behaviour associated with short-term rental accommodation.</p>	<p>1. Noted. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>2. Please refer to the 'Mitigating Amenity Impacts' section of the report. Emergency services respond to matters within their jurisdiction accordingly.</p>

	<p>2. Concerned about the ability of police and security personnel to intervene effectively in civil matters related to short-term rental accommodation.</p>	
10.	<p>1. Opposes short-term rentals, including B&Bs, AirBNB, and rentals for three months. Suggests that short-term rentals should be limited to hotels, motels and caravan parks.</p> <p>2. Notes personal experience with issues from short-term renters in their complex, including noise, messiness, and reliance on residents for assistance.</p> <p>3. Notes that owners within the complex are defining the City's ruling as stands at the moment. Outlines instances where a three month renter had to be evicted and the police had to be called. Notes that the residents have had enough.</p> <p>4. Notes there is a rental crisis in WA and there is people in need of long-term rentals.</p>	<p>1. Noted. Various short-term rental accommodation land uses are contained within the Planning and Development (local Planning Schemes) Regulations 2015 and the City's Local Planning Scheme. This allows operators to apply to operate these uses and the City must consider and determine these applications in accordance with the relevant planning framework.</p> <p>2. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>3. Noted. Concerns regarding the operation and validity of short-term rental accommodation can be reported to the City's Planning Department for investigation.</p> <p>4. Noted. Please refer to the 'Safeguarding Long-Term Housing' section of the report.</p>
11.	<p>1. Opposes the Policy due to the inconvenience caused by strangers coming and going at all hours of the day and night.</p> <p>2. Notes the security dilemmas that arise from short-term rentals, including difficulties in determining if renters have ill intentions.</p> <p>3. Notes a personal experience of having strangers hanging around their neighbourhood due to short term rental of a vehicle.</p>	<p>1. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>2. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>3. Noted.</p>
12.	<p>1. Opposes the presence of Airbnb's at their complex.</p> <p>2. Suggests Airbnb's upset the community.</p>	<p>1. Noted.</p> <p>2. Noted.</p>
13.	<p>1. Does not support short term rental accommodation.</p> <p>2. Notes the need for long-term rentals as there is a housing shortage.</p> <p>3. Considers short-term rental accommodation to be a nuisance that disrupts residents.</p>	<p>1. Noted.</p> <p>2. Please refer to the 'Safeguarding long-term housing' section of the report.</p> <p>3. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p>
14.	<p>1. Does not consider that short-term rental accommodation is appropriate through residential communities.</p> <p>2. Considers short-term rental accommodation contributes to the rental crisis and homelessness and is unsettling for neighbours and permanent residents.</p> <p>3. Suggests that short-term rental accommodation would be more appropriate along Great Eastern Highway, where they can be accessed easily and coexist with hotels, motels, and industrial areas. Considers that in these locations, early and late hours, parties and noise complaints would be less of a problem.</p> <p>4. Notes they wouldn't want short-term rental accommodation on their street.</p>	<p>1. Please refer to the 'Appropriate Locations for short-term rental accommodation' and 'Instances in which short-term rental accommodation would not be supported' headings in the report.</p> <p>2. Please refer to the 'Safeguarding long-term housing' and 'Mitigating Amenity Impacts' sections of the report.</p> <p>3. Please refer to the 'Appropriate locations for short-term rental accommodation' section of the report.</p> <p>4. Noted.</p>
15.	<p>1. Emphasises with housing availability as it is, there is need to protect the purpose of residential dwellings and not allow any form of short-term rental accommodation in the City of Belmont.</p>	<p>1. Various short-term rental accommodation land uses are contained within the Planning and Development (local Planning Schemes) Regulations 2015 and the City's Local Planning Scheme. This allows operators to apply to operate these uses and the City must consider and determine these applications in accordance with the relevant planning framework.</p>

	<p>Notes there are many hotels, motels, and serviced apartments already available in the City, there is no need to offer short-term rental accommodation. Suggests the City should resist any attempts by the State Administrative Tribunal (SAT), to approve short-term rental accommodation.</p> <p>2. Notes there are benefits, from the absence of short-term rental accommodation, at Ceresia River Apartments, such as reduced noise, reduced damage, and more compliant occupants who adhere to by-laws.</p>	<p>Please also refer to the 'Safeguarding Long-Term Housing' section of the report.</p> <p>2. Noted.</p>
<p>16.</p>	<p>1. Opposed to any expansion of short term accommodation in their street.</p> <p>2. Considers that in the current economic climate, where people can't get secure and appropriate rental properties, short-term rental accommodation is socially unacceptable.</p> <p>3. Notes being two of only three free-standing dwellings on their road and feel abandoned of any support by Council.</p> <p>4. Notes there are several existing problems in the area, including noise, parking issues, rubbish dumping, antisocial behaviour, theft, and trespassing, without adding more people.</p> <p>5. Considers there is a serious lack of parking with people using their garden and driveway to park which affects access to their property and damages their plants.</p> <p>6. Considers that approving short-term rental accommodation options will only worsen existing issues, regardless of any conditions imposed.</p>	<p>1. Noted.</p> <p>2. Please refer to the 'Safeguarding Long-Term Housing' section of the report.</p> <p>3. The subject properties are located within The Springs Precinct which is subject to separate planning instruments to guide future development.</p> <p>4. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>Instances of theft can be reported to Police.</p> <p>Rubbish and dumping can be reported to the City's Rangers Team to investigate.</p> <p>5. Noted. Parking is assessed against the requirements of the Residential Design Codes, City of Belmont Local Planning Scheme and/or relevant Local Planning Policy. If you are experiencing issues with vehicles parking illegally, this can be reported to the City's Rangers Team to investigate.</p> <p>6. Noted.</p>
<p>17.</p>	<p>1. Considers allowing Airbnb and short-term rental accommodation in their building to have detrimental effect to long term residents.</p> <p>2. Notes they experience noise and antisocial behaviour from short-term tenants, including loud social gatherings, noise, chain smoking, and interactions with drug dealers in the parking lot.</p> <p>3. Requests the Council ban Airbnb and short-term rental accommodation at their complex.</p>	<p>1. Please refer to the 'Mitigating Amenity Impacts' and 'Instances in which short-term rental accommodation would not be supported' headings in the report.</p> <p>2. Please refer to the 'Mitigating Amenity Impacts' heading in the report.</p> <p>3. Various short-term rental accommodation land uses are contained within the Planning and Development (local Planning Schemes) Regulations 2015 and the City's Local Planning Scheme. This allows operators to apply to operate these uses and the City must consider and determine these applications in accordance with the relevant planning framework.</p>
<p>18.</p>	<p>1. Notes that Finbar are WA's leading apartment developer and being active in the City of Belmont.</p> <p>2. Notes the apartment market has in recent years significantly shifted to becoming a majority owner-occupier demographic, with both first home buyers and right-sizers looking for affordable and diverse housing options in amenity locations close to public transport.</p> <p>3. Notes potential issues around short-stay use are amplified in apartment developments due to security awareness, close proximity of residents, plus the shared use of a substantial range of common areas and amenities.</p> <p>4. Notes that amenities can be managed by strata companies to require booking or a deposit paid to ensure responsibility of users can be appropriately apportioned.</p> <p>5. Notes most strata developments do not employ an on-site manager or concierge (or they are only onsite for limited periods) which means management of short-term rental accommodation becomes more problematic for other residents.</p> <p>6. Notes access to a development is highly problematic with short-term rental accommodation operators using key boxes on common property without authorisation.</p> <p>7. Suggests that the proposed LPP No 19 include a requirement for short-term rental accommodation apartment DAs that a short stay use for a single apartment can only occur if:</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Please refer to the 'Mitigating Amenity Impacts' and 'Instances in which short-term rental accommodation would not be supported' headings in the report.</p> <p>4. Noted.</p> <p>5. Please refer to the 'Mitigating Amenity Impacts' section in the report.</p> <p>6. Noted. Any development approval issued by the City does not void the need for operators to seek independent approval from their Strata Manager/Body Corporate for any changes to the use or development of their unit or common areas. In addition, the draft Policy outlines the need for the Strata company or Strata owners to consent to any development application which relies on the use of common areas.</p> <p>7. a. Noted. Please refer to the 'Mitigating Amenity Impacts' and 'Instances in which short-term rental accommodation would not be supported' sections of the report.</p>

	<ul style="list-style-type: none"> - all apartments accessible from the same lift lobby adopt the same short stay use (City of Perth has this requirement in their relevant policy) or those relevant owners provide their consent - key issue of access to the apartment building needs to be addressed i.e. any approval needs to be predicated on the strata company approving an owner to install a key lock box in a convenient location on the common property (or similar), "check-ins" should occur prior to 10pm and after 7am <p>key issue of access to common areas is addressed i.e. are short term users using some or all of the amenities or not (fobs have the ability to be programmed to access certain areas only)</p> <p>Key issue of after hours access needs to be addressed.</p> <ul style="list-style-type: none"> - An operator has a 24-7 mobile phone contact provided to both the City and the strata company with an undertaking to appropriately address any issue around noise and behaviour concerns, including confirmation of rights for the owner to terminate a short-stay arrangement 	<p>b. Any development approval issued by the City does not void the need for operators to seek independent approval from their Strata Manager/Body Corporate for any changes to the use or development of their unit or common areas. In addition, the draft Policy outlines the need for the Strata company or Strata owners to consent to any development application which relies on the use of common areas.</p> <p>The code of conduct is required to address any rules and maintenance relating to the use of all common property and common facilities (if applicable) and guest arrival and departure procedures.</p> <p>c. The management plan is required to contain a contact number of the accommodation owner and operator which is to be provided to neighbouring properties. The management plan is also required to contain details regarding complaints management and after-hours complaints procedure.</p>
<p>19.</p>	<ol style="list-style-type: none"> 1. Notes they recount being informed by the agent at the time of purchase that they had three options for their unit: lease it to the manager of Burswood Lodge, rent it out privately, or live in it themselves. Outlines later discovering that living in the unit was not legally permitted and leases the unit to Burswood Lodge Motel. 2. Highlights that other units in the complex are already being rented out privately or listed on Airbnb and notes that the motel pay low rent. 	<ol style="list-style-type: none"> 1. At the time of the approval, back in 1981, the site was granted approval for a 'lodging house'. This is interpreted as including, but not being limited to, a 'motel' use of the kind <u>not involving</u> any licence under liquor licencing legislation. A 'motel' also requires the presence of an owner, manager, caretaker or receptionist on the premises for a substantial part of the week. Given this, it is considered that the operation of short-term rental accommodation, would not be within the scope of the approved 'motel' use. If one or several owners were to operate the units in a manner contrary to the approved 'motel' use i.e. as short-term rental accommodation, they would be required to lodge a change of use application. A change of use application would also need to be submitted should an owner wish to reside in one of the units. 2. Concerns regarding the operation or use of particular units can be referred to the City's Planning Compliance Team for investigation.
<p>20.</p>	<ol style="list-style-type: none"> 1. Notes wanting to be allowed to rent out their unit short term, claiming financial benefits and that it would be the final factor in their decision to move. 2. Notes that there are often cars (about 70) parked illegally within the Springs precinct. <p>Notes watching people try to get a park at the Mosque on a Friday.</p> <ol style="list-style-type: none"> 3. Concerned about the potential for short-term renters to contribute to unsocial behaviour such as parties and dropping items from balconies. Considers that the problem will get worse when all the vacant blocks get built on. 4. Suggests that Aloft would be more suitable for people seeking short term accommodation. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. Any concerns regarding the illegal parking of vehicles within this area can be referred to the City's Rangers team for investigation. 3. Please refer to the 'Managing Amenity Impacts' section of the report. 4. Please refer to the 'Safeguarding Long-Term Housing' section in the report.
<p>21.</p>	<ol style="list-style-type: none"> 1. Notes the Australian Hotels Association (AHA) welcomes the WA Government's reforms to regulate short-term rental accommodation, including the mandatory registration scheme. 2. Commends the City in taking steps towards implementing a Local Planning Policy and supports the Policy's objectives as drafted. 3. Considers that the consumer demand of accommodation within this area is adequately met through the 1500+ hotel rooms and serviced apartments currently available within the boundaries, and the significant investment in the pipeline for additional hotels. 4. Notes there are 269 Airbnb's listed in the City, with 167 of those being entire homes or apartments and therefore considered unhosted. <p><u>Clause 2 Policy Application</u></p> <ol style="list-style-type: none"> 5. Notes the application of the policy applies to development applications for short-term rental accommodation and Serviced Apartments. 6. Requests that definition of short-term rental accommodation aligns to the same definition of the legislation that captures residential premises that are let on a short-term basis (incl. Bed 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Please refer to the Background and 'Safeguarding Long-Term Housing' sections of the report. 4. Noted. 5. Noted. 6. The draft Policy has been prepared in line with the State Government Position Statement and Guidelines. The draft Policy does not apply to traditional tourist accommodation such as hotels, motels and caravan parks. 7. The definition of Host/Keeper requires this person to permanently reside at the dwelling. Officers have recommended that this definition be amended to provide additional clarification that the host/keeper cannot be on a different land parcel or in a different unit.

<p>and Breakfast as "hosted accommodation") and does not cover traditional forms of short-term tourist accommodation such as hotels, motels, and caravan parks because these are regulated under other legislation and under land use planning schemes.</p> <p><u>Clause 5 Terms Used</u></p> <p>7. Notes the term host/keeper could be broadly interpreted to allow opportunistic property owners to nominate agents to class themselves as hosts of the accommodation.</p> <p>Considers this could create a loophole where unscrupulous operators misleadingly classify their property as hosted instead of unhosted.</p> <p>Requests consideration be given to strengthening the definition of "host/keeper" to align to the legislation and restrict hosted accommodation to situations where the accommodation provider ordinarily resides on the residential premises during the short-term rental agreement.</p> <p>Notes this host/keeper cannot be on a different parcel of land, or in a different unit as part of a complex.</p> <p><u>Clause 6 Accompanying Information</u></p> <p>8. Welcomes the request for additional information for the development application for any short-term rental accommodation use but wants to confirm if the City will be following the WA Government's request that this comes into effect at the application for use beyond 90 days.</p> <p><u>Clause 6.1 Management Plan</u></p> <p>9. Agrees with the inclusion of the Management Plan requirement in the Policy.</p> <p>10. Requests clarification on the point of minimum and maximum number of days and if this is per stay.</p> <p><u>Additional item for consideration</u></p> <p>11. Notes short-term rental accommodation providers renting out their property should be required to have valid and adequate building, contents and public liability insurance, and proof should be provided to remain compliant.</p> <p>Considers it would be negligent not to enforce public liability insurance as part of the registration to cover accommodation providers if someone is injured or their property damaged on the premises.</p> <p><u>Additional item for consideration</u></p> <p>12. Notes when establishing the minimum requirements for development approval, the following must be identified as the basic safety and evacuation measures that can be reasonably expected of all accommodation in Western Australia, including short-term rental accommodation.</p> <ul style="list-style-type: none"> • Electrical: Electrical wiring and appliances should be checked regularly for safety by a suitably qualified person and that residual current devices (RCDs) are installed. • Evacuation Plan: An emergency evacuation plan must be displayed in each room. • Smoke Alarms: Hardwired 240-volt smoke detectors should be provided in each accommodation room and throughout all areas of the building. Smoke alarms should be interconnected so that when one smoke alarm triggers, all alarms trigger. • Fire extinguishers: To be provided and inspected at least once every six months and serviced at least once every twelve months. Extinguishers to be correctly sign posted, tagged and always in an operational state and location. • Fire blankets: To be provided in kitchen food preparation areas and be inspected and serviced annually. • Emergency Exits: Emergency exits and paths of egress to be unobstructed with exit doors to open outwards and are to be operational using a single downward or pushing action and able to be opened without the use of a key or lock. 	<p>8. We note that the Department of Planning, Lands and Heritage have prepared draft amendments to the Planning and Development (Local Planning Schemes) Regulations 2015 which propose a 90 day exemption period for short-term rental accommodation uses. Should these changes to the Regulations be Gazetted, this means that short-term rental accommodation uses can operate for this period of time without approval. After this period has concluded, the owner/operator will need to apply for development approval.</p> <p>9. Noted.</p> <p>10. An operator is required to provide details in the management plan regarding the minimum and maximum length of stay per guest.</p> <p>11. This is not a planning matter that the City can enforce.</p> <p>12. These are not planning matters that can be enforced. You may wish to advocate the Federal Government and Australian Building Code Board regarding these matters.</p> <p>13. Officers are recommending that the draft Policy be amended to provide further clarification around periods of quiet time. Please refer to the 'Managing Amenity Impacts' section of the report and the draft revised Policy.</p> <p>14. Officers are recommending that the draft Policy be amended to provide further clarification around the maximum number of occupants at a dwelling. Please refer to the 'Managing Amenity Impacts' section of the report and the draft revised Policy.</p> <p>15. Noted.</p> <p>16. Noted.</p> <p>17. The draft Policy proposes to restrict short-term rental accommodation on flexible density coded sites that exceed the base density code. This ensures that residential housing approved under these provisions remains for residential purposes. This aligns with the intended outcome of facilitating increased residential density via flexible density codes.</p> <p>18. Noted.</p>
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	<ul style="list-style-type: none"> • Secondary exits: All windows, doors, balconies, and external stairways are to be fully operational as they may be required as secondary fire exits if dedicated exits cannot be accessed. • Pool and Spa Inspections: All swimming and spa pools that contain water more than 30cm deep must have a compliant barrier to be installed around swimming and spa pools that restricts access to the pool by young children. Other bodies of water such as ponds, lakes and dams should also be considered as hazardous to the safety of children and have appropriate restrictions. These areas should also include depth marking requirements, first aid and rescue equipment, safety signage, pool test requirements and procedures including recording of chemical and water results, and chemical storage and handling requirements. <p>Notes the City should only have the power to grant approval if they adequate insurances in place that are commensurate with the use of the property, along with minimum safety measures.</p> <p><u>6.2 Code of Conduct</u> 13. Supports the Code of Conduct and suggests that the periods of 'quiet time', noting that no parties are permitted has parameters around it to avoid it being open for interpretation.</p> <p>14. Recommends a curfew of 10pm – 6am where the number of people on site at the dwelling should reflect the number of beds available, and number of people disclosed at the time of booking.</p> <p><u>6.3 Complaints Register</u></p> <p>15. Supports the complaints register and particularly that these complaints, if substantial, can amend existing approved properties.</p> <p><u>6.4 Strata Approval</u></p> <p>16. Supports the request for approval from other Strata Lot owners and suggests that Strata has the power to dispute and amend approved accommodation providers should issues arise.</p> <p><u>8.3 Instances in which short-term rental accommodation will not be supported</u> 17. Requests a clearer explanation of what the following sentence means and what it looks like in practice. "short-term rental accommodation will not be supported on flexible residential density coded sites which have been developed above the base density code." 18. Notes, following the WA Government's reform on short-term rental accommodation, the City of Belmont's policy, as drafted, is substantial and commends the City that has worked on getting the policy to this level.</p>	
22.	<p>1. Opposes any changes to the current planning policy applied to their complex.</p> <p>2. Highlights a loss of confidence in the current chair and some members of the body corporate of the strata to effectively manage issues related to anti-social behaviour caused by short-term rental accommodation guests.</p> <p>Considers that the chair is biased towards short term rentals due to using their apartment for short term rental accommodation.</p> <p>3. Notes that the complex has a few more owner residents now than last year which has facilitated a better community and living experience.</p> <p>4. Notes those owners who operate short-term rental accommodation in their apartments are not on site hosts and often live interstate or overseas. Highlights that the site does not have a reception or concierge to manage arrivals and departures, complaints, disruptive or anti-social behaviour and for when people lock themselves out.</p>	<p>1. A change in permissibility of short-term rental accommodation land uses isn't within the scope of this Policy. This Policy will assist the City's when assessing short-term rental accommodation proposals.</p> <p>2. Noted. The City is not involved in strata matters.</p> <p>3. Noted.</p> <p>4. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>5. Noted.</p> <p>6. Please refer to the 'Mitigating Amenity Impacts' and 'Instances in which short-term rental accommodation would not be supported' sections of the report.</p>

