



# Ordinary Council Meeting

# Minutes

28 May 2024



City of  
**Belmont**

# CITY OF BELMONT

## Ordinary Council Meeting

### Minutes

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## **Alternative Formats**

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

**Minutes of the Ordinary Council Meeting held in the Council Chamber,  
City of Belmont Civic Centre, 215 Wright Street, Cloverdale on Tuesday  
28 May 2024 commencing at 6.31pm.**

# Minutes

## Present

Mayor R Rossi, JP (Presiding Member)	Mayor
Cr D Sessions (Deputy Mayor)	West Ward
Cr G Sekulla, JP	Central Ward
Cr B Ryan	East Ward
Cr P Marks	East Ward
Cr J Davis	South Ward
Cr C Kulczycki	West Ward

## In attendance

Mr S Downing	Acting Chief Executive Officer
Mr W Loh	Director Development and Communities
Mr M Murphy	Director Infrastructure Services
Ms D Dabala	Manager Governance and Legal
Ms G Carter-Nguyen	Manager Public Relations and Stakeholder Engagement
Mrs J Cherry-Murphy	Coordinator Governance
Ms M Phillips	Governance Officer
Mr J Cornell	Desktop Support Officer

## Members of the gallery

There were 17 members of the public in the gallery and no press representatives.

# 1 Official Opening

## 6.31pm The Presiding Member welcomed all those in attendance and declared the meeting open.

The Presiding Member 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 invited Cr Marks to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Marks read aloud the affirmation.

### 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

Mr J Christie (apology)      Chief Executive Officer

### **3 Declarations of interest that might cause a conflict**

#### **3.1 Financial Interests**

Nil.

#### **3.2 Disclosure of interest that may affect impartiality**

<b>Name</b>	<b>Item No and Title</b>	<b>Nature of Interest (and extent, where appropriate)</b>
Cr B Ryan	12.2 - Petition - Vehicle and Pedestrian Road Safety on Lyall Street, Redcliffe	I live on Lyall Street, Redcliffe.
Mayor R Rossi	13.2.1 - Notice of Motion (Mayor Rossi) - Urban Forest at Home Plan	The Notice of Motion has been put forward by myself.

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

#### **4.1 Announcements**

Nil.

## **4.2 Disclaimer**

### **6.34pm The Presiding Member drew the public gallery's attention to the Disclaimer.**

The Presiding Member advised the following:

'I wish to draw attention to the Disclaimer Notice contained within the Agenda document and advise members of the public that any decisions made at the meeting tonight can be revoked, pursuant to the Local Government Act 1995.

Therefore members of the public should not rely on any decisions until formal notification in writing by Council has been received.'

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

Nil.

## **5 Public question time**

### **5.1 Responses to questions taken on notice**

#### **5.1.1 Ms L Hollands on behalf of the Belmont Resident and Ratepayer Action Group**

The following question was taken on notice at the 23 April 2024 Ordinary Council Meeting. Ms Hollands was provided with a response on 15 May 2024. The response from the City is recorded accordingly:

1. What is Cr Vijay's legal name, Vijay Vijay or Tamak Vijay and who allowed him to change his name?

#### **Response**

**Cr Vijay's full name is Tamak Vijay.**

### 5.1.2 Ms L Hollands, Redcliffe

The following question was taken on notice at the 23 April 2024 Ordinary Council Meeting. Ms Hollands was provided with a response on 15 May 2024. The response from the City is recorded accordingly:

1. Item 12.4 is the First Nations Strategy, do we have a similar strategy for seniors and those with disabilities? If so, what is the policy called, and if not is there any plan to do a policy for the significant amount of people in our community?

#### Response

**The City's current Strategy for seniors is the Age-Friendly Belmont Strategy (2022) and the current strategy for people with disability is the Access and Inclusion Plan 2022-2026.**

### 5.1.3 Mr A Bell, Redcliffe

The following questions were taken on notice at the 23 April 2024 Ordinary Council Meeting. Mr Bell was provided with a response on 16 May 2024. The response from the City is recorded accordingly:

2. There are multiple precedents of traffic calming devices being removed within 12 months of installation due to complaints, including excessive noise. The likelihood of removal especially near homes due to noise complaints is a realistic expectation. Can Council authorise the City to provide an indicative cost to reinstate Stanton Road?

#### Response

**A similar question was asked at the 12 December Ordinary Council Meeting. The below answer was provided. The City is implementing the works on Stanton Road under Main Roads WA Low-Cost Urban Road Safety program. The various measures have been approved and funded by Main Roads WA who have implemented similar treatments at other Perth Metro locations with successful outcomes. A scenario in which the Stanton Road traffic measures is not successful is hypothetical and a detailed estimate for their removal and reinstatement of the road is not required, but the cost would be significant.**

4. At the March Council meeting, the City stated that the current permanent Stanton Road calming proposal was discussed at the May 2023 Information Forum. What evidence from this Information Forum can the City supply to confirm that Council approved the variation to the alternate motion?

## Response

**There is no variation to the alternate motion. The City is implementing the resolutions as moved at the 28 February 2023 Ordinary Council Meeting.**

### 5.1.4 Mr B O'Hara, Redcliffe

The following questions were taken on notice at the 23 April 2024 Ordinary Council Meeting. Mr O'Hara was provided with a response on 16 May 2024. The response from the City is recorded accordingly:

1. Since the opening of Bourne Street at Bulong Avenue, Bulong is now being used as an accessway to and from the Redcliffe Train Station by buses from the Redcliffe depot. Would the City be willing to contact the management of the Redcliffe bus depot to ensure that drivers cease the practice of rat running their buses up and down Bulong avenue?

## Response

**City Officers have contacted the Public Transport Authority regarding this matter who have instructed their drivers to use Fautleroy Avenue and Dunreath Drive to travel from the Depot to the Train Station.**

2. With the possibility of works commencing later this year on the Stanton Road traffic calming devices, I assume the City will have prepared a plan for a diversion of the 15,000 vehicles that are using this road. Can the City share the planned diversion routes and modelling, which will indicate which streets are expected to bear the brunt of this increased traffic flow?

## Response

**A detailed Traffic Management Plan will be prepared prior to the commencement of works. While there will be a number of road closures to accommodate various construction locations for the duration of the works, detours will be in place to prevent through traffic entering Stanton Road. These detours will likely utilise Epsom Ave, Great Eastern Highway, Fautleroy Avenue and Dunreath Drive. The traffic management plan will be communicated prior to the works commencing.**

3. After completion of the works on Stanton Road, what measurements or tools will the City be using to measure the success of the project, would the assessment involve the adoption of the 2016 Aus Roads Warrant System or now the new 2008 version?

## Response

**LCURS is a State Government programme that is administered through Main Roads WA. The assessment of LCURS works is as per the 'Performance Management Protocols' outlined in the Main Roads WA document 'Strategy and Implementation Framework – Low Cost Urban Road Safety Program'**

### 5.1.5 Mr M Cardozo, Redcliffe

The following questions were taken on notice at the 23 April 2024 Ordinary Council Meeting. Mr Cardozo was provided with a response on 16 May 2024. The response from the City is recorded accordingly:

1. Many residents remain perplexed about the Moreing Street traffic calming. I recently requested under FOI the program. In a nutshell, I wanted to see the business case that resulted in the March 2021 City approval. When I received the heavily redacted documents back, I discovered virtually no evidence of any rationale behind the decision other than speed. The business case is not confidential nor is it sensitive information. Expenditure of public money requires a process and a business case leading to the approval. In case I'm wrong and for the record, can the City publish the full business case that resulted in \$218,000 of ratepayer money being expended?

## Response

**There was no business case prepared for the Moreing Street works. The works were approved on the basis of traffic safety.**

2. The City could have installed just two speed humps mathematically to bring Moreing Street speed under 50. Via FOI, the initial project sought four speed humps over the entire street. Bear in mind, no other street in the City has speed humps on its entire length. Via FOI from a City Officer and I quote "thoughts are to introduce another hump just before Miller Avenue to make sure they are a regular inconvenience to through traffic and hopefully deter rat running. As we are reasonably flush with money on this project so we could afford the additional device". So we are flush with money to deter rat running, the City installed five speed humps instead of four. There is absolutely no transparency in the current operational system of applying ratepayer money to traffic calming. What can Council do to restore confidence that our ratepayer money is not being spent subjectively, without a system or under duress?



## **Response**

**The City's approach to traffic management is to adopt strategic transportation planning using traffic modelling as a primary planning method with use of the City's warrant system as a secondary support tool. The City has appointed a specialist traffic engineering consultant company to undertake modelling of the Redcliffe Area local road network traffic.**

**There will be a community engagement process in the preparation of the model and the report recommendations will be made available for comment upon completion.**

### **5.1.6 Ms J Cardozo, Redcliffe**

The following questions were taken on notice at the 23 April 2024 Ordinary Council Meeting. Ms Cardozo as provided with a response on 16 May 2024. The response from the City is recorded accordingly:

1. Can the report for the \$60,000 traffic modelling please be made public once complete?

## **Response**

**Yes, the report will be made available for comment upon completion.**

4. At Belmont, application of the warrant system is optional. The Council at Victoria Park have formally endorsed their Warrant System as the best system to rank priority for expenditure of ratepayer money. Has Belmont Council endorsed our Warrant System? and if not, why?

## **Response**

**The Local Area Traffic Management Warrant System (LATM-WS) is not a strategic planning tool. It is an operational tool that is used reactively to assess areas where traffic problems have arisen.**

**There is no requirement in the Austroads Guide to Traffic Management Part 8, Local Street Management (Guide) for Councils to endorse warrant systems.**

### 5.1.7 Mr J Harris, Cloverdale

The following question was taken on notice at the 23 April 2024 Ordinary Council Meeting. Mr Harris was provided with a response on 15 May 2024. The response from the City is recorded accordingly:

1. Can an assessment of previous plans' success be included in resorts when strategies, policies and plans are presented to Council and the public?

#### Response

**To assist with providing a concise report, assessment of previous plans would focus on recommendations towards a new strategy's forward-looking priorities. The effectiveness of current plans is monitored and reported to Council via monthly, quarterly and/or annual reporting processes as relevant.**

### 5.1.8 Mr L Rosolin, Belmont

The following question was taken on notice at the 23 April 2024 Ordinary Council Meeting. Mr Rosolin was provided with a response on 16 May 2024. The response from the City is recorded accordingly:

2. What action can the City do about the litter and bins at this property?

#### Response

**This property is the responsibility of the Department of Communities (DoC). The City has increased ranger visits to DoC properties and will continue to work with the Department to assist in waste education.**

### 5.1.9 Ms N Brown, Belmont

The following question was taken on notice at the 23 April 2024 Ordinary Council Meeting. Ms Brown was provided with a response on 15 May 2024. The response from the City is recorded accordingly:

1. Down Hardey Road, near Great Eastern Highway we have parking signs stating four hour limited parking, there are cars parking there all day. Is there something the Rangers could do about the parking issue?

#### Response

**Since 2022 City Rangers have only received limited complaints relating to vehicles parked in a manner that affects the line of sight near the Wallace Street/Hardey Road intersection. City Rangers should be**

**contacted if there are concerns that vehicles are overstaying at this location.**

#### **5.1.10 Ms B Scharfenstein, Redcliffe**

The following question was taken on notice at the 23 April 2024 Ordinary Council Meeting. Ms Scharfenstein was provided with a response on 16 May 2024. The response from the City is recorded accordingly:

4. In regard to the proposed capital budget for 2021, I draw your attention to the comment "the project is to reduce speeding traffic from Great Eastern Highway data shows its particular locations are of concerns, this has been promoted by Cr Ryan, BRRAG and DA6 dissenters." That comment was made in relation to the \$350,000 allocated to the municipal spending, can the Council please explain the term DA6 dissenters and who they believe these dissenters to be?

#### **Response**

**As noted by the CEO this was not an appropriate comment. As no officer currently working with the City was involved in making this comment, it is not possible to ascertain who the comment referred to.**

#### **5.1.11 Mr L Rosolin, Belmont**

The following question was taken on notice at the 23 April 2024 Ordinary Council Meeting. Mr Rosolin was provided with a response on 16 May 2024. The response from the City is recorded accordingly:

7. Has anyone reported the bitumen issues on First Street, is it going to be inspected?

#### **Response**

**This query is in relation to the bridge on First Street, between Boulder Avenue and Brearley Avenue. This bridge crosses over the Water Corporation Perth Airport Southern Main Drain and falls under the responsibility of the Water Corporation.**

**There is an ongoing subsidence problem at the bridge abutments. The City has been liaising with WaterCorp regarding this problem**

### **5.1.12 Mr R Padua, Redcliffe**

The following questions were taken on notice at the 23 April 2024 Ordinary Council Meeting. Mr Padua was provided with a response on 16 May 2024. The response from the City is recorded accordingly:

1. The Moreing Street traffic calming questionnaire said and I quote

“The City has received numerous complaints regarding the use of Moreing Street as a through road for traffic entering or exiting the domestic airport terminals from Great Eastern Highway.” This statement doesn’t seem to make any sense. Airport and City bound, Lyall Street is the first road in from Great Eastern Highway and the first Road out from Stanton Road. Why didn’t the City apply a coordinated approach that included Lyall Street and Morrison Street before spending ratepayer money on just one road?

#### **Response**

**Traffic calming devices were installed on Moreing Street in response to the high average speeds recorded on the street. The City is adopting a strategic transportation planning approach and has appointed a specialist traffic engineering consultant to undertake modelling of the Redcliffe Area local road network traffic This will provide a coordinated approach to traffic management planning moving forward.**

3. Can the City publish the total number of homes that received direct mail advising them of the Stanton Road project last year and can this number be broken into Stanton, Second and adjacent corner homes?

#### **Response**

**The total number of addresses that received direct mail were 141.**

**Of 141 addresses:**

**70 - Stanton Road.**

**20 - Moreing Street.**

**14 - Second Street.**

**7 - Morrison Street.**

**7 - Boulder Avenue.**

**5 - Central Avenue.**

**4 - Kanowna Avenue.**

**4 - Epsom Avenue.**

**3 - Manuel Crescent.**

**3 - Towton Street.**

**3 - Spencer Court.**

**1 - Drummond Street**

4. With reference to the key goal of reducing traffic volume on Stanton Road the City has stated that the most objective measure to assess the degree of success will be the traffic volumes prior and the traffic volumes after the traffic calming. Given Stanton Road will be permanently altered, can the City publish the target or success post traffic calming volume number? If no post objective measurement number has been set, can we ask why?

### **Response**

**LCURS is a State Government programme that is administered through Main Roads WA. The assessment of LCURS works is as per the 'Performance Management Protocols' outlined in the Main Roads WA document 'Strategy and Implementation Framework – Low Cost Urban Road Safety Program'.**

### **5.1.13 Ms C Padua, Redcliffe**

The following questions were taken on notice at the 23 April 2024 Ordinary Council Meeting. Ms Padua was provided with a response on 16 May 2024. The response from the City is recorded accordingly:

2. Unlike Moreing Street, Stanton Road is a local distributor road that thousands of local residents use and rely on daily. The extensive traffic calming devices will affect smooth and effective access for emergency vehicles where seconds count. Did the City consult emergency services, in particular St John Ambulance, and what was their response?

### **Response**

**Main Roads WA consulted with emergency services as part of the Low Cost Urban Road Safety Programme. Mid-block treatments such as Speed Cushions are designed to allow wider vehicles with a wheel gap greater than 1.6 metres safe passage to drive over the cushion without interfering with the vehicle's speed or tilt. These vehicles include emergency service vehicles such as Ambulance vehicles and Fire trucks.**

**The midblock and intersection raised plateau treatments have a gentle gradient suitable for public transport and emergency vehicles. There are many examples of these treatments constructed across the Perth metropolitan area.**

3. For safety purposes, residents have a right to know how many seconds the traffic calming devices on Stanton Road and Second Street add to the journey from Epsom Avenue to Central Avenue. Can the City please publish this time figure?

### **Response**

**Following completion of the Stanton Road works the City will further undertake traffic surveys to assess driver behavioural change.**

## **5.2 Questions from members of the public**

**6.35pm The Presiding Member drew the public gallery's attention to the rules of Public Question Time as written in the Public Question Time Form.**

**In accordance with rule (I), the Mayor advised that he had registered 12 members of the public who had given prior notice to ask questions.**

**The Presiding Member invited members of the public who had yet to register their interest to ask a question to do so. Two further registrations were forthcoming.**

### **5.2.1 Mr J Harris, Cloverdale**

1. When was the last time the City used traffic modelling evidence to inform a Council decision?

### **Response**

**The Acting Chief Executive Officer stated that the City engaged a consultant to prepare a Transport Assessment as part of the draft Redcliffe Station Precinct Activity Centre Plan.**

2. Does the City consider it more or less likely that, after the Stanton works, thousands of vehicles per day will avoid Stanton Road and drive on smaller side streets including, but not limited to Boulder Avenue?

### **Response**

**The Acting Chief Executive Officer stated that the purpose of the LCURS works is primarily to address safety issues experienced on Stanton Road and Second Street. From an amenity perspective, it is anticipated that the traffic calming and reduced speed to 40km/h will result in reduced traffic volumes on Stanton Road. The City will monitor traffic patterns subsequent to the LCURS works to assess the**

**impacts on adjacent streets in Redcliffe. A definitive view on the likelihood of the traffic impact on side streets cannot be given at this time.**

3. What part of the Standing Orders prevents the Council from waiting just three months, from July to October before installing the Stanton LCURS so that we can install them after traffic modelling tells us if they are a good idea or not?

#### **Response**

**The Acting Chief Executive Officer stated that to stop a Council decision, Council must revoke the original decision under section 5.25(e) of the *Local Government Act 1995 (WA)*. The process is then detailed in regulation 10 of the *Local Government (Administration) Regulations* and augmented by Part 15 of the *City of Belmont Standing Orders Local Laws 2017*. In effect, to stop the original Council decision, Council must request the Chief Executive Officer to prepare an impact statement (under the part 15 of the Standing Orders). Once received Council can then prepare and submit a revocation notice to the Chief Executive Officer signed by at least one third of the Elected Members (regulation 10.) Council can then consider revoking the original decision. Note that any decision to revoke must be by absolute majority (regulation 10.2).**

4. If Council votes to request this statement of impact, will Council then be locked in to cancel the project or would that decision be made later?

#### **Response**

**The Acting Chief Executive Officer stated that the question would be taken on notice.**

### **5.2.2 Ms L Hollands on behalf of Belmont Resident and Ratepayer Action Group**

1. If we assume that the airfares for each child on the Adachi Trip were \$1,593 as opposed to that being the total for the airfares what was the other \$45,374 spent on and will the Mayor support a report being presented to the ratepayer in addition to the Councillors so it is transparent?

#### **Response**

**The Acting Chief Executive Officer stated that the question would be taken on notice.**

2. What date was the memorandum of understanding stating that Qantas would be moving and does the City have minutes from PAMG prior to 2019 where they could check to see how far back these promises really go?

### **Response**

**The Acting Chief Executive Officer stated that the question would be taken on notice.**

3. What section of the act or regulations states that a response, especially when it is a simple yes or no answer, cannot be given on a confidential item when it relates to a question regarding the use of ratepayer money, when the approval of ratepayer money was under the policy and contained within the minutes?

### **Response**

**The Acting Chief Executive Officer stated Council makes no comment about debt collection procedures or people involved in debt collection procedures.**

4. What section of the act states that we cannot get an answer under confidentiality?

### **Response**

**The Acting Chief Executive Officer stated that the question would be taken on notice.**

**6.45pm Cr Marks departed the meeting.**

## **5.2.3 Ms L Hollands, Redcliffe**

1. Can the City consider notifying residents further than the 100m radius, not just for development applications but for other things that affect residents?

### **Response**

**The Director Development and Communities stated that the question would be taken on notice.**



2. How many current dwellings do we have in Belmont, how many have been delivered to date since the 2021 report given 6,100 have to be delivered by 2031?

**Response**

**The Director Development and Communities stated that the question would be taken on notice.**

3. How many are expected to be built within the DA6 area and the remainder of the Springs area?

**Response**

**The Director Development and Communities stated that the question would be taken on notice.**

#### **5.2.4 Ms J Powell, Cloverdale**

1. Will the Council look at emptying the red bins weekly?

**Response**

**The Director Infrastructure Services stated that there are no plans for weekly lifts, people can apply for a larger bin.**

**6.47pm Cr Marks returned to the meeting.**

#### **5.2.5 Mr A Bell, Redcliffe**

1. From the original five-point motion, did Council intend the extent and permanence of the Stanton LCURS project?

**Response**

**The Acting Chief Executive Officer stated that the question would be taken on notice.**

2. The City's engineers advised that traffic calming in isolation on Stanton Road was not recommended, since that recommendation has something changed that made that a better idea?

## **Response**

**The Acting Chief Executive Officer stated that the question would be taken on notice.**

3. What would be the point of asking the community to discuss traffic issues after the point of no return on the Stanton Road project?

## **Response**

**The Director Infrastructure Services stated that the community engagement that the City has discussed is for the Redcliffe area traffic modelling study not for the Stanton Road works.**

4. Any motion passed tonight that does not include a statement of impact will essentially allow the Stanton project to continue against the wishes of the 570 residents that signed the petition, can the statement of impact motion please be passed tonight?

## **Response**

**The Mayor stated that it is up to Councillors to decide tonight.**

### **5.2.6 Mr T Whiting, Redcliffe**

1. Can Council wait a few months for the traffic modelling to come out so that we can look at other options like traffic lights at the junction of Second Street and Central Avenue?

## **Response**

**The Director Infrastructure Services stated the works are scheduled for July, stopping or deferring the works is a decision of Council.**

2. We had 570 residents sign a petition in favor of pausing Stanton Road and unanimous voters in favor of alternatives, why are the City and the Council looking to ignore rather than representing the community?

## **Response**

**The Mayor stated that will be a decision for tonight's Council to decide.**

### 5.2.7 Ms C Padua, Redcliffe

1. Is the planned community meeting set for before or after the installation of the Stanton traffic calming?

#### Response

**The Director Infrastructure Services stated that the community engagement for the Redcliffe area study will run parallel to Stanton Road works.**

2. What assurance can Council give that any future community meetings held will have impact on the progression of the Stanton project?

#### Response

**The Director Infrastructure Services stated that the community engagement process is for the Redcliffe area study not the Stanton Road works.**

3. The most recent traffic count was limited to three days instead of the usual longer seven days. Why did the City spend ratepayer money on a specifically shorter data count and this the new normal?