	<p>Notes that other residents within the complex have been left with the problem and that many owners of apartments used for short term accommodation were unaware of issues because these had not been passed onto them.</p> <p>5. Notes that the one apartment which has approval to operate short term accommodation is well managed and there has not been any issues arising from it.</p> <p>6. Outlines at one point having apartments used for short term accommodation either side of their unit, across the corridor and above them.</p> <p>Explains various issues experienced due to short-term rentals, including late night arrivals, noise disturbances into the early hours and in common areas, antisocial behaviour around the pool and after pool hours, and stockpiling rubbish. Notes that this makes it difficult for the cleaner to clean all the units as they only come for two hours per day.</p> <p>Notes the impact this has on sleep patterns and considers that the mixed use of the premises doesn't work. Considers that you cant expect people on holiday to behave as if they are not.</p> <p>7. Concerned that changes in planning policy may lead to a resurgence of problems associated with short-term rentals, such as parking issues, refuse problems, safety concerns, and anti-social behaviour. Considers that even with a management plan in place, it wont be fit for purpose and the strata will turn a blind eye to any issues.</p> <p>8. Highlights that many owners are suggesting selling and moving and considers the whole block may become short term rentals which will be problematic for the City of Belmont and police.</p> <p>9. They defend their right to live peacefully in the apartment they have invested in and expresses concern about the impact of policy changes on the community they have worked hard to build.</p> <p>10. They mention efforts to inform other owners about the opportunity to provide feedback on the policy. Hopes that the City gets enough responses to make an informed decision.</p>	<p>7. Please refer to the 'Mitigating Amenity Impacts' and 'Instances in which short-term rental accommodation would not be supported' sections of the report.</p> <p>The City is not involved in strata matters.</p> <p>8. Noted.</p> <p>9. Noted. Currently there are no development provisions in place to guide and manage short-term rental accommodation. The Policy aims to address this to mitigate the impact of short-term rental accommodation.</p> <p>10. Noted. All owners and occupiers in this apartment building were sent a letter inviting them to make a submission on the Policy.</p>
<p>23.</p>	<p>1. Notes being appreciative for the existing planning approval as this has resulted in a reduction of disturbances, arguments, illegal behaviour, and late night parties and music.</p> <p>2. Notes they don't have on-site security or a concierge for their complex.</p> <p>3. Highlights that when short-term rental accommodation guests arrive, there is confusion about parking and they have to contact residents or the restaurant owner for assistance, sometimes at unsociable hours.</p> <p>4. Notes guests are usually unaware of noise restraints and sometimes party to all hours.</p> <p>5. Notes guests are unaware of pool rules and inviting numerous guests.</p> <p>6. Concerned about drug dealers and sex workers operating at the complex without accountability.</p> <p>7. Highlights a preference for long-term tenants with 12-month leases to join the community at their complex.</p> <p>8. Objects allowing any further short-term rental accommodation at their complex.</p>	<p>1. Noted.</p> <p>2. Noted. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>3. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>4. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>5. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>6. Noted. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>7. Noted.</p> <p>8. Noted.</p>
<p>24.</p>	<p>1. Concerned about any approval for short-term rental accommodation in their complex would be contrary to the Policy Objectives stated in the Policy.</p> <p>2. Notes they are concerned with two areas in the policy.</p> <p><u>Policy Objective (c)</u></p> <p>3. Notes policy objective c is for short-term rental accommodation to not adversely impact on the character and amenity of the surrounding residential area or nearby residents.</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Noted.</p> <p>5. Noted. The Policy does not propose any changes to zoning or permissibility of land uses. It is noted that the units at this complex were originally approved as 'Serviced Apartments'. In 2019</p>

<p>4. Notes the complex is a large multi residential building situated on a block of land between the Swan River and the Great Eastern Hwy.</p> <p>5. Outlines that whilst the complex was originally developed to offer serviced apartments to visitors, this situation changed in 2020 when the building was re zoned as "Mixed use". Explains the current residents are a mix of long-term renters and owner occupiers.</p> <p>Notes the land use Holiday Accommodation is not permitted in the Mixed-Use zone under the Local Planning Scheme.</p> <p>6. Notes many investor owners of apartments in the complex took the opportunity to rent their apartments out as short-term rental accommodation.</p> <p>7. Notes they have witnessed many incidents of antisocial behaviour, such as all-night parties and drug dealing.</p> <p>8. Notes complaints were made to the strata company but as the Chair of the Council of Owners was one of the investors running an Airbnb out of their apartment, complaints went largely unresolved.</p> <p>Highlights that short-term rental accommodation operating in their complex were not managed in a meaningful way. The strata company responded that if there is a problem, to contact the police.</p> <p>9. Outlines that at one point 50% of their floor were rented out as Airbnb. Notes during this time that apartments were overflowing with guests and rubbish was piling up in common areas.</p> <p>10. Notes that short-term rental accommodation guests are often on holiday and act in ways that are different to long term tenants would at home. Noting it was common to have late night noise, partying, and rowdiness.</p> <p>11. Thankful that the City pursued a planning compliance case and issued cease and desist notices to offending owners in October 2023. However notes that some owners ignored these notifications and continue to run Airbnb's into 2024.</p> <p>12. Considers investors putting their financial interest above the health, wellbeing, and amenity of the other residents at the complex has made them question whether they care about the residents of Ascot Quays.</p> <p>13. Questions whether investors who profit from short-term rental accommodation would comply with the Policy and conditions the City may impose.</p> <p>Furthermore, questions if investors do get approval, and require a management plan, who would ensure compliance if they don't adhere to it.</p> <p>Highlights the burden placed on other residents to monitor and report antisocial behaviour. Notes that this would impact on amenity of all residents in the building based on past experiences.</p> <p>14. Considers short-term rental accommodation would adversely impact the character and amenity of their building, based on documented evidence, and is counter to policy objective (c).</p> <p><u>Policy Objective (d)</u></p> <p>15. Notes that Policy objective d outlines the primary purpose of residential areas in providing residential dwellings which are affordable and available on a long-term basis should be safeguarded.</p> <p>16. Notes the complex provides one, two and three bedroomed apartments and are currently occupied by a mix of long-term renters and owner occupiers.</p> <p>17. Notes the City took action when short-term rental accommodation's were in breach of planning compliance.</p>	<p>a change of use application was approved which resulted in all bar one unit to be approved for residential land use. Currently only one unit has approval to operate as a Serviced Apartment. A Development Application would need to be submitted to the City for consideration for other units on the property to be used for short-term rental accommodation.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. Noted.</p> <p>9. Noted.</p> <p>10. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>11. Further concerns regarding the operation or use of particular units can be referred to the City's Planning Compliance Team for investigation.</p> <p>12. Noted.</p> <p>13. Noted. Operators are responsible for ensuring compliance with conditions of approval, as well as the code of conduct and management plan. The City's Planning Compliance Officer can investigate any violations.</p> <p>14. Noted.</p> <p>15. Noted.</p> <p>16. Noted.</p> <p>17. Noted.</p> <p>18. Noted</p> <p>19. Noted. That isn't a consideration in the determination of a planning application.</p> <p>20. Noted. Please refer to the 'Safeguarding Long-Term Housing' section of the report.</p> <p>21. Noted.</p>
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	<p>18. Notes short-term rental accommodation activity has largely ceased over the last 6 months with an increase in owner occupiers and long term renters.</p> <p>19. Notes many investor owners still want to operate short-term rental accommodation and will be applying with the City. Outlines that seeking a maximised return isn't an objective of LPP 19 and should be discounted in decision making.</p> <p>20. Considers short-term rental accommodation at their complex would negatively impact the affordability and availability of residential dwellings and be contrary to the Policy Objectives.</p> <p>21. Acknowledges the City's past efforts to address issues related to short-term rental accommodation and have confidence that the City will continue to make the right decision.</p>	
25.	<p>1. Notes they live in an apartment complex where most residents are "Owner Occupiers" or are long-term residents.</p> <p>2. Highlights their apartment is not a commercial building and the property is not in a commercial zone.</p> <p>3. Notes their strata by-laws do not allow the operating, or running, of any type of commercial enterprise from the premises.</p> <p>4. Highlights their property was not built for the purpose of having short-term rental accommodation.</p> <p>5. Notes they have experienced some apartments being rented out on a short term basis.</p> <p>6. Considers that long term residents cannot live side by side with short-term commercial apartment living. Outlines that both enjoy different living styles which causes clashes.</p> <p>7. Considers that short term renters do not treat the property as if it was their own. Considers this results in increased wear and tear on common property, increased strata levies, and building insurance premiums.</p> <p>8. Notes that Real Estate Agents do not provide the short-term tenants with a full "Induction Service", which means that the tenants are not made aware of our "Rules for Apartment Living".</p> <p>Highlights short-term rental accommodation guests are not aware of rules covering security issues, or how to use air keys and swipes to move around the complex, how to enter the building, the intercom system, use of the lifts, fire evacuation rules, pet rules, etc.</p> <p>9. Notes these issues have caused the involvement of authorities, using precious and costly resources that could be used elsewhere.</p> <p>10. Highlights that short-term renters disrupt the tranquil and peaceful environment enjoyed by long-term owner-occupiers.</p> <p>Considers short-term renters seek extreme enjoyment and pleasure, leading to noise and disruption, while long-term residents value tranquillity and peacefulness.</p> <p>11. Suggests that short-term accommodation has its place in society but should be limited to designated locations such as caravan parks, motels, hotels, and lodging houses.</p> <p>12. Considers the parameters of item 7 will be unfair and unjust to current providers of traditional tourist accommodation, as well as changing peaceful long-term residential complexes.</p> <p>13. Notes they are not supportive of a Short-Term Rental Accommodation Policy for their property, even if it was hosted or un-hosted, and limited to 3 months.</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Noted.</p> <p>5. Noted. Concerns regarding the operation or use of particular units can be referred to the City's Planning Compliance Team for investigation.</p> <p>6. Please refer to the 'Managing Amenity Impacts' and 'Instances in which short-term rental accommodation would not be supported' headings of the report.</p> <p>7. Please refer to the 'Managing Amenity Impacts' section of the report.</p> <p>8. The draft Policy contains a provision outlining that the code of conduct is to be provided to guests on arrival and online prior to arrival.</p> <p>9. Noted.</p> <p>10. Please refer to the 'Managing Amenity Impacts' and 'Instances in which short-term rental accommodation would not be supported' headings of the report.</p> <p>11. Please refer to the 'Safeguarding Long-Term Housing' section of the report.</p> <p>12. Section 7 in the Policy demonstrates the existing short stay accommodation types that will fall under the short-term rental accommodation umbrella term.</p> <p>13. Noted.</p>
26.	<p>1. Appreciate the goal of protecting the character and amenity of residential areas and residents, however considers that the draft Policy has shortfalls.</p>	<p>1. Noted.</p> <p>2. Noted.</p>

	<p>2. Notes the benefit of short-term rental accommodation in attracting tourists and temporary guests to the local businesses within the residential areas.</p> <p>3. Highlights Melbourne as an example of small businesses and eateries integrated into residential areas and the acceptance of these urban living benefits not only to local residents but the economy as a whole.</p> <p>Considers that imposing locational restrictions on short-term rental accommodation could limit these economic benefits.</p> <p>4. Considers the perceived benefit of encouraging supply of long-term homes is negated given the small percentage of short stay accommodation as a percentage of the overall housing market.</p> <p>Cites REIWA statistics showing that short-term rental accommodation represents 0.4% of the overall housing market, suggesting that their impact is minimal.</p> <p>5. Outlines that larger homes offer short-term accommodation to multiple guests. Considers in contrast that homes with this many bedrooms are rarely rented to as many tenants, given the reluctance of landlords to lease to large share groups. Considers that the benefit of increasing longer-term housing is offset by the loss of guests to the area.</p> <p>6. Suggests a register that monitors and tracks the number of short-term rental accommodation in suburbs would be beneficial in identifying the impact on any given area.</p> <p>Further suggests that imposing penalties for unlicensed short-term rental accommodations would be more effective in addressing concerns and managing the impact on residential areas, rather than imposing blanket restrictions.</p> <p>7. Considers short-term rental accommodation can provide income for property owners within the Belmont Council area, encouraging them to maintain their properties to a high standard to appeal to guests.</p> <p>8. Considers that homes near the airport offer a much needed residential style accommodation for FIFO workers, providing them with peaceful places to stay away from hotels and lively city areas.</p> <p>Considers rather than banning short-term rental accommodation entirely due to the risk of anti-social behaviour, that a strict zero tolerance policy be implemented to maintain peace within residential areas. Also outlines that a few isolated incidents should not be viewed as the norm for responsibly run accommodation homes.</p> <p>9. Considers short-term rental accommodation also provide accommodation for visiting friends and families of local residents who may wish to stay nearby.</p> <p>10. Notes it would be a shame for Belmont Council to introduce one of the more restrictive policies on short-term rental accommodation, given consideration to the benefits it can bring.</p>	<p>3. Please refer to the 'Appropriate location for short-term rental accommodation' section of the report.</p> <p>4. Please refer to the 'Safeguarding Long-Term Housing' section of the report.</p> <p>5. It is not considered to be the case that all larger homes are being occupied below capacity. As part of development approvals issued, a condition is generally imposed requiring dwellings to be rented out in one booking. In addition, there are maximum occupancy rates proposed to be contained within the draft Policy.</p> <p>6. The State Government are implementing a short-term rental accommodation register.</p> <p>The City of Belmont already has the ability to issue fines in certain instances of non-compliance with the Local Planning Scheme. under the Planning and Development Act 2005</p> <p>In 2023, there were 43 planning compliance cases against short-term rental accommodation land uses in the City of Belmont. This Policy is needed to ensure that short-term rental accommodation is appropriately managed and does not cause amenity impacts on adjacent residential properties.</p> <p>7. Noted.</p> <p>8. The Policy is not aiming to ban short-term rental accommodation. The Policy aims to provide guidance to operators of short-term rental accommodation proposals. The Policy proposes the requirement of management plans and code of conducts to reduce the impacts associated with short-term rental accommodation.</p> <p>9. Noted.</p> <p>10. Noted.</p>
<p>27.</p>	<p>1. Considers short-term rental accommodation proposed in apartment buildings should address the following. Outlines that if the points below are not satisfied, they do not support short-term rental accommodation due to its many social implications.</p> <p>2. Concerned about the housing crisis in Australia and considers that it's hard to justify short-term rental accommodation in a City that has significant hotel accommodation.</p> <p>3. Outlines that rents are very high and investors prioritise exorbitant returns through short-term rental accommodation without contributing to solving the housing crisis.</p> <p>4. Highlights the need for buildings to have facilities for short-term rental accommodation. This includes a manned foyer to handle arrivals, departures, and any issues or antisocial behaviour. As well as proper refuse facilities to manage increased waste. For example, refuse chutes on each floor being a minimum requirement.</p>	<p>1. Noted.</p> <p>2. Please refer to the 'Background' and 'Safeguarding Long-Term Housing' sections of the report.</p> <p>3. Noted.</p> <p>4. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>5. There is a difference in land use for both hosted (bed and breakfast) and unhosted short-term rental accommodation uses. These will be assessed accordingly against the City's Local Planning Scheme and the draft Policy.</p> <p>Please refer to the 'Mitigating Amenity Impacts' section of the report.</p>

	<p>5. Highlights the importance of the property owner living on-site, either in a separate apartment or sharing the apartment with short-term rental accommodation tenants.</p> <p>Notes this was the original Airbnb business model to have shared accommodation, which would alleviate most issues associated with short-term rental accommodation.</p> <p>Considers that this ensures the owner takes responsibility for the tenants and addresses any issues.</p> <p>Notes that these issues should not be left for someone else to deal with typically being some Council of Owners' person or the strata company.</p> <p>6. Considers that the use of an apartment block for both owner occupied/long-term use, and short-term rental accommodation does not work.</p> <p>Highlights that the occupants have fundamentally opposing interests. Such as short-term rental accommodation guests having no interest in the community that is formed by long term occupants, the ensuing mutual respect, care for safety of the property, tidiness of the property and care of the pool area.</p> <p>7. Notes observing behaviours of short-term rental accommodation tenants in their apartment building including vandalism, noise at all hours, increased garbage, parking violations, and disregard for house rules.</p> <p>8. Suggests the introduction of an short-term rental accommodation levy in apartment complexes to be paid by short-term rental accommodation owners. Considers this could be used towards issues previously mentioned, and for general logistics of short-term rental accommodation.</p> <p>9. Notes the zoning of the apartment to be a crucial consideration. Highlights owners bought in to an apartment building based on the current zoning in order to live in a community with similar motives for being on the property.</p> <p>Considers that changes to zoning, even for individual units, should require approval from all owners.</p>	<p>6. Please refer to the 'Mitigating Amenity Impacts' and 'Instances short-term rental accommodation would not be supported' sections of the report.</p> <p>7. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>8. This is a Strata consideration, and not something the City can implement.</p> <p>9. The draft Policy does not propose changes to the zoning or use of land. Applications for short-term rental accommodation will be assessed on their merits against the City's Local Planning Scheme and draft Local Planning Policy. The draft Policy contains reference to the need for the relevant Strata Approvals to be in place.</p>
<p>28.</p>	<p>1. Requests amending policy objective 4B to state that the "short-term rental accommodation precinct shall include, but not limited to, Great Eastern Highway, between Tonkin Highway and Graham Farmer Freeway."</p> <p>2. Requests adding the following additional Policy Objective "Existing grouped or multiple dwelling properties that were council approved for short term accommodation, are permitted to operate as an short-term rental accommodation, as they were purpose built to do so."</p> <p>3. Requests the following provisions be added to clause 6.4 of the Policy relating to Strata Approval: "(b) Strata Approval is not required for existing dwellings that were council approved for short term accommodation, including serviced apartments and units. These were purpose built to accommodate short term stays.</p> <p>(c) To avoid discrimination and in the interests of equity, the following will apply to grouped or multiple dwelling developments. Where one or more Strata Lot owner operates a Council approved short-term rental accommodation, strata approval is not required for remaining Strata Lot owners who seek future approval as an short-term rental accommodation within that same development."</p>	<p>1. Please refer to the 'Appropriate locations for short-term rental accommodation' section of the report.</p> <p>2. The draft Policy does not void any existing and valid development approval. However, short-term rental accommodation approvals have been issued on a temporary basis, and therefore it is the landowners responsibility to re-apply at the appropriate time. In light of the above, it is not necessary or appropriate for the Policy Objective to make reference to this.</p> <p>3. Development approval does not negate the need for proponents to have the necessary Strata approvals in place. Therefore, it is not appropriate for the Policy to be amended to include such wording.</p>
<p>29.</p>	<p>1. Notes that their complex has become nice and quiet without Airbnb's.</p> <p>2. Notes that whilst some quiet people used the Airbnb's, as a whole, Airbnb occupants took advantage of the swimming pool area, partied, made excessive noise and would drink and smoke in the pool area. Outlines that none of these are acceptable to those leading everyday life there.</p> <p>Mentions instances where the police had to be called to address noise complaints caused by Airbnb guests.</p>	<p>1. Noted.</p> <p>2. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>3. Noted.</p> <p>4. Noted.</p>

	<p>3. Considers long-term rentals are a good idea as they tend to take better care of the property, as opposed to Airbnb's of a couple nights.</p> <p>4. Notes their personal preference for all apartments to be occupied on long-term basis and not Airbnb's.</p>	
30.	<p>1. Notes they want to continue short-term rental accommodation.</p>	<p>1. Noted.</p>
31.	<p>1. Suggests there should be a designated short-term rental accommodation precinct, including the Great Eastern Highway strip, between Tonkin Highway and Graham Farmer Freeway.</p> <p>2. Notes that existing approved short term accommodation and/or serviced apartments within multiple dwelling properties should be permitted to operate as an short-term rental accommodation, as they were purpose built to do so.</p> <p>3. Suggests if one strata lot owner operates an approved short term accommodation, then any other strata lot owner in the same complex should also be allowed to operate as a short-term rental accommodation.</p>	<p>1. Please refer to the 'Appropriate locations for short-term rental accommodation' section of the report.</p> <p>2. The draft Policy does not void any existing and valid development approval. However, short-term rental accommodation approvals have been issued on a temporary basis, and therefore it is the landowners responsibility to re-apply at the appropriate time. In light of the above, it is not necessary or appropriate for the Policy Objective to make reference to this.</p> <p>3. Development approval does not negate the need for proponents to have the necessary Strata approvals in place. Therefore, it is not appropriate for the Policy to be amended to include such wording.</p>
32.	<p>1. Notes they do not want to see their apartment building used for short-term rental accommodation.</p> <p>2. Notes they have lived their for 17 years, and it was sold as luxury residential apartments.</p> <p>3. Notes most of the residents are owner occupiers and long term residents.</p> <p>4. Notes the apartments are not commercial buildings and it isn't within a commercial zone. Noting the By-laws do not allow the operating or running or a business or commercial enterprise from the premise.</p> <p>5. Highlights the property was not built for short-term rental arrangements.</p> <p>6. Notes that on the rare occasion when an owner rents out their apartment on a weekly, fortnightly or monthly basis, it often results in damage to the common property. This results in all owners incurring further repair costs in the form of increased levies to all owners, and increased building insurance premiums.</p> <p>Notes this attitude of short term renters result in more breakages, and wear and tear on common property and more costs to all owners.</p> <p>7. Highlights that short-term renters do not treat the property as it is their own, and have little care compared to owner occupiers.</p> <p>8. Notes that Real Estate Agents do not provide the short-term tenants with a full "Induction Service", which means that the tenants are not made aware of our "Rules for Apartment Living".</p> <p>Highlights short-term rental accommodation guests are not aware of rules covering security issues, or how to use air keys and swipes to move around the complex, how to enter the building, the intercom system, use of the lifts, fire evacuation rules, pet rules, etc.</p> <p>9. Notes they are not supportive of a Short-Term Rental Accommodation Policy for their property, even if it was hosted or un-hosted, and limited to 3 months.</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Noted.</p> <p>5. Noted.</p> <p>6. Please refer to the 'Mitigating Amenity Impacts' section of the report.</p> <p>7. Please refer to 'Instances short-term rental accommodation would not be supported' section of the report.</p> <p>8. The draft Policy contains a provision outlining that the code of conduct is to be provided to guests on arrival and online prior to arrival.</p> <p>9. Noted.</p>
33.	<p>1. Notes they are in support of the planning to their property being changed to short term accommodation.</p> <p>2. Highlights it will benefit stakeholders like them but also other renters who are finding it difficult in this time of a housing crisis.</p> <p>3. Notes they want the matter expediated for the benefit of all.</p>	<p>1. At the time of the approval, back in 1981, the site was granted approval for a 'lodging house'. This is interpreted as including, but not being limited to, a 'motel' use of the kind not involving any licence under liquor licencing legislation. A 'motel' also requires the presence of an owner, manager, caretaker or receptionist on the premises for a substantial part of the week. Given this, it is considered that the operation of short-term rental accommodation, would not be within the scope of the approved 'motel' use. If one or several owners were to operate the units in a manner contrary to the approved 'motel' use i.e. as short-term rental accommodation, they would be required to lodge a change of use application. A change of use application would also need to be submitted should an owner wish to reside in one of the units.</p> <p>2. Noted.</p>

		3. Noted.
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LPS 15 Land Use Definitions

Land Use	LPS 15 definition
Short-stay Accommodation	Means the accommodation of short stay guests providing on site facilities for the convenience of guests and, management of the development, where occupation by any person is limited to a maximum of three months in any 12-month period and excludes any other use falling within a use class specifically defined in this scheme.
Bed and Breakfast	Means a dwelling – (a) Used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and (b) containing not more than 2 guest bedrooms.
Holiday Accommodation	Means two or more dwellings on one lot used to provide short-stay accommodation for persons other than the owner of the lot.
Holiday House	Means a single dwelling on one lot used to provide short-stay accommodation but does not include a bed and breakfast.
Serviced Apartments	Means a group of units or apartments providing – (a) self-contained short stay accommodation for guests; and (b) any associated reception or recreational facilities.

Zoning Table

USE CLASSES	Residential	Town Centre	Commercial	Mixed Use	Mixed Business	Industrial	Service Station	Places of Public Assembly	Residential and Stables	Special Development Precinct
Bed and Breakfast	D	X	X	A	X	X	X	X	A	A
Holiday Accommodation	X	X	X	X	X	X	X	X	X	X
Serviced Apartments	D	X	X	D	A	X	X	X	X	D

Note: 'Short-stay Accommodation' and 'Holiday house' are not contained within the Zoning Table and will be treated as a 'Use Not Listed' and advertised accordingly.

12.2 Petition - Community Centre Tennis Courts - Wilson Park

Voting Requirement	:	Simple Majority
Subject Index	:	11/010 - Petition
Location/Property Index	:	Wilson Park, Rivervale
Application Index	:	N/A
Disclosure of any Interest	:	NIL
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Infrastructure Services

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

To consider a petition request for Council to rescind the decision to demolish the tennis courts in the Wilson Park Precinct Zone 2 redevelopment.

Summary and key issues

On 30 April 2024, a petition conforming to the City's petition requirements bearing 38 elector signatures was received. The petition reads as follows:

"We the undersigned electors of the City of Belmont request that Council:

Rescind the decision to demolish the Community Centre Tennis Courts in Wilson Park precinct Zone 2 Plan.

Instead, we would like the existing tennis courts and facilities to be upgraded and integrated into Zone 2 design.

If the Courts cannot be incorporated into Zone 2, then we request that Council include new tennis courts within the Wilson Park precinct for Zone 3 the Community Centre and Gerring."

The petition request for the existing tennis courts to be retained in Zone 2 is not supported by City Officers for the detailed reasons outlined in this report.

The petition request for incorporating tennis courts into Zone 3 can be considered in 2027-28 when concept development is scheduled to commence.

Officer Recommendation

That Council:

1. Receive the petition on behalf of the petitioners regarding the tennis courts in Wilson Park.
2. Direct the Chief Executive Officer to advise the Lead Petitioner that the tennis courts will not be incorporated into the Zone 2 design.
3. Direct the Chief Executive Officer to advise the Lead Petitioner that the tennis courts will be investigated as part of the Zone 3 concept development stage.

Location

The petition refers specifically to Wilson Park, which consists of 3.59ha of passive and recreational parkland located in Rivervale.

The site is bounded by Kooyong Road, Francisco Street, Surrey Road and Campbell Street.

The Wilson Park Precinct Redevelopment project is divided into four zones as per the map below.



Consultation

Extensive public engagement has been undertaken for the development of the Vision Plan (2016-2017) and Wilson Park Precinct Master Plan (2018-2019), which was used as a basis for developing the Zone 2 concept options.

As Wilson Park is a registered place of cultural significance under the *Aboriginal Cultural Heritage Act 2021(WA)*, further engagement was undertaken with the City's Aboriginal Advisory Group and representatives of the Aboriginal community during design development of Zone 2, with findings and recommendations used to inform the final design and documentation.

Following the completion of the Design Development stage, the design Report and Plans were published on the City's Belmont Connect website for public viewing. To date, excluding this petition, no further feedback has been received.

Strategic Community Plan implications

In accordance with the 2020–2040 Strategic Community Plan:

Key Performance Area: People

Outcome: 2. A strong sense of pride, belonging and creativity.

Outcome: 3. People of all ages and abilities feel connected and supported.

Key Performance Area: Place

Outcome: 7. Attractive and welcoming places.

Policy implications

There are no policy implications associated with this report.

Statutory environment

The *City of Belmont Standing Orders Local Law 2017* stipulates:

6.8 Petitions

1. A petition is to:
 - a. be addressed to the Mayor;
 - b. be made by electors of the district;
 - c. state the request on each page of the petition;
 - d. contain the name, address and signature of each elector making the request, and the date each elector signed;
 - e. contain a summary of the reasons for the request; and
 - f. state the name of the person to whom, and an address at which, notice to the petitioners can be given.
2. Upon receiving a petition, the local government is to submit the petition to the relevant employee to be included in his or her deliberations and report on the matter that is the subject of the petition, subject to subsection (3).
3. At any meeting, the Council is not to vote on any matter that is the subject of a petition presented to that meeting, unless:
 - a. the matter is the subject of a report included in the agenda; and
 - b. the Council has considered the issues raised in the petition.

Background

Since 2016, the City has been progressing the revitalisation of the Wilson Park Precinct through a collaborative consultation and design process to establish a new 'front and back yard' for the Rivervale community.

In 2016, the City engaged consultants, Hatch Roberts Day, to develop a 'Place Vision' for the Wilson Park Precinct with the aim of driving a revitalisation of the

precinct through community collaboration and engagement. The study comprised a literature review and place research; case studies and place analysis; and extensive engagement with residents, businesses and landowners.

In 2018 and 2019 master planning was undertaken to gauge local community interests and needs; assess amenity and infrastructure requirements; prepare a holistic precinct masterplan; and identify preliminary cost estimates and staging opportunities. The engagement process included direct engagement with approximately 250 residents and stakeholders and generated over 515 workshop comments.

Throughout the community engagement process, it was identified that a consistent theme of creating a 'Heart' within the precinct could help solve the disconnect between the different spaces that existed within Wilson Park. This led to the creation of Zone 2 within the Masterplan.

In 2020, the City engaged Place Laboratory to undertake a design options report for Zone 2. This study produced a series of technical reports focusing on outcomes and objectives aligned to the Masterplan, a comprehensive review of the City's strategy and planning documentation, preliminary site investigations, benchmarking against similar facilities, preliminary assessment of site services, traffic and parking requirements and an options assessment methodology.

The design options were developed based on the masterplan design produced by the community engagement in 2018-2019, which included an internal visioning workshop, stakeholder one-on-ones, exercise and cultural walk, internal presentations, youth prototype day and the draft masterplan unveiling.

Following completion of the Masterplan, the City completed construction of Zone 1 – Netball Court Upgrades. This stage included a comprehensive upgrade of the existing netball courts and associated infrastructure as well as inclusion of a new multi-use court and tennis half court/hit up wall.

At the 2022 Federal Election, a pre-election commitment was made by the Labor candidate for Swan of \$2m towards the delivery of the Wilson Park Masterplan. Following the success of both Labor forming Government and the Labor candidate winning the seat of Swan, the \$2m was confirmed through a Funding Agreement for Zone 2. In November 2023, the Funding Agreement was executed with the Department of Infrastructure. This Agreement sets out the conditions the City must meet to receive the \$2m funding for the project.

In February 2023, Council appointed design consultants, Ecoscape, to develop the detailed design and documentation ready for Tender.

Report

On 30 April 2024, a petition conforming to the City's petition requirements bearing 38 valid signatures was received.

The petition reads as follows:

"We the undersigned electors of the City of Belmont request that Council:
Rescind the decision to demolish the Community Centre Tennis Courts in the Wilson Park precinct zone 2 Plan.

Instead, we would like the existing tennis courts and facilities upgraded and integrated into Zone 2 design.

If the courts cannot be incorporated into Zone 2, then we request that Council include new tennis courts within the Wilson Park precinct for Zone 3 the Community Centre and Gerring."

To ensure the City meets the Federal Government's Funding Agreement Conditions, the project is required to be 25% complete by February 2025 and 100% completed by August 2026. The Conditions also require the City to deliver the following scope of works:

- Installation of boulder and climbing walls;
- Installation of skate facilities, including a pump track;
- Installation of a central spine path and associated access paths;
- Installation of barbeque and picnic facilities;
- Installation of shade structures;
- Installation of outdoor furniture, including seating and drinking fountains;
- Installation of lighting;
- Planting of trees, planting beds and laws;
- Installation of spectator seating for the netball courts;
- Installation of a performance stage; and
- Allowance for indigenous/cultural public art and interpretive signage.

The design process for Wilson Park Zone 2 commenced in February 2023 and was finalised in June 2023. The Request for Tender is now being prepared for advertising to meet the December 2024 Ordinary Council Meeting deadline. This will ensure the City can commence construction works in early 2025 and meet the Funding Agreement Conditions.

To ensure the City could meet the milestones and scope of works set out in the Agreement Conditions, the City engaged Ecoscape to complete a Feasibility Report as part of the design process. As part of the feasibility report, Ecoscape investigated the option of retaining one tennis court within the design.

The outcome of this report identified that to accommodate a tennis court in Zone 2 would require a significant redesign of the space which would result in less community focused play and amenity. Specifically, it would require the removal of elements such as the skate facilities, pump track or significant reduction of playground, all of which are scope Conditions for the Federal Funding Agreement. These findings were presented to Council at the 30 May 2023 Information Forum.

At the June 2023 Ordinary Council Meeting, an Alternative Motion was put forward regarding the Adoption of the Annual Budget 2023-2024. The Alternative Motion in part read:

“14. Directs the CEO to include the elements of water play and an artificial tennis court as part of the Wilson Park Precinct Redevelopment design, development and documentation and requests that the amended design, development and documentation, including the financial implications be presented to a future meeting of Council for consideration.”

This Alternative Motion was lost, as an Absolute Majority was not reached. If the City was to delay the project milestones, through a full redesign, or fail to deliver the scope of works as outlined in the Agreement through removal of specified elements, there would be a high risk the City would lose the \$2m in Federal Funding for the project and additional funds would be required to cover the shortfall in the project budget.

Following the completion of works for Zone 2, the City will begin project planning for Zone 3 – Community Centre + Gerring Court. While the Masterplan does not identify a tennis court or other associated sporting amenity in this Zone, the City can investigate if it is appropriate to include a tennis court through the concept development stage.

Based on the City’s current project resourcing allocation and prioritisation schedule, Wilson Park Zone 3 concept development is scheduled to commence in the 2027-2028 Financial Year.

Financial implications

There are no financial implications associated with the Officer recommendations of this report. However, if the request of this petition were endorsed by Council, it would have the following implications:

1. A full re-design of the project would be required, including all drawings, tender documents, and specifications. This would result in a variation in the range of \$200,000 – \$300,000.
2. An Annual Budget amendment would be required to cover the costs of this additional design work as this has not been budgeted for in the 2024/2025 Annual Budget.
3. The project would not meet the agreed milestones or scope of works for the Federal Funding Agreement and would require the City to engage with the Federal Government to renegotiate the terms of the Agreement.
4. The Federal Funding Agreement for \$2,000,000 in project funding would be subject to this renegotiation. As this funding was committed as part of the 2022 Federal Election, and with a new Election occurring in 2025, there is a high risk this funding will not be retained and the City would need to cover the additional capital costs to undertake the project through reserve funding or increased rates.
5. The capital costs associated with constructing a tennis court within Zone 2 have not been factored into the project budget and would likely result in cost increases to the project.

Environmental implications

If the request of this petition were endorsed by Council, it would have the following implications:

- Reduced area for tree planting or garden beds;
- Increased hard stand contributing to heat island effect; and
- Possible existing vegetation or tree clearing.

Social implications

If the request of this petition were endorsed by Council, it would have the following implications:

- Reduced access to a range of recreational amenity requested by the community, such as skating, BMX and play spaces.
- Reduced opportunity for youth engagement through multi-use spaces; and
- Reduced opportunity for gathering with reduction of park amenity;

Attachment details

Attachment No and title
Nil

12.3 Accounts for Payment June 2024

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

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

To present to Council the list of expenditure paid for the period 1 June 2024 to 30 June 2024 under delegated authority.

Summary and key issues

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

Officer Recommendation

That the Authorised Payment Listing for June 2024 as provided under Attachment 12.3.1 be received.

Location

Not applicable.

Consultation

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

Strategic Community Plan implications

In accordance with the 2020–2040 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Outcome: 11. A happy, well informed and engaged community.

Policy implications

There are no policy implications associated with this report.

Statutory environment

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

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

- (a) the payee's name;
- (b) the amount of the payment;
- (c) the date of the payment; and
- (d) sufficient information to identify the transaction.”

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

Regulation 13A of the *Local Government (Financial Management) Regulations 1996 (WA)* effective from 1 September 2023 states:

- (1) If a local government has authorised an employee to use a credit, debit or other purchasing card, a list of payments made using the card must be prepared each month showing the following for each payment made since the last such list was prepared —

- (a) the payee’s name;
 - (b) the amount of the payment;
 - (c) the date of the payment;
 - (d) sufficient information to identify the payment.
- (2) A list prepared under subregulation (1) must be —
- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - (b) recorded in the minutes of that meeting.

Background

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

Report

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

Payment type	Payment reference	\$
Municipal Fund Cheques	788882-788884	1,612.08
Municipal Fund EFTs	EF090648-EF091079	4,782,791.25
Municipal Fund Payroll	June 2024	2,104,273.67
Trust Fund EFT	EF090732-EF090733	17,214.99
Total Payments for June 2024		6,905,891.99

A copy of the Authorised Payment Listing is included as Attachment 12.1.1.