#### Response

**The Director Infrastructure Services stated that this is not the new normal, it was a short count to get the peak volumes along the road.**

### 5.2.8 Ms B Scharfenstein, Redcliffe

1. In keeping with the State Government guidelines around transparency, can the full written report that was presented to the May 2023 Information Forum be made available to myself and Mr Cardozo, including:
  - A) Investigation findings on low-cost traffic calming detailing both positive and negative impacts of LCURS in Stanton and Second and the surrounding areas.
  - B) Investigation findings of temporarily closing the road at Central Avenue after entrance to the train station before Dunreath Drive.
  - C) Traffic analysis and modelling for the areas as per the officer recommendation at the February 2023 Ordinary Council Meeting?

## **Response**

**The Acting Chief Executive Officer stated that all Council decisions are made publicly. The Acting Chief Executive Officer stated that the question would be taken on notice.**

2. Were the Council informed at the May 2023 Information Forum of scientific research that concludes roads with speed humps have increased carbon monoxide emissions, carbon dioxide is doubled and there are increased fuel consumptions?

## **Response**

**The Acting Chief Executive Officer stated that all decisions made by Council are made in public. The Agenda Briefing Forum the week before is the opportunity for officers to brief Elected Members and Elected Members to ask questions if they wish. This meeting is public. The Acting Chief Executive Officer stated that the balance of the question would be taken on notice.**

3. The State Government Forum Guidelines states that an Ordinary Council Meeting should follow shortly after an Information Forum. Why was there no Ordinary Council Meeting agenda item on the Stanton Road LCURS issues straight after the May 2023 Information Forum?

## **Response**

**The Acting Chief Executive Officer stated that all decisions made by this Council are made in an open and transparent forum. There are no decisions made at Information Forums or Agenda Briefing Forums.**

### **5.2.9 Mr M Cardozo, Redcliffe**

1. Can the City publish the full Stanton Road LCURS payment schedule and when the payments to date were received?

## **Response**

**The Acting Chief Executive Officer stated that the question would be taken on notice.**

2. Under Freedom of Information, it appears the City received 15% of the Stanton LCURS funding in September 2023 prior to the October budget endorsed by Council, why did the City start spending and receiving funds before passing this in any budget?

## **Response**

**The Acting Chief Executive Officer stated that the question would be taken on notice.**

3. Mayor and Councillors, if you are not completely convinced that what is about to happen on the ground is what you intended in the decision from February 2023, are you willing to lend your support tonight to pass a motion for a statement of impact that signals a pause for the impeding traffic modelling results?

## **Response**

**The Mayor stated that will be a question that is decided soon.**

**7.05pm Davis moved, Sekulla seconded, that Public Question Time be extended.**

**Carried 7 votes to 0**

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

### **5.2.10 Ms J McMahon, Cloverdale**

1. Now that my daughter's name is on the schedule of names, will we be notified and possibly given a small ceremony so that we can say a few words?

## **Response**

**The Acting Chief Executive Officer stated that he is sure that will occur.**

### **5.2.11 Ms N Celenza, Redcliffe**

1. If the Stanton Road project proceeds, can the Council instruct the City to modify a few of the speed cushions to raised pedestrian crossings for the safety of the children in the community and the easing of the crossing of Stanton road during peak times, specially at locations of Redcliffe Primary School, St Maria Goretti's Primary School, Lakeside nursing home and a suitable location closer to Epsom Avenue?

### **Response**

**The Director Infrastructure Services stated that as noted in the report the City have been engaging with St Maria Goretti who are putting in their own application for a crossing. In relation to the Council instructing the City, the City can look at it however it is quite involved with liaising with Main Roads in regard to pedestrian crossing. The City would have to go through the Children Crossing Unit with the WA Police and Main Roads, there are parameters to determine whether the City would get a pedestrian crossing or not. Getting one crossing is something the City can work towards, pivoting to four would be very challenging.**

2. Is the lighting upgrading by Western Power part of the LCURS reimbursement or is the cost borne by the City?

### **Response**

**The Director Infrastructure Services stated that they are City costs.**

3. If the lighting upgrade is borne by the city, the City effectively has control over the project timing, why can't the Council just instruct the City to pause lighting upgrade until after the traffic modelling and community meeting?

### **Response**

**The Director Infrastructure Services stated that the City does not have control over Western Power scheduling. Since January, the City has had a working group with Western Power to improve communications so that the City can know when they are planning the works. The City has specifically asked that community safety projects be prioritised by Western Power which they have done. It is not a simple matter of the City having control of Western Power, the City does not.**

4. Many residents feel aggrieved by the City's interpretation of the Council motion in terms of the motion versus the outcome, can the City advise what the external body review process is?

### **Response**

**The Director Infrastructure Services stated that the question would be taken on notice.**

## **5.2.12 Ms N Brown, Belmont**

1. When will the cars that park for over four hours on Hardey Road at the Great Eastern Highway end be issued fines?

**Response**

**The Director Development and Communities stated that Rangers have only received complaints about line of sight issues with vehicles being parked in that area. The Rangers have not received any complaints related to overstaying. If there is a concern with overstaying vehicles Ms Brown should contact the Rangers, the Rangers will be happy to deal with it.**

2. The parking sign that is hidden, can that please be moved?

**Response**

**The Director Infrastructure Services stated that the question would be taken on notice.**

**5.2.13 Ms J Gee, Cloverdale**

1. I sent a letter on the 7 May 2024 about the intersection of Abernethy Road and Gabriel Street, why have I still not received an acknowledgement or a response?

**Response**

**The Acting Chief Executive Officer stated that the question would be taken on notice.**

2. Is Abernethy Road a Main Roads road or a City Road?

**Response**

**The Director Infrastructure Services stated that it is a City road.**

3. Do you have to approach Main Roads, or can you consider making Gabriel Street on both sides, left in left out, no right turns?

**Response**

**The Director Infrastructure Services stated that the City is undertaking a traffic study on Abernethy Road and Gabriel Street Junction that is ongoing and is considering various options.**

4. Will Council instruct the officers to put bollards up?

**Response**

**The Director Infrastructure Services stated that the question would be taken on notice.**

5. Can the Council look at changing the rat baits?

**Response**

**The Director Development and Communities stated that the question would be taken on notice.**

6. What would be the cost to residents if they wanted a bigger rubbish bin?

**Response**

**The Director Infrastructure Services stated that the question would be taken on notice.**

### **5.2.14 Mr L Rosolin, Belmont**

1. Was the bitumen surface on First Street inspected, there are tree roots lifting the surface?

**Response**

**The Director Infrastructure Services stated that the question would be taken on notice.**

2. Why does the Council not listen when speed humps on First Street and Bulong Avenue are not helpful for stopping traffic?

**Response**

**The Director Infrastructure Services stated that they are related to the First Street and Bulong Avenue intersection and the accidents that occurred there last year of which there was one hospitalisation, one medical, one major, property damage and one minor property damage. They are there specifically to make that intersection safer, they are not speed humps, they are speed cushions. Main Roads do not recommend speed humps anymore, but they do recommend speed cushions as they are safer.**

3. What is being done about the rubbish on Hardey road, can we use the City's local laws to fine the residents?

**Response**

**The Director Infrastructure Services stated that the question would be taken on notice.**



## **5.2.15 Ms J Gee, Cloverdale**

1. Can I be kept informed with what is happening with the Gabriel Street corner?

### **Response**

**The Director Infrastructure Services stated whenever the report is ready it will be available for public comment.**

**7.31pm As there were no further questions, the Presiding Member declared Public Question Time closed.**

## **6 Confirmation of Minutes/receipt of Matrix**

### **6.1 Matrix for the Agenda Briefing Forum held 21 May 2024**

#### **Officer Recommendation**

##### **Davis moved, Kulczycki seconded**

That the Matrix of the Agenda Briefing Forum held on 21 May 2024, as printed and circulated to all Councillors, be received and noted.

##### **Carried Unanimously 7 votes to 0**

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

## 6.2 Ordinary Council Meeting held 23 April 2024

### Officer Recommendation

#### **Sekulla moved, Davis seconded**

That the Minutes of the Ordinary Council Meeting held on 23 April 2024 as printed and circulated to all Councillors, be confirmed as a true and accurate record.

#### **Carried Unanimously 7 votes to 0**

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

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

Nil.

## 8 Questions by members without notice

### 8.1 Responses to questions taken on notice

Nil.

### 8.2 Questions by members without notice

Nil.

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

Nil.

## **10 Business adjourned from a previous meeting**

Nil.

## **11 Reports of committees**

### **11.1 Standing Committee (Audit and Risk) held 1 May 2024 (circulated under separate cover)**

#### **Officer Recommendation**

##### **Sekulla moved, Kulczycki seconded**

That the Minutes of the Standing Committee (Audit and Risk) held on 1 May 2024 as previously circulated to all Councillors, be received and noted.

##### **Carried Unanimously 7 votes to 0**

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

## 12 Reports of administration

### Officer Recommendation

#### **Sessions moved, Davis seconded**

The Officer Recommendations for Items 12.1 and 12.4 be adopted en bloc.

#### **Carried Unanimously 7 votes to 0**

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

## **12.1 Amendment to Approval to Increase Student and Staff numbers at Educational Establishment - Lot 2 (154) Epsom Avenue, Belmont**

Voting Requirement	:	Simple Majority
Subject Index	:	115/001
Location/Property Index	:	Lot 2 (154) Epsom Avenue, Belmont
Application Index	:	181/2012/DAAM/B
Disclosure of any Interest	:	Nil
Previous Items	:	25 October 2022 Ordinary Council Meeting Item 12.2 Petition – Epsom Avenue Shopping Precinct – Parking Issues; and 22 August 2023 Ordinary Council Meeting Item 12.1 - Amendment to Approval to Increase Student and Staff numbers at Educational Establishment - Lot 2 (154) Epsom Avenue, Belmont
Applicant	:	Rowe Group
Owner	:	A M Wragg and D T W Munrowd-Harris
Responsible Division	:	Development and Communities

### **Council role**

When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

### **Quasi-Judicial**

### **Purpose of report**

For Council to consider an amendment to Development Approval 181/2012 at Lot 2 (154) Epsom Avenue, Belmont.

The original 2012 approval allowed for an 'Educational Establishment' with five staff and 26 students. The proposed amendments include increasing the

maximum attendance to nine staff and 48 students, along with an updated site plan.

Council previously considered the proposal at the 22 August 2023 Ordinary Council Meeting (OCM) and resolved to defer determination to allow the applicant to have further discussions with City officers and other parties in relation to parking.

## **Summary and key issues**

- The 'Educational Establishment' was originally granted Development Approval in 2012 (181/2012). This was based on five staff and 26 students using 12 onsite parking bays (inclusive of one accessible bay).
- The current application seeks to amend the approval by inserting a condition to increase the numbers to nine staff and 48 students, and to update the site plan to represent the current parking layout.
- At the 22 August 2023 OCM, Council resolved to defer determination of the application.
- The applicant has subsequently entered into a shared parking arrangement with the owner of 81-91 Leake Street, Belmont, for the use of 34 car parking bays.
- Officers consider that the proposed on-site and off-site parking is sufficient to accommodate the proposed nine staff and 48 students. This is supported subject to conditions that:
  - Secure the shared parking arrangement and the requirement for it to be maintained.
  - Address scenarios where the shared parking arrangement is terminated, suspended, or otherwise ceases. In such cases, staff and student numbers are to revert to those originally approved.
  - Require the implementation of a Parking Management Plan.
- It is recommended that Council approve the application subject to conditions.

## Officer Recommendation

That Council approve planning application 181/20121DAAM/B as detailed in plans dated 2 May 2023 submitted by Rowe Group on behalf of the owner A M Wragg and D T W Munrowd-Harris for the amendment of Development Application 181/2012 at Lot 2 (No. 154) Epsom Avenue, Belmont subject to the following conditions:

1. All conditions of the development approval 181/2012 and 81/2012/DAAM/A dated 22 November 2012 and 25 January 2013 are to be satisfied, with the exception of amended Condition 1 and new Conditions 8, 9, 10, 11 and 12 as follows.

Condition 1 is amended as follows:

1. Development/land use shall be in accordance with the attached approved plan(s) dated 22 November 2012 and amended plans dated 25 January 2013 and 2 May 2023, and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the City.

The addition of the following new conditions:

8. Prior to commencement of the use, the landowner shall modify the Parking Management Plan to include:
  - An attachment of the confirmation letter/email sent to students and visitors prior to their attendance at the site, which is to include the following:
    - Instructions for attendees who intend to drive to the facility to use onsite parking bays at 154 Epsom Avenue, or the parking bays at 81-91 Leake Street.
    - Provide clear directional instructions, including a map, that shows the location of the parking bays at 81-91 Leake Street in relation to 154 Epsom Avenue.
    - Provide information on bike storage and end of trip facilities available onsite.
    - Provide information on the public transport options available to access the site.
  - Under Section 10, provide instructions for the operator to confirm where students have parked upon their arrival, and to request

attendees relocate to onsite bays at 154 Epsom Avenue or bays at 81-91 Leake Street for the duration of their stay at the site.

- Delete Section 12, Point b) which refers to free public parking bays on Wright Street.
- Amend Section 16, Point g) to read: Students and staff will be encouraged and informed prior to attendance of the public transport options available to attend the site.

9. The landowner must maintain the car parking licence agreement dated 16 February 2024 with the Department of Fire and Emergency Services (Parking Licence) to provide parking for the approved Educational Establishment.
10. Subject to the Parking Licence remaining in place, there shall be no more than 48 students and 9 staff on site at any given time.
11. In the event that the Parking Licence is terminated, suspended or otherwise ceases:
  - a) the landowner must immediately inform the City, and
  - b) there shall be no more than 26 students and 5 staff on site at any given time.
12. Prior to commencement of the use, the landowner shall implement the approved Parking Management Plan (as well as any subsequently updated and approved versions of the Parking Management Plan) to the satisfaction of the City.

**Officer Recommendation adopted en bloc - Refer to Resolution appearing at Item 12.**

## Location

The subject site is on the south-western side of Epsom Avenue and forms part of the Epsom Avenue Commercial Centre. The subject site is bounded by commercial land to the north-west, and residential land to the south-west and south-east. Figure 1 below shows the subject site outlined in red.

The car park at 81-91 Leake Street subject to the shared parking arrangement is shown in Figure 1 below outlined in blue. The site forms part of the Department of Fire and Emergency Services (DFES) Belmont Regional Office. The site features a gated car park at the junction of Durban Street and Leake Street. Presently, this car park is not utilised by DFES, and has historically been used for DFES training purposes.





Figure 1: Aerial showing the site outlined in red, and DFES parking in blue

## Consultation

The original application was advertised from 17 July 2023 until 31 July 2023.

The comments made in the original submissions, together with the officer response are summarised and provided in the 23 August 2023 OCM Minutes under Attachment 12.1.2.

The amended proposal that includes the shared parking arrangement with 81-91 Leake Street was not re-advertised. This is on the basis that what has been applied for has not changed, and the amendments proposed since the initial advertising period have substantially reduced the potential impacts on the surrounding area.

## Strategic Community Plan implications

In accordance with the 2020–2040 Strategic Community Plan:

### Goal 5: Responsible Belmont

**Strategy:** 5.5 Engage and consult the community in decision-making.

**Strategy:** 5.6 Deliver effective, fair and transparent leadership and decision-making, reflective of community needs and aspirations.

## **Policy implications**

There are no policy implications associated with this report.

## **Statutory environment**

The State and Local legislative frameworks used for the assessment and determination of this application are the same as that documented in Item 12.1 of the 22 August 2023 OCM minutes.

### ***Planning and Development (Local Planning Schemes) Regulations 2015***

Further to the above, it is noted that Schedule 2, Part 9A, Clause 77D of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) allows the local government to have regard to the availability of off-site parking facilities.

Clause 77D (2) states the following:

- (2) The local government must not vary or waive a minimum on-site parking requirement under subclause (1) in relation to development unless the local government is satisfied:
  - (a) that reasonable efforts have been made to comply with the minimum on-site parking requirement without adversely affecting access arrangements, the safety of pedestrians or persons in vehicles, open space, street trees or service infrastructure; and
  - (b) that –
    - (i) in the case of a variation — the lower number of car parking spaces would be adequate for the demands of the development, having regard to the likely use of the car parking spaces, the availability of off-site parking facilities and the likely use of alternative means of transport; or
    - (ii) in the case of a waiver — it is not necessary for car parking spaces to be provided as part of the development, having regard to the availability of off-site parking facilities and the likely use of alternative means of transport.

Clause 77Q sets out provisions in respect to shared parking arrangements.

## Deemed Refusal

Under Clause 75 of the deemed provisions of the Regulations, an application is 'deemed to be refused' if it is not determined within a 90-day period.

Once this period lapses, the applicant gains the right to appeal the decision. Importantly, if the applicant decides not to exercise their right to appeal, the City still maintains the ability to issue a determination.

The deemed refusal date for this application passed on 1 July 2023 and the applicant already has deemed refusal rights. The applicant has corresponded with the City regarding the Council meeting dates, and has elected not to exercise their appeal rights, and instead allow the City to determine the matter.

## Right of Review

Is there a right of review?  Yes  No

The applicant/owner may make an application for review of a planning approval/planning refusal to the State Administrative Tribunal (SAT) subject to Part 14 of the *Planning and Development Act 2005*. Applications for review must be lodged with SAT within 28 days. Further information can be obtained from the SAT website—[www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au).

## Background

<b>Lodgement Date:</b>	20 May 2023	<b>Use Class:</b>	D – Education Establishment
<b>Lot Area:</b>	911m <sup>2</sup>	<b>TPS Zoning:</b>	Commercial
<b>Estimated Cost of Development:</b>	Nil	<b>MRS:</b>	Urban

Development Approval (181/2012) for an 'Education Establishment' was issued in November 2012. An amendment was approved in May 2013, which included minor modifications to the building. The original and modified approved plans can be found in Attachments 12.1.3 and 12.1.4.

The site currently operates as a 'Trainwest' training facility. The approved facility is two storeys in height and contains two training rooms and amenities on the ground floor, with offices and a meeting room on the first floor. There are 12 existing on-site car parking spaces inclusive of one accessible bay.

The 2012 approval was based on the attendance figures put forward by the applicant at that time, which was five staff and 26 students. These attendance figures complied with the Local Planning Scheme No. 15 (LPS 15) parking requirements of one bay per four students on the basis that there was five staff bays and seven student bays.

In July 2022, the City notified the operators of evidence that there were more than 26 students attending the premises. This meant that there was insufficient onsite parking to comply with the LPS 15 parking requirements.

In response, the training centre operator took steps to manage student numbers. Continued monitoring of the situation indicates that the training centre now operates in alignment with the approval.

In May 2023, the applicant lodged an application to modify the original approval. This included increasing to nine staff and 48 students, along with updating the site plan to represent the current onsite parking layout (development plan provided as Attachment 12.1.1).

### **Summary of 23 August 2023 Ordinary Council Meeting Item**

Council previously considered this proposal at the 22 August 2023 OCM.

The report presented by officers considered the appropriateness of the increase in staff and student numbers based on the following:

- The LPS 15 onsite parking requirements
- The suitability of off-site parking
- The appropriateness of management measures.

In the report officers presented that the parking standards of LPS 15 do not reflect the parking needs for the specific land use operating at the subject property. This view was formed through observations which showed that on-site bays were consistently full, and that there was a high usage and dependency on public parking bays in Epsom Avenue.

The report acknowledged that the Epsom Avenue bays are public bays and can be used by staff and students. However, it was observed that the number of bays used exceeded reasonable use. Based on the observations, increasing numbers would exacerbate the use of the public bays. This was not deemed equitable in the context of the precinct.

Whether parking demand could be managed through the implementation of a Parking Management Plan was also considered. It was concluded that while a Parking Management Plan may assist, the plan would not reduce parking demand to the extent needed to justify the requested increase in numbers.



Given the above, it was recommended to limit the training centre to 26 students and five staff, consistent with what was proposed under the 2012 approval.

At the August 2023 OCM, Council resolved to defer determination of the application to allow the applicant to have further discussions with City officers and other parties in relation to parking.

A copy of the 22 August 2023 OCM Minutes can be found in Attachment 12.1.2.

## **Report**

To determine the appropriateness of the proposed increase to staff and student numbers, it is necessary to consider the following:

- Details of the shared parking arrangement.
- Proximity to the subject site.
- Number of parking bays.
- The suitability of parking management measures.

These matters are discussed under the relevant headings below.

### **Details of the shared parking arrangement**

The shared parking arrangement has been entered into between the owners of 154 Epsom Avenue (A M Wragg and D. Munrowd-Harris) and the owners of 81-91 Leake Street (Department of Fire and Emergency Services).

The shared parking arrangement includes the following provisions:

- The non-exclusive use of the parking area on 81-91 Leake Street (consisting of 34 marked bays) for A M Wragg and D T W Munrowd-Harris and Trainwest.
- Use between 7.45am and 4.30pm during weekdays.
- Indemnification of DFES for any loss or damages.
- The ability for DFES to terminate or suspend the agreement within 90 days of providing written notice.

A copy of the shared parking arrangement can be found at Attachment 12.1.5.

It is considered that the shared parking arrangement provides an appropriate mechanism for the bays at 81-91 Leake Street to be accessed and used by the training centre.

However, it is necessary for conditions to be applied to link the shared parking arrangement to the development approval and to cover the following matters:

- The requirement for the landowner to maintain the shared parking agreement dated 16 February 2024 with the owner of 81-91 Leake Street.
- For the increase in numbers to be subject to the shared parking arrangement remaining in place.
- To address scenarios where the shared parking arrangement is terminated, suspended, or otherwise ceases. This includes requirements for the landowner to immediately inform the City if any of the above occur, and if that occurs, for the number to revert to the originally approved 26 students and five staff.

Subject to the above conditions, it is considered that the shared parking arrangement provides an appropriate mechanism for access to the off-site bays at 81-91 Leake Street.

### Proximity to the subject site

It is necessary to consider if the bays at 81-91 Leake Street are within usable distance and reasonably accessible to the training centre.

The bays at 81-91 Leake Street are 260 metres from the subject site via a footpath, as shown in Figure 2 below.



Figure 2: Image showing the existing public bays along Epsom Avenue

It is considered that the 260 metre distance is suitable for students and staff to access the site. This distance falls within the accepted 400 metre catchment used for urban planning purposes to determine if a site is within walking distance.

Given the above, the proximity of the off-site parking bays to the training centre is considered suitable.

### **Number of parking bays**

As the arrangement for off-site bays is considered acceptable subject to conditions, it is necessary to consider the appropriateness of the overall parking scenario.

Table 1 below shows a breakdown of the on-site and off-site parking bays for the training centre.

<b>Parking Location</b>	<b>Number of Bays</b>
On Site (154 Epsom Avenue, Belmont)	12 bays (inclusive of 1 accessible bay)
81-91 Leake Street, Belmont	34 bays
<b>Total</b>	<b>46 bays</b>

*Table 1 – Breakdown of available parking for the training facility.*

The assessment of parking requirements in the 23 August 2023 OCM item found that the LPS 15 parking standards of one bay for every four students do not reflect the actual parking needs for the land use. It was considered that the realistic parking demand of the training centre was approximately one bay per student.

With 46 bays now available across both sites, the parking bays to student/staff ratio is one bay per 1.04 students/staff. Given the previous observations of the training facility, it is considered that the proposed 46 parking bays is suitable to allow for an increase in students to 48 and staff to nine.

### **Suitability of parking management measures**

The applicant has submitted a revised Parking Management Plan to support the increase in numbers and the effectiveness of the shared parking arrangement. This plan can be found at Attachment 12.1.6.

The Parking Management Plan includes the following measures:

- Prior to attendance at the building, all students, staff and visitors are to receive a confirmation letter/email that details:
  - All attendees are fully aware of parking arrangements and receive sufficient instruction to ensure parking compliance is maintained.
  - All attendees are fully informed of parking arrangements and restrictions at the site and within the nearby public parking area.
  - The promotion of carpooling and non-car based travel modes including information on public transport, bicycle racks and end of trip facilities.
- Provision of a Parking Manager (trained staff member) to ensure compliance with the Parking Management Plan.

The applicant also notes the following management measures in respect to the off-site bays at 81-91 Leake Street:

- Trainwest staff will unlock the gates to the car park at 7.45am, with the gates then being locked at 4.30pm.
- In the unlikely event that the DFES car park is unavailable, students will be emailed prior to attending and advised of limited parking availability. They will be encouraged to consider other options such as public transport and carpooling.

Should Council determine to approve the application, it is recommended that a condition be imposed to require the Parking Management Plan be amended to incorporate the following:

- The applicant is to provide an attachment of the confirmation letter/email sent to students and visitors prior to their attendance at the site, which is to include the following:
  - Instructions for students and visitors who intend to drive to the facility to use onsite parking bays at 154 Epsom Avenue, or the parking bays at 81-91 Leake Street.
  - Clear directional instructions, including a map, that shows the location of the parking bays at 81-91 Leake Street in relation to 154 Epsom Avenue.
  - Information of the bicycle storage and end of trip facilities available onsite for use.
  - Information on available public transport options.
- Under Section 10, provide instructions for the operator to confirm where students or visitors have parked upon their arrival, and request students



relocate to onsite bays or bays at 81-91 Leake Street for the duration of their stay at the site.

- Delete Section 12, Point b) which refers to free public parking bays on Wright Street.
- Amend Section 16, Point g) to read: Students and staff will be encouraged and informed prior to attendance of the public transport options available.

In addition, a separate condition is recommended to require the implementation of the Parking Management Plan.

It is considered that the shared parking arrangement for off-site bays, Parking Management Plan, and recommended conditions establishes an appropriate framework for parking for the training centre.

However, it is important to acknowledge that this arrangement does not prevent users of the training centre from using nearby public bays. It is noted that when the matter was previously considered, one of the key concerns was that an increase in numbers would lead to nearby public bays being unreasonably relied on. Importantly, this view was formed when there was not a shared parking arrangement in place.

In the context of the current shared parking arrangement, Parking Management Plan and recommended conditions, it is considered that the public bays in Epsom Avenue will not be unreasonably relied on in lieu of dedicated training centre parking bays.

### **Amended Site Plan**

The applicant has also applied to amend the approved site plan as follows:

- To reflect the existing onsite parking layout. This does not change the overall number of bays onsite but shifts the location of the accessible parking bay from the front of the site to its existing central location, and reflects the concrete finish of the bays. Figure 3 shows an extract of the amended plan with changes clouded in red.

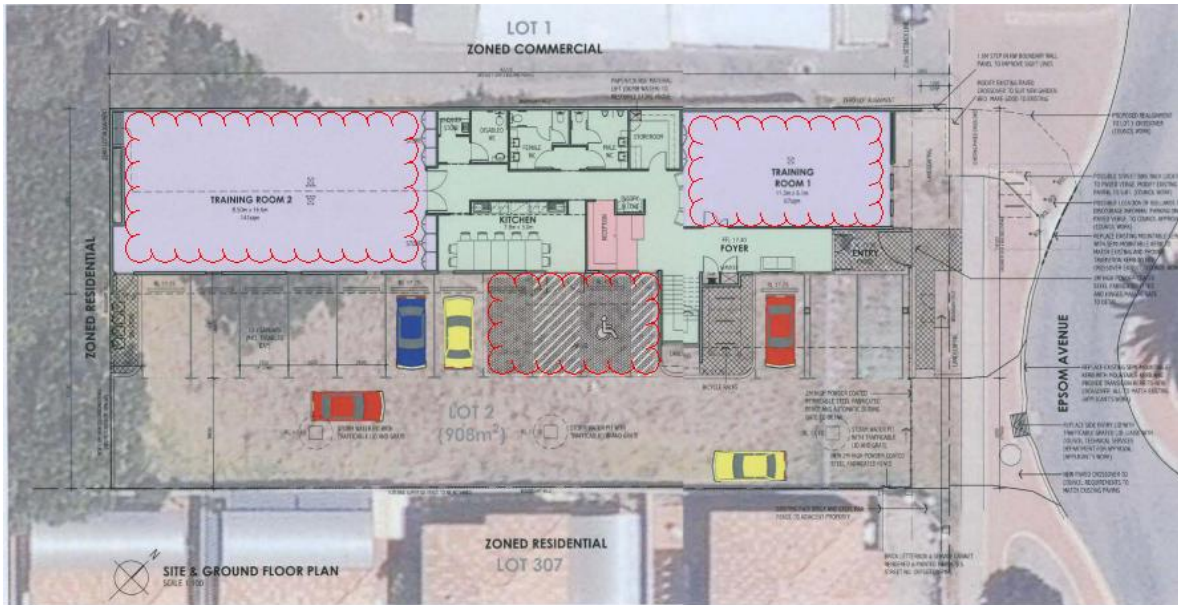


Figure 3 Extract of the amended plan with changes clouded in red.

- To remove the indicative seating plan from the floor plan, as the indicative seating plan reflected the 26 students that formed the basis of the original application.

In respect to the parking plan amendment, this is considered acceptable as it results in no changes to the overall number of bays and aligns with the approved building permit.

The removal of the indicative seating arrangement is also supported on the basis that maximum student numbers are more appropriately dealt with through a condition which provides greater clarity.

## Conclusion

The proposal comprises of two components, being modifications to the site plan and an increase to student and staff in numbers.

The requested modifications to the site plan are minor in nature and are supported.

Regarding the requested increase in numbers, it is considered that the shared parking arrangement at 81-91 Leake Street, Parking Management Plan, and recommended conditions make the increase to nine staff and 48 students acceptable.

Based on the above, it is recommended that the proposal be approved subject to conditions.

## Financial implications

There are no financial implications evident at this time.

## Environmental implications

There are no environmental implications associated with this report.

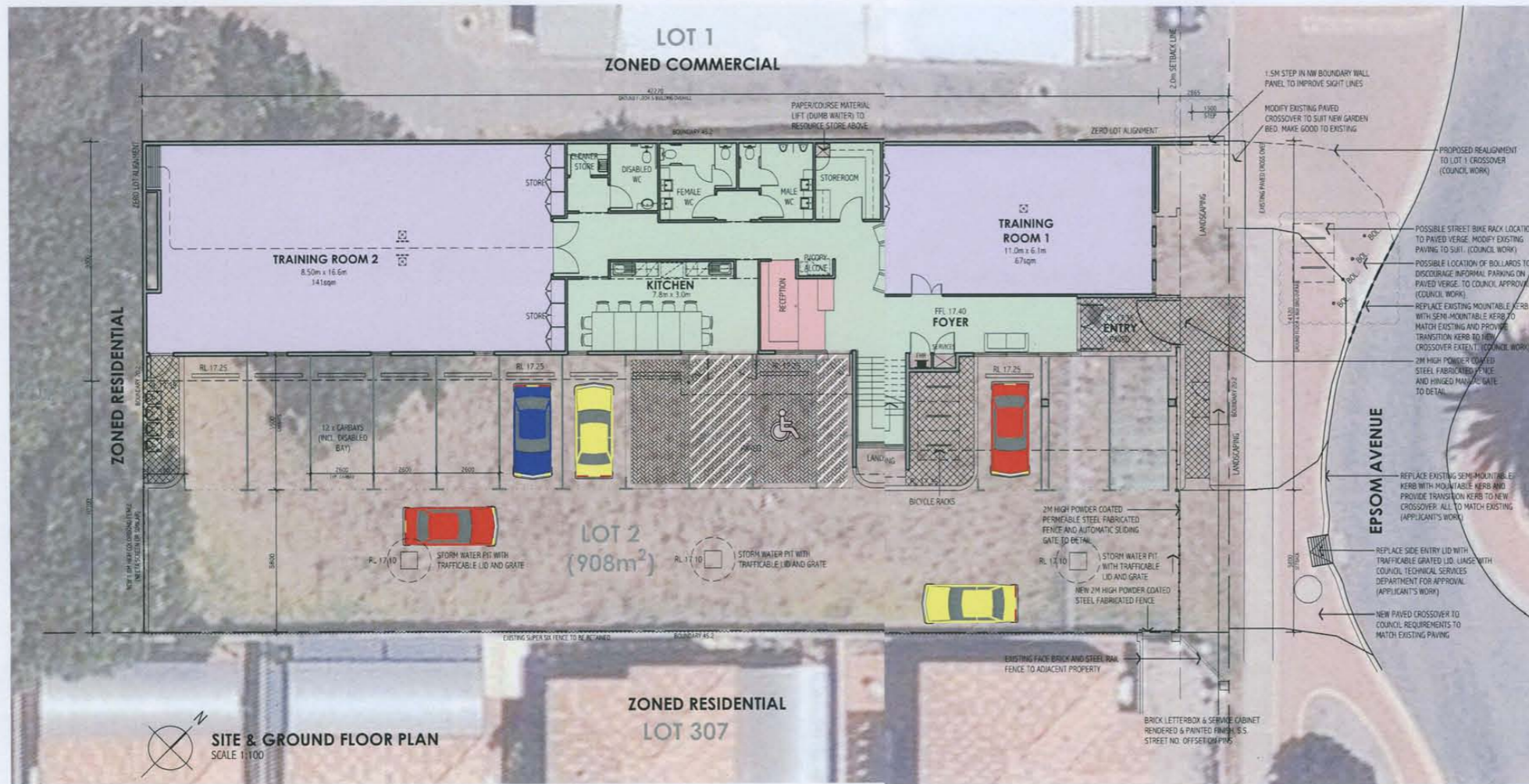
## Social implications

There are no social implications associated with this report.

## Attachment details

Attachment No and title	
1.	Development Plans [ <b>12.1.1</b> - 1 page]
2.	Ordinary Council Meeting 22 August 2023 Minutes Confirmed [ <b>12.1.2</b> - 31 pages]
3.	181 2012 Approved Plans [ <b>12.1.3</b> - 3 pages]
4.	181 2012 DAAM A Approved Plans [ <b>12.1.4</b> - 3 pages]
5.	Car Parking Licence Arrangement [ <b>12.1.5</b> - 4 pages]
6.	Parking Management Plan [ <b>12.1.6</b> - 6 pages]





**NOTE :**  
 PROPOSED DESIGN IS ONLY CONCEPTUAL.  
 DESIGN IS SUBJECT TO FURTHER DESIGN DEVELOPMENT & TO AUTHORITIES APPROVALS & OTHER REQUIRED CONSULTANTS' INPUTS.

**PLANNING INFORMATION :**

LOT AREA	908m <sup>2</sup>
ZONING	COMMERCIAL
GROUND FLOOR AREA	376m <sup>2</sup>
FIRST FLOOR AREA	211m <sup>2</sup>
TOTAL BUILDING AREA (GFA)	587m <sup>2</sup>

**SITE & GROUND FLOOR PLAN**  
 SCALE 1:100

Revision	Description of Revision	By	Date
D	NEW ELEV. STREET TREE & SIGNAGE CHANGES	AW	01/11/12
H	SCAFFOLD AMENDMENTS	AW	30/10/12
M	ISSUED FOR CLIENT SIGN OFF & PLANNING APPROV.	AW	18/10/12
L	SP & FT DESIGN FOR CLIENT REVIEW	AW	12/10/12
K	AMEND OPTION 4 ISSUES FOR CLIENT REVIEW	AW	18/09/12
J	OPTION 4 ADDED	AW	13/09/12
I	ACCESS WAY DESIGN OPTIONS	AW	31/08/12
H	LANDSCAPE PLAN ADDED	AW	15/08/12
G	SURVEY INFORMATION & ELEVATIONS ADDED	AW	06/07/12
F	DESIGN AMENDED AS PER CLIENT'S COMMENTS	AW	16/06/12
E	DESIGN AMENDED AS PER CLIENT'S COMMENTS	AW	11/06/12
D	DESIGN AMENDED AS PER CLIENT'S COMMENTS	AW	22/05/12
C	DESIGN AMENDED AS PER REVIEW	AW	22/04/12
B	DRAWING SHEET APPLIED. AERIAL PHOTO BACKGROUND ADDED.	AW	08/02/12
A	ISSUED FOR PRELIMINARY REVIEW	AW	16/01/12

**PROPOSED NEW TRAINWEST OFFICE + TRAINING CENTRE**  
 LOT 2 (NO.154) EPSOM AVENUE  
 BELMONT, WA 6104

**CONCEPT SITE & GROUND FLOOR PLAN**

Client: TRAINWEST

COMMERCIAL PLANNING & DESIGN  
 PROJECT MANAGEMENT  
 FACILITIES MAINTENANCE MANAGEMENT

44 ETON STREET NORTH PERTH WESTERN AUSTRALIA 6006  
 TELEPHONE +61 8 9344 4047 FACSIMILE +61 8 9344 4054  
 E-MAIL: osam@osamwilliams.com.au

DO NOT SCALE FROM THIS DRAWING. This drawing is for reading purposes only and shall be read in conjunction with all other drawings, specifications and instructions issued which relate to this project.

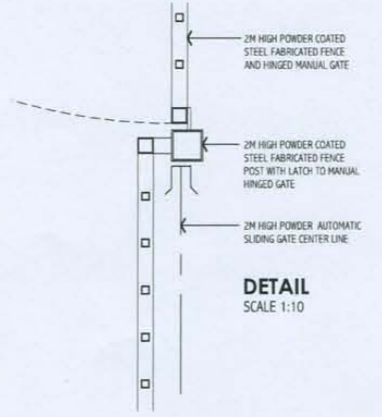
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Drawn: AW	Scale: AS SHOWN
Checked: AW	Reviewed: JW
Project No: 1122	Sheet: A1
Date: JAN 2012	Revision: 0

**SK.01**



**TRAINING ROOM 2 DIVIDED OPTION**  
 SCALE 1:100



**DETAIL**  
 SCALE 1:10

**CITY OF BELMONT RECEIVED**  
**02/05/2023**  
**Application No: 181/2012/DAAM/B**

## 12.1 Amendment to Approval to Increase Student and Staff numbers at Educational Establishment - Lot 2 (154) Epsom Avenue, Belmont

Voting Requirement	:	Simple Majority
Subject Index	:	115/001
Location/Property Index	:	Lot 2 (154) Epsom Avenue, Belmont
Application Index	:	181/2012/DAAM/B
Disclosure of any Interest	:	Nil
Previous Items	:	OCM 25 October 2022 – Item 12.2 Petition – Epsom Avenue Shopping Precinct – Parking Issues
Applicant	:	Rowe Group
Owner	:	A.M. Wragg and D. Munrowd-Harris
Responsible Division	:	Development and Communities

### Council role

When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice.

### Quasi-Judicial

Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

### Purpose of report

For Council to consider an amendment to Development Approval 181/2012 at Lot 2 (154) Epsom Avenue, Belmont. The original approval allowed for an 'Educational Establishment' with five staff and 26 students. The proposed changes include increasing to nine staff and 48 students, along with a site plan update (Attachment 12.1.3) to represent the current parking layout.

### Summary and key issues

- The 'Educational Establishment' was originally granted Development Approval in 2012 (181/2012). This was based on five staff and 26 students using 12 onsite parking bays (inclusive of one accessible bay).
- The current application seeks to amend the approval by inserting a condition to increase the number of staff to nine and students to 48, and to update the site plan to represent the current parking layout.



- The proposal was advertised for public comment, with six submissions received.
- The officer assessment has found that the onsite parking does not cater for the current staff and student numbers. Accordingly, there is a high level of use of public bays in Epsom Avenue.
- It is considered that the Parking Management Plan (Attachment 12.1.2) would not effectively facilitate parking for additional students or staff.
- It is recommended that Council approve the updated site plan that reflects the current parking layout and apply a condition restricting the facility to a maximum of 26 students and five staff.

#### Officer Recommendation

That Council approve planning application 181/2012/DAAM/B as detailed in plans dated 2 May 2023 submitted by Rowe Group on behalf of the owner A M Wragg and D T W Munrowd-Harris for the amendment of Development Application 181/2012 at Lot 2 (No 154) Epsom Avenue, Belmont subject to the following conditions:

1. All conditions of the development approval 181/2012 and 181/2012/DAAM/A dated 22 November 2012 and 25 January 2013 are to be satisfied, with the exception of amended Condition 1 and new Conditions 8, 9 and 10 as follows.

Condition 1 is amended as follows:

1. Development/land use shall be in accordance with the attached approved plan(s) dated 22 November 2012 and amended plans dated 25 January 2013 and 2 May 2023, and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the City.

The addition of the following new conditions:

8. There shall be no more than 26 students and five staff on the site at any given time.
9. Prior to commencement of the use, the landowner shall modify the Parking Management Plan to reflect that there shall be no more than 26 students and five staff on the site at any given time.
10. Prior to commencement of the use, the landowner shall implement the approved Parking Management Plan (as well as any subsequently updated and approved versions of the Parking Management Plan) to the satisfaction of the City.

**Note:**

**Cr Davis put forward the following Procedural Motion, in accordance with sections 11.1(g) and 18.1 of the *City of Belmont Standing Orders Local Law 2017*.**

**Procedural Motion**

**Davis moved, Sekulla seconded**

That the item be referred back to a Council briefing as per sections 11.1(g) and 18.1 of the Standing Orders.

**Carried 6 votes to 1**

For: Davis, Rossi, Ryan, Sekulla, Sessions and Wolff

Against: Carter

Reason

For the applicant to have discussions with Council officers and other parties in relation to parking and then to further brief Council in due course.

**Location**

The subject site is located on the south-western side of Epsom Avenue, and forms part of the Epsom Avenue Commercial Centre. Figure 1 shows the subject site outlined in red. The site is bounded by commercial land to the north-west, and residential land to the south-west and south-east.



Figure 1: Aerial showing the site outlined in red

### Consultation

The application was advertised for a period of 14 days commencing 17 July 2023 and concluding 31 July 2023. Figure 2 shows the extent of advertising. Both owners and occupiers were included in the consultation process.



Figure 2: Image showing extent of advertising.

During the advertising period a total of six submissions were received, all objecting to the application. The issues raised in the objections include:



- Parking restrictions
- Parking of vehicles blocking private driveways
- Students occupying public bays and the consequent lack of availability of public bays.

The comments made in the submissions, together with the officer response are summarised and provided in Attachment 12.1.1.

### **Strategic Community Plan implications**

In accordance with the 2020 – 2040 Strategic Community Plan:

#### **Goal 5: Responsible Belmont**

**Strategy:** 5.5 Engage and consult the community in decision-making

**Strategy:** 5.6 Deliver effective, fair and transparent leadership and decision-making, reflective of community needs and aspirations

### **Policy implications**

There are no policy implications associated with this report.

### **Statutory environment**

#### **Local Planning Scheme No. 15**

The proposal seeks an amendment to the development approval for an 'Education Establishment'. Local Planning Scheme No. 15 (LPS 15) provides the following definition for 'Education Establishment':

**"Education Establishment** means premises used for the purposes of education and includes a school, tertiary institution, business college, academy, or other education centre".

'Education Establishment' is listed as a 'D' use within the 'Commercial' zone, which the subject site is zoned. A 'D' use means that the use is not permitted unless the local government has exercised its discretion by granting Development Approval.

Local Planning Scheme No. 15 states that the objective of the 'Commercial' Zone is:

"The Town Centre and Commercial Zone is intended to provide for the retail commercial function and entertainment."

Clause 4.16 of LPS 15 contains the car parking requirements for uses. Clause 4.16.4 (1) states:

"(1) The number of spaces to be provided in respect of any particular site shall be determined by the local government, having regard to the nature of the use and

the known or likely volume of goods, materials or people moving to and from the site. Subject to any provision of the Scheme to the contrary the number of car parking spaces shall be in accordance with the requirements of Table 2.”

Table 2 of LPS 15 applies the following car parking rate for ‘Educational Establishments’:

“Education Establishment (Other) – 1 space for every 4 students the establishment is designed to accommodate.”

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

The ability to amend an approval granted is outlined in *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). Schedule 2, Part 9, Clause 77 of the Regulations allows an applicant to seek amendments to an approved development.

Clause 77 (1) states the following:

- (1) An owner of land in respect of which development approval has been granted by the local government may make an application to the local government requesting the local government to do any or all of the following:
  - (a) To amend the approval so as to extend the period within which any development approved must be substantially commenced;
  - (b) To amend or delete any condition to which the approval is subject;
  - (c) To amend an aspect of the development approved which, if amended, would not substantially change the development approved;
  - (d) To cancel the approval.

Clause 77 (2) states:

- (2) An application under subclause (1)-
  - (a) is to be made in accordance with the requirements in Part 8 and dealt with under this Part as if it were an application for development approval; and
  - (b) may be made during or after the period within which the development approved must be substantially commenced.

As the amendment is to be dealt with under Part 8 of the Regulations, the matters listed under Clause 67 (2) of the Regulations are to be considered during the assessment of this application.

Clause 77 (4) states:

- (4) The local government may determine an application made under subclause (1) by-
  - (a) Approving the application without conditions; or
  - (b) Approving the application with conditions; or
  - (c) Refusing the application.

Schedule 2 Part 9 Clause 67(2) of the Planning Regulations states the matters to be considered by local government in determining a development application. In summary, the following matters are of particular relevance to this application:

- (a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.
- (b) The requirements of orderly and proper planning.
- (m) The compatibility of the development with its setting including the compatibility of the development with the desired future character of its setting.
- (s) The adequacy of -
  - i. The proposed means of access to and egress from the site; and
  - ii. Arrangements for the loading, unloading, manoeuvring and parking of vehicles.
- (w) The history of the site where the development is to be located;
- (x) The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.
- (y) Any submissions received on the application.