Financial implications

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

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
1. June 2024 payments [12.3.1 - 6 pages]

Attachment 12.3.1 June 2024 payments

 <div style="text-align: right;"> City of Belmont Accounts for Payment - June 2024 Compiled : 02/07/24 13:03 </div>					
Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
Contractors					
EF090652	07/06/24	00390	Landgate	788.34	Title Searches - GRV's Metro & Fesa
EF090654	07/06/24	00501	Infor Global Solutions (ANZ) Pty Ltd	216,723.76	Pathway Annual Maintenance & Support
EF090655	07/06/24	00575	Reward Hospitality	999.21	Equipment - Civic Centre Kitchen
EF090656	07/06/24	00707	LoGo Appointments	9,263.84	Labour/Personnel Hire
EF090657	07/06/24	00830	Canon Production Printing Australia Pty Ltd	508.20	Photocopy Expenses
EF090659	07/06/24	01002	RAC Businesswise Vehicle Breakdowns	105.00	Plant Parts & Repairs
EF090664	07/06/24	01625	Unitest Instruments	484.00	Professional Fees - Testing
EF090666	07/06/24	02050	Austraffic WA	1,466.30	Traffic Control - ATC Survey
EF090668	07/06/24	02172	Miss Maud	533.90	Catering/Catering Supplies
EF090669	07/06/24	02216	Western Australia Police	17.00	Volunteer National Police Check
EF090671	07/06/24	02844	Chandler Macleod Group Ltd	7,099.74	Labour/Personnel Hire
EF090672	07/06/24	02958	Yoshino Sushi	129.58	Catering/Catering Supplies
EF090674	07/06/24	03085	Edwina Forward Engraving	99.00	Engraving
EF090680	07/06/24	04137	Greive Panelbeaters	500.00	Plant Parts & Repairs
EF090681	07/06/24	04454	FM Contract Solutions Pty Ltd	4,192.62	Auditing of Client Sites - April 2023
EF090683	07/06/24	04565	Heritage Conservation Solutions - Dr Ian MacLeod	672.95	Professional Fees - Analysis
EF090684	07/06/24	04967	Cockburn Party Hire	6,763.90	Plant/Equipment Hire - Community Markets
EF090685	07/06/24	05016	Cyclus Pty Ltd	206.80	Labour/Personnel Hire
EF090689	07/06/24	05283	IRP Pty Ltd	9,527.10	Labour/Personnel Hire
EF090690	07/06/24	05346	Kevin Fitzgerald	500.00	Music/Entertainment Expenses - Citizenship
EF090692	07/06/24	05799	Chivers Asphalt Pty Ltd	7,150.00	Asphalt - Abernethy Road
EF090694	07/06/24	05956	Kids Just Wanna Have Fun Amusement Hire - BMN	900.00	Plant/Equipment Hire - Innovation Lab
EF090696	07/06/24	06129	AKJC Hospitality Group - 8 Yolks Cafe	2,310.00	Catering/Catering Supplies - Various Events
EF090697	07/06/24	06130	Amalgam Recruitment	4,059.97	Labour/Personnel Hire
EF090699	07/06/24	06203	Ngala Boodja Aboriginal Land Care	882.75	Maintenance of Natural Areas COB
EF090700	07/06/24	06211	Urbii Consulting Pty Ltd	11,000.00	Professional Fees - Traffic Modelling Abernethy Rd
EF090701	07/06/24	06266	Mobile Test n Cal Australia Pty Ltd	616.00	Plant Parts & Repairs
EF090702	07/06/24	06362	Marjan Partitions Pty Ltd t/as M & M Interiors	7,704.35	Building Construction - Storeroom Cabin
EF090704	07/06/24	06528	Diplomatik Pty Ltd	6,548.70	Professional Fees - Recruitment Services
EF090705	07/06/24	06587	Brayco Commercial	982.00	Ergonomic Office Chairs
EF090707	07/06/24	06608	Robert Walters Pty Ltd	2,235.20	Labour/Personnel Hire
EF090709	07/06/24	06635	West to West Group	11,504.08	Building Maintenance - Adachi Park Boardwalk - Foot Bridge
EF090711	07/06/24	06691	Wood Recruitment Pty Ltd	4,034.08	Labour/Personnel Hire
EF090713	07/06/24	06709	Western Irrigation	11,880.00	Professional Fees - Irrigation Design - Harman Park
EF090718	07/06/24	06753	Theme Group	726.00	Cleaning Services
EF090719	07/06/24	06773	Evolve Talent	6,290.67	Labour/Personnel Hire
EF090720	07/06/24	06787	The Behaviour Change Collaborative	2,640.00	Research Services to Design and Analyse Ageism Survey
EF090721	07/06/24	06811	Tombo Consulting	1,320.00	Professional Fees - Analysis
EF090723	07/06/24	06831	Lounge Innovation WA	29,744.55	Furniture - Faulkner Park Retirement Village
EF090740	14/06/24	00118	Australia Post	11,679.94	Postage
EF090742	14/06/24	00346	Action Couriers	67.72	Courier Service
EF090743	14/06/24	00394	Child & Adolescent Health Service - Dept of Health WA	721.86	Immunisation Expenses - May 2024
EF090746	14/06/24	00501	Infor Global Solutions (ANZ) Pty Ltd	9,911.00	Computer Software Maintenance - Pathway
EF090747	14/06/24	00707	LoGo Appointments	4,694.92	Labour/Personnel Hire
EF090748	14/06/24	01074	Shred-X Pty Ltd	117.04	Rubbish Removals
EF090749	14/06/24	01188	Transcore Pty Ltd	22,000.00	Professional Fees - Redcliffe Traffic Modelling Analysis
EF090753	14/06/24	01772	Data3 Limited	730.14	Computer Software Maintenance
EF090754	14/06/24	01908	Urban Development Institute of Australia WA	198.00	Professional Fees - Planning
EF090757	14/06/24	02425	Prestige Alarms	440.00	Security Services
EF090758	14/06/24	02629	Paperbark Technologies Pty Ltd	2,375.00	Professional Fees - Arbor Assessments
EF090760	14/06/24	02844	Chandler Macleod Group Ltd	3,958.53	Labour/Personnel Hire
EF090762	14/06/24	02958	Yoshino Sushi	443.74	Catering - Various Events
EF090764	14/06/24	03197	West Coast Turf	3,075.60	Turf Installation - COB
EF090765	14/06/24	03419	Gott Health	3,960.00	Community Exercise Classes
EF090766	14/06/24	03498	Talis Consultants Pty Ltd	2,122.93	Professional Fees - Belmont Design Consultancy
EF090767	14/06/24	03567	Gardner Autos Pty Ltd t/as Gardner Isuzu	47,817.65	Plant Purchase
EF090768	14/06/24	03941	Metro Bee Services	330.00	Bee Removal
EF090769	14/06/24	04120	Randstad Pty Ltd	8,892.77	Labour/Personnel Hire
EF090771	14/06/24	04643	Nyoongar Outreach Services Inc	6,875.00	Security Services
EF090772	14/06/24	04677	3 Monkeys Audiovisual	47,011.56	Civic Centre - Video Conferencing Systems
EF090775	14/06/24	05190	Mark Foote	1,672.00	Building Maintenance - Oasis
EF090776	14/06/24	05283	IRP Pty Ltd	4,343.68	Labour/Personnel Hire
EF090777	14/06/24	05303	Veraison	1,155.00	Professional Fees - Conflict Skills Workshop
EF090778	14/06/24	05336	West-Sure Group Pty Ltd	572.33	Security Services
EF090780	14/06/24	05819	Ritz Drycleaners	436.10	Cleaning Services
EF090781	14/06/24	05920	Boults Black and White Light	14,346.75	Electrical Contractor - 125th Anniversary
EF090782	14/06/24	05945	Motorola Solutions Australia Pty Ltd	481.14	Two Way Radio Expenses
EF090783	14/06/24	06130	Amalgam Recruitment	2,505.77	Labour/Personnel Hire
EF090784	14/06/24	06160	SEEK Limited	3,049.20	Advertising
EF090786	14/06/24	06374	Vaughn Mcquire	605.00	Music/Entertainment Expenses - 125th Anniversary
EF090789	14/06/24	06528	Diplomatik Pty Ltd	4,627.47	Professional Fees - Recruitment Services
EF090790	14/06/24	06592	Grosvenor Engineering Group	1,607.10	Electrical Contractor - UPS room Sensor
EF090791	14/06/24	06608	Robert Walters Pty Ltd	4,417.60	Labour/Personnel Hire
EF090793	14/06/24	06751	HFM Asset Management	15,191.00	Building Maintenance - Licensing Fee
EF090794	14/06/24	06773	Evolve Talent	8,858.59	Labour/Personnel Hire
EF090795	14/06/24	06795	AMPAC Debt Recovery (WA) Pty Ltd	165.00	Professional Fees - Debt Collection
EF090805	21/06/24	00390	Landgate	218.67	Title Searches - GRV's Metro & Fesa
EF090806	21/06/24	00784	Bucher Municipal	4,264.95	Plant Parts & Repairs
EF090808	21/06/24	00957	The Artists Foundation of WA - Artsource	4,785.00	Community Art Classes - Workshop
EF090809	21/06/24	00984	Risk Management Technologies - Chem Alert	7,538.30	Computer Software Maintenance - License Fee
EF090810	21/06/24	01002	RAC Businesswise Vehicle Breakdowns	24.48	Plant Parts & Repairs
EF090811	21/06/24	01188	Transcore Pty Ltd	11,000.00	Professional Fees - Redcliffe Traffic Modelling and Analysis
EF090812	21/06/24	01243	WARP Pty Ltd	634.48	Traffic Control - Various Locations
EF090819	21/06/24	02410	System Maintenance T/A Systems By Ballantyne	7,363.13	Plumbing Maintenance/Supplies - Replace Stormwater Pumpstation
EF090821	21/06/24	02672	Ruah Community Services	16,962.73	Preventative Domestic Violence Services
EF090822	21/06/24	02844	Chandler Macleod Group Ltd	6,565.55	Labour/Personnel Hire
EF090824	21/06/24	03142	Redfish Technologies Pty Ltd	4,890.60	Electrical Contractor - Microphones Batteries

Attachment 12.3.1 June 2024 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
EF090826	21/06/24	03161	NearMap Pty Ltd	31,900.00	Nearmap Membership 2024 - 2025
EF090827	21/06/24	03197	West Coast Turf	1,115.40	Turf Installation - COB
EF090828	21/06/24	03419	Gott Health	2,310.00	Community Exercise Classes
EF090831	21/06/24	04026	HK Calibration Technologies Pty Ltd	170.50	Plant Parts & Repairs
EF090832	21/06/24	04120	Randstad Pty Ltd	6,976.88	Labour/Personnel Hire
EF090833	21/06/24	04211	Triodia Scanning Services	3,085.50	Survey Expenses - Abernethy Road
EF090836	21/06/24	05346	Kevin Fitzgerald	500.00	Music/Entertainment Expenses - Citizenship
EF090837	21/06/24	05493	Daphn	2,887.50	Computer Software Maintenance - CMS Training
EF090838	21/06/24	05623	Tree Planting and Watering - Baroness Holdings	29,806.01	Street Tree Watering Services for CoB
EF090839	21/06/24	05758	Branch Arboriculture	4,690.00	Plants Inspection
EF090840	21/06/24	05862	Language and Culture Pty Ltd	4,180.00	Professional Fees - Cultural Awareness Training
EF090842	21/06/24	05999	RTRFM 92.1 Ltd	1,342.00	Advertising - Art Award Campaign
EF090843	21/06/24	06056	Artisan Alley Pty Ltd T/as Gather Foods	1,449.80	Catering - 2024 Reconciliation Week
EF090844	21/06/24	06130	Amalgam Recruitment	2,029.98	Labour/Personnel Hire
EF090845	21/06/24	06203	Ngala Boodja Aboriginal Land Care	1,471.25	Maintenance of Natural Areas COB
EF090849	21/06/24	06479	Designcase Pty Ltd	16,830.00	Library - Glass Showcase
EF090851	21/06/24	06528	Diplomatik Pty Ltd	2,677.29	Professional Fees - Recruitment Services
EF090854	21/06/24	06592	Grosvenor Engineering Group	893.75	Electrical Contractor
EF090855	21/06/24	06662	Tool Kit Depot	651.02	Tools/Tool Repairs
EF090856	21/06/24	06691	Wood Recruitment Pty Ltd	1,870.88	Labour/Personnel Hire
EF090857	21/06/24	06773	Evolve Talent	6,290.67	Labour/Personnel Hire
EF090858	21/06/24	06783	Ngaala Kwobba	4,000.00	Music/Entertainment Expenses - Film Screening
EF090859	21/06/24	06824	Sophie G Nixon	450.00	Library - Entertainment Expense
EF090860	21/06/24	06830	Michal Haswell	227.07	Library - Entertainment Expense
EF090870	26/06/24	00187	Statewide Bearings	74.38	Plant Parts & Repairs
EF090871	26/06/24	00195	Bin Bath Australia Pty Ltd	1,638.71	Cleaning Services
EF090873	26/06/24	00221	John Hughes Group	31,520.00	Plant Purchase
EF090874	26/06/24	00230	Jackson McDonald	10,412.60	Legal Expenses
EF090877	26/06/24	00247	CAI Fences	12,573.00	Fencing
EF090880	26/06/24	00294	City of Canning	2,250.00	Rubbish Removals
EF090881	26/06/24	00295	Capital Recycling	16,608.90	Rubbish Removals
EF090883	26/06/24	00350	Veolia Environmental Services	622,229.25	Rubbish Removals
EF090885	26/06/24	00390	Landgate	767.50	Title Searches - Extraction of Rectified Aerial Imagery
EF090887	26/06/24	00412	Dowsing Group Pty Ltd	81,005.40	Concrete Contractor - Profiling and Concrete Various Locations
EF090888	26/06/24	00491	Fujifilm Business Innovation Australia	2,260.20	Photocopy Expenses
EF090889	26/06/24	00557	City Subaru	5,237.90	Plant Parts & Repairs
EF090890	26/06/24	00613	Qualcon Laboratories Pty Ltd	3,514.50	Core Analysis and Asphalt Testing - Various Location
EF090892	26/06/24	00665	Kennards Hire Pty Ltd	798.40	Plant/Equipment Hire
EF090893	26/06/24	00668	IRS Pty Ltd - Industrial Rubber Supplies	54.90	Plant Parts & Repairs
EF090894	26/06/24	00683	Learning Horizons - Danube River Pty Ltd	2,200.00	Training - ABEF
EF090895	26/06/24	00699	Marketforce Pty Ltd	1,469.04	Advertising & Printing
EF090896	26/06/24	00726	T-Quip	750.20	Plant Parts & Repairs
EF090897	26/06/24	00736	McLeods	12,908.62	Legal Expenses
EF090898	26/06/24	00815	New Town Toyota	547.50	Plant Parts & Repairs
EF090899	26/06/24	00830	Canon Production Printing Australia Pty Ltd	1,757.75	Photocopy Expenses
EF090901	26/06/24	00859	Cannington Mazda(Prev Parkland Mazda)	946.95	Plant Parts & Repairs
EF090902	26/06/24	00917	Positive Auto Electrics	728.71	Plant Parts & Repairs
EF090903	26/06/24	00931	Sonic HealthPlus Pty Ltd	562.10	Pre Employment Medicals
EF090905	26/06/24	00972	Recco Auto Parts	531.09	Plant Parts & Repairs
EF090906	26/06/24	00988	Reece Australia Pty Ltd	831.26	Plumbing Maintenance/Supplies
EF090907	26/06/24	01059	Sledgehammer Concrete Cutting Service	1,722.38	Concrete Contractor
EF090909	26/06/24	01088	Sports Turf Technology Pty Ltd	770.00	Turf Renovation
EF090910	26/06/24	01090	St John Ambulance Australia Inc	976.80	First Aid Service - Events
EF090912	26/06/24	01112	Sunny Industrial Brushware	719.40	Plant Parts & Repairs
EF090913	26/06/24	01118	SuperSealing Pty Ltd	18,331.50	Road Building Contractor
EF090914	26/06/24	01138	E & M J Rosher Pty Ltd	786.71	Plant Parts & Repairs
EF090916	26/06/24	01186	ZircoDATA Pty Ltd	2,001.84	Records Storage
EF090919	26/06/24	01233	Stihl Shop Redcliffe	773.10	Tools/Tool Repairs
EF090920	26/06/24	01237	Wren Oil	104.50	Rubbish Removals
EF090923	26/06/24	01243	WARP Pty Ltd	122,064.21	Traffic Control - Various Locations
EF090927	26/06/24	01358	Kevrek Australia Pty Ltd	2,146.65	Plant Parts & Repairs
EF090929	26/06/24	01409	BCA Consultants Pty Ltd	2,145.00	Airconditioning/Refrigeration Maintenance
EF090932	26/06/24	01507	The Pressure King	20,237.15	Graffiti Removal - Various Location
EF090933	26/06/24	01533	WC Convenience Management	5,462.61	Building Maintenance
EF090935	26/06/24	01712	Donegan Enterprises Pty Ltd	33,476.44	Various Parks Repairs and Maintenance
EF090936	26/06/24	01713	M P Rogers and Associates	24,197.13	Professional Fees - Garvey Park Foreshore
EF090937	26/06/24	01714	Total Eden Pty Ltd - Nutrien Water	9,209.93	Reticulation Parts & Repairs
EF090938	26/06/24	01719	Jaycar Electronics Pty Ltd	140.95	Electrical Goods
EF090939	26/06/24	01731	Charter Plumbing and Gas	14,806.02	Plumbing Maintenance/Supplies
EF090940	26/06/24	01789	Allcom Communications	6,021.21	Two Way Radio Expenses
EF090941	26/06/24	01831	Mow Master Turf Equipment	210.00	Plant Parts & Repairs
EF090943	26/06/24	01976	Ecospa Australia Pty Ltd	47,809.85	Landscaping - Wilson Park Precinct
EF090944	26/06/24	02023	YMCA of Perth Youth and Community Services Inc	80,752.93	Provision of Youth Services - May 2024
EF090945	26/06/24	02050	Austraffic WA	5,082.00	Traffic Control - Various Location
EF090948	26/06/24	02207	Wilson Security	134,227.83	Security Services
EF090949	26/06/24	02298	Pelican Linemarking	3,190.00	Line Marking
EF090950	26/06/24	02303	Ultimo Catering and Events	5,690.90	Catering - Council Dinner
EF090953	26/06/24	02410	System Maintenance T/A Systems By Ballantyne	1,889.65	Plumbing Maintenance/Supplies
EF090954	26/06/24	02418	Programmed Property Services Pty Ltd	2,970.00	Gardening - Plant Testing COB
EF090956	26/06/24	02425	Prestige Alarms	13,852.30	Security Services
EF090960	26/06/24	02589	Zenien	52,545.00	Security Services - Oasis Camera Upgrades & CCTV Poles
EF090961	26/06/24	02711	CPG Research and Advisory Pty Ltd	1,558.33	Professional Fees - Analysis
EF090962	26/06/24	02779	Natural Area Holdings Pty Ltd	23,696.59	Gardening Maintenance
EF090963	26/06/24	02837	GLG Greenlife Group	43,285.40	Verge Mowing - Various Parks
EF090965	26/06/24	03031	Retech Rubber	7,488.80	Plant Parts & Repairs - McLarty Park
EF090968	26/06/24	03337	Adam Penn t/as Top Hat Enterprises	1,400.00	Music/Entertainment Expenses - Workshop
EF090969	26/06/24	03366	Daimler Trucks Perth	1,723.13	Plant Parts & Repairs
EF090970	26/06/24	03413	Bicycle Network	4,290.00	Community Exercise Classes
EF090972	26/06/24	03464	Bridgestone Australia Ltd	5,516.10	Plant Parts & Repairs
EF090973	26/06/24	03498	Talis Consultants Pty Ltd	13,622.40	Professional Fees - Belmont Belvidere Street
EF090974	26/06/24	03504	Classic Tree Services	175,495.70	Tree Pruning Within CoB
EF090977	26/06/24	03824	Konica Minolta	664.48	Photocopy Expenses