#### **Deemed Refusal**

Under Clause 75 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, an application is 'deemed to be refused' if it is not determined within a 60-day period.

The only exception is where there is a written agreement for a further time between the applicant and the City of Belmont. In this case, there is no written agreement for the statutory time period to be extended.

The deemed refusal date for this application passed on 1 July 2023 and the applicant already has deemed refusal rights.

#### **Right of Review**

Is there a right of review?  Yes  No

The applicant/owner may make an application for review of a planning approval/planning refusal to the State Administrative Tribunal (SAT) subject to Part 14 of the *Planning and Development Act 2005*. Applications for review must be lodged with SAT within 28 days. Further information can be obtained from the SAT website—[www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au).

## Background

<b>Lodgement Date:</b>	2 May 2023	<b>Use Class:</b>	D – Educational Establishment
<b>Lot Area:</b>	911m <sup>2</sup>	<b>TPS Zoning:</b>	Commercial
<b>Estimated Cost of Development:</b>	Nil	<b>MRS:</b>	Urban

### Existing Development and Approval Background

Development Approval (181/2012) for the 'Education Establishment' was issued in November 2012. An amendment was approved in May 2013 which included minor modifications to the building. The original and modified approved plans can be found in Attachments 12.1.4 and 12.1.5.

The site currently operates as a 'Trainwest' training facility. The approved facility is two stories in height and contains two training rooms and amenities on the ground floor, with offices and a meeting room on the first floor. There are 12 existing on site car parking spaces inclusive of once accessible bay.

This 2012 approval was based on the attendance figures put forward by the applicant at that time, which was five staff and 26 students. These attendance figures complied with the LPS 15 parking requirements of one bay per four students on the basis that there was five staff bays and seven student bays.

In July 2022, the City notified the operators of evidence that there were more than 26 students attending the premises. This meant that there was insufficient onsite parking to comply with the LPS 15 parking requirements.

In response, the training centre operator took steps to manage student numbers in response to the concerns raised. Continued monitoring of the situation indicates that the training centre now generally operates with a maximum of 26 students.

### Public Parking in the Epsom Avenue Commercial Centre

When assessing this proposal, it is necessary to consider the parking context of the Epsom Avenue Commercial Centre. There are currently 59 public car parking bays adjacent to the Commercial Centre, within the Epsom Avenue road reserve.

In July 2022 Council received a petition from the community raising concerns about public parking availability and length of stay in the Epsom Avenue public carpark.

At the October 2022 Ordinary Council Meeting (OCM), Council resolved to install parking sensors and enforce parking time restrictions in the public parking bays within Epsom Avenue. These sensors have now been installed.

The parking time restrictions are as follows:

- Area A (25 bays total) 2hr limit;
- Area B (14 bays total) 1hr limit;
- Area C (20 bays total) no time restriction.

These parking restrictions are shown in Figure 3 below:



Figure 3: Image showing the existing public bays along Epsom Avenue

As some of the commercial properties at this Epsom Avenue Centre were historically developed with no onsite parking bays, the unrestricted bays (Area C) are intended to cater for this.

As part of the motion proposed by Councillors at the 25 October 2022 OCM (Item 12.2) and subsequently amended at the 27 June 2023 OCM (Item 13.2.2), officers have been tasked with evaluating the impact of the new parking restrictions. This review will take place three months after the installation of the parking sensors.

#### **Parking arrangements for other sites in the Epsom Avenue Commercial Centre**

Table 1 below summarises the current approvals of the commercial properties along Epsom Avenue, including the parking requirements and availability for each site.

<b>Table 1: Summary of current approvals and required/provided parking</b>			
<b>Address/Site</b>	<b>Approved Land Use</b>	<b>LPS 15 Parking Requirement</b>	<b>Parking Availability Onsite</b>
Lot 88 (142) Epsom Ave, Belmont (BWS)	Liquor Store	Shop – 11.82 (12 bays required)	5 informal parking to rear of building
Lot 85 (146) Epsom Ave, Belmont (Jacaranda Community Centre)	Community Purpose	Office - 8 bays required	Nil parking onsite
Lot 86 (148) Epsom Ave, Belmont (Pharmacy 777)	Shop	Shop - 12 bays required	Nil parking onsite
Lot 87 (150) Epsom Ave, Belmont (Super Deli)	Shop	Shop – 9 bays required	Nil parking onsite
Lot 1 (152) Unit 1 Epsom Ave, Belmont (Epsom Fish and Chip)	Restaurant/ take-away	Restaurant/ take-away – 3.4 (4) bays required	Allocated 3 bays onsite
Lot 1 (152) Unit 2 Epsom Ave, Belmont (Barber Shop)	Shop	Shop – 3.4 (4) bays required	Allocated 3 bays onsite
Lot 1 (152) Unit 3 Epsom Ave, Belmont (Office)	Office	Office - 9 bays required	Allocated 5 bays onsite

It is noted that development at 146 and 148 Epsom Avenue have no onsite parking and were dealt with as follows.

#### 146 Epsom Avenue

- Council approved a change of use of this property at the 22 February 2011 OCM (Item 12.6).
- This change of use was for a Community Purpose land use (Jacaranda Community Centre).
- To calculate the parking requirement in this application the Scheme parking rate for 'office' was used.
- Following this approach, it was considered that eight bays were required for the use. A study of the public parking was done during the assessment.
- It was considered that there was no change in the required number of parking bays from the past and proposed use, and the off-site parking bays were sufficient to cater for the use.

#### 148 Epsom Avenue

- Council approved additions to the existing Pharmacy at this property at the 20 May 2008 OCM (Item 12.1.1).

- Site inspections showed that the requirement for parking within the off-site reciprocal use bays was at approximately 48.81% capacity. It was considered that a minimal increase in retail floor area will not significantly impact on the availability of parking for other businesses within the Epsom Avenue Commercial Centre.
- It was considered that the off-site parking bays were sufficient to cater for the use.

## Report

To determine the appropriateness of the proposed increase to staff and student numbers, it is necessary to consider the following:

- The LPS 15 onsite parking requirements
- The suitability of off-site parking
- The appropriateness of management measures.

These matters are discussed under the relevant headings below.

### Local Planning Scheme No 15 Onsite Parking Requirements

While the applicant asserts compliance with the LPS 15 parking requirements in their proposal, a more comprehensive review is necessary. This review should not only focus on conformity to LPS 15 parking standards, but also assess the overall suitability of parking for the subject use in the context of the locality. This includes examining the site's history, specifically the existing operations based on the 2012 application, and the actual parking needs for the proposed use.

Table 2 of LPS 15 categorises the 'Education Establishment' land use into several subcategories. The current use falls into the 'Education Establishment – Other' category, which requires one bay per four students. It is noted that this rate does not have specific requirements for staff parking. The applicant submits that based on the existing 12 onsite bays, the proposed 48 students is compliant with the Scheme's standard. While this may be the case, it is necessary to consider the actual parking demands for this specific use and the adequacy of parking bays to cater for it. As an amendment application there is the benefit of assessing actual operations at the subject property.

The City undertook parking observations over a three week period (from 3 July 2023 – 24 July 2023). The following was observed:

- Officers attended the site on nine mornings over the three-week period at 8.00am.
- At 154 Epsom Avenue, all 11 onsite bays were occupied consistently, in addition to a couple of cars informally parking within the driveway.
- An average of two students parked within the 1 hour or 2 hour bays public bays.
- An average of 10 students parked within the 14 unrestricted public bays.



- Staff attending the education establishment also park to the rear of 152 Epsom Avenue.
- On eight out of the nine days of observation it was noted that all unrestricted bays were occupied before 8.18am.
- All unrestricted bays were occupied by 8.47am at the latest among the days officers attended the site.
- On average over the nine days, 26 parked vehicles per day were associated with people attending the education establishment at 154 Epsom Avenue.

Based on the above, it is considered that the Table 2 parking standards of LPS 15 do not reflect the parking needs for the land use at the subject property. It is considered that the observations form the appropriate basis for this assessment. It demonstrated that the onsite bays were fully used, and that there is an unreasonably high dependency on public parking bays. Accordingly, the onsite parking for the use is considered inadequate to cater for an increase in students.

#### **Suitability of Off-Site Parking**

It is acknowledged that the Epsom Avenue bays are public bays and can be used by students. As shown by the above observations, the current operation already relies heavily on the use of public bays to meet its parking needs.

When assessing the appropriateness of using public bays, it is necessary to consider how students use them. Unlike other short visit uses in the precinct (i.e. shop/retail type uses), students will typically use bays for an extended time. In the context of the Epsom Avenue bays, this is an issue, as there is only a small number of bays (14 of 59) that allow parking longer than two hours.

It is necessary to acknowledge that there are some uses in the Centre that have no onsite bays and also rely on public bays. However, the current student demand for unrestricted public bays consistently exceeds the reasonable use of these spaces compared to the other properties.

Based on the observations of parking, increasing student and staff numbers would exacerbate unreasonable use of public bays, and is not equitable in the context of the precinct. Accordingly, the off-site parking for the use is not considered adequate to cater for an increase in students or staff.

#### **Parking Management Plan**

Consideration needs to be given to whether parking demand can be managed to the extent that an increase in students and staff is acceptable.

The applicant has provided a Parking Management Plan as part of their application (Attachment 12.1.2). The Management Plan aims to encourage students to utilise public transport, carpooling and non-car transport options and will inform attendees to the site of the parking restrictions and options before they attend the site.



The continual changeover of students from course to course undermines the effective implementation of standing parking management measures. Moreover, the management plan lacks clear implementation strategies to require compliance by students and staff, which casts doubt over its effectiveness. While a Parking Management Plan may assist, it is doubted that the plan will reduce parking demand to an acceptable level to justify the requested increase in student and staff numbers.

However, given the findings in respect to parking availability and usage for the current student and staff numbers, it is considered necessary for the Parking Management Plan to be implemented, irrespective of any increase in numbers.

### Amended Site Plan

The applicant has also applied to amend the approved site plan. This amendment seeks the following:

- To reflect the existing onsite parking layout. This does not change the overall number of bays onsite, but shifts the location of the accessible parking bay from the front of the site to its existing central location, and reflects the concrete finish of the bays. Figure 4 shows an extract of the amended plan with changes annotated in red.

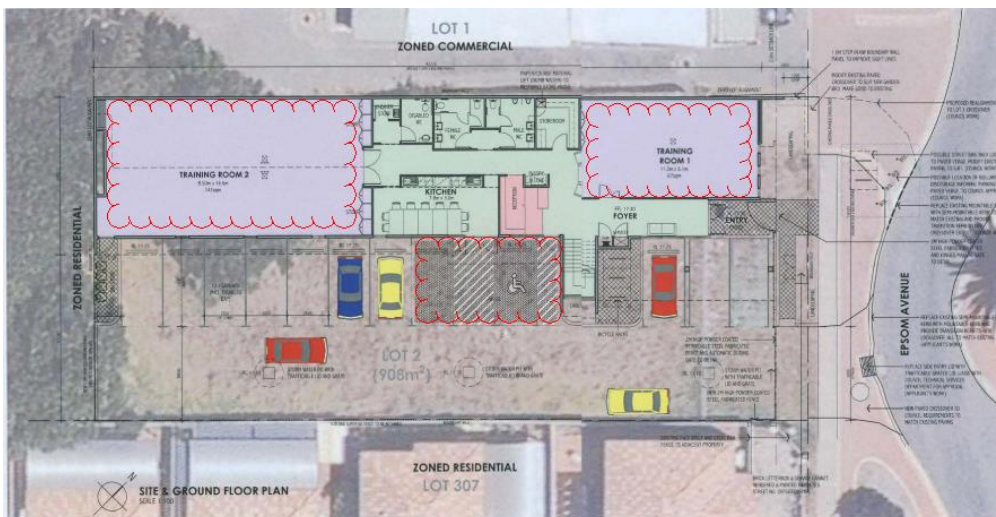


Figure 4 Extract of the amended plan with changes annotated in red

- To remove the indicative seating plan from the floor plan. This appears to be on the basis that the indicative seating plan reflected the 26 students that formed the basis of the original application.

In respect to the parking plan amendment, this is considered acceptable as it results in no changes to the overall number of bays and aligns with the approved building permit.

The removal of the indicative seating arrangement can also be supported. This is on the basis that maximum student numbers are more appropriately dealt with through a condition which provides greater clarity.

### **Recommended Approach**

Based on the above findings, the following is considered appropriate:

- The revised site plan reflecting the existing on-site parking arrangements be approved.
- The applicant has requested a condition to accommodate an increase to 48 students and nine staff while providing clarity regarding the maximum number of people at the site. However, considering the findings on parking availability and usage, it is deemed appropriate for the condition to reflect no more than 26 students and five staff at any one time which is consistent with the original approval.
- Given the findings with respect to parking availability and usage for the current numbers, it is considered appropriate for the submitted Parking Management Plan to be implemented. This will require modification to reflect the limit on student and staff numbers.
- It is acknowledged that a review of the parking controls implemented on the Epsom Avenue public bays is due three months after the sensor commencing operation. It is noted that further controls to ensure equitable use of the public bays may be necessary as a result of the review.

### **Conclusion**

As outlined in this report, based on the parking assessment and observations of the current parking demand at the training facility, it is deemed appropriate to apply a condition to limit the use to 26 students and five staff.

The revised site plan with amended parking layout that is reflective of the existing parking arrangement onsite is supported.

On this basis, it is recommended to approve the amended Development Application subject to conditions.

### **Financial implications**

There are no financial implications evident at this time.

### **Environmental implications**

There are no environmental implications associated with this report.

### **Social implications**

There are no social implications associated with this report.

### Attachment details

Attachment No and title	
1.	Submission Table [ <b>12.1.1</b> - 5 pages]
2.	Parking Management Plan [ <b>12.1.2</b> - 4 pages]
3.	Development Plans [ <b>12.1.3</b> - 1 page]
4.	181/2012 Approved Plans [ <b>12.1.4</b> - 3 pages]
5.	181/2012/DAAM/B Approved Plans [ <b>12.1.5</b> - 3 pages]

Attachment 12.1.1 Submission Table

CITY OF BELMONT  
SCHEDULE OF SUBMISSIONS

**Application Number:** 181/2012/DAAM/B  
**Development Description:** Amendment to Approval  
**Address of Development:** 154 Epsom Avenue BELMONT 6104 (Lot 2 PL 5283)

No.	Name and Address	Description of Affected Property, Lot No., Street, etc.	Resume of Submission	Council Recommendation
1.	B. Wilkinson – 13 Moreing Street, Ascot	130 Epsom Avenue, Belmont	<p><b>Objection –</b></p> <p>1. As the owner of 130 Epsom Ave I am totally against this application gaining approval, due to parking issues in the precinct.</p> <p>2. The City has tried to alleviate this problem by brining in sensored parking which has only shifted the problem elsewhere as they are now parking on peoples front verge.</p> <p>To approve this application it will only exasperate the parking issue</p>	<p>1. The current parking issues at the Epsom Avenue commercial centre public bays cannot be resolved as part of this development application. However, as per Clause 67 (2) (s) and (w) of the Deemed Provisions, the adequacy of parking and the history of the site where the development is to be located are relevant matters to be considered.</p> <p>It is noted that separately to this application At the October 2022 OCM Council resolved to install parking sensors and enforce parking time restrictions in the public parking bays within Epsom Avenue. These sensors have now been installed. As part of the motion put forward by Councillors at the June 2023 OCM, officers will be undertaking a review of the current parking controls and impact of the newly installed system three months after their install.</p> <p>2. An assessment of this application against; the LPS 15 Car Parking provisions; the suitability of the current off-site public parking in the Epsom Ave commercial centre; and the parking management plan proposed; has been undertaken during the assessment of this application.</p> <p>Through the above assessment the City has determined that Conditioning a maximum of 26 students and 9 staff is appropriate for the site.</p>
2.	M. Celin – 146 Epsom Ave, Belmont	146 Epsom Ave, Belmont	<p><b>Objection –</b></p> <p>1. Unable to park to stay long enough for interviews.</p>	<p>1. The issues with the availabilities of public bays at the Epsom Avenue commercial centre are subject to a separate investigation referred to above.</p>

Attachment 12.1.2 Ordinary Council Meeting 22 August 2023 Minutes  
Confirmed

Attachment 12.1.1 Submission Table

3.	B. Campbell - Unit 5/5 Edwards Crescent, Redcliff	Unit 5/5 Edwards Crescent, Redcliff	<p><b>Objection -</b></p> <p>1. One of the problems is the marked parking bays on Edwards crescent. People park over the driveway including transwest very often.</p> <p>I am hoping that a no stopping line an notification letters 'no stopping or parking over the driveway' please.</p> <p>I continue to get stuck in or can't access the driveway to my unit 5 number 5 edwards crescent Redcliffe. I do attend many hospital an doctors appointments regularly, I am late because of people parking over the driveway would contribute some of the cost thankyou</p>	<p>1. The issue with parking of vehicles blocking a private driveway is a matter that cannot be addressed within the proposed development application. Issues with parking are best directed to Rangers to investigate.</p> <p>As there will be a review of the public bays within the Epsom Avenue commercial centre area, including a revision of line markings and parking signage can be captured to reduce parking conflicts with private driveways.</p>
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Attachment 12.1.1 Submission Table

4.	L. Fitzgerald – PO BOX 142 Cloverdale 6985	146 Epsom Ave Belmont	<p><b>Objection –</b></p> <p>1. We have had an issue with parking ever since the training centre had permission to build without community consultation.</p> <p>In an email from council I was originally told that at the time "the required number of bays for the training centre was denied from the City's Local Planning Scheme No 15 (LPS 15)..."</p> <p>"The proposal was assessed as being compliant and approved accordingly. However, this compliance with the requirements of LPS 15 was on the provision that the number of students at the facility was limited."</p> <p>At the time we were told they had adequate parking on their premises for 20 students. It seems they already have 26 + 5 staff.</p> <p>They were never assessed as using the car park across the road and telling their participants to get there close to 7.30am to ensure an all day park, nor was the community consulted.</p> <p>2. Under your ruling I was told there would be more people per car than the 1 which is currently happening. I was also told there would be a review soon as it wasn't feasible to believe people share the car that was over 2 years ago.</p> <p>We have tried to work with them on ways of not having so many participants park. We suggest companies car pool, companies hire a taxi van. We also suggested some of the training could be done at the companies as many come from the same company.</p> <p>At one stage there was even a suggestion that they were moving to a more suitable place.</p> <p>However, now from the invitation to comment we find that potentially they could will need parking for 57 people. In fact you might as well allocate the whole car park and side street to them.</p> <p>3. They are going to continually get there early to get the all day parks. We cant do that as my staff have children to get to school and so do clients. Even our work car which we share has to be continually moved as we need it for client home visits, meetings at child pick up, police, justice, health etc with clients.</p> <p>In the proposal "Availability of Public Parking" I am sure it should not be for training students to come early and use the unrestricted parking at the detriment of all other people being the area.</p>	<p>1. The original approval (181/2012) for the educational establishment use and included 5 staff and 26 students.</p> <p>Under the LPS 15, the parking rate applicable for Educational Establishments (Other) is 1 bay per 4 students. The original application provided 12 onsite bays meaning the application complied with the LPS 15 parking requirement.</p> <p>Due to the proposal complying with the parking requirements of the scheme the application was not advertised and assessment of the public bays was not required.</p> <p>2. These items do not specifically relate to the proposal currently under assessment.</p> <p>It is noted that the applicant has proposed a Parking Management Plan to justify an increase in student numbers. This plan has been assessed as part of this application. refer to the Council report for finding relating to the suitability of the Parking Management Plan.</p> <p>3. The availability of public parking formed part of the assessment of this application. The City undertook parking counts and observations as part of the assessment of this application. The assessment of this application a range of considerations have been taken into consideration to determine the suitability of the proposed increase at the training facility.</p>
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Attachment 12.1.1 Submission Table

			<p>4. We have photo's to prove that most bays previously were used for more than 2 hours. Our Social Isolation free Belmont activities are for 2 hours and with times to start it is up to 2.5 hours. Some with free lunch are 3 hours. These are for the city of Belmont social isolated or low income as a free service and should not be seen as little significant with the training centre having first parking options.</p> <p>I am not sure where you got the "less than 2 hours", but we have proof that that was incorrect.</p> <p>5. Public Transport Option Students still park and the link was open. Our clients often have limited mobility, children in the City of Belmont who have parents or grandparents get them to school. The Train is not an option for Rivervale, Kewdale, Cloverdale and other City of Belmont areas. A bike is certainly not an option and buses are also not an option with limited mobility and going to a school first.</p> <p>We have yet to see a training centre student utilise a bike</p> <p>Therefore none of the proposed modifications are considered to be consistent with the previous section they were granted under or the regulation 77 and so we request that it be totally denied.</p>	<p>4. The parking restrictions of the public bays at Epsom Avenue commercial centre do not form part of this application and are a separate matter being dealt with by council.</p> <p>It is noted that separate to this application, at the October 2022 OCM Council resolved to install parking sensors and enforce parking time restrictions in the public parking bays within Epsom Avenue. These sensors have now been installed. As part of the motion put forward by Councillors at the June 2023 OCM, officers will be undertaking a review of the current parking controls and impact of the newly installed system three months after their install.</p> <p>5. Refer to point 3 and 4 of this submission.</p>
5.	R. Wilkinson – 2/112 Belgravia St, Belmont	130 Epsom Ave, Belmont	<p>1. I strongly oppose any further increase to the amount of students or staff attending this site. With the current amount of people attending here they already take up all the public car parking in the vicinity.</p> <p>2. I have talked to other shop owners on Epsom Ave who say even the street parking there shops is taken by people attending this site.</p> <p>Since the apparent introduction of parking sensors. Attendees are now parking on verge space surrounding Epsom Ave and Edwards Crescent.</p> <p>3. Any increase in people attending this site will put other shop owners at a disadvantage, due to their customers not being able to find easily accessible parking, not to mention becoming a traffic hazard.</p>	<p>1. Refer to the Council Report for the assessment of the suitability for an increase of student and staff numbers.</p> <p>2. Issues with parking of vehicles on the verge is not a matter that can be addressed in this planning application. Issues to do with parking on verges are best directed to Rangers to investigate at the time of the incident.</p> <p>It is noted, that there will be a review of the public bays within the Epsom Avenue commercial centre area. The issues with the availabilities of public bays at the Epsom Avenue commercial centre are subject to a separate investigation.</p> <p>3. It is acknowledged that the Epsom Avenue bays are public bays and can be used by students. During observations of the current operation it is acknowledged that the use already relies heavily on the use of public bays to meet its parking demand.</p> <p>Refer to the Council Report for the assessment of the suitability for an increase of student and staff numbers.</p>

Attachment 12.1.1 Submission Table

6.	D. Bui – 148 Epsom Ave, Belmont	148 Epsom Ave, Belmont	<p>1. I would like to comment on the application for 154 Epsom Avenue Belmont (LOT 2 PL 5283) to increase its maximum capacity and the impact it will therefore have on the parking availability around the Epsom Ave Shopping Precinct. I understand that there are 12 parking bays on site reserved for their staff and students only, and this according to the council's LPS 15, does allow the requested increase to 48 students to be present on site at any given time.</p> <p>However, the reason for our comment on this application is that realistically, the increased allowable capacity means there will be less available parking bays around the precinct.</p> <p>2. It is my understanding that students and staff are often required to stay on site for the training for longer than 2 hours. There are only 14 bays that currently do not have any sensors installed or time restrictions in the Epsom Ave shopping precinct (and 6 bays on Edwards Crescent) so with an increased capacity of 48 students, this means these unrestricted bays are taken up most of the time.</p> <p>The implications for this is my staff are unable to then find parking in an unrestricted parking bay for the duration of their 8-10 hour shifts. With the nature of the work we do, it unfortunately disrupts our ability to provide optimal patient care if we then need to move our cars every 2 hours, particularly if we are in the middle of a consult. Being a Pharmacist myself, The Pharmacy Board of Australia legally requires me to be present in the store at all times so I physically can not leave to move my car on the days the unrestricted parking bays are taken up. There is no access to parking behind our building.</p> <p>3. While we are not looking to dispute the application per se, we are hoping to bring to the council's attention the current problems we are facing with the parking availability and the flow on effect this application will have in further compounding the parking issues we are already facing.</p>	<p>1. Noted, refer to the Officers recommendation where an assessment of the suitability of applying the LPS 15 car parking requirements.</p> <p>2. Refer to the Council Report for the assessment of the suitability for an increase of student and staff numbers.</p> <p>The parking restrictions of the public bays at Epsom Avenue commercial centre do not form part of this application and are a separate matter being delt with by council.</p> <p>3. Noted, refer to the Officers recommendation where an assessment of the suitability of applying the LPS 15 car parking requirements.</p>
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Attachment 12.1.2 Parking Management Plan

2023

Parking Management Plan



154 Epsom Ave,  
Belmont

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02/05/2023  
Application No: 181/2012/DAAM/B

## Attachment 12.1.2 Parking Management Plan

### 1. Introduction

This Parking Management Plan (PMP) has been prepared by the owners of No.154 Epsom Avenue, Belmont in support of the operation of Trainwest at the property.