Attachment 12.3.1 June 2024 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
EF090979	26/06/24	04002	Ray White Urban Springs	3,031.21	Professional Fees - Property
EF090981	26/06/24	04105	Cleanflow Environmental Solutions	30,669.33	Drainage Maintenance
EF090983	26/06/24	04146	JB Hi-Fi Group Commercial Account, Osborne Park	1,072.65	Electrical Goods
EF090984	26/06/24	04211	Triodia Scanning Services	5,321.80	Survey Expenses - COB
EF090985	26/06/24	04250	TLC Safety Pty Ltd T/As Einsteins Australia	1,122.00	Library - Workshop
EF090986	26/06/24	04302	Southern Cross Housing Ltd	7,560.07	Independent Living Units - Management Fess
EF090987	26/06/24	04320	ABM Landscaping	3,193.41	Bricks/Bricklaying
EF090988	26/06/24	04391	Lifeskills Australia	836.00	Professional Fees - Analysis
EF090989	26/06/24	04467	Rent a Fence Pty Ltd	53.46	Fencing
EF090990	26/06/24	04496	Azure Painting Pty Ltd	4,400.00	Painting Contractor - Wright Street
EF090991	26/06/24	04529	Southern Cross Care (WA) Inc	6,103.01	Independent Living Units - Management Fees
EF090992	26/06/24	04594	Website Weed and Pest W A Pty Ltd	23,359.56	Weed Control - COB
EF090993	26/06/24	04645	Instant Products Hire	767.36	Plant/Equipment Hire
EF090994	26/06/24	04693	Allwest Plant Hire Australia Pty Ltd	10,984.28	Plant/Equipment Hire - May 2024
EF090996	26/06/24	04779	One 20 Productions	5,783.80	Plant/Equipment Hire - Barber Shop Concert
EF090997	26/06/24	04783	Tetra Tech Coffey Pty Ltd (Prev Coffey Services Australia)	2,744.50	Professional Fees - Asbestos Re-inspections
EF090998	26/06/24	04794	Stiles Electrical Services Pty Ltd	41,841.62	Electrical Contractor - Sports Lighting Miles Park
EF091001	26/06/24	04917	Environmental Industries Pty Ltd	18,945.85	Landscape Maintenance - Ascot Waters
EF091002	26/06/24	04958	Eco Bin (Aust) Pty Ltd	68.86	Rubbish Removals
EF091003	26/06/24	04963	Centigrade	15,227.93	Airconditioning/Refrigeration Maintenance
EF091004	26/06/24	04986	Jan McCahon Marshall	575.00	Professional Fees
EF091005	26/06/24	05016	Cyclus Pty Ltd	206.80	Labour/Personnel Hire
EF091007	26/06/24	05127	Champion Music	423.50	Music/Entertainment Expenses
EF091008	26/06/24	05131	Perth City Skoda and Perth City Nissan	708.20	Plant Parts & Repairs
EF091010	26/06/24	05252	AAAC Towing Pty Ltd	203.50	Towing Vehicles
EF091012	26/06/24	05283	IRP Pty Ltd	5,403.20	Labour/Personnel Hire
EF091013	26/06/24	05427	Horizon West Landscape & Irrigation Pty Ltd	295,673.03	Irrigation installations - Various locations
EF091015	26/06/24	05523	Go Doors Pty Ltd	8,470.90	Building Maintenance - Various Locations
EF091016	26/06/24	05558	BlueFit Pty Ltd	29,520.60	Oasis Expenses
EF091017	26/06/24	05568	Allstate Kerbing and Concrete	20,062.61	Kerbing Contractor - Various Locations
EF091018	26/06/24	05589	Merit Consulting Group	2,887.50	Rubbish Removals
EF091019	26/06/24	05612	ASCON Survey and Drafting Pty Ltd	1,705.00	Survey Expenses
EF091020	26/06/24	05692	Newground Water Services Pty Ltd	30,092.87	Reticulation Installation
EF091021	26/06/24	05726	Pool Robotics Perth	1,175.65	Plant Parts & Repairs
EF091023	26/06/24	05771	AlSCO Pty Ltd	184.26	Cleaning Services
EF091025	26/06/24	05840	Commercial Aquatics Australia Pty Ltd	5,003.16	Oasis Expenses - Monthly Maintenance
EF091026	26/06/24	05911	Cherished Cherubs Pty Ltd	468.00	Music/Entertainment Expenses - Crèche
EF091028	26/06/24	05944	Delron Cleaning Pty Ltd - Ventia	95,287.95	Cleaning Services - Various Locations
EF091031	26/06/24	06067	TK Elevator Australia Pty Ltd	1,014.24	Building Maintenance
EF091033	26/06/24	06094	Boyan Electrical Services	54,734.27	Electrical Contractor
EF091034	26/06/24	06104	Flick Anticimex Pty Ltd	220.00	Pest Control
EF091036	26/06/24	06262	Hall and Wilcox Lawyers	2,295.59	Legal Expenses
EF091037	26/06/24	06276	Efficient Site Services (WA)	38,643.00	Gardening Maintenance - Various Parks
EF091038	26/06/24	06293	Freo Fire Maintenance Services Pty Ltd	2,175.28	Fire Equipment/Service
EF091039	26/06/24	06304	Prestige Property Maintenance	15,011.48	Building Maintenance - COB
EF091040	26/06/24	06326	Total Tools Kewdale	1,039.52	Tools/Tool Repairs
EF091041	26/06/24	06334	Foodbank WA	5,263.50	Community Nutrition Classes - Belmont Hub Demonstration Kitchen
EF091042	26/06/24	06337	MowScape Pty Ltd	5,344.16	Gardening Contractor - Turf Maintenance
EF091043	26/06/24	06345	SoCo Studios - Travis Hayto Photography	3,795.00	Photography/Framing Expenses
EF091044	26/06/24	06362	Marjan Partitions Pty Ltd t/as M & M Interiors	21,534.20	Building Construction - Wahroonga Village - Renovation
EF091045	26/06/24	06377	Choiceone Pty Ltd	11,703.56	Labour/Personnel Hire
EF091046	26/06/24	06389	Netstar Australia Pty Ltd	1,575.20	Security Services
EF091048	26/06/24	06414	Complete Glass & Glazing Services	480.00	Road Building Contractor
EF091050	26/06/24	06458	ES2 Pty Ltd	8,181.25	Computer Software Maintenance - ES2 Project
EF091051	26/06/24	06472	Overall Perth Gutter Cleaning	1,200.02	Cleaning Services - Various Location
EF091052	26/06/24	06522	Kieran Togher T/as Toppo Digital	1,402.50	Computer Software Maintenance - GIS Consulting
EF091053	26/06/24	06580	Omicom Media Group	15,590.53	Advertising
EF091054	26/06/24	06591	Blue Tang (WA) T/A The Reef Unit Trust	22,000.00	Professional Fees - Faulkner Park Precinct
EF091055	26/06/24	06592	Grosvenor Engineering Group	74,715.48	Electrical Contractor - Various Locations
EF091056	26/06/24	06602	Perth Symphony Orchestra	4,469.30	Art Awards/Exhibition
EF091057	26/06/24	06608	Robert Walters Pty Ltd	2,182.40	Labour/Personnel Hire
EF091058	26/06/24	06611	Women's Health Care Association	1,670.90	Music/Entertainment Expenses
EF091060	26/06/24	06619	Baaz Security Services Pty Ltd	1,287.00	Security Services
EF091061	26/06/24	06623	Glen Flood Group Pty Ltd T/as GFG Consulting	11,197.73	FOGO Customer Service Officer
EF091063	26/06/24	06687	SJC Building Group	52,069.91	Building Maintenance Oasis & Middleton Park Community Hub
EF091065	26/06/24	06712	Ozpond Solutions	4,812.50	Gardening Maintenance
EF091066	26/06/24	06773	Evolve Talent	6,248.57	Labour/Personnel Hire
EF091067	26/06/24	06795	AMPAC Debt Recovery(WA) Pty Ltd	3,180.75	Professional Fees - Debt Collection
EF091068	26/06/24	06798	Aspire Performance Training	12,650.00	Professional Fees - Recruitment Services
EF091073	26/06/24	06861	Mode Design Corp	11,941.60	Professional Fees - Civic Centre Rendering
EF091074	26/06/24	06866	Jetwave WA	1,111.55	Cleaning Services
EF091075	26/06/24	99966	MAIA Financial Pty Ltd	19,491.53	Plant/Equipment Hire - Belmont Oasis
EF091081	27/06/24	03419	Gott Health	3,300.00	Community Exercise Classes
EF091082	27/06/24	03504	Classic Tree Services	9,522.52	Tree Pruning Within CoB
EF091083	27/06/24	03599	Donald Cant Watts Corke (WA) Pty Ltd	3,888.50	Professional Fees - CoB Superintendency Services
EF091085	27/06/24	05944	Delron Cleaning Pty Ltd - Ventia	86,405.87	Cleaning Services - Various Locations
EF091087	27/06/24	06295	Savana Environmental	19,497.50	Rubbish Removals - Belmont Tennis Club
EF091088	27/06/24	06528	Diplomatik Pty Ltd	2,677.29	Professional Fees - Recruitment Services
EF091089	27/06/24	06635	West to West Group	24,512.94	Tomato Lake - Walkway Decking Board
EF091090	27/06/24	06672	Waterlink Elements	3,179.00	Reticulation Parts & Repairs
EF091092	27/06/24	06718	Empire Roofing Services	250.00	Building Maintenance
Contractors Total				3,768,458.46	
Councillor Payments					
EF090662	07/06/24	01369	Philip Marks	3,038.34	Councillor Sitting Fee
EF090667	07/06/24	02145	Robert Rossi	12,192.92	Councillor Sitting Fee
EF090678	07/06/24	03916	Bernard Ryan	3,038.34	Councillor Sitting Fee
EF090686	07/06/24	05084	Jenny Davis	3,038.34	Councillor Sitting Fee
EF090687	07/06/24	05085	George Sekulla	3,038.34	Councillor Sitting Fee
EF090693	07/06/24	05828	Deborah Sessions	4,983.76	Councillor Sitting Fee
EF090712	07/06/24	06704	Christopher John Kulczycki	3,038.34	Councillor Sitting Fee
EF090716	07/06/24	06738	Tamak Vijay(Vijay Vijay)	3,038.34	Councillor Sitting Fee
EF090835	21/06/24	05084	Jenny Davis	234.99	Reimbursement

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Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
EF091084	27/06/24	05828	Deborah Sessions	178.52	Reimbursement
EF091091	27/06/24	06704	Christopher John Kulczycki	24.00	Reimbursement
Councillor Payments Total				35,844.23	
Credit Card 2310					
EF090734	13/06/24	03526	Crowne Plaza VIC	167.00	Accommodation - PIA Planning Congress 2024
EF090734	13/06/24	03526	Crowne Plaza VIC	1,220.00	Accommodation - PIA Planning Congress 2024
EF090734	13/06/24	03526	Planning Institute of Barton ACT	50.00	Registration - PIA - Cr Davis
EF090734	13/06/24	03526	EZI Movie	200.00	Employee Gratuity Gift Card
EF090734	13/06/24	03526	Work Health & Safety	990.00	HSR Training Fee
EF090734	13/06/24	03526	Dreamscapen	120.00	Subscription - Domain Name Renewal
EF090734	13/06/24	03526	Udia WA	267.24	Registration - UDIA Lunch
EF090734	13/06/24	03526	Google GSUITE	11.09	Subscription
EF090734	13/06/24	03526	Coles	214.00	Employee Gratuity Gift Card
Credit Card 2310 Total				3,239.33	
Credit Card 4739					
EF090736	13/06/24	06409	News Pty Ltd	28.00	Subscription
EF090736	13/06/24	06409	Chat GPT	31.34	Membership Fee
EF090736	13/06/24	06409	Chat GPT	31.34	Membership Fee
EF090736	13/06/24	06409	Google	11.09	Subscription
Credit Card 4739 Total				101.77	
Credit Card 7563					
EF090737	13/06/24	06834	Black Cab	58.05	Taxi - PIA Conference
EF090737	13/06/24	06834	Live Payments	86.84	Taxi - PIA Conference
EF090737	13/06/24	06834	Sage Security	8,621.65	Merchandise - Safety & Crime Prevention
EF090737	13/06/24	06834	City of Perth Parking	4.04	Parking
Credit Card 7563 Total				8,770.58	
Credit Card 8380					
EF090735	13/06/24	06342	Event Listing	30.00	Advertising
EF090735	13/06/24	06342	Event Listing	30.00	Advertising
EF090735	13/06/24	06342	Event Listing	40.00	Advertising
EF090735	13/06/24	06342	Facebook	1,250.00	Advertising
EF090735	13/06/24	06342	DRI PDF Exchange	4,623.39	Licence Renewal
EF090735	13/06/24	06342	Greenvelope	335.00	Online Invitations
EF090735	13/06/24	06342	Campaign Monitors	1,373.90	Subscription
EF090735	13/06/24	06342	LS N/A East VIC	183.00	Stakeholder Race Day Prizes
EF090735	13/06/24	06342	Microsoft	1,687.36	Subscription
EF090735	13/06/24	06342	Adobe Systems	39.59	Subscription
EF090735	13/06/24	06342	Event Listing	24.99	Advertising
EF090735	13/06/24	06342	Twilio SendGrid	31.26	Subscription
EF090735	13/06/24	06342	Wanewsdti-WA Newspaper	66.46	Subscription
EF090735	13/06/24	06342	ORG Sub Fee	29.00	Subscription
EF090735	13/06/24	06342	Google	61.06	Subscription
EF090735	13/06/24	06342	Facebook	344.72	Advertising
EF090735	13/06/24	06342	Woolworth	207.95	Gift Card - Photo Competition
EF090735	13/06/24	06342	Google	1,000.00	Subscription
Credit Card 8380 Total				11,357.68	
Credit Card 8670					
EF090738	13/06/24	06849	Coles	84.98	Breakfast - Kewdale PS
EF090738	13/06/24	06849	Try Booking Walga	100.50	Registration- Workshop
EF090738	13/06/24	06849	Winners Circle	50.00	Smart Rider Cards
EF090738	13/06/24	06849	Winners Circle	50.00	Smart Rider Cards
EF090738	13/06/24	06849	Winners Circle	50.00	Smart Rider Cards
EF090738	13/06/24	06849	Winners Circle	30.00	Smart Rider Cards
Credit Card 8670 Total				365.48	
Fuels and Utilities					
EF090661	07/06/24	01252	Water Corporation	2,030.07	Water, Annual & Excess
EF090714	07/06/24	06713	Powerlyt Group	2,035.00	Light, Power, Gas
EF090750	14/06/24	01252	Water Corporation	8,721.14	Water, Annual & Excess
EF090752	14/06/24	01274	Synergy	21,301.77	Light, Power, Gas
EF090759	14/06/24	02631	Ampol - Caltex	17,870.12	Fuel, Oil, Additives
EF090787	14/06/24	06424	Telstra Limited	3,938.90	Phone/Internet expenses
EF090813	21/06/24	01252	Water Corporation	9,610.26	Water, Annual & Excess
EF090816	21/06/24	01274	Synergy	111,295.13	Light, Power, Gas
EF090820	21/06/24	02471	Western Power	296.00	Light, Power, Gas
EF090829	21/06/24	03592	Steven Harling	78.54	Fuel, Oil, Additives
EF090848	21/06/24	06424	Telstra Limited	12,132.79	Phone/Internet expenses
EF090866	26/06/24	00042	Alinta Energy	4,429.50	Light, Power, Gas
EF090924	26/06/24	01252	Water Corporation	5,660.61	Water, Annual & Excess
EF090925	26/06/24	01274	Synergy	3,801.31	Light, Power, Gas
EF090955	26/06/24	02422	Connect Call Centre Services	1,177.83	Phone/Internet expenses
EF090975	26/06/24	03592	Steven Harling	17.25	Fuel, Oil, Additives
EF091049	26/06/24	06424	Telstra Limited	6,670.63	Phone/Internet expenses
EF091059	26/06/24	06614	Oracle Customer Management Solutions	4,530.19	Phone/Internet expenses
EF091064	26/06/24	06707	Motorpass - 1617 - WEX Card Fee	3.00	Fuel, Oil, Additives
Fuels and Utilities Total				230,349.45	
Materials					
EF090650	07/06/24	00203	BOC Gases Australia Ltd	142.81	Welding Equipment/Supplies
EF090660	07/06/24	01073	Spotlight Pty Ltd	254.50	Craft/Display Materials
EF090663	07/06/24	01547	Big W	137.50	Craft/Display Materials
EF090670	07/06/24	02320	Ambius Indoor Plants	563.82	Gardening - Assorted Plants
EF090676	07/06/24	03660	Safe T Card Australia Pty Ltd	107.80	Safety Clothing/Equipment
EF090679	07/06/24	04053	Totally Workwear TWW	377.92	Safety Clothing/Equipment
EF090682	07/06/24	04491	Woolworths Group - Functions/Catering only	481.46	Groceries
EF090688	07/06/24	05144	Tangibility Pty Ltd	4,482.50	Stationery & Printing - CoB Branding
EF090691	07/06/24	05465	QBD Books	54.51	Books/CDs/DVDs
EF090698	07/06/24	06201	C-Wise	1,856.80	Gardening Maintenance
EF090710	07/06/24	06681	Prefet Pty Ltd T/A Minuteman Press Perth	1,718.42	Stationery & Printing - Corflutes Various Events
EF090722	07/06/24	06828	Office Line Group	1,424.50	Hardware
EF090739	14/06/24	00099	Ausrecord Pty Ltd	242.00	Stationery & Printing
EF090741	14/06/24	00317	Coles Supermarkets Aust Pty Ltd	541.03	Groceries
EF090744	14/06/24	00435	Ellenby Tree Farm Pty Ltd	11,374.40	Gardening - Assorted Plants
EF090745	14/06/24	00480	Forestvale Trees Pty Ltd	9,515.00	Gardening - Assorted Plants

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Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
EF090751	14/06/24	01265	Westbooks	378.55	Books/CDs/DVDs
EF090755	14/06/24	02201	Neverfail Springwater Limited	44.85	Beverages
EF090756	14/06/24	02392	BDS - Bale Data Service	405.39	Stationery & Printing
EF090761	14/06/24	02862	James Bennett Pty Ltd	1,270.99	Books/CDs/DVDs
EF090763	14/06/24	02971	Eclipse Soils Pty Ltd	85,800.00	Garvey SCRUFF Project - Woodland Mulch
EF090770	14/06/24	04607	Ink Station	1,040.00	Stationery & Printing
EF090773	14/06/24	04759	StrataGreen	15,180.18	Gardening Maintenance
EF090774	14/06/24	05036	Smedia Pty Ltd	500.00	Books/CDs/DVDs
EF090779	14/06/24	05432	Bloomin Boxes	75.00	Flowers
EF090785	14/06/24	06201	C-Wise	1,856.80	Gardening Maintenance
EF090803	21/06/24	00235	Business News	8,195.00	Publications/Newspapers - Subscription
EF090814	21/06/24	01261	Wesfarmers Kleenheat Gas Pty Ltd	85.43	Welding Equipment/Supplies
EF090817	21/06/24	01430	Raeco - CEI Pty Ltd	229.90	Stationery & Printing
EF090818	21/06/24	01547	Big W	12.00	Craft/Display Materials
EF090825	21/06/24	03144	COS Complete Office Supplies Pty Ltd	71.57	Stationery & Printing
EF090834	21/06/24	04491	Woolworths Group - Functions/Catering only	200.09	Groceries
EF090841	21/06/24	05992	Corsign WA	1,529.00	Signs
EF090846	21/06/24	06346	Southern Chronicles	440.00	Publications/Newspapers
EF090852	21/06/24	06535	ActiveXchange Pty Ltd	9,652.50	Computer Software - Licensing Fee
EF090865	26/06/24	00009	Cafe Corporate	255.20	Groceries
EF090869	26/06/24	00185	Benara Nurseries	111,820.20	Gardening - Assorted Tress
EF090872	26/06/24	00203	BOC Gases Australia Ltd	98.96	Welding Equipment/Supplies
EF090875	26/06/24	00231	Bunnings Group Ltd	3,283.50	Hardware
EF090876	26/06/24	00233	Bunzl Limited	4,659.03	Cleaning Products
EF090878	26/06/24	00278	Chefmaster Australia	1,266.58	Cleaning Products
EF090879	26/06/24	00285	City of Armadale	211.20	Stationery & Printing
EF090882	26/06/24	00317	Coles Supermarkets Aust Pty Ltd	657.30	Groceries
EF090886	26/06/24	00406	Domus Nursery	28,873.74	Gardening - Assorted Plants
EF090891	26/06/24	00627	Jason Signmakers	685.74	Signs
EF090900	26/06/24	00850	Pacific Safety Wear Malaga	747.34	Safety Clothing/Equipment
EF090908	26/06/24	01083	SERCUL South East Regional Centre for Urban Landcare	198.00	Gardening Maintenance
EF090911	26/06/24	01093	SAI Global Limited	440.88	Publications/Newspapers
EF090915	26/06/24	01183	Total Packaging (WA) Pty Ltd	8,053.76	Cleaning Products
EF090917	26/06/24	01206	Access Icon Pty Ltd t/a Cascada	4,334.00	Concrete Products
EF090918	26/06/24	01214	Visimax	686.28	Safety Clothing/Equipment
EF090921	26/06/24	01238	WA Library Supplies Pty Ltd	37.50	Stationery & Printing
EF090926	26/06/24	01325	Poolgrave Signs and Engraving	1,122.00	Signs
EF090928	26/06/24	01398	Winc Australia Pty Ltd	1,514.43	Stationery & Printing
EF090931	26/06/24	01426	Sprayline Spraying Equipment	3,470.50	Gardening - Maintenance
EF090934	26/06/24	01570	Blackwoods	2,258.42	Hardware
EF090942	26/06/24	01955	Image Extra - Starmix Holdings Pty Ltd	1,441.00	Building Material
EF090946	26/06/24	02088	Lock Stock & Farrell Locksmith	3,425.50	Hardware
EF090947	26/06/24	02168	Ergolink	5,256.95	Stationery - Sit & Stand Desk
EF090951	26/06/24	02320	Ambius Indoor Plants	1,239.34	Gardening - Assorted Plants
EF090957	26/06/24	02431	ASB Branded Merchandise - ASB Marketing Pty Ltd	11,326.15	Promotional Items
EF090958	26/06/24	02498	City of South Perth	5,699.67	Impound Cats & Dogs - Apr 24
EF090959	26/06/24	02516	Advance Press	863.50	Stationery & Printing
EF090964	26/06/24	02862	James Bennett Pty Ltd	1,305.65	Books/CDs/DVDs
EF090967	26/06/24	03144	COS Complete Office Supplies Pty Ltd	693.53	Stationery & Printing
EF090971	26/06/24	03431	Shop for Shops Pty Ltd	104.45	Craft/Display Materials
EF090978	26/06/24	03856	SEM Distribution - newspaper delivery	60.52	Publications/Newspapers
EF090980	26/06/24	04053	Totally Workwear TWW	224.96	Safety Clothing/Equipment
EF090982	26/06/24	04145	T J Depiazzi and Sons	6,439.51	Gardening Maintenance
EF090995	26/06/24	04759	StrataGreen	27,984.00	Gardening Maintenance
EF091006	26/06/24	05055	Statewide Cleaning Supplies	271.85	Cleaning Products
EF091009	26/06/24	05144	Tangibility Pty Ltd	4,039.75	Stationery & Printing - 125 Anniversary Promotional Items
EF091011	26/06/24	05265	BCJ Plastic Products	756.80	Hardware
EF091014	26/06/24	05432	Bloomin Boxes	75.00	Flowers
EF091022	26/06/24	05770	Kwik Kopy Perth CBD	943.14	Stationery & Printing
EF091024	26/06/24	05790	One Shade Sails	6,187.50	Removal and Storage of Shade Sails - COB
EF091027	26/06/24	05938	Silpless Services Pty Ltd	1,968.45	Hardware - ECO Umbrella Dryer
EF091029	26/06/24	05992	Corsign WA	4,819.10	Signs
EF091030	26/06/24	06005	MDM Entertainment Pty Ltd	1,500.98	Books/CDs/DVDs
EF091032	26/06/24	06084	Asphaltch Pty Ltd	128,462.00	Asphalt - COB
EF091062	26/06/24	06681	Prefet Pty Ltd T/A Minuteman Press Perth	4,580.07	Stationery & Printing - Corflute & Booklet
EF091069	26/06/24	06800	The Avish Family Trust T/as Fruit Break	2,383.20	Groceries
EF091072	26/06/24	06844	Print and Sign Co	1,025.09	Stationery & Printing
EF091080	27/06/24	02656	The Label Factory	423.92	Stationery & Printing
EF091086	27/06/24	06084	Asphaltch Pty Ltd	5,385.61	Asphalt - Various Location
	Materials Total			563,803.97	
Other					
EF090649	07/06/24	00140	Australian Library & Information Association	480.00	Membership Fee
EF090651	07/06/24	00292	City of Belmont State Emergency Service Inc	3,257.72	State Emergency Services Expense
EF090673	07/06/24	03071	Department of Transport - Vehicle Owner Searches	2,475.00	Vehicle Ownership Searches
EF090675	07/06/24	03453	Clare Bridges	1,860.39	Staff Reimbursement
EF090706	07/06/24	06594	Shania Hunt	140.40	Staff Reimbursement
EF090708	07/06/24	06613	Host Tel	145.00	State Emergency Services Expense
EF090715	07/06/24	06730	Sophie Moore	47.30	Staff Reimbursement
EF090717	07/06/24	06745	Alex Bott	126.44	Staff Reimbursement
EF090727	07/06/24	99998	Sean Warren Bruyns	3,013.03	Rates Refund
EF090728	07/06/24	99998	Chinatsu Ando	2,842.75	Fence Repair Reimbursement
EF090729	07/06/24	99998	Vanessa Hua	84.00	Application Fee
EF090730	07/06/24	99998	Megan Watson	270.00	Licence Fee
EF090731	07/06/24	99998	Graham O'Dell	52.42	Rates Refund
788882	14/06/24	99999	Sundry Creditor	28.08	Rates Refund
EF090792	14/06/24	06615	Stuart Downing	1,123.96	Staff Reimbursement
EF090796	14/06/24	06809	Tegan Hort	25.98	Staff Reimbursement
EF090797	14/06/24	06858	Mario Murphy	102.42	Staff Reimbursement
EF090798	14/06/24	99998	Sureshkrishna Selvarajulu	15.25	Cloth Nappy Rebate
EF090799	14/06/24	99998	REBA Trust Account TC66667	314.75	Rates Refund
EF090800	14/06/24	99998	Berislav Dzal	430.82	Rates Refund
EF090801	18/06/24	01236	Department of Fire and Emergency Services	33,690.58	Emergency Services Levy-May 2024

12.4 Monthly Financial Report for June 2024

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

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

To provide Council with relevant monthly financial information for the 2023-24 financial year.

Summary and key issues

The following report includes a concise list of material variances for the month ending 30 June 2024.

Officer Recommendation

That the Monthly Financial Reports as at 30 June 2024 as included in Attachment 12.4.1 be received.

Location

Not applicable.

Consultation

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

Strategic Community Plan implications

In accordance with the 2020–2040 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Outcome: 11. A happy, well informed and engaged community.

Policy implications

There are no policy implications associated with this report.

Statutory environment

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

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

Regulation 34(5) determines the mechanism required to ascertain the definition of material variances which are required to be reported to Council as a part of the monthly report.

Background

Local Government (Financial Management) Regulations 1996 (WA) prescribe that a Local Government is to prepare each month a Statement of Financial Activity.

Regulation 34(2) requires the Statement of Financial Activity to be accompanied by documents containing:

1. Explanation for each material variance identified between year-to-date budgets and actuals
2. Any other supporting information considered relevant by the Local Government.

Local Government (Financial Management) Regulations 1996 (WA) - Regulation 34 (5) states "Each financial year, a Local Government is to adopt a percentage or value, calculated in accordance with the Australian Accounting Standards, to be used in statements of financial activity for reporting material variances."

This regulation requires Council to annually set a materiality threshold for the purpose of disclosing budget variances within monthly financial reporting.

The materiality threshold has been set by Council at \$100,000 for the 2023-24 financial year.

Report

At the June 2023 Ordinary Council Meeting, Council adopted the materiality threshold for the 2023-24 financial year as \$100,000. The below table provides a summary of significant variances based on this materiality threshold. The detailed financial activity report is included at Attachment 12.4.1.

It should be noted that the figures contained within this report remain subject to finalisation of end of financial year processing and financial audit.

Report Section	Budget YTD	Actual YTD	Report Comments
Operating Activities			
Revenue from operating activities			
Rates	56,645,769	56,804,707	Interim rates for Perth Airport issued.
Operating grants, subsidies and contributions			
Finance	1,266,604	1,089,957	Advance payment of 85% of 2024-25 General Purpose component of Financial Assistance Grant below budgeted amount.
Economic & Community Development	209,608	85,727	Revenue from COB independent living units is pending provision of draft annual statements by contractor.
Fees and charges			

Report Section	Budget YTD	Actual YTD	Report Comments
City Facilities & Property	1,057,900	1,274,422	Increase in rents from City properties and an increase in use of Community Centers.
Planning Services	561,500	680,475	Several high-value development applications have been submitted, with their fees based on these values.
Safer Communities	913,700	1,036,381	Higher than anticipated income from fines enforcement and building fees associated with larger building applications.
Interest earnings			
Finance	6,864,925	6,321,340	Final interest allocation pending end of financial year processes, reserve transfers and final adjustments.
Other revenue			
Governance, Strategy & Risk	338,804	178,837	Insurance reimbursement for Hub IT Room fire receipted to Facilities instead of Governance.
City Facilities & Property	335,893	815,390	Insurance reimbursement for Hub IT Room Hire receipted to Facilities instead of Governance.
Expenditure from operating activities			
Employee costs			
Finance	(2,134,761)	(2,257,192)	Expenses to be reimbursed higher than budgeted amount.
City Projects	(455,134)	(599,071)	Overspending due to portion of project manager costs to be capitalised at year end.
Governance, Strategy & Risk	(2,226,369)	(1,841,450)	Salaries are below budget due to vacancies which are currently being recruited by the City.
Parks, Leisure & Environment	(3,725,134)	(3,448,587)	
Planning Services	(2,047,254)	(1,894,520)	
Safer Communities	(3,195,917)	(3,068,786)	
Materials and contracts			

Report Section	Budget YTD	Actual YTD	Report Comments
Governance, Strategy & Risk	(903,723)	(417,529)	Consulting and legal fees budgeted but not utilised.
Information Technology	(2,342,778)	(2,592,512)	Agency costs relating to contract staff above budget in addition to expenses incurred for a number of software licenses for the 2024-25 year.
Public Relations & Stakeholder Engagement	(1,002,311)	(770,703)	Underspend and cost savings linked to project re-prioritisation, with some invoices still pending.
Works	(10,030,067)	(9,491,811)	Waste invoices for June yet to be received and paid.
Design, Assets & Development	(551,105)	(311,692)	Professional Services contracts tendered later than planned.
Parks, Leisure & Environment	(5,991,525)	(6,169,605)	Additional cost is in line with the use of contractors to back fill staff vacancies to continue delivering services.
City Facilities & Property	(2,904,040)	(3,138,127)	General increase in Building Maintenance costs across City Facilities.
Planning Services	(396,711)	(262,616)	Aspects of some projects have been managed in-house, and some consultant's costs have not yet been incurred.
Economic & Community Development	(2,482,547)	(1,999,926)	Underspend due to the revised scope and delays of some programs within the department.
Library, Culture & Place	(2,550,988)	(2,007,955)	A number of anticipated projects were unable to be progressed due to resourcing limitations. Several projects are underspent due to cost savings and pending invoices.
Utility charges			
Works	(1,039,305)	(885,575)	Utility expenses pending receipt of invoices and year end expense accruals.
City Facilities & Property	(879,392)	(766,064)	

Report Section	Budget YTD	Actual YTD	Report Comments
Insurance Expenses			
Governance, Strategy & Risk	(268,571)	(128,288)	Actual insurance premium lower than estimated figure.
Investing Activities			
Inflows from investing activities			
Non-operating grants, subsidies, and contributions			
Works	2,369,559	2,137,677	Grant funding deferred to 2024-25.
Proceeds from disposal of assets			
Works	328,700	114,867	Plant item sales re-evaluated due to low utilisation, replacement deferred.
Design, Assets & Development	533,262	154,385	Fleet to be sold at auction when new orders are delivered.
Outflows from investing activities			
Payments for property, plant and equipment			
Information Technology	(482,199)	(593,797)	Firewall renewal project overspend due to new hardware asset to be capitalised at the end of the project, instead of operating as budgeted.
Works	(349,850)	(154,862)	Some new plant items not purchased and require business case approval.
Design, Assets & Development	(811,129)	(625,283)	Variance due to vehicles ordered but still awaiting delivery.
City Facilities & Property	(1,983,330)	(1,392,008)	Delays in receiving Plant and Equipment to conclude Scheduled Work.
Payments for construction of infrastructure			

Report Section	Budget YTD	Actual YTD	Report Comments
Works	(5,280,591)	(4,846,680)	Construction projects are on schedule timing variances to include Kooyong Road, Station Road. Invoice yet to be received for completed projects.
City Projects	(2,229,464)	(739,811)	Esplanade Foreshore works delayed to 2024-25. Other projects remain on scheduled milestones and will continue into 2024-25.
Parks, Leisure & Environment	(4,455,955)	(3,225,033)	Awaiting outstanding invoices due to delays in securing materials however program of works completed in full.

Financial implications

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

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
1. Monthly Financial Statements for June 2024 [12.4.1 - 11 pages]

CITY OF BELMONT
MONTHLY FINANCIAL REPORT
For the period ended 30 June 2024

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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Attachment 12.4.1 Monthly Financial Statements for June 2024

CITY OF BELMONT STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 JUNE 2024

	Amended Budget Estimates	YTD Budget Estimates	YTD Actual	Variance* \$	Variance* %	Var.
Supplementary Information	(a)	(b)	(c)	(c) - (b)	((c) - (b))/(b)	
	\$	\$	\$	\$	%	
OPERATING ACTIVITIES						
Revenue from operating activities						
Rates	56,645,769	56,645,769	56,805,624	159,855	0.28%	▲
Grants, subsidies and contributions	2,707,554	2,707,554	2,449,431	(258,123)	(9.53%)	▼
Fees and charges	10,102,849	10,102,849	10,616,904	514,055	5.09%	▲
Interest revenue	6,875,655	6,875,655	6,370,168	(505,487)	(7.35%)	▼
Other revenue	1,080,981	1,080,981	1,553,029	472,048	43.67%	▲
Profit on asset disposals	76,289	76,289	27,368	(48,921)	(64.13%)	▼
	77,489,097	77,489,097	77,822,524	333,427	0.43%	
Expenditure from operating activities						
Employee costs	(26,479,778)	(26,479,781)	(25,653,693)	826,088	3.12%	▲
Materials and contracts	(33,889,076)	(33,889,075)	(30,677,891)	3,211,184	9.48%	▲
Utility charges	(1,745,786)	(1,745,786)	(2,217,500)	(471,714)	(27.02%)	▼
Depreciation	(12,855,614)	(12,855,616)	(13,951,021)	(1,095,405)	(8.52%)	▼
Finance costs	(544,195)	(544,195)	(503,195)	41,000	7.53%	▲
Insurance	(855,454)	(855,454)	(722,860)	132,594	15.50%	▲
Other expenditure	(1,750,763)	(1,750,765)	(1,871,625)	(120,860)	(6.90%)	▼
Loss on asset disposals	0	0	(620,926)	(620,926)	0.00%	▼
	(78,120,666)	(78,120,672)	(76,218,711)	1,901,961	2.43%	
Non-cash amounts excluded from operating activities	12,844,147	12,844,146	15,117,775	2,273,629	17.70%	▲
Amount attributable to operating activities	12,212,578	12,212,571	16,721,588	4,509,017	36.92%	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	3,254,438	3,254,438	2,867,982	(386,456)	(11.87%)	▼
Proceeds from disposal of assets	1,201,962	1,201,962	27,368	(1,174,594)	(97.72%)	▼
	4,456,400	4,456,400	2,895,350	(1,561,050)	(35.03%)	
Outflows from investing activities						
Payments for property, plant and equipment	(4,275,937)	(4,185,937)	(3,065,751)	1,120,186	26.76%	▲
Payments for construction of infrastructure	(11,682,260)	(10,892,260)	(8,770,760)	2,121,500	19.48%	▲
Amount attributable to investing activities	(11,501,797)	(10,621,797)	(8,941,161)	1,680,636	15.82%	
FINANCING ACTIVITIES						
Inflows from financing activities						
Transfer from reserves	5,134,890	1,046,192	1,046,192	0	0.00%	
	5,134,890	1,046,192	1,046,192	0	0.00%	
Outflows from financing activities						
Repayment of borrowings	(618,110)	(618,110)	(618,110)	0	0.00%	
Payments for principal portion of lease liabilities	(67,308)	0	0	0	0.00%	
Transfer to reserves	(16,876,287)	0	0	0	0.00%	
	(17,561,705)	(618,110)	(618,110)	0	0.00%	
Amount attributable to financing activities	(12,426,815)	428,082	428,082	0	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year						
Amount attributable to operating activities	11,952,642	11,952,642	11,952,642	5	0.00%	
Amount attributable to investing activities	12,212,578	12,212,571	16,721,588	4,509,017	36.92%	▲
Amount attributable to financing activities	(11,501,797)	(10,621,797)	(8,941,161)	1,680,636	15.82%	▲
Amount attributable to financing activities	(12,426,815)	428,082	428,082	0	0.00%	
Surplus or deficit after imposition of general rates	236,608	13,971,498	20,161,156	6,189,658	44.30%	▲