### 2. Purpose

The purpose of this PMP is to detail how the owners and the tenants will manage vehicle parking associated with the operation of Trainwest from the site. It is prepared in support of an application seeking approval to a maximum of 48 students at the site.

### 3. Scope

The PMP applies to all staff, students and visitors of Trainwest (current tenant) that enter the building. The requirements of this PMP shall be complied with at all times.

### 4. Parking Management Objectives

- To the extent possible ensure staff, students and visitors use the allocated car parking bays onsite and limit the usage of public car parking bays.
- No parking in the bays adjacent commercial premises.
- Provide a safe environment for all road users, pedestrians and cyclists.
- Minimise negative impacts to the local community.
- Provide details on how ongoing compliance will be achieved.

### 5. Responsibilities

The tenants will ensure that all staff, students and visitors are made aware of the PMP by providing sufficient information and instruction prior to attending the building.

### 6. Site Information

The site at No.154 Epsom Avenue is approved by the City of Belmont for use as an 'Educational Establishment'.

The property comprises of a two storey 580 square metre building on a site area of 911 square metres with building completed in April 2015.

### 7. Parking Availability

- a) No.154 Epsom Avenue incorporates parking for 12 vehicles plus one ambulant car bay;
- b) The Public Car park across the road from the building has unrestricted parking for 19 vehicles and soon to be introduced restricted (2 hour) parking for an additional 19 vehicles.
- c) Provision of over 500 parking bays within the Public Car Parking at Redcliffe Train Station (subject to a fee of \$2 per 24 hour period). Availability of Transperth bus services connecting the Train Station with Trainwest is detailed at Section 14 below.

### 8. Hours of Operation

- a) The Building currently operates Monday to Friday from 8:30am to 4pm. It is closed on weekends, public holidays and 2 weeks over the Christmas break.
- b) Training courses are held from 8:30am-4pm Monday to Friday

### 9. Number of people generally utilising the building

- a) Subject to approval being obtained from the City, a total of 48 students would attend the site for scheduled classes within the premises;
- b) Educational services are also provided to clients external to the building and via eLearning.

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1 | Page

## Attachment 12.1.2 Parking Management Plan

### 10. Management of Parking

Prior to attendance at the building all students, staff and visitors will receive a confirmation letter/email and Student Information Handbook (as applicable) to ensure the following:

- Staff and visitors are fully aware of parking arrangements and receive sufficient instruction to ensure parking compliance is maintained.
- Students are fully informed of parking arrangements and restrictions at the building and across the road in the public car parking area.
- The promotion of carpooling and non-car-based travel modes including information on Public Transport, availability of bike racks and showering facilities. In respect to public transport this will include parking availability at the nearby Redcliffe Station as well as bus timetables travelling from Redcliffe Station to 154 Epsom Ave.
- Provision of a parking manager (trained staff member) to ensure parking compliance.

### 11. Disabled Parking

- a) One disabled parking bay is allocated on the site. This is clearly marked in accordance with the Australian Standards Use. Use of this bay is prohibited without a disability permit or without prior approval from the tenant under exceptional circumstances.
- b) Students are asked to nominate prior to enrolment any disabilities that will require them to use this parking bay.

### 12. Street and Free Parking

- a) There is restricted (1 hour) parking bays directly in front of other commercial buildings adjacent to the Trainwest building. Students and visitors will be advised prior to attendance at the building that these bays are strictly not to be used. The student confirmation letter and Student Information Handbook which is provided prior to attendance currently contains this information.
- b) Other City of Belmont free parking options in near vicinity, for example the carpark opposite the Tavern on Wright Street to also be included as part of the information.

### 13. Bicycle Parking

- a) Six bicycle racks will be provided on the site.
- b) Students will be advised of their availability and associated end of trip facilities within the Student Information Handbook.

### 14. Public Transport Access

- a) The building is located approximately 10 metres to a Transperth bus stop on Epsom Ave which is serviced by Bus Route 39 and Bus Route 935.
- b) Bus route 39 leaves approximately every 30 minutes from Elizabeth Quay with stops on Epsom Ave on route to Redcliffe Train Station;
- c) Bus Route 935 leaves approximately every 15 minutes from Kings Park with stops on Epsom Avenue on route to Redcliffe Train Station. Reverse journeys are also scheduled with both Bus Routes;
- d) In both instances, the journey by Transperth bus between Trainwest and the Train Station is approximately 6 minutes;
- e) Links to access these timetables will be provided to students, visitors, and staff prior to attending the building.
- f) Redcliffe Train Station is just over 2kms from the building and forms a bus/train interchange with timetables to optimise travel times. There are over 500 parking bays available with a charge of \$2.00 per 24-hour period.
- g) Students and staff will be encouraged and informed prior to attendance to utilise this parking.

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2 | Page

## Attachment 12.1.2 Parking Management Plan

### 15. Parking Management personnel

The owners of the building will work with the Tenant to ensure all staff are aware of their responsibilities, appropriately trained and receive sufficient instruction to ensure the requirements of the PMP is undertaken and complied with.

### 16. Communicating with community

- a) The owners and tenants will provide the appropriate level of communication with the local commercial premises to ensure the PMP is implemented and share understanding of our commitment and support of their business by implementing a strong PMP to ensure no vehicles utilise the 2-hour parking bays within the Epsom Avenue public parking area.
- b) The local commercial businesses will be encouraged to communicate with the Tenants and Owners of any concerns they may have in relation to parking.

### 17. Monitoring, Measurement and Review

The owners and tenants will ensure the Parking Management Plan is implemented and evaluated for effectiveness. Consistent monitoring and review is required as part of a continuous improvement approach to ensure the PMPs continuing suitability, adequacy and effectiveness.

### 18. Feedback and Review

All comments and complaints regarding the management, implementation and operation of the PMP shall be recorded and will be used during the PMP review. All feedback will be reviewed and implemented as a variation to the PMP as required.

- A review of the PMP will be undertaken by the owners within 6 months of implementation taking into consideration feedback from students, staff, local commercial businesses, neighbours, residents and the City of Belmont.

### Contact Details

Ann Marie Wragg  
0404002266  
[annmarie@wragg.com.au](mailto:annmarie@wragg.com.au)

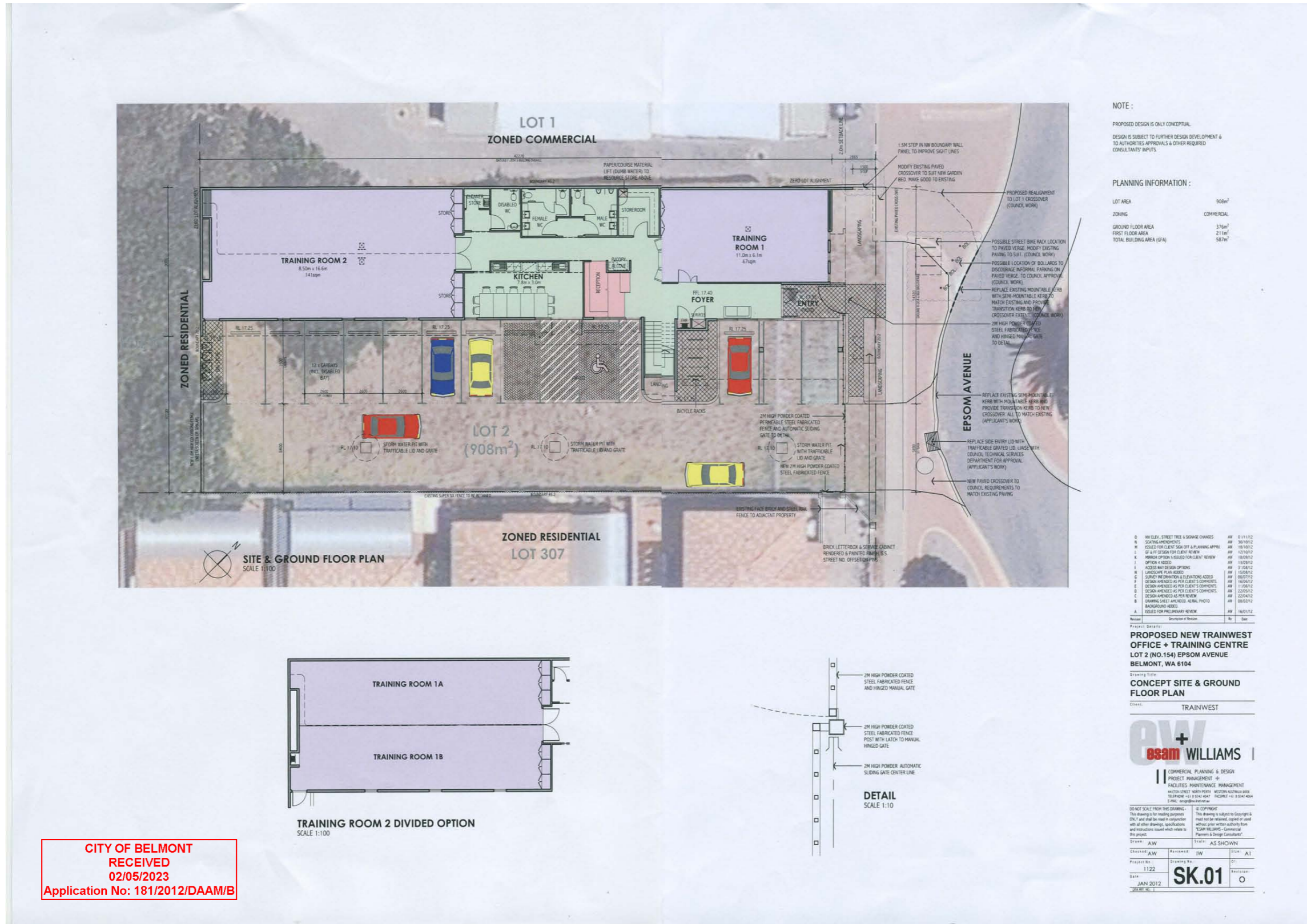
David Munrowd-Harris  
0439 991650  
[David.Munrowd-Harris@Perthairport.com.au](mailto:David.Munrowd-Harris@Perthairport.com.au)

The owners will provide a copy of the PMP to all tenants and business owners in the precinct.

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Attachment 12.1.3 Development Plans





Attachment 12.1.4 181/2012 Approved Plans

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02/05/2023  
Application No: 181/2012/DAAM/B**

**LOT 1  
ZONED COMMERCIAL**

**LOT 2  
(908m<sup>2</sup>)**

**LOT 307  
ZONED RESIDENTIAL**

**SITE & GROUND FLOOR PLAN  
SCALE 1:100**

**NOTE:**

PROPOSED DESIGN IS ONLY CONCEPTUAL.  
DESIGN IS SUBJECT TO FURTHER DESIGN DEVELOPMENT & TO AUTHORITIES APPROVALS & OTHER REQUIRED CONSULTANT INPUTS.

**PLANNING INFORMATION:**

LOT AREA	908m <sup>2</sup>
ZONING	COMMERCIAL
GROUND FLOOR AREA	376m <sup>2</sup>
FIRST FLOOR AREA	211m <sup>2</sup>
TOTAL BUILDING AREA (GFA)	587m <sup>2</sup>

RECEIVED

23 NOV 2012

CITY OF BELMONT

DOC: COB Registration

Loc: GDA

0	REV LEVEL, STREET TREE & BOUNDARY CHANGES	AW	01/11/12
1	SCAFFOLD AMENDMENTS	AW	09/08/12
2	FOODS FOR LEISURE BOB OFF + PLANNING APPROV	AW	18/08/12
3	UP OF DESIGN FOR CLIENT REVIEW	AW	12/08/12
4	MINOR OPTION CHANGES FOR CLIENT REVIEW	AW	18/08/12
5	OPTION A ADDED	AW	15/08/12
6	ACCESS AND DESIGN OPTIONS	AW	21/08/12
7	LANDSCAPE PLAN ADDED	AW	15/08/12
8	SUBMIT REVISIONS FOR CLIENT REVIEW	AW	08/08/12
9	DESIGN AMENDMENTS AS PER CLIENT'S COMMENTS	AW	18/08/12
10	DESIGN AMENDMENTS AS PER CLIENT'S COMMENTS	AW	17/08/12
11	DESIGN AMENDMENTS AS PER CLIENT'S COMMENTS	AW	22/08/12
12	DESIGN AMENDMENTS AS PER CLIENT'S COMMENTS	AW	22/08/12
13	DRAWING SHEET APPLICABLE: REVAL PHOTO BACKGROUND ADDED	AW	08/08/12
14	ISSUED FOR PRELIMINARY REVIEW	AW	18/08/12

CITY OF BELMONT  
PLANNING CONSENT GRANTED  
22 NOV 2012  
SUBJECT TO THE CONDITIONS OF  
PLANNING APPROVAL

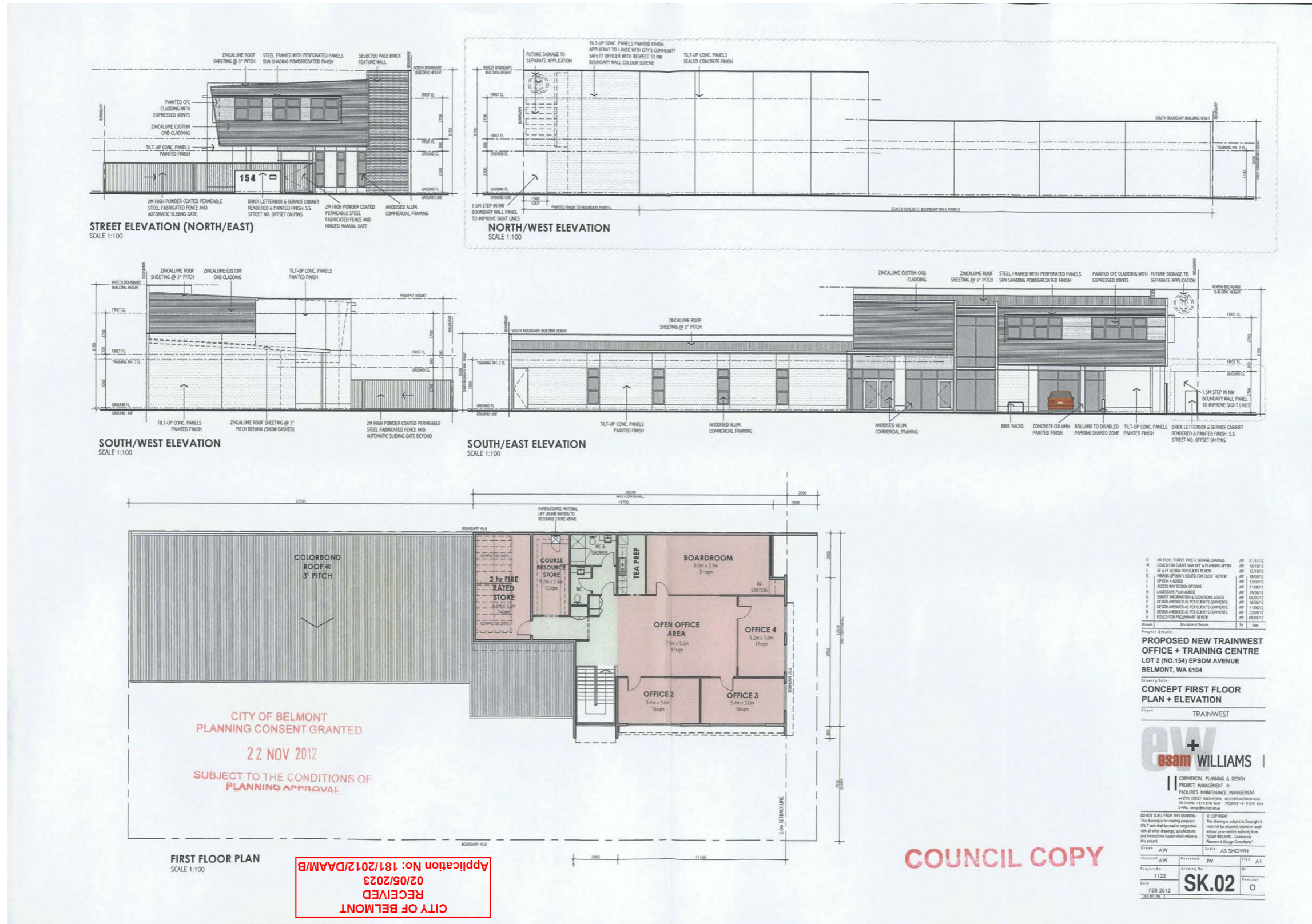
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SCALE 1:10**

COUNCIL COPY

**TRAINING ROOM 2 DIVIDED OPTION  
SCALE 1:100**



Attachment 12.1.4 181/2012 Approved Plans



COUNCIL COPY

Revision	Description of Revision	By	Date
0	ISSUE FOR PRELIMINARY REVIEW	AW	01/11/12
1	ISSUES FOR CLIENT SIGN OFF + PLANNING APPROVAL	AW	18/01/12
2	ISSUES FOR CLIENT REVIEW	AW	12/01/12
3	PROVIDE OPENING SIZES FOR CLIENT REVIEW	AW	18/01/12
4	ISSUES FOR REVIEW	AW	15/01/12
5	ACCESS RAMP DESIGN OPTIONS	AW	11/01/12
6	LANDSCAPE PLAN REVISED	AW	18/01/12
7	SECURITY INFORMATION & CLEARWAYS ADDED	AW	06/01/12
8	DESIGN AMENDED AS PER CLIENT'S COMMENTS	AW	16/01/12
9	DESIGN AMENDED AS PER CLIENT'S COMMENTS	AW	11/01/12
10	DESIGN AMENDED AS PER CLIENT'S COMMENTS	AW	22/01/12
11	ISSUES FOR PRELIMINARY REVIEW	AW	08/02/12

**PROPOSED NEW TRAINWEST OFFICE + TRAINING CENTRE**  
 LOT 2 (NO.154) EPSOM AVENUE  
 BELMONT, WA 6104  
**CONCEPT FIRST FLOOR PLAN + ELEVATION**  
 CLIENT: TRAINWEST

**esam WILLIAMS**  
 COMMERCIAL PLANNING & DESIGN  
 FACILITIES MANAGEMENT  
 PROJECT MANAGEMENT

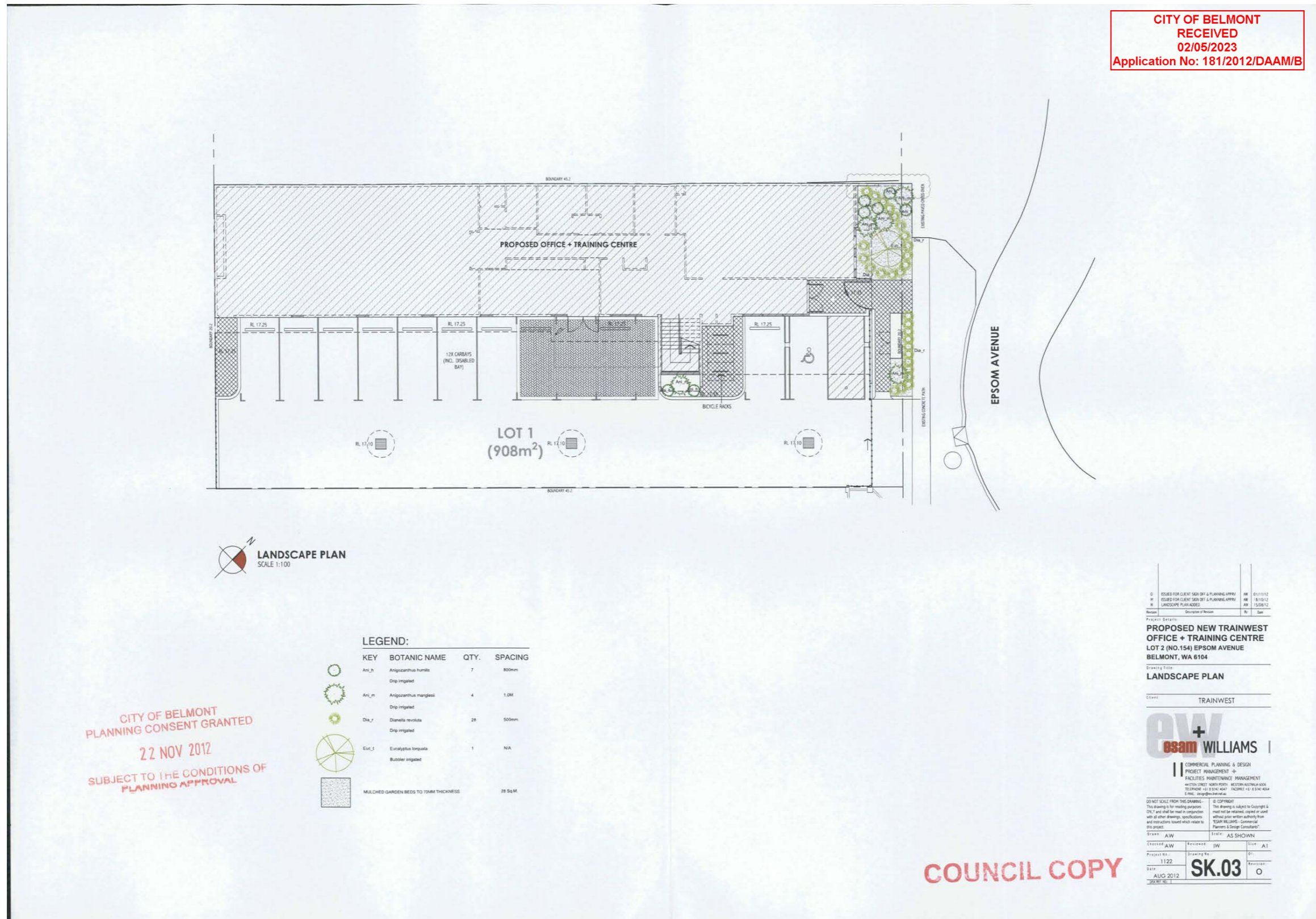
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FEB 2012			0