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

* Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

CITY OF BELMONT
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 JUNE 2024

	Supplementary Information	30 June 2023	30 June 2024
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents		12,671,468	18,105,874
Trade and other receivables		24,316,211	24,493,692
Other financial assets		43,348,143	40,704,180
Inventories		246,770	262,339
Other assets		2,533,328	3,614,535
TOTAL CURRENT ASSETS		83,115,920	87,180,620
NON-CURRENT ASSETS			
Trade and other receivables		457,172	481,226
Other financial assets		21,131,343	21,135,546
Property, plant and equipment		343,596,968	341,101,302
Infrastructure		291,645,811	290,707,928
Right-of-use assets		275,308	275,308
Intangible assets		145,828	190,956
TOTAL NON-CURRENT ASSETS		657,252,430	653,892,266
TOTAL ASSETS		740,368,350	741,072,886
CURRENT LIABILITIES			
Trade and other payables		5,743,434	3,176,389
Other liabilities		1,400,503	1,253,343
Lease liabilities		118,561	118,561
Borrowings		618,110	0
Employee related provisions		4,428,402	4,095,829
TOTAL CURRENT LIABILITIES		12,309,010	8,644,122
NON-CURRENT LIABILITIES			
Other liabilities		165,134	62,747
Lease liabilities		162,469	162,469
Borrowings		11,618,252	11,618,252
Employee related provisions		366,690	366,690
TOTAL NON-CURRENT LIABILITIES		12,312,545	12,210,158
TOTAL LIABILITIES		24,621,555	20,854,280
NET ASSETS		715,746,795	720,218,606
EQUITY			
Retained surplus		202,240,917	207,758,920
Reserve accounts	1	61,681,383	60,635,191
Revaluation surplus		451,824,495	451,824,495
TOTAL EQUITY		715,746,795	720,218,606

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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024**

1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report 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 financial report 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 which would have required the City to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supporting information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report 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 City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

Judgements and estimates

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

The estimates and associated assumptions are based on historical experience and various other factors 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 balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimated fair value of certain financial assets
- impairment of financial assets
- estimation of fair values of land and buildings, infrastructure and investment property
- estimation uncertainties made in relation to lease accounting
- estimated useful life of intangible assets

SIGNIFICANT ACCOUNTING POLICES

Significant accounting policies utilised in the preparation of these statements are as described within the 2023-24 Annual Budget. Please refer to the adopted budget document for details of these policies.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 30 June 2024

CITY OF BELMONT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

	Amended Budget Opening 30 June 2023	Last Year Closing 30 June 2023	Year to Date 30 June 2024
(a) Net current assets used in the Statement of Financial Activity			
Current assets	\$	\$	\$
Cash and cash equivalents	11,451,932	12,671,468	18,105,874
Trade and other receivables	1,717,407	24,316,211	24,493,692
Other financial assets	39,012,440	43,348,143	40,704,180
Inventories	177,335	246,770	262,339
Other assets	336,836	2,533,328	3,614,535
	52,695,950	83,115,920	87,180,620
Less: current liabilities			
Trade and other payables	(5,539,964)	(5,743,434)	(3,176,389)
Other liabilities	(969,598)	(1,400,503)	(1,253,343)
Lease liabilities	(58,056)	(118,561)	(118,561)
Borrowings	(641,884)	(618,110)	0
Employee related provisions	(4,542,090)	(4,428,402)	(4,095,829)
Other provisions	(102,912)	0	0
	(11,854,504)	(12,309,010)	(8,644,122)
Net current assets	40,841,446	70,806,910	78,536,498
Less: Total adjustments to net current assets			
Closing funding surplus / (deficit)	2(c) (40,341,446)	(58,854,263)	(58,375,342)
	500,000	11,952,647	20,161,156

(b) Non-cash amounts excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

	Amended Budget	YTD Budget (a)	YTD Actual (b)
Non-cash amounts excluded from operating activities	\$	\$	\$
Adjustments to operating activities			
Less: Profit on asset disposals	(76,289)	(76,289)	(27,368)
Add: Loss on asset disposals	0	0	620,926
Add: Depreciation	12,855,614	12,855,616	13,951,021
Movement in non-current employee provisions	64,822	64,819	0
- Pensioner deferred rates	0	0	24,054
- Employee provisions	0	0	549,142
Total non-cash amounts excluded from operating activities	12,844,147	12,844,146	15,117,775

(c) 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.

	Amended Budget Opening 30 June 2023	Last Year Closing 30 June 2023	Year to Date 30 June 2024
	\$	\$	\$
Adjustments to net current assets			
Less: Reserve accounts	(44,568,885)	(61,681,383)	(60,635,191)
Add: Financial assets at amortised cost	0	20,927,619	20,927,619
- EMRC receivable	0	(20,927,619)	(20,927,619)
Add: Current liabilities not expected to be cleared at the end of the year:			
- Current portion of borrowings	641,884	618,110	0
- Current portion of lease liabilities	58,056	118,561	118,561
- Current portion of employee benefit provisions held in reserve	3,527,499	2,090,449	2,141,288
Total adjustments to net current assets	2(a) (40,341,446)	(58,854,263)	(58,375,342)

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the City's operational cycle.

Attachment 12.4.1 Monthly Financial Statements for June 2024

CITY OF BELMONT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2024

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
 The material variance adopted by Council for the 2023-24 year is \$100,000.

Description	Var. \$	Var. %	
	\$	%	
Revenue from operating activities			
Rates	159,855	0.28%	▲
Interim rates for Perth AirPort		Timing	
Grants, subsidies and contributions	(258,123)	(9.53%)	▼
Finance - Advance payment of 85% of 2024-25 General Purpose component of Financial Assistance Grant below budgeted amount - (\$176,647)		Timing	
Economic & Community Development - Profit recognition for Ascot/Wahroonga is pending provision of draft annual statements by contractor - (\$123,881)		Timing	
Fees and charges	514,055	5.09%	▲
Planning Services - Several high-value development applications have been submitted with their fees based on these values - \$118,975		Timing	
City Facilities & Property - Increase in rents from City properties and an increase in use of Community Centres - \$216,522		Timing	
Safer Communities - Higher than anticipated income from fines enforcement and building fees associated with larger development applications - \$122,681		Timing	
Interest revenue	(505,487)	(7.35%)	▼
Finance - Final interest allocation pending end of financial year process, reserve transfers and final adjustments.		Timing	
Other revenue	472,048	43.67%	▲
Governance, Strategy & Risk - Insurance reimbursement for Hub IT Room fire receipted to Facilities instead of Governance - (\$159,967)		Timing	
City Facilities & Property - Insurance reimbursement for Hub IT Room Hire receipted to Facilities instead of Governance - \$479,497		Timing	
Expenditure from operating activities			
Employee costs	826,088	3.12%	▲
Salaries are below budget due to vacancies currently being recruited by the City		Permanent	
Materials and contracts	3,211,184	9.48%	▲
Governance, Strategy & Risk - Consulting and legal fees budgeted but not utilised - \$486,194		Timing	
Information Technology - Agency cost relating to business analyst above budget in addition to expenses incurred for number of software licences for the 2024-25 year - (\$249,734)		Timing	
Public Relations & Stakeholder Engagement - Underspend and cost savings related to project reprioritisation - \$231,608		Timing	
Design, Assets & Development - Professional Services contracts tendered later than planned - \$239,413		Timing	
Parks, Leisure & Environment - Variance is in line with the use of contractors to back fill staff vacancies - (\$178,080)		Timing	
City Facilities & Property - General increase in Building Maintenance costs across City's Facilities - (\$234,087)		Timing	
Planning Services - Aspects of some projects have been managed in house and consultant costs have not yet been incurred - \$134,095		Timing	
Economic & Community Development - Underspend due to the revised scope and delays of some programs within the department - \$482,621		Timing	
Library, Culture & Place - A number of anticipated projects were unable to be progressed due to resourcing limitations. Several projects are underspent due to cost savings and pending invoices - \$543,033		Timing	
Utility charges	(471,714)	(27.02%)	▼
Works - Utility expenses pending receipt of invoices and year end expense accruals - \$153,730			
City Facilities & Property - Utility expenses pending receipt of invoices and year end expense accruals - \$113,328			
Depreciation	(1,095,405)	(8.52%)	▼
Accrual entry for January to April yet to be reversed		Timing	
Insurance	132,594	15.50%	▲
Governance, Strategy & Risk - The actual insurance premium is lower than estimated amount - \$140,283		Timing	
Other expenditure	(120,860)	(6.90%)	▼
Non-cash amounts excluded from operating activities		Timing	
Non-cash amounts excluded from operating activities	2,273,629	17.70%	▲
Reduced depreciation in line with reduced capital spend.		Timing	
Proceeds from capital grants, subsidies and contributions	(386,456)	(11.87%)	▼
Works - Grant funding deferred to 2024-25 - (\$231,882)		Timing	
Proceeds from disposal of assets	(1,174,594)	(97.72%)	▼
Delay in proceeds of disposal relating to replacement of various assets.		Timing	
Outflows from investing activities			
Payments for property, plant and equipment	1,120,186	26.76%	▲
Information Technology - Firewall renewal project overspend due to new hardware asset to be capitalised at the end of the project, instead of operating as budgeted - (\$111,598)		Timing	
City Facilities & Property - Delays in receiving plant and equipment to conclude scheduled work - \$591,322		Timing	
Works - Some new plant items not purchased and require business case approval - \$194,988			
Design, Assets & Development - Variance due to vehicles ordered but still awaiting delivery - \$185,846			
Payments for construction of infrastructure	2,121,500	19.48%	▲
Works - Construction projects are on schedule timing variances to include Kooyong Road, Station Road. Invoice yet to be received for completed projects - \$433,910		Timing	
City Projects - Esplanade Foreshore works delayed to 2024-25. Other projects remain on scheduled milestones and will continue into 2024-25 - \$1,489,653		Timing	
Parks, Leisure & Environment - Awaiting outstanding invoices due to delays in securing materials however program of works completed in full - \$1,230,922		Timing	
Surplus or deficit after imposition of general rates	6,189,658	44.30%	▲
Due to variances described above			

CITY OF BELMONT
SUPPLEMENTARY INFORMATION
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3	Budget Amendments	11

Attachment 12.4.1 Monthly Financial Statements for June 2024

**CITY OF BELMONT
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2024**

1 RESERVE ACCOUNTS

Reserve name	Budget	Budget	Budget	Budget	Budget	Actual	Actual	Actual	Actual	Actual
	Opening	Interest	Transfers In	Transfers	Closing	Opening	Interest	Transfers In	Transfers	YTD
	Balance	Earned	(+)	Out (-)	Balance	Balance	Earned	(+)	Out (-)	Closing
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by Council										
Administration building Reserve	245,980	11,627	0	0	257,607	246,141	3,245	(3,245)	0	246,141
Aged Accommodation - Homewest Reserve	908,719	43,871	7,469	0	960,059	928,711	12,251	(12,251)	0	928,711
Aged Community Care Reserve	228,170	10,786	0	0	238,956	228,321	3,011	(3,011)	0	228,321
Aged persons housing Reserve	849,246	33,670	6,915	(336,096)	553,735	712,757	9,356	(9,356)	0	712,757
Aged Services Reserve	1,109,943	52,467	0	0	1,162,410	1,110,671	14,645	(14,645)	0	1,110,671
Ascot Waters Marina Maintenance & Restoration	1,006,902	49,959	0	(50,000)	1,006,861	1,057,596	13,945	(13,945)	0	1,057,596
Belmont District Band Reserve	48,952	2,314	0	0	51,266	48,983	646	(646)	0	48,983
Belmont Oasis Refurbishment Reserve	4,314,360	203,938	0	0	4,518,298	4,317,189	56,924	(56,924)	0	4,317,189
Belmont Trust Reserve	1,471,352	77,026	0	0	1,548,378	1,630,571	21,491	(21,491)	0	1,630,571
Building maintenance Reserve	6,279,107	241,068	0	(321,450)	6,198,725	5,103,194	67,371	(67,371)	0	5,103,194
Capital Projects Reserve	0	0	4,178,263	0	4,178,263	0	0	0	0	0
Car Parking Reserve	64,553	3,051	0	0	67,604	64,594	852	(852)	0	64,594
Carry Forward Projects Reserve	0	0	3,008,977	0	3,008,977	0	0	0	0	0
District valuation Reserve	132,287	1,083	85,000	0	218,370	22,916	218	(218)	0	22,916
Election expenses Reserve	139,567	6,618	35,000	(138,000)	43,185	140,105	1,866	(1,866)	0	140,105
Environment Reserve	1,513,342	71,515	0	(656,965)	927,892	1,513,903	20,163	(20,163)	0	1,513,903
Faulkner Park Retirement Village Buy Back Reserve	2,452,738	115,940	20,000	0	2,588,678	2,454,347	32,362	(32,362)	0	2,454,347
Faulkner Park Retirement Village Owners Maintenance Reserve	586,200	32,633	61,000	(251,984)	427,849	690,804	9,140	(9,140)	0	690,804
History Reserve	173,315	8,193	0	0	181,508	173,429	2,287	(2,287)	0	173,429
Information Technology Reserve	1,309,262	68,033	0	(60,000)	1,317,295	1,440,206	18,990	(18,990)	0	1,440,206
Land acquisition Reserve	10,020,640	482,989	340,000	0	10,843,629	10,224,436	135,003	(135,003)	0	10,224,436
Long Service Leave Reserve - Salaries	1,453,419	89,655	0	(381,587)	1,161,487	1,897,921	25,008	(25,008)	0	1,897,921
Long Service Leave Reserve - Wages	229,306	11,496	0	(19,969)	220,833	243,367	3,197	(3,197)	0	243,367
Miscellaneous Entitlements Reserve	1,216,695	37,101	553,603	(20,000)	1,787,399	785,400	10,455	(10,455)	0	785,400
Plant replacement Reserve	1,284,971	77,795	0	(242,250)	1,120,516	1,646,845	21,772	(21,772)	0	1,646,845
Property development Reserve	15,888,740	725,920	5,662,007	0	22,276,667	15,367,065	203,630	(203,630)	0	15,367,065
Public Art Reserve	412,077	19,479	0	(14,000)	417,556	412,347	5,437	(5,437)	0	412,347
Ruth Faulkner library Reserve	47,859	2,262	0	0	50,121	47,892	631	(631)	0	47,892
Streetscapes Reserve	512,770	24,238	0	0	537,008	513,107	6,766	(6,766)	0	513,107
Urban Forest Strategy Management Reserve	121,087	5,724	0	0	126,811	121,168	1,598	(1,598)	0	121,168
Waste Management Reserve	6,503,125	340,542	4,307	(2,552,589)	4,295,385	7,208,970	91,571	(91,571)	(1,046,192)	6,162,778
Workers Compensation/Insurance Reserve	1,438,947	62,753	0	(90,000)	1,411,700	1,328,427	17,482	(17,482)	0	1,328,427
	61,963,631	2,913,746	13,962,541	(5,134,890)	73,705,028	61,681,383	811,313	(811,313)	(1,046,192)	60,635,191

**CITY OF BELMONT
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2024**

INVESTING ACTIVITIES

2 CAPITAL ACQUISITIONS

Capital acquisitions	Amended		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings - non-specialised	2,248,330	2,158,330	1,444,960	(713,370)
Furniture and equipment	816,628	816,628	840,177	23,549
Plant and equipment	1,160,979	1,160,979	780,614	(380,365)
Other property, plant and equipment	50,000	50,000	0	(50,000)
Acquisition of property, plant and equipment	4,275,937	4,185,937	3,065,751	(1,120,186)
Infrastructure - Roads	4,332,617	4,332,617	4,216,075	(116,542)
Infrastructure - Reserves Improvements	6,401,669	5,611,669	3,860,683	(1,750,986)
Infrastructure - Footpath Network	314,437	314,437	264,433	(50,004)
Infrastructure - Drainage Network	633,537	633,537	429,569	(203,968)
Acquisition of infrastructure	11,682,260	10,892,260	8,770,760	(2,121,500)
Total capital acquisitions	15,958,197	15,078,197	11,836,511	(3,241,686)
Capital Acquisitions Funded By:				
Capital grants and contributions	3,254,438	3,254,438	0	(3,254,438)
Other (disposals & C/Fwd)	1,201,962	1,201,962	27,368	(1,174,594)

SIGNIFICANT ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

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.

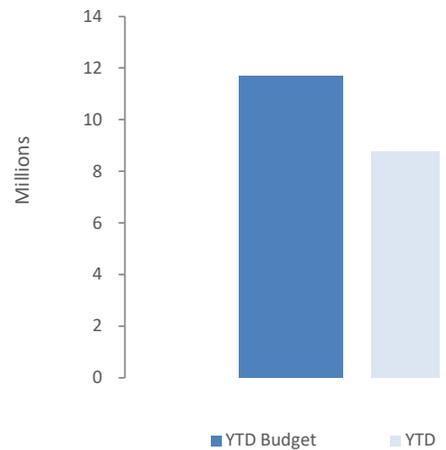
Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

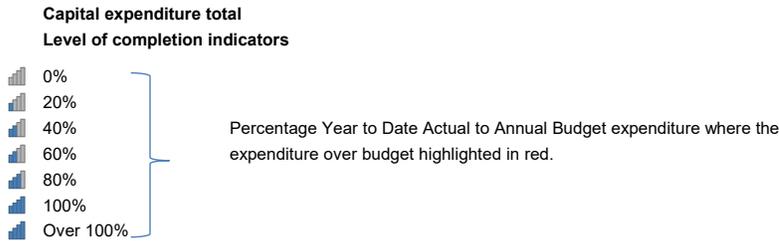
Payments for Capital Acquisitions



**CITY OF BELMONT
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2024**

INVESTING ACTIVITIES

2 CAPITAL ACQUISITIONS - DETAILED



Level of completion indicator, please see table at the end of this note for further detail.

Account Description	Amended			Variance
	Budget	YTD Budget	YTD Actual	(Under)/Over
	\$	\$	\$	\$
City Projects	2,229,464	2,229,464	739,811	(1,489,653)
Parks and Environment	4,455,955	4,455,955	3,229,335	(1,226,620)
Buildings and facilities	1,964,580	1,964,580	1,358,982	(605,598)
Infrastructure Capital Works	5,280,591	5,280,591	4,910,077	(370,514)
Furniture and equipment	816,628	816,628	840,177	23,549
Plant and equipment	1,160,979	1,160,979	780,614	(380,365)
Other	50,000	50,000	0	(50,000)
	15,958,197	15,958,197	11,858,996	(4,099,201)

Attachment 12.4.1 Monthly Financial Statements for June 2024

**CITY OF BELMONT
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2024**

3 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Council Resolution	Classification	Non Cash	Increase in	Decrease in	Amended Budget Running Balance
			Adjustment	Available Cash	Available Cash	
			\$	\$	\$	\$
Budget adoption						500,000
T04/2023 Civic Centre Chiller Unit Replacement	June OCM #12.10	Capital expenses	0	0	(74,300)	425,700
Independent Living Units	August OCM #12.12	Capital expenses	0	0	(137,000)	288,700
Independent Living Units	August OCM #12.12	Capital revenue	0	137,000	0	425,700
October Budget Review	October OCM #12.5	Opening surplus(deficit)	0	4,554,448	0	4,980,148
October Budget Review	October OCM #12.5	Operating revenue	0	2,935,023	0	7,915,171
October Budget Review	October OCM #12.5	Operating expenses	0	0	(1,662,615)	6,252,556
October Budget Review	October OCM #12.5	Capital revenue	0	2,372,673	0	8,625,229
October Budget Review	October OCM #12.5	Capital expenses	0	0	(8,194,238)	430,991
October Budget Review	October OCM #12.5	Non cash item	0	69,009	0	500,000
T07/2023 Esplanade Foreshore Works	November OCM #12.5	Capital expenses	0	0	(255,000)	245,000
T07/2023 Esplanade Foreshore Works	November OCM #12.5	Capital expenses	0	255,000	0	500,000
Sister City Delegation	December OCM #12.12	Operating expenses	0	0	(10,000)	490,000
March Budget Review	March OCM #12.5	Opening surplus(deficit)	0	0	(161,298)	328,702
March Budget Review	March OCM #12.5	Operating revenue	0	3,211,424	0	3,540,126
March Budget Review	March OCM #12.5	Operating expenses	0	0	(1,201,514)	2,338,612
March Budget Review	March OCM #12.5	Non cash item	1,455,616	0	0	3,794,228
March Budget Review	March OCM #12.5	Capital expenses	0	0	(3,118,152)	676,076
March Budget Review	March OCM #12.5	Capital revenue	0	0	(176,076)	500,000
Extraordinary Election South Ward	March OCM #12.8	Operating expenses	0	0	(40,000)	460,000
Road resurfacing	April OCM #12.11	Capital expenses	0	0	(223,392)	236,608
Faulkner Park Retirement Village Clubhouse	May OCM #12.5	Capital expenses	0	0	(71,984)	164,624
Faulkner Park Retirement Village Clubhouse	May OCM #12.5	Capital revenue	0	0	71,984	236,608
NatureLink Program	May OCM #12.5	Operating expenses	0	0	(250,000)	(13,392)
NatureLink Program	May OCM #12.5	Operating revenue	0	0	250,000	236,608
Gabriel Gardens Independent Living Units	May OCM #12.5	Capital expenses	0	0	(50,000)	186,608
Gabriel Gardens Independent Living Units	May OCM #12.5	Capital revenue	0	0	50,000	236,608
			13,534,577	(15,253,585)		(1,719,008)

13 Reports by the Chief Executive Officer

13.1 Request for leave of absence

13.2 Notice of motion

13.2.1 Notice of Motion (Cr Davis) Budget for Training and Professional Development for Elected Members

Voting Requirement	:	Absolute Majority
Subject Index	:	35/002 - Notice of Motions
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council role

Executive The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Purpose of report

To consider the Notice of Motion received from Councillor (Cr) Davis for Council to consider increasing the budget for training and professional development for Elected Members.

Summary and key issues

A request has been received from Cr Davis for Council to consider increasing the budget for training and professional development for Elected Members.

Councillor Motion

That Council increases the budget for training and professional development for Elected Members from \$5,000 to \$8,000 per year.

An absolute majority of Council is required

Reasons

The budget policy has not been updated to coincide with CPI and training and professional development costs have increased.

In today's changing environment Elected Members should have the opportunity to consistently educate themselves on Council subjects and issues. The budget at \$5,000 per year limits Councillors being educated on important matters.

Alternative Officer recommendation

Alternative Officer recommendation

That Council:

1. Increases the Budget for Professional Development for Elected Members from \$5,000 to \$7,450 per year;
2. Amends the annual municipal budget for 2024-2025 at the October 2024 Mid-Year Budget Review by providing an additional \$22,000.
3. Endorses the amended Elected Member Professional Development and Authorised Travel Policy (as per Attachment 13.2.2) to increase the Budget for Professional Development as per point 1. above.

An absolute majority of Council is required

Location

Not applicable.

Consultation

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

Strategic Community Plan implications

In accordance with the 2020 - 2040 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Policy implications

The payment for Elected Member professional development is covered by Council Policy, Elected Member Professional Development and Authorised Travel Policy. The current policy sets the cap at \$5,000 per annum or \$20,000 over the four years an Elected Member is in office. To amend the amount payable the Policy would need to be amended by Council decision.

Statutory environment

Elected Members would be required to disclose a financial interest in amending the Council Policy under Section 5.60A of the Local Government Act. As such Elected Members will need to complete the relevant declaration of interest form and the City will apply to the Minister to allow Elected Members to participate in the item when it comes to Council.

Background

A Notice of Motion received from Cr Davis reads as follows:

That Council increases the budget for training and professional development for Elected Members from \$5,000 to \$8,000 per year.

Reasons

The budget policy has not been updated to coincide with CPI and training and professional development costs have increased.

In today's changing environment Elected Members should have the opportunity to consistently educate themselves on Council subjects and issues. The budget at \$5,000 per year limits Councillors being educated on important matters.

Report

The Elected Member Professional Development and Authorised Travel Policy ("Policy") sets out the yearly Budget for Professional Development for Elected

Members (at section 1.3 of the Policy). This amount is currently set at \$5,000 per year of an Elected Member's term and is to cover travel, accommodation and registration expenses.

The \$5,000 per annum Budget for Professional Development has not changed since 2007. In the period 2007 to 2024 the Australian CPI as measured by the Australian Bureau of Statistics has increased by 48.4% as overall measure of costs. A review of the expense items comprising the Budget for Professional Development shows the cost of travel (airfares) for the same period has increased by 40% to 66% depending on flight time, travel season and how far in advance travel is booked. Accommodation costs have increased by 50% to 100% (location and travel season dependent) and if Government discounts apply, by an increase of 50% to 75% (again depending on travel season as well as booking lead-times and volume).

The Notice of Motion seeks to review the Budget for Professional Development from \$5,000 per annum to \$8,000 per annum (a 60% increase). Given the cost increases that have occurred as noted above and the long interval since this allowance was last reviewed, the request to increase the Budget for Professional Development is reasonable.

A survey of other Tier One councils in Metropolitan Perth found that four local government authorities provide a higher allowance (up to 40% to 68%). Two councils provide the same as the City, while the remainder of all Perth metropolitan local governments (7) provide slightly less. One Perth metropolitan local government has a reimbursement policy. This survey suggests that many Perth local government authorities have not increased their Elected Member Professional Development budgets for some time despite substantial increases in general and living costs.

In the Notice of Motion, Cr Davis cites increased costs, as measured by CPI, as a reason for her Notice of Motion to increase the Budget for Professional Development.

A review of CPI since 2007, when the allowance was last adjusted, shows that CPI has increased by 48.4%.

In light of the quantum of the rise in CPI, the Alternative Officer Recommendation is that an increase in the Budget for Professional Development is reasonable and is supported however the amount of the increase should match the rise in CPI since the last review in 2007 (48.4%). On this basis, the Alternative Officer Recommendation is that the Budget for Professional Development to cover training and professional development costs for Elected Members is increased by this CPI percentage of 48.4% taking the allowance amount from \$5,000 to \$7,450 (note the amount has been rounded up to the nearest \$50).

The existing Elected Member Professional Development and Authorised Travel Policy is included in Attachment 13.2.1.1. A Draft Amended Elected Member Professional Development and Authorised Travel Policy showing the proposed changes contained in the Alternative Officer Recommendation is included at Attachment 13.2.1.2.

Financial implications

The cost of the Alternative Officer Recommendation is \$22,000. The cost of the Councillor Motion as proposed by Cr Davis's Notice of Motion is \$27,000.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title	
1.	Current Elected Member Professional Development and Authorised Travel [13.2.1.1 - 7 pages]
2.	Draft Amended Elected Member Professional Development and Authorised Travel [13.2.1.2 - 7 pages]

Elected Member Professional Development and Authorised Travel

Policy Objective

To provide guidelines for Elected Member training, professional development and travel to ensure Elected Members are provided with appropriate skills and knowledge to effectively fulfill their role.

In accordance with the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996* this policy sets out requirements for Elected Member mandatory training, professional development and travel. The policy outlines Elected Member entitlements as well as establish what constitutes authorised travel on behalf of the City of Belmont.

The Policy must be reviewed by Council after each ordinary election.

All monetary values in this policy exclude GST.

Policy Detail

1. Training and professional development

1.1. Elected Member Mandatory Training

- a) An Elected Member must complete any training prescribed by section 5.126(1) of the *Local Government Act 1995* (the Act) and the *Local Government (Administration) Regulations 1996*, within a period of twelve months of being elected.
- b) In accordance with section 5.127 of the Act, the City must prepare a report for each financial year on the mandatory training completed by Elected Members during the financial year. The report must be published on the City's website within one month after the end of the financial year to which the report relates.

1.2. Continuous Professional Development

- a) In accordance with section 5.128 of the Act, Elected Members are encouraged to identify their individual continuing professional development needs to enhance their effectiveness and address skill gaps as required.
- b) As the needs of individual Elected Members may vary, each Elected Member is encouraged to seek the assistance of the CEO and Mayor in analysing their particular requirements and in identifying appropriate courses, seminars and training to meet those needs.

Attachment 13.2.1.1 Current Elected Member Professional Development and Authorised Travel

- c) In determining the professional development activities for individuals, Elected Members should consider the current or future strategic direction and activities of the City and its priorities and the skills that will be needed to give effect to the direction.

1.3. Budget for Professional Development

This policy establishes a limit for travel, accommodation and registration expenses for Elected Members. Each Elected Member is to be allocated \$5,000 for each year of their term for travel, accommodation and registration expenses for professional development. In the first three years of the term an Elected Member may draw on amounts exceeding the \$5,000 per year, but any amount greater than the \$5,000 reduces the allocation available in subsequent years. In the final year of an Elected Member's term the lesser of the remaining balance or \$5,000 may not be exceeded.

An Elected Member may agree to personally fund any short fall in Professional Development expenses in the event that costs would exceed the set budget amount.

The costs associated with mandatory training under the Act will be funded outside of the Elected Members Professional Development budget allocation outlined above.

1.4. Council Nominated Professional Development and Authorised Travel Events

The costs of attendance at Council nominated Professional Development and Authorised Travel listed in this policy, or to which Council resolves to send an Elected Member as a delegate, are not to be deducted from the Professional Development budget limit for that Elected Member. These events include Australian Local Government Association events, Australian Mayoral Aviation Council events and the receipt of awards or approved lobbying on behalf of the City of Belmont.

Unless otherwise resolved by Council;

- i. the Mayor, or the Deputy Mayor; and
- ii. the CEO or the CEO's nominee will be the Council delegate for attendance at these events.

The costs of attendance at the Western Australian Local Government Week event and any legislated/mandatory training are not to be included as a cost to an Elected Member's Professional Development Allowance.

1.5. Reimbursement of Other Expenses

In accordance with section 5.98 of the Act and Regulation 32 of the *Local Government (Administration) Regulations 1996* an Elected Member is to be

Attachment 13.2.1.1 Current Elected Member Professional Development and Authorised Travel

reimbursed for the following types of expenses to the extent set for each type of expense where the expense is incurred:

- a) in performing a function under the express authority of the City;
- b) by reason of being accompanied by no more than one other person while performing an official function where the City considers it to be appropriate; or
- c) in performing a function in the Elected Member's official capacity; and the expense is verified by sufficient information.

The table below outlines standard expenses and limits.

Type of expense	Professional development
Professional development expenses	<p>For Professional Development opportunities outside of the Perth metropolitan area, an Elected Member is entitled to be reimbursed for registration, travel, accommodation and sundry expenses.</p> <p>For Professional Development opportunities within the Perth metropolitan area, an Elected Member is entitled to be reimbursed for registration, travel and sundry expenses. Accommodation expenses are excluded, not claimable, under this policy.</p> <p><i>Note: See Policy item 1.3 for budget limit</i></p>
Sundry expenses	<p>Breakfast expenses: The actual expense incurred to a maximum value of \$40 per day</p> <p>Lunch expenses: The actual expense incurred to a maximum value of \$60 per day</p> <p>Dinner expenses: The actual expense incurred to a maximum value of \$80 per day</p> <p>Other expenses: (<i>i.e., Drinks, Mini-bar, Dry cleaning, Personal grooming</i>) The actual expense incurred to a maximum value of \$50 per day</p> <p>Regardless of limits, sufficient supporting documentation is required.</p>

1.6. Accompaniment by Spouse

If an Elected Member wishes to be accompanied by their spouse or partner then the Elected Member must cover the cost of all expenses of being accompanied by their spouse or partner other than:

- a) the cost of attending an official dinner or equivalent function; and
- b) accommodation costs where the spouse or partner stays in the same room as the Elected Member.

Attachment 13.2.1.1 Current Elected Member Professional Development and Authorised Travel

In some circumstances it will be more efficient and effective for the City to make arrangements for a spouse or partner and pay for travel, accommodation and registration costs. In this instance, the Elected Member must reimburse the City for any of these costs. When necessary, reimbursement will be deducted from the Elected Member's sitting fees.

1.7. Approval Process

The Mayor will consider and assess all Elected Member requests to attend professional development opportunities, and, the Mayor's requests will be assessed by the Chief Executive Officer.

Any request by an Elected Member for professional development or reimbursement of expenses that is additional to or outside of the requirements of this policy will be referred to Council for further consideration.

1.8. Report

Elected Members will provide a brief presentation to the next available Information Forum upon returning from any Professional Development attended.

A summary of expenses for Professional Development of each Elected Member will be reported in the City of Belmont Annual Report each year.

2. Travel

2.1. Travel, Accommodation and Registration

The City will pay the cost of Elected Member travel, accommodation and registration at professional development events under this policy up to the limit determined in this policy. If an Elected Member pays for travel, accommodation and registration at a professional development event then the Elected Member is entitled to reimbursement up to the limits determined in this policy.

2.2. Standard of Travel and Accommodation

All Elected Member travel is to be economy class.

Hotel accommodation may be provided at the professional development event venue or if not available at the event venue then accommodation is to be at a mid-range hotel as close as practicable to the venue.

2.3. Frequent Flyer Points

Where possible, any frequent flyer points earned from flights undertaken whilst on Council business shall be applied:

Attachment 13.2.1.1 Current Elected Member Professional Development and Authorised Travel

- a) in relation to Council business; or
- b) to enable Elected Members to be accompanied by their partner or spouse whilst on Council business.

2.4. Interstate and Overseas Professional Development Events

Overseas travel will be subject to Council approval.

Unless otherwise resolved by Council, a maximum of two Elected Members shall attend an interstate Professional Development event, unless otherwise resolved by Council. Should there be more than two nominees; the Mayor will have complete discretion on the selection of approved attendees.

Consideration will also be given as to whether attendance at events will impede a quorum at any scheduled Council or Committee meetings, and available budget.

2.5. Carbon Offsets

The City will offset the carbon emissions for all interstate or overseas air travel by purchasing carbon offsets at the time of flight booking.

2.6. Travelling whilst Interstate and Overseas (other than air travel)

Elected Members shall endeavour to use the most cost effective and environmentally friendly method of travelling when interstate and overseas. When travelling within a region, an Elected Member will endeavour to travel by public transport or, if this is not practicable, then by taxi. An Elected Member may request cab charge vouchers in advance of travelling interstate.

When relevant, Elected Members are expected to share transport. The use of a hire car must be approved in advance by the Chief Executive Officer.

Reference/Associated Documents

[Local Government Act 1995](#)

[Local Government \(Administration\) Regulations 1996](#)

Reference to Internal Procedure

N/A

Definitions

‘**CEO**’ means the Chief Executive Officer of the City.

‘**City**’ means the City of Belmont.

‘**Interstate Professional Development**’ means an interstate professional development event and includes those held in New Zealand.

- i. Authorised Travel includes:
 - a) Receiving of a National Award; and
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‘**Professional Development**’ includes conferences, congresses, study tours, seminars, training courses, lectures, workshops or similar events.

Note:

- i. Professional Development events held **outside** of the Perth Metropolitan area, including intrastate, interstate and New Zealand are to be deducted from the Elected Member allocation, as detailed in the expense table under items 1 and 2.
- ii. Professional Development events **within** the Perth Metropolitan area (which are within 100kms of CBD) are also deducted from the Elected Member allocation, but exclude accommodation, as this is not a claimable expense under this policy.

This Policy is supported by:		
Policy No:	CP21	
Strategic Community Plan:	Goal 5: Responsible Belmont Strategy: 5.6 Deliver effective, fair and transparent leadership and decision-making, reflective of community needs and aspirations	
Delegation Register:	n/a	
Service Area:	Corporate and Governance	
Policy Owner:	Manager Governance, Strategy and Risk	
Policy Stakeholder:	n/a	
Amendment Status:		
Date of Amendment	Status of Amendment	Minute Item Reference
08/02/05		11.3.4
03/04/07		12.5.7

Attachment 13.2.1.1 Current Elected Member Professional Development and Authorised Travel

28/04/09		12.10
24/08/11		12.9
24/07/12		12.6
25/06/13		12.8
28/10/14	Review – Major	12.4
22/09/15	Review – None	10.7
27/09/16	Review – Minor	12.9
22/08/17	Review – Minor	12.2
25/09/18	Review – None	12.5
10/12/19	Review – Minor	12.8
23/02/21	Review – Major	12.7
24/05/22	Review - Minor	12.7
12/12/23	Review - Moderate	

Elected Member Professional Development and Authorised Travel

Policy Objective

To provide guidelines for Elected Member training, professional development and travel to ensure Elected Members are provided with appropriate skills and knowledge to effectively fulfill their role.

In accordance with the *Local Government Act 1995* (WA) and the *Local Government (Administration) Regulations 1996* (WA) this policy sets out requirements for Elected Member mandatory training, professional development and travel. The policy outlines Elected Member entitlements as well as establish what constitutes authorised travel on behalf of the City of Belmont.

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Attachment 13.2.1.2 Draft Amended Elected Member Professional Development and Authorised Travel

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Policy Stakeholder:	n/a	
Amendment Status:		
Date of Amendment	Status of Amendment	Minute Item Reference
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03/04/07		12.5.7

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23/02/21	Review – Major	12.7
24/05/22	Review - Minor	12.7
12/12/23	Review - Moderate	<u>12.8</u>
<u>23/07/24</u>	<u>Review - Minor</u>	<u>13.2.1</u>

14 Matters for which the meeting may be closed

14.1 Tender 16-2024 - Profiling & Pavement Recycling

This report is included in the Ordinary Council Meeting – Confidential Matters Agenda in accordance with Section 5.23(2) of the *Local Government Act 1995 (WA)*, which permits the meeting to be closed to the public for business relating to the following:

Section 5.23(2)(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.

15 Closure