SK.02

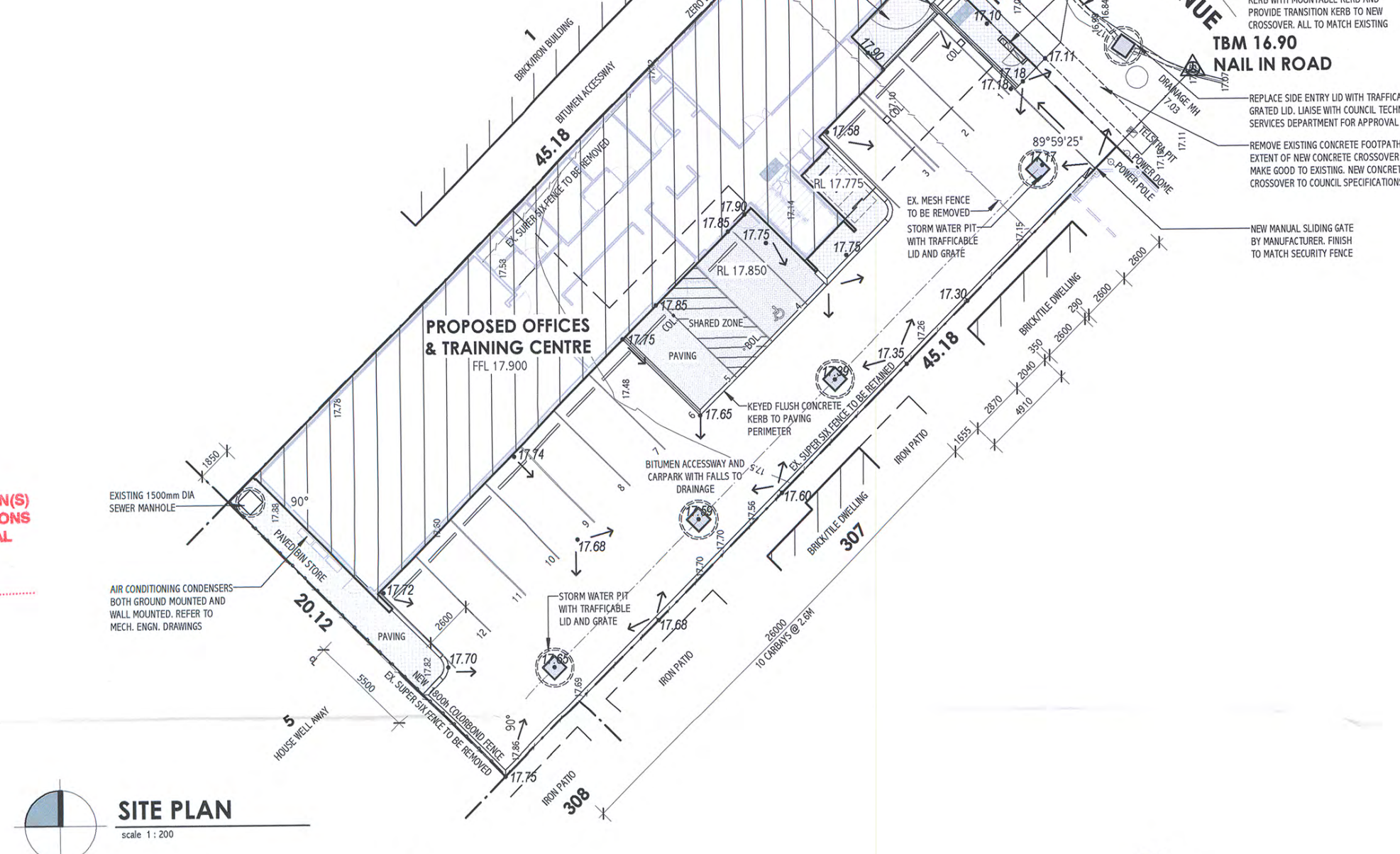


Attachment 12.1.4 181/2012 Approved Plans

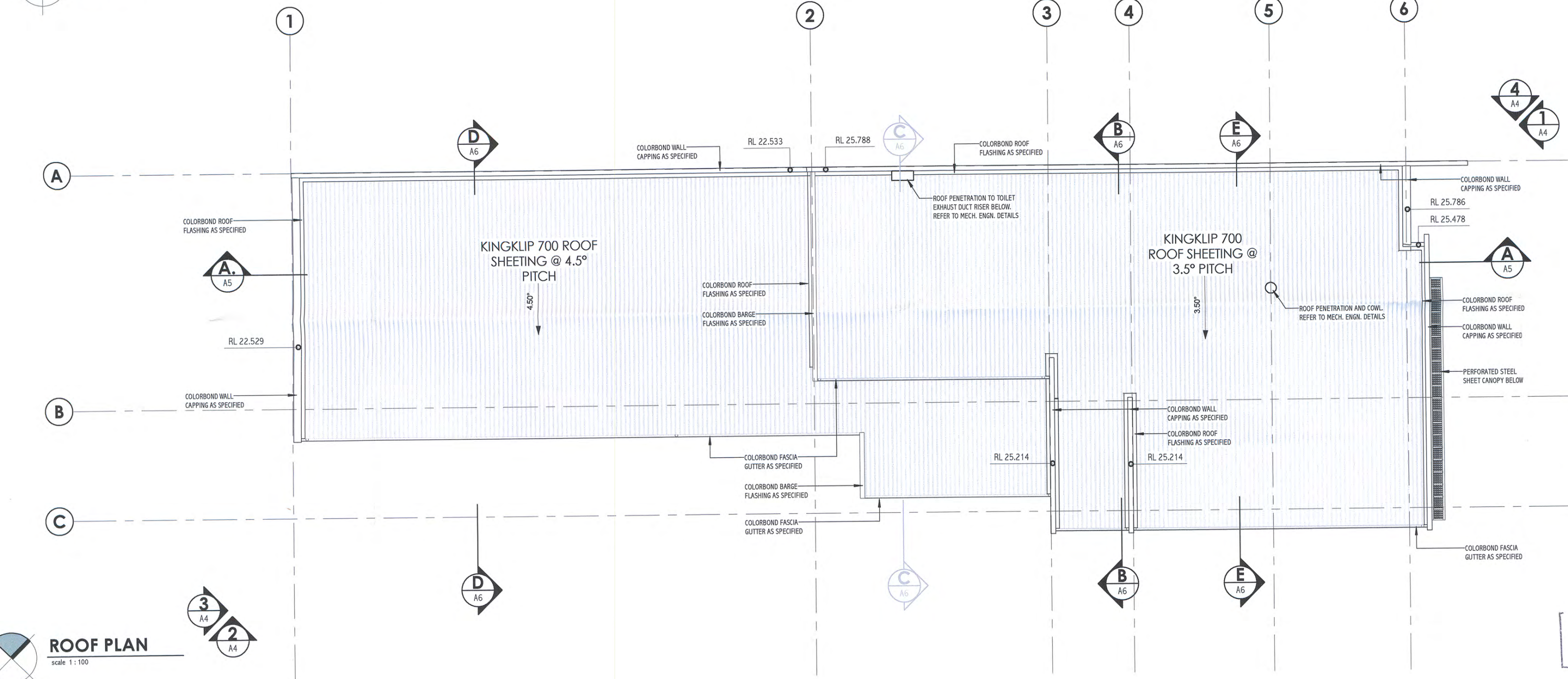




CITY OF BELMONT  
APPROVED AMENDED PLAN(S)  
SUBJECT TO THE CONDITIONS  
OF PLANNING APPROVAL  
DATED  
22/11/12

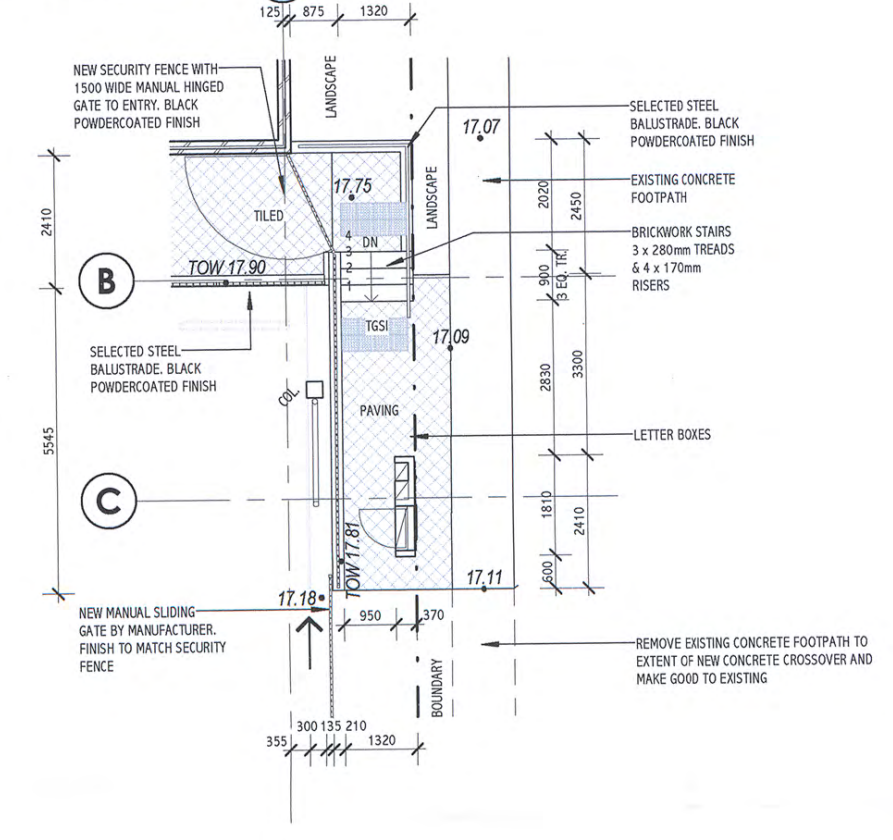


**SITE PLAN**  
scale 1:200



**ROOF PLAN**  
scale 1:100

**SETOUT DETAIL**  
scale 1:20



**ENTRY STAIR DETAIL**  
scale 1:100

WT4	SINGLE 90mm BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	
WT5	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL TO LIFT WELL, HARDWALL PLASTER FINISH TO HABITABLE ROOM FACES.	120/120/120
WT6	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	120/120/120
WT7	150mm SINGLE SPECIAL PERFORMANCE BRICK WORK WITH MATRIX CLADDING EXTERNALLY AND UNFINISHED INTERNALLY. SURFACE PREPARED FOR ADHESIVE FIXED INTERNAL LINING	120/120/120
WT8	90mm TIMBER STUDWORK WITH MATRIX CLADDING EXTERNALLY AND 10mm FLUSHED PLASTERBOARD SHEETING INTERNALLY. INSULATION BETWEEN AS SPECIFIED	
WT9	90mm TIMBER STUDWORK WITH 10mm FLUSHED PLASTERBOARD TO BOTH SIDES. INSULATION BETWEEN AS SPECIFIED	
WT11	90mm SINGLE BRICK WALL WITH HARDWALL PLASTER TO FINISHED SIDE	
WT12	110mm SINGLE FEATURE FACE BRICK WALL AS SPECIFIED	
WT13	40mm KINGSPAN KOOLTHERM K12 INSULATED PANELS ADHESIVE FIXED TO SELECTED STRUCTURAL WALL WITH 28mm TOP HATS AND 10mm FLUSHED PLASTERBOARD. PAINTED FINISH AS SPECIFIED	

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25 JAN 2013  
CITY OF BELMONT

1 ISSUED FOR TENDER & CDC description 14/01/13 date  
Project Details  
**NEW OFFICE & TRAINING CENTRE**  
LOT 2 AND 154 EPSOM AVENUE BELMONT, WA 6104  
Drawing Title  
**SITE PLAN & ROOF PLAN**  
Client  
**TRAINWEST**  
Status  
**TENDER**

RECEIVED  
14 MAY 2013  
CITY OF BELMONT

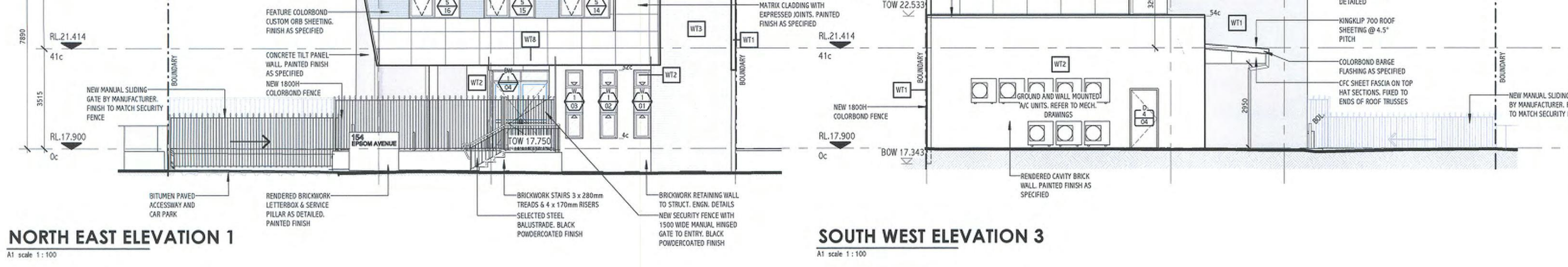
**esam WILLIAMS**  
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Date: 03/22/11  
Revision: 1  
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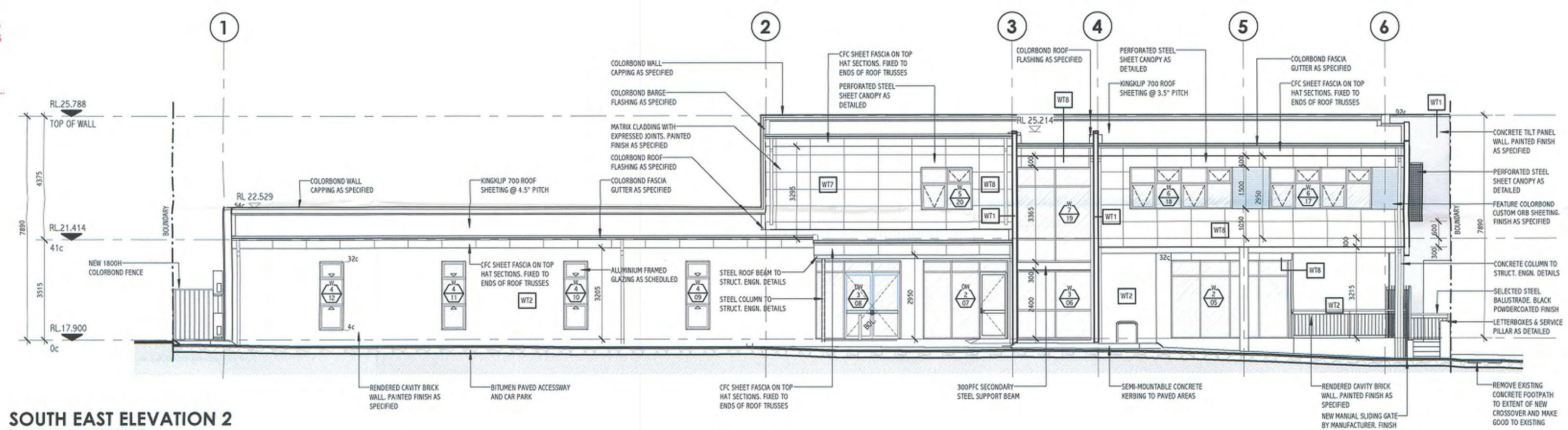




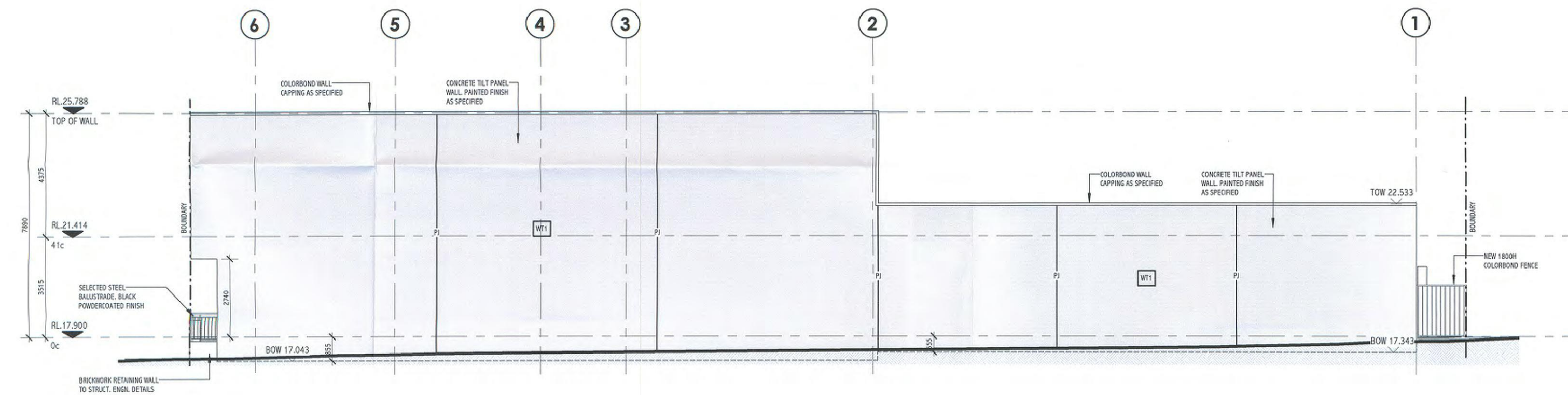
**NORTH EAST ELEVATION 1**  
At scale 1:100

**SOUTH WEST ELEVATION 3**  
At scale 1:100

CITY OF BELMONT  
APPROVED AMENDED PLAN(S)  
SUBJECT TO THE CONDITIONS  
OF PLANNING APPROVAL  
DATED  
22/11/12



**SOUTH EAST ELEVATION 2**  
At scale 1:100



**NORTH WEST ELEVATION 4**  
At scale 1:100

WT4	SINGLE 90mm BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	
WT5	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL TO LIFT WELL, HARDWALL PLASTER FINISH TO HABITABLE ROOM FACES.	120/120/120
WT6	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	120/120/120
WT7	150mm SINGLE SPECIAL PERFORMANCE BRICK WORK WITH MATRIX CLADDING EXTERNALLY AND UNFINISHED INTERNALLY. SURFACE PREPARED FOR ADHESIVE FIXED INTERNAL LINING.	120/120/120
WT8	90mm TIMBER STUDWORK WITH MATRIX CLADDING EXTERNALLY AND 10mm FLUSHED PLASTERBOARD SHEETING INTERNALLY. INSULATION BETWEEN AS SPECIFIED	
WT9	90mm TIMBER STUDWORK WITH 10mm FLUSHED PLASTERBOARD TO BOTH SIDES. INSULATION BETWEEN AS SPECIFIED	
WT11	90mm SINGLE BRICK WALL WITH HARDWALL PLASTER TO FINISHED SIDE	
WT12	110mm SINGLE FEATURE FACE BRICK WALL AS SPECIFIED	
WT13	40mm KINGSPAN KOOLTERM K12 INSULATED PANELS ADHESIVE FIXED TO SELECTED STRUCTURAL WALL WITH 28mm TOP HATS AND 10mm FLUSHED PLASTERBOARD. PAINTED FINISH AS SPECIFIED	

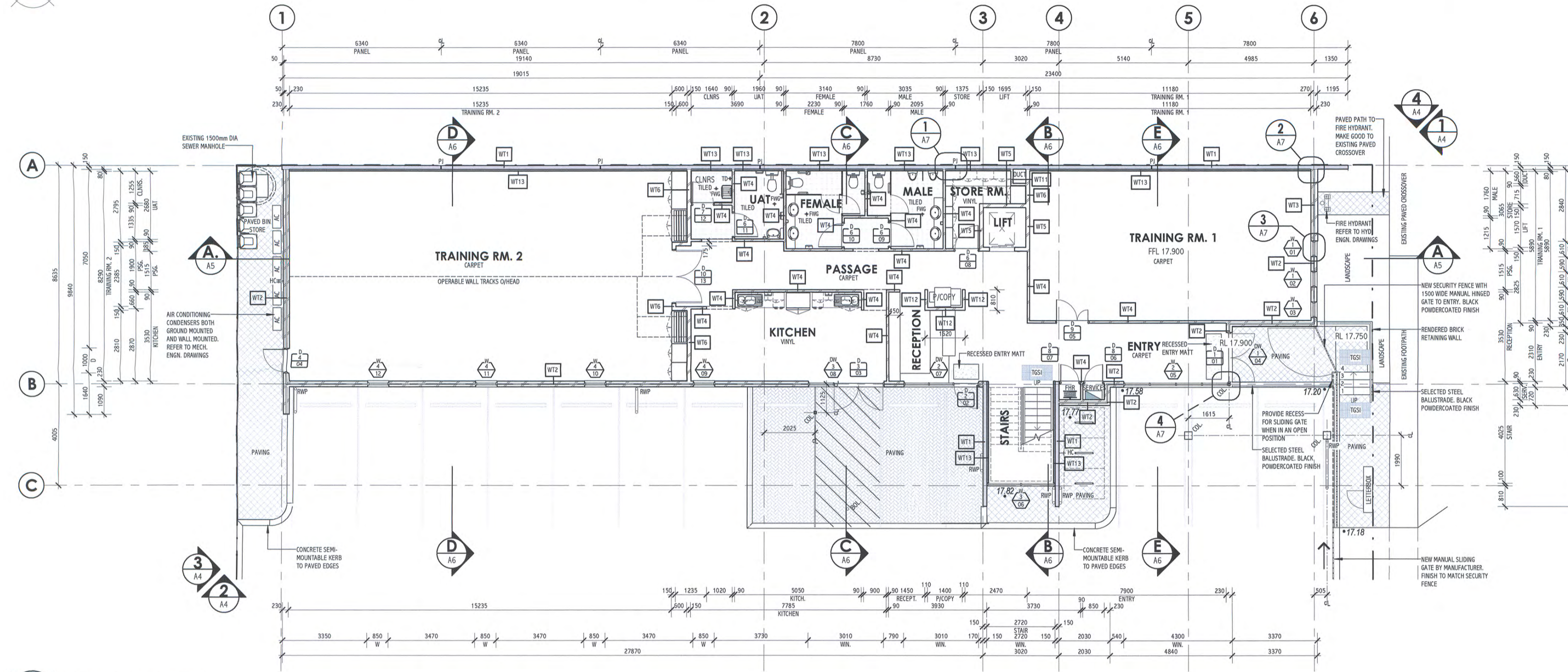
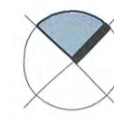
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25 JAN 2013  
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1	ISSUED FOR TENDER & CDC	14/01/13
Rev	Description	Date
Project Details		
<b>NEW OFFICE &amp; TRAINING CENTRE</b>		
LOT 2 (NO. 154 EPSOM AVENUE BELMONT, WA 6104)		
Drawing Title		
<b>ELEVATIONS</b>		
Client		
<b>TRAINWEST</b>		
Status		
<b>TENDER</b>		
<b>esam WILLIAMS</b> COMMERCIAL PLANNING & DESIGN PROJECT MANAGEMENT FACILITIES MAINTENANCE MANAGEMENT 11108 STREET, NORTH BRIDGE, PERTH, WESTERN AUSTRALIA 6006 TELEPHONE +61 8 9442 4547 FACSIMILE +61 8 9442 4554 EMAIL: info@esamwilliams.com.au		
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Drawn:	TBB	Scale: 1:100
Checked:	Checker: [Signature]	Design: IW
Project No:	1122	Size: A1
Date:	10/05/11	OC
Revision:	<b>A4</b>	1
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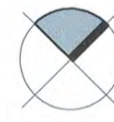


CITY OF BELMONT  
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SUBJECT TO THE CONDITIONS  
OF PLANNING APPROVAL  
DATED  
22/11/12

**FIRST FLOOR**  
A4 scale 1:100



**GROUND FLOOR**  
A4 scale 1:100



WT4	SINGLE 90mm BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	120/120/120
WT5	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL TO LIFT WELL, HARDWALL PLASTER FINISH TO HABITABLE ROOM FACES.	120/120/120
WT6	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	120/120/120
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WT8	90mm TIMBER STUDWORK WITH MATRIX CLADDING EXTERNALLY AND 10mm FLUSHED PLASTERBOARD SHEETING INTERNALLY. INSULATION BETWEEN AS SPECIFIED	
WT9	90mm TIMBER STUDWORK WITH 10mm FLUSHED PLASTERBOARD TO BOTH SIDES. INSULATION BETWEEN AS SPECIFIED	
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Project Details  
**NEW OFFICE & TRAINING CENTRE**

LOT 2 (NO. 154 EPSOM AVENUE BELMONT, WA 6104)

Drawing Title  
**FLOOR PLANS**

Client  
**TRAINWEST**

Status  
**TENDER**

**esam WILLIAMS**

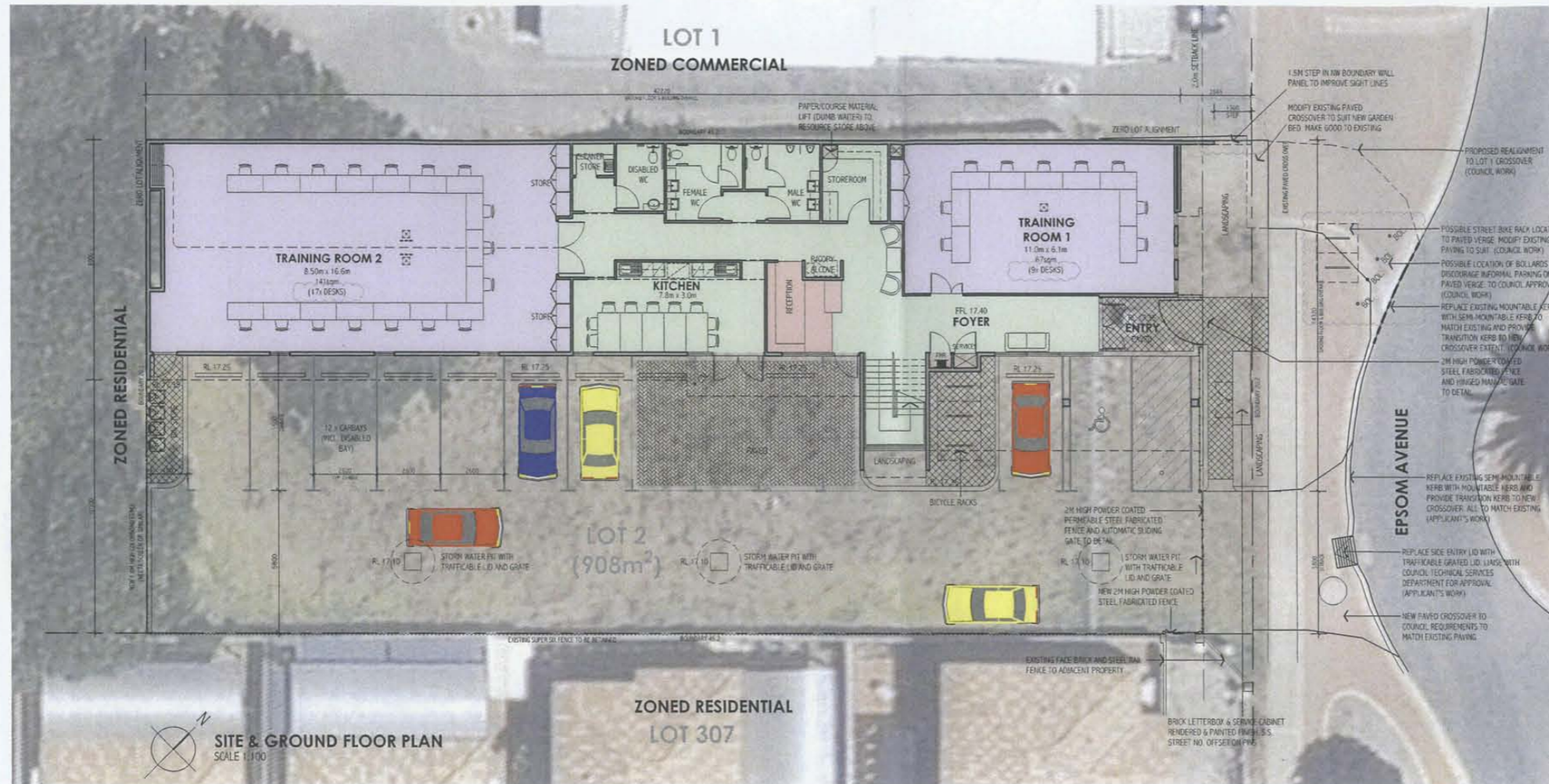
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PROJECT MANAGEMENT  
FACILITIES MAINTENANCE MANAGEMENT

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Drawn: TBB	Scale: 1:100
Checked: 1122	Origin: NY
Project No: 1122	Drawing No: CE
Date: 10/05/11	Revision: 1
File Path: I:\08 Projects\1109 - Esplanade\1109_1109_EPAN_A4.dwg	



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02/05/2023  
Application No: 181/2012/DAAM/B**



**NOTE:**

PROPOSED DESIGN IS ONLY CONCEPTUAL.  
DESIGN IS SUBJECT TO FURTHER DESIGN DEVELOPMENT & TO AUTHORITIES APPROVALS & OTHER REQUIRED CONSULTANTS' INPUTS.

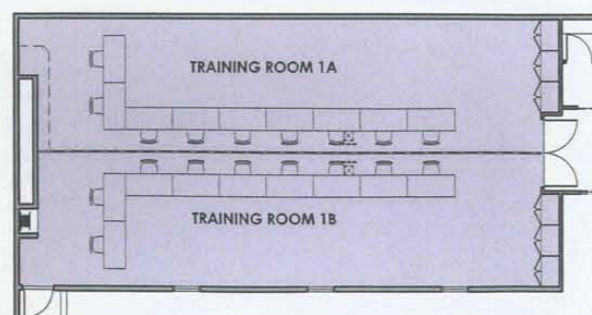
**PLANNING INFORMATION:**

LOT AREA	908m <sup>2</sup>
ZONING	COMMERCIAL
GROUND FLOOR AREA	376m <sup>2</sup>
FIRST FLOOR AREA	211m <sup>2</sup>
TOTAL BUILDING AREA (GFA)	587m <sup>2</sup>

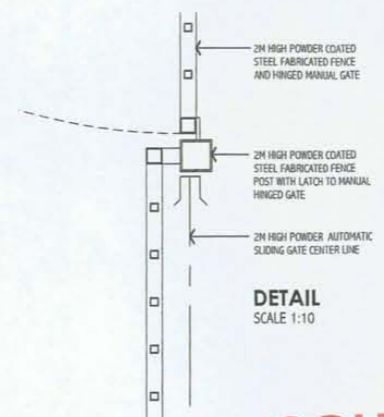
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**DOC: COB Registration  
Loc: GDA**

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PLANNING CONSENT GRANTED  
22 NOV 2012  
SUBJECT TO THE CONDITIONS OF  
PLANNING APPROVAL**



**TRAINING ROOM 2 DIVIDED OPTION  
SCALE 1:100**



**DETAIL  
SCALE 1:10  
COUNCIL COPY**

D	NO. 154 - STREET TREE & SIGNAGE CHANGES	AW	01/11/12
M	SCAFFOLD AMENDMENTS	AW	30/10/12
M	ISSUED FOR CLIENT SIGN OFF & PLANNING APPROVAL	AW	10/10/12
S	ISSUED FOR CLIENT REVIEW	AW	12/10/12
K	HARBOR OPTION 1 ISSUED FOR CLIENT REVIEW	AW	10/09/12
J	OPTION 4 ACCO	AW	13/09/12
I	ACCESS AND DESIGN OPENINGS	AW	11/09/12
H	LANDSCAPE PLAN ADDED	AW	15/09/12
G	SUNSET INFORMATION & LIGHTING ACCO	AW	06/09/12
F	DECOR AMENDED AS PER CLIENT'S COMMENTS	AW	10/09/12
E	DECOR AMENDED AS PER CLIENT'S COMMENTS	AW	11/09/12
D	DECOR AMENDED AS PER CLIENT'S COMMENTS	AW	22/09/12
C	DECOR AMENDED AS PER REVIEW	AW	22/09/12
B	DRAWING SHEET AMENDED - REMOVED PHOTO BACKGROUND ADDED	AW	08/09/12
A	ISSUED FOR PRELIMINARY REVIEW	AW	16/09/12

**PROPOSED NEW TRAINWEST  
OFFICE + TRAINING CENTRE  
LOT 2 (NO.154) EPSOM AVENUE  
BELMONT, WA 6104**

**CONCEPT SITE & GROUND  
FLOOR PLAN**

Client: **TRAINWEST**

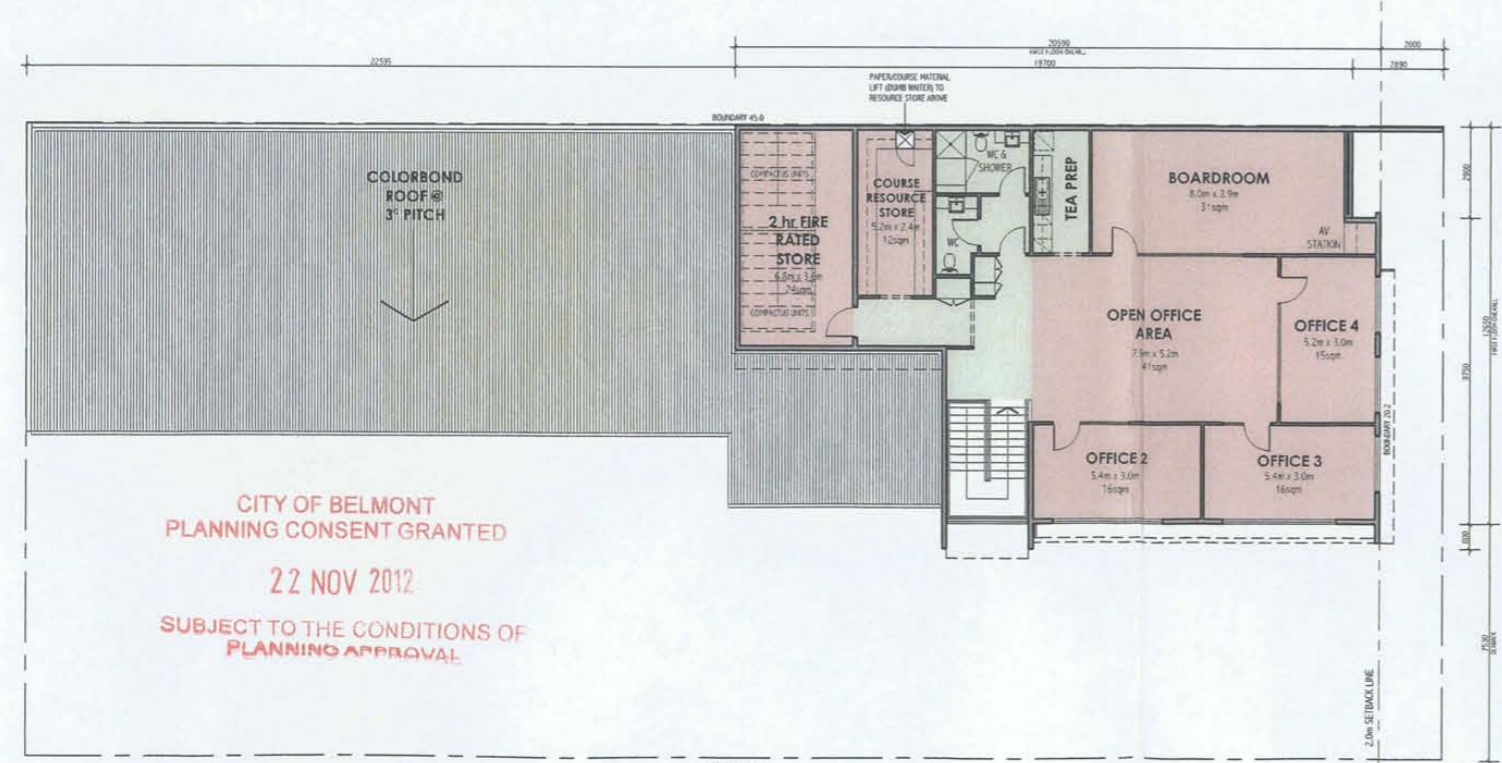
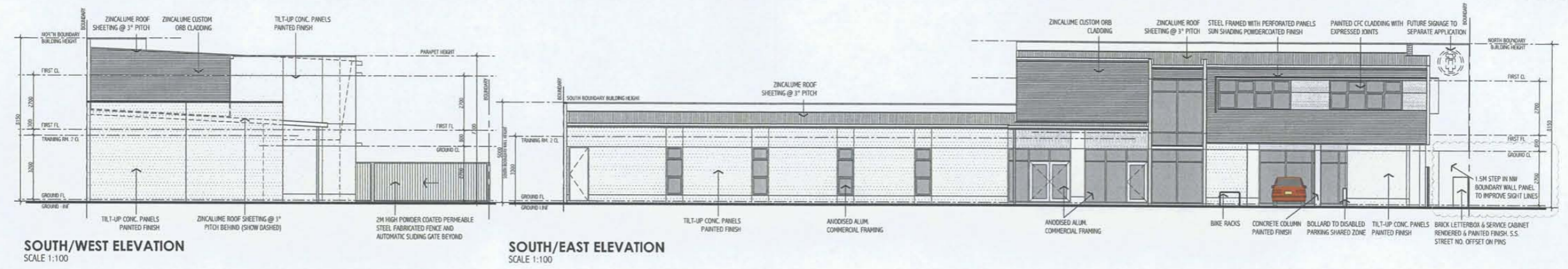
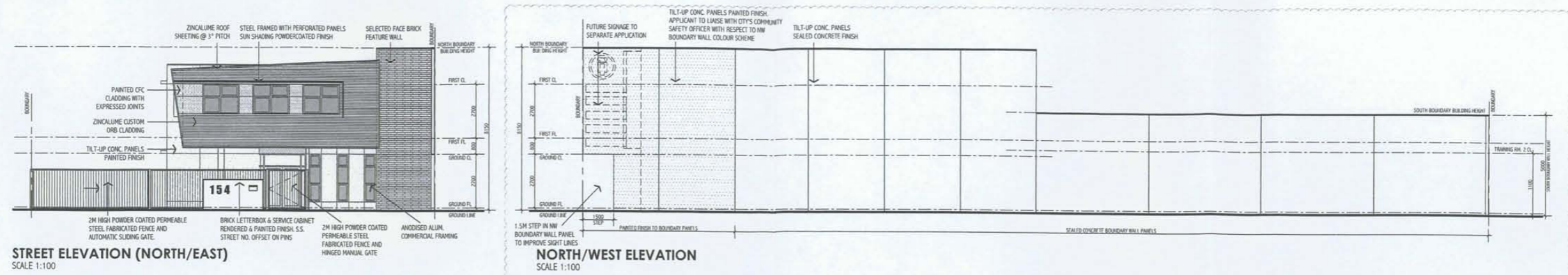


COMMERCIAL PLANNING & DESIGN  
PROJECT MANAGEMENT +  
FACILITIES MAINTENANCE MANAGEMENT  
145 CECIL STREET WARDHOVEN WESTERN AUSTRALIA 6108  
STURROVE RD BELMONT WA6104 FACILITIES 11 8330 4034  
E MAIL: design@osam.com.au

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Drawn: AW	State: AS SHOWN
Checked: AW	Reviewed: JW
Project No: 1122	Drawing No: 01
Date: JAN 2012	Scale: SK.01
Author: [Signature]	Drawn: [Signature]





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PLANNING CONSENT GRANTED  
22 NOV 2012  
SUBJECT TO THE CONDITIONS OF  
PLANNING APPROVAL

Application No: 181/2012/DAAM/B  
02/05/2023  
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D	REV ELEV, STREET TREE & SIGNAGE CHANGES	AW	01/11/12
M	ISSUED FOR CLIENT SIGN OFF & PLANNING APPROVAL	AW	18/10/12
L	OF 4/F DESIGN FOR CLIENT REVIEW	AW	12/10/12
K	PARADE OPTION 5 ISSUED FOR CLIENT REVIEW	AW	10/09/12
I	OPTION 4 ISSUED	AW	11/08/12
J	ACCESS WAY DESIGN OPTIONS	AW	31/08/12
H	LANDSCAPE PLAN ISSUED	AW	18/08/12
G	SIGNAGE INFORMATION & ELEVATIONS ADDED	AW	08/07/12
F	DESIGN AMENDED AS PER CLIENT'S COMMENTS	AW	16/06/12
E	DESIGN AMENDED AS PER CLIENT'S COMMENTS	AW	11/06/12
D	DESIGN AMENDED AS PER CLIENT'S COMMENTS	AW	22/05/12
A	ISSUED FOR PRELIMINARY REVIEW	AW	08/02/12

Project Details:  
**PROPOSED NEW TRAINWEST OFFICE + TRAINING CENTRE**  
LOT 2 (NO.154) EPSOM AVENUE  
BELMONT, WA 6104

Drawing Title:  
**CONCEPT FIRST FLOOR PLAN + ELEVATION**

Client:  
TRAINWEST

**esam WILLIAMS**

COMMERCIAL PLANNING & DESIGN  
PROJECT MANAGEMENT  
FACILITIES MAINTENANCE MANAGEMENT

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EMAIL [esam@esamwilliams.com.au](mailto:esam@esamwilliams.com.au)

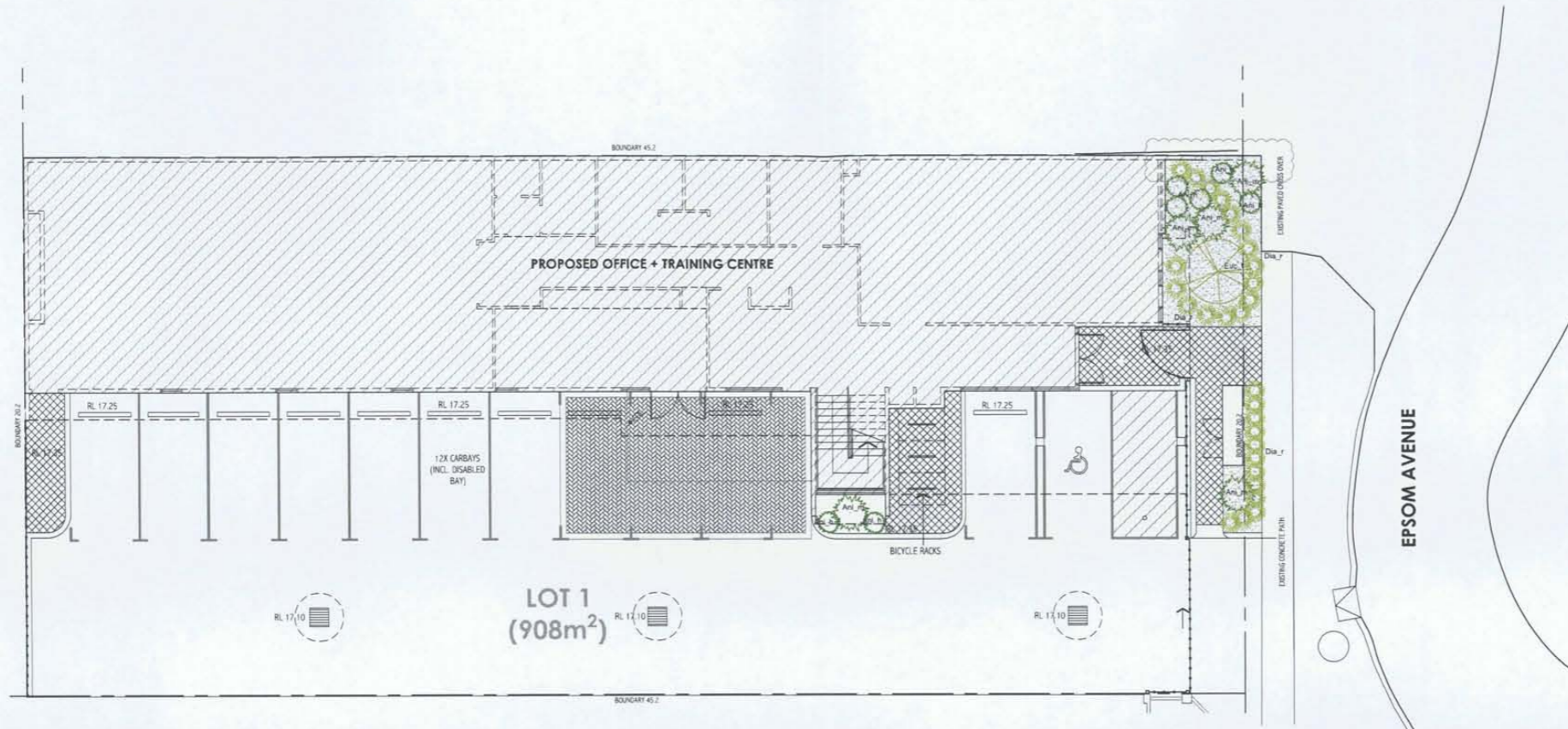
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Project No.	1122	Drawing No.	01
Date	FEB 2012	SK.02	0



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**LANDSCAPE PLAN**  
SCALE 1:100

**CITY OF BELMONT  
PLANNING CONSENT GRANTED  
22 NOV 2012  
SUBJECT TO THE CONDITIONS OF  
PLANNING APPROVAL**

**LEGEND:**

KEY	BOTANIC NAME	QTY.	SPACING
Ani_h	Anigozanthus humilis Drip irrigated	7	800mm
Ani_m	Anigozanthus manglesi Drip irrigated	4	1.0M
Dia_r	Dianella revoluta Drip irrigated	28	500mm
Euc_1	Eucalyptus torquata Bubble irrigated	1	N/A
	MULCHED GARDEN BEDS TO 70MM THICKNESS	28 Sq M	

D	ISSUED FOR CLIENT SIGN OFF & PLANNING APPROVAL	AW	01/11/12
M	ISSUED FOR CLIENT SIGN OFF & PLANNING APPROVAL	AW	18/10/12
R	LANDSCAPE PLAN ISSUED	AW	15/08/12
Revised	Discipline of Revision	By	Date

**PROPOSED NEW TRAINWEST  
OFFICE + TRAINING CENTRE  
LOT 2 (NO.154) EPSOM AVENUE  
BELMONT, WA 6104**

Drawing Title:  
**LANDSCAPE PLAN**

Client: **TRAINWEST**

**osam WILLIAMS** |  
COMMERCIAL PLANNING & DESIGN  
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E-MAIL: info@osamwilliams.com.au

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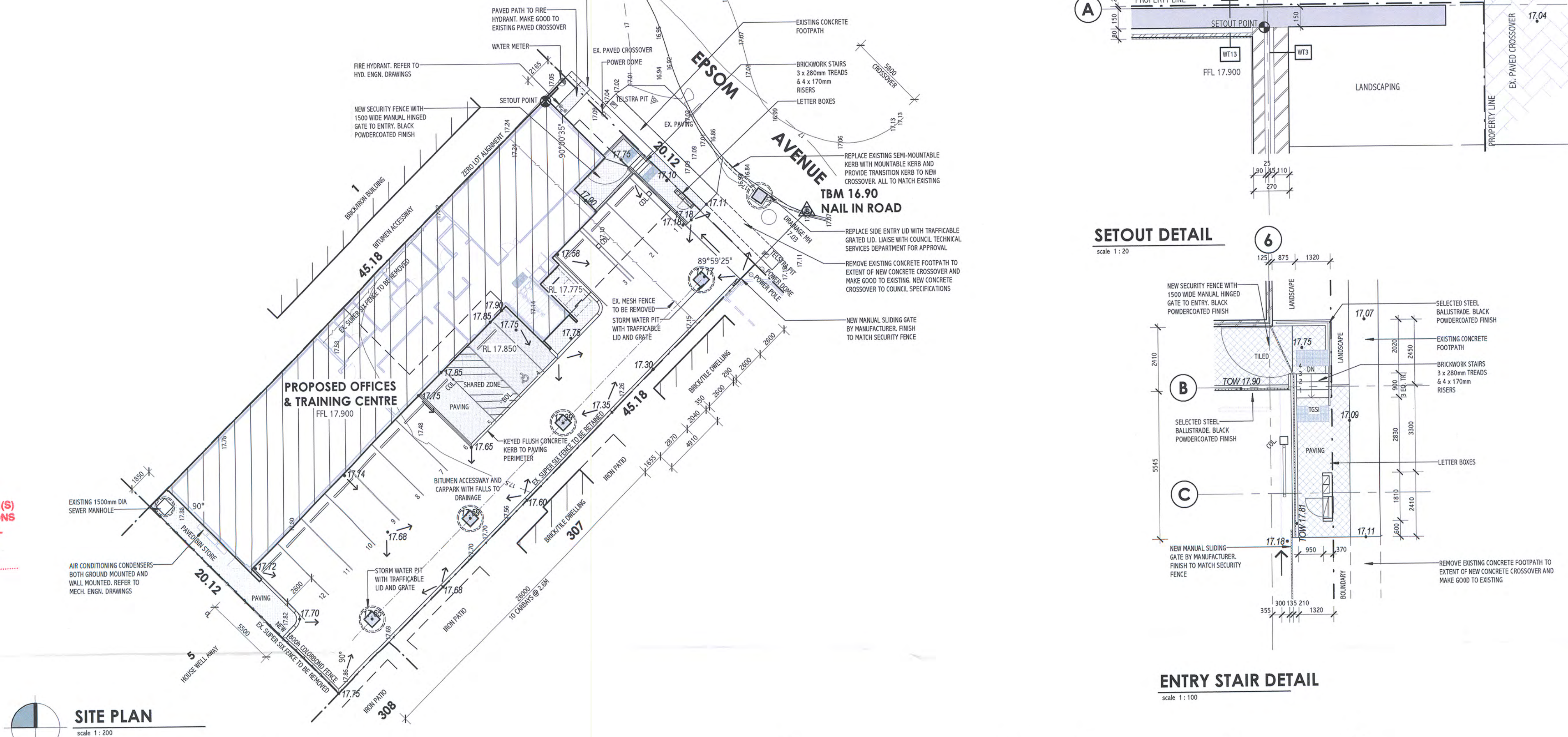
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Drawn	AW	Checked	JW	Scale	AS SHOWN
Project No.	1122	Drawing No.	01	Revision	0
Date	AUG 2012	Project Title	<b>SK.03</b>	Author	

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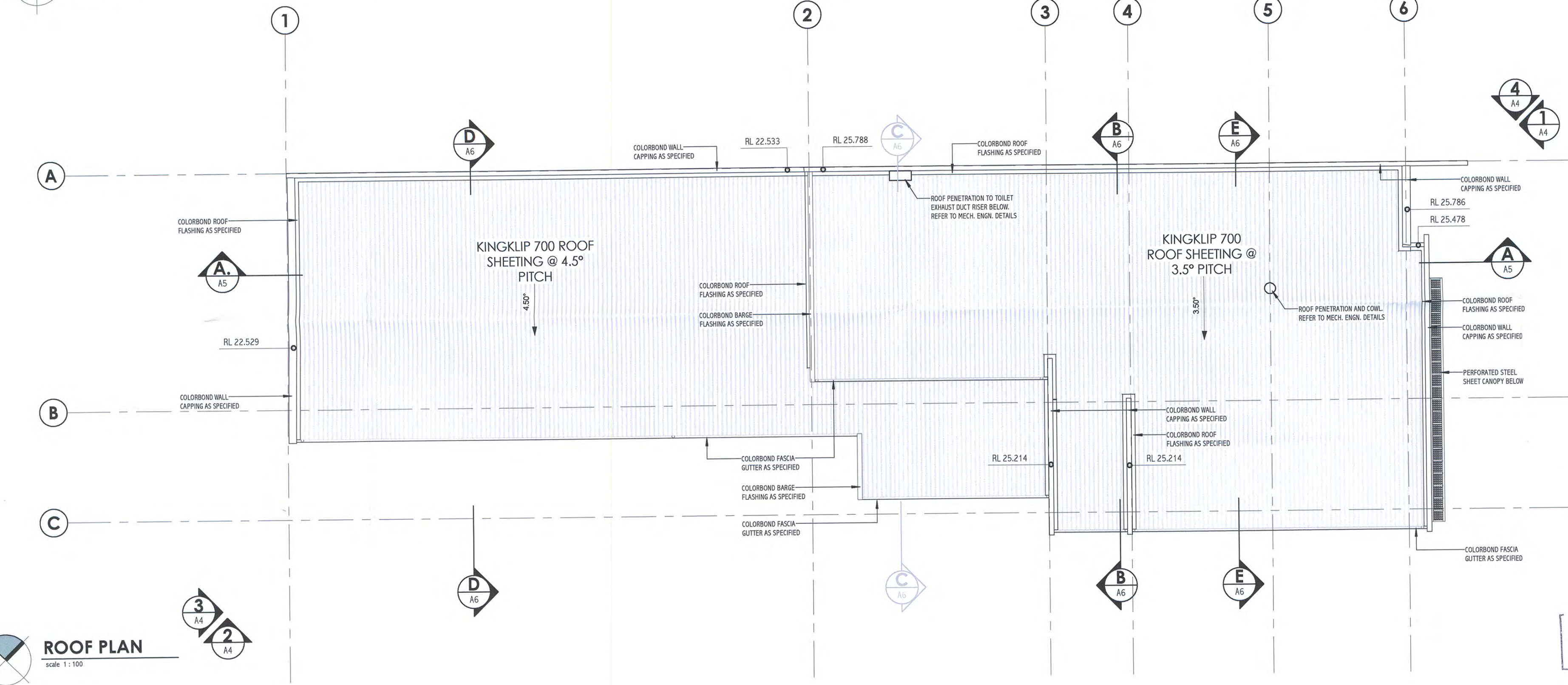
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APPROVED AMENDED PLAN(S)  
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DATED  
22/11/12



**SITE PLAN**  
scale 1:200

**SETOUT DETAIL**  
scale 1:20

**ENTRY STAIR DETAIL**  
scale 1:100



**ROOF PLAN**  
scale 1:100

WT1	150mm CONCRETE TILT PANEL WALLS TO STRUCTURAL ENGR. DETAILS. PAINTED FINISH	
WT2	230mm CAVITY BRICK WALL WITH 2x90mm BWK LEAVES, 50mm CAVITY WITH 40mm INSULATED CAVITYBOARD. RENDER WITH PAINTED FINISH EXTERNALLY AND HARDWALL PLASTER INTERNALLY	
WT3	270mm CAVITY BRICK WALL WITH 110mm EXTERNAL LEAF, 70mm CAVITY WITH 40mm INSULATED CAVITY BOARD AS SPECIFIED & 90mm INTERNAL LEAF. FACE BWK EXTERNALLY AS SPECIFIED AND HARDWALL PLASTER INTERNALLY	
WT4	SINGLE 90mm BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	
WT5	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL TO LIFT WELL. HARDWALL PLASTER FINISH TO HABITABLE ROOM FACES.	120/120/120
WT6	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	120/120/120
WT7	150mm SINGLE SPECIAL PERFORMANCE BRICK WORK WITH MATRIX CLADDING EXTERNALLY AND UNFINISHED INTERNALLY. SURFACE PREPARED FOR ADHESIVE FIXED INTERNAL LINING	120/120/120
WT8	90mm TIMBER STUDWORK WITH MATRIX CLADDING EXTERNALLY AND 10mm FLUSHED PLASTERBOARD SHEETING INTERNALLY. INSULATION BETWEEN AS SPECIFIED	
WT9	90mm TIMBER STUDWORK WITH 10mm FLUSHED PLASTERBOARD TO BOTH SIDES. INSULATION BETWEEN AS SPECIFIED	
WT11	90mm SINGLE BRICK WALL WITH HARDWALL PLASTER TO FINISHED SIDE	
WT12	110mm SINGLE FEATURE FACE BRICK WALL AS SPECIFIED	
WT13	40mm KINGSpan KOOLtherm K12 INSULATED PANELS ADHESIVE FIXED TO SELECTED STRUCTURAL WALL WITH 28mm TOP HATS AND 10mm FLUSHED PLASTERBOARD. PAINTED FINISH AS SPECIFIED	

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rev	description	date
Project Details:		
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LOT 2 (NO. 154 EPSOM AVENUE) BELMONT, WA 6104		
Drawing Title: <b>SITE PLAN &amp; ROOF PLAN</b>		
Client: <b>TRAINWEST</b>		
Status: <b>TENDER</b>		

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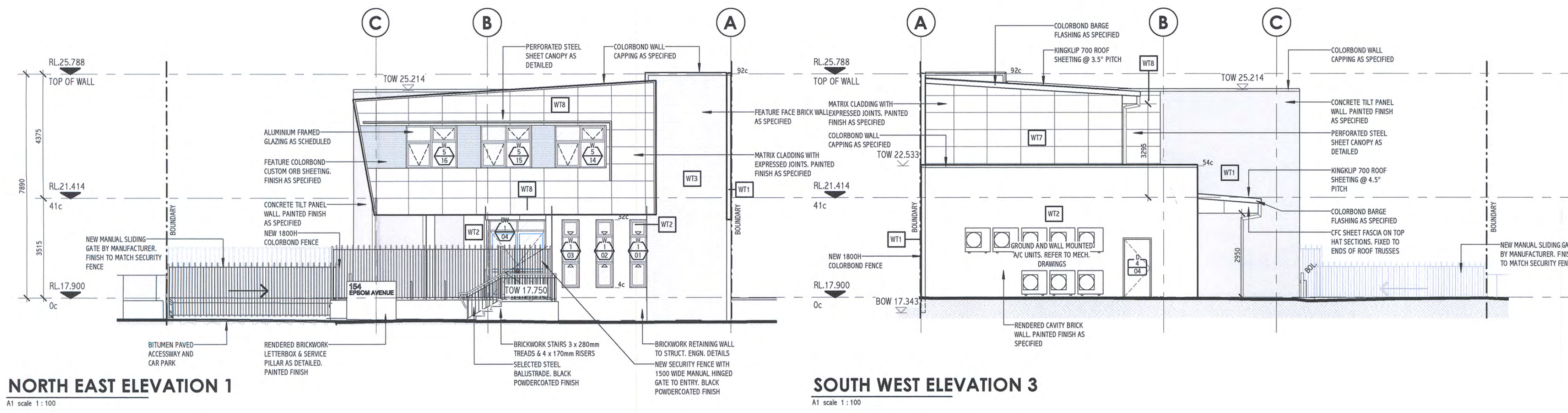
**esam WILLIAMS**  
COMMERCIAL PLANNING & DESIGN  
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44 ETON STREET NORTH PERTH WESTERN AUSTRALIA 6005  
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Checked: Checker	Designer: NW
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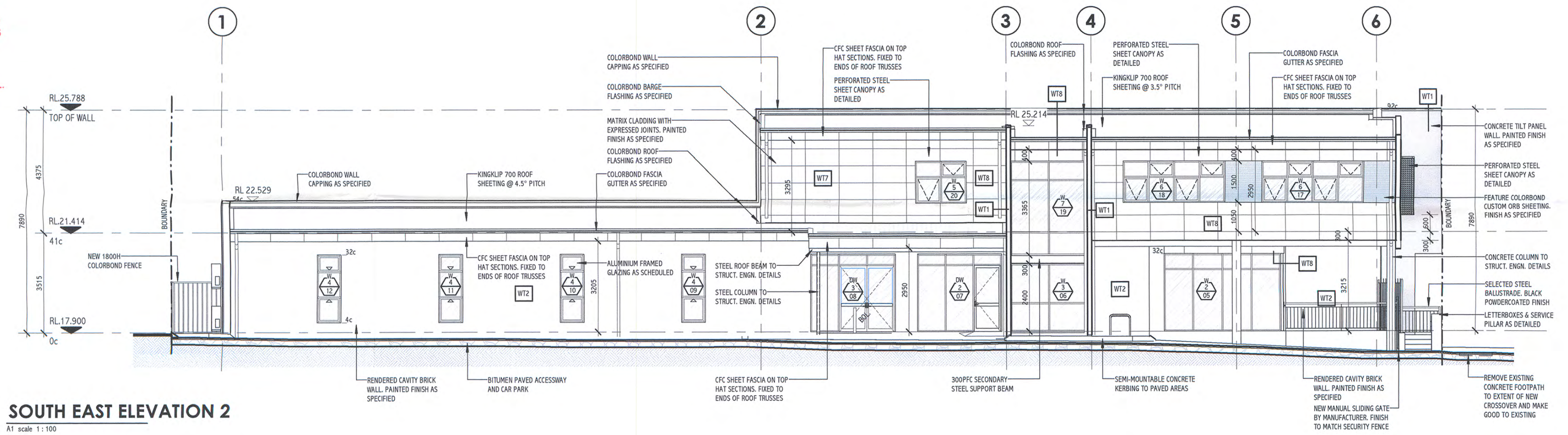




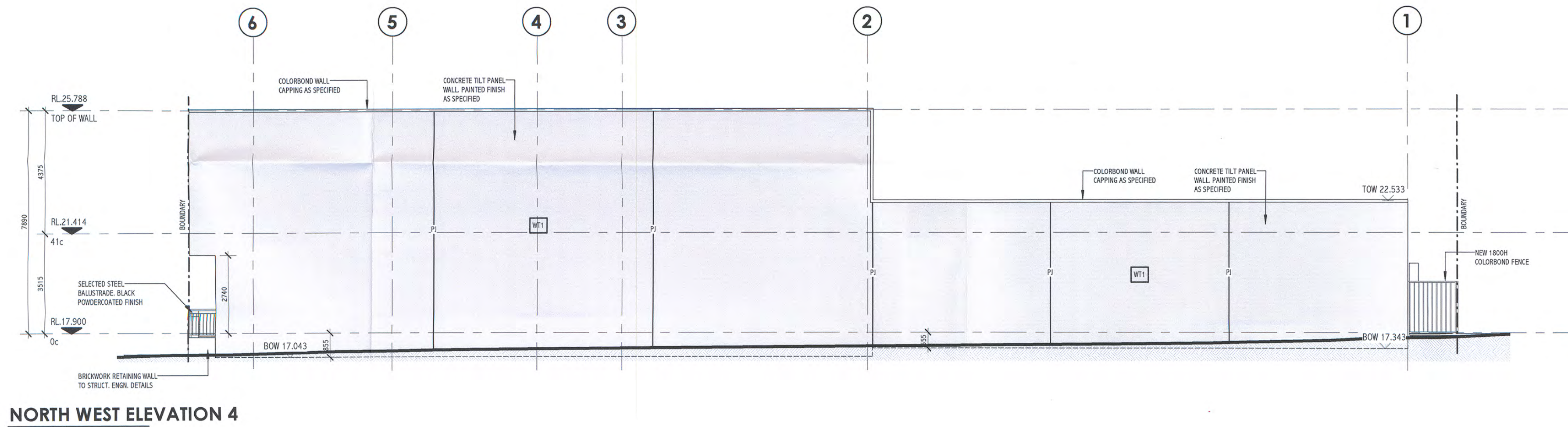
**NORTH EAST ELEVATION 1**  
A1 scale 1:100

**SOUTH WEST ELEVATION 3**  
A1 scale 1:100

CITY OF BELMONT  
APPROVED AMENDED PLAN(S)  
SUBJECT TO THE CONDITIONS  
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DATED  
22/11/12



**SOUTH EAST ELEVATION 2**  
A1 scale 1:100



**NORTH WEST ELEVATION 4**  
A1 scale 1:100

DESCRIPTION	DETAILS	SCALE
WT1	150mm CONCRETE TILT PANEL WALLS TO STRUCTURAL ENGIN. DETAILS. PAINTED FINISH	
WT2	230mm CAVITY BRICK WALL WITH 2x90mm BWK LEAVES, 50mm CAVITY WITH 40mm INSULATED CAVITYBOARD. RENDER WITH PAINTED FINISH EXTERNALLY AND HARDWALL PLASTER INTERNALLY	
WT3	270mm CAVITY BRICK WALL WITH 110mm EXTERNAL LEAF, 70mm CAVITY WITH 40mm INSULATED CAVITY BOARD AS SPECIFIED & 90mm INTERNAL LEAF. FACE BWK EXTERNALLY AS SPECIFIED AND HARDWALL PLASTER INTERNALLY	
WT4	SINGLE 90mm BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	120/120/120
WT5	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL TO LIFT WELL. HARDWALL PLASTER FINISH TO HABITABLE ROOM FACES.	120/120/120
WT6	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	120/120/120
WT7	150mm SINGLE SPECIAL PERFORMANCE BRICK WORK WITH MATRIX CLADDING EXTERNALLY AND UNFINISHED INTERNALLY. SURFACE PREPARED FOR ADHESIVE FIXED INTERNAL LINING	120/120/120
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WT11	90mm SINGLE BRICK WALL WITH HARDWALL PLASTER TO FINISHED SIDE	
WT12	110mm SINGLE FEATURE FACE BRICK WALL AS SPECIFIED	
WT13	40mm KINGSPAN KOOLTHERM K12 INSULATED PANELS ADHESIVE FIXED TO SELECTED STRUCTURAL WALL WITH 280mm TOP HATS AND 10mm FLUSHED PLASTERBOARD. PAINTED FINISH AS SPECIFIED	

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rev	description	date
Project Details:		
NEW OFFICE & TRAINING CENTRE		
LOT 2 (NO. 154 EPSOM AVENUE BELMONT, WA 6104)		
Drawing Title:		
ELEVATIONS		
Client:		
TRAINWEST		
Status:		
TENDER		

**ESAM WILLIAMS**

COMMERCIAL PLANNING & DESIGN  
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FACILITIES MAINTENANCE MANAGEMENT

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TELEPHONE +61 8 9242 4047 FACSIMILE +61 8 9242 4064  
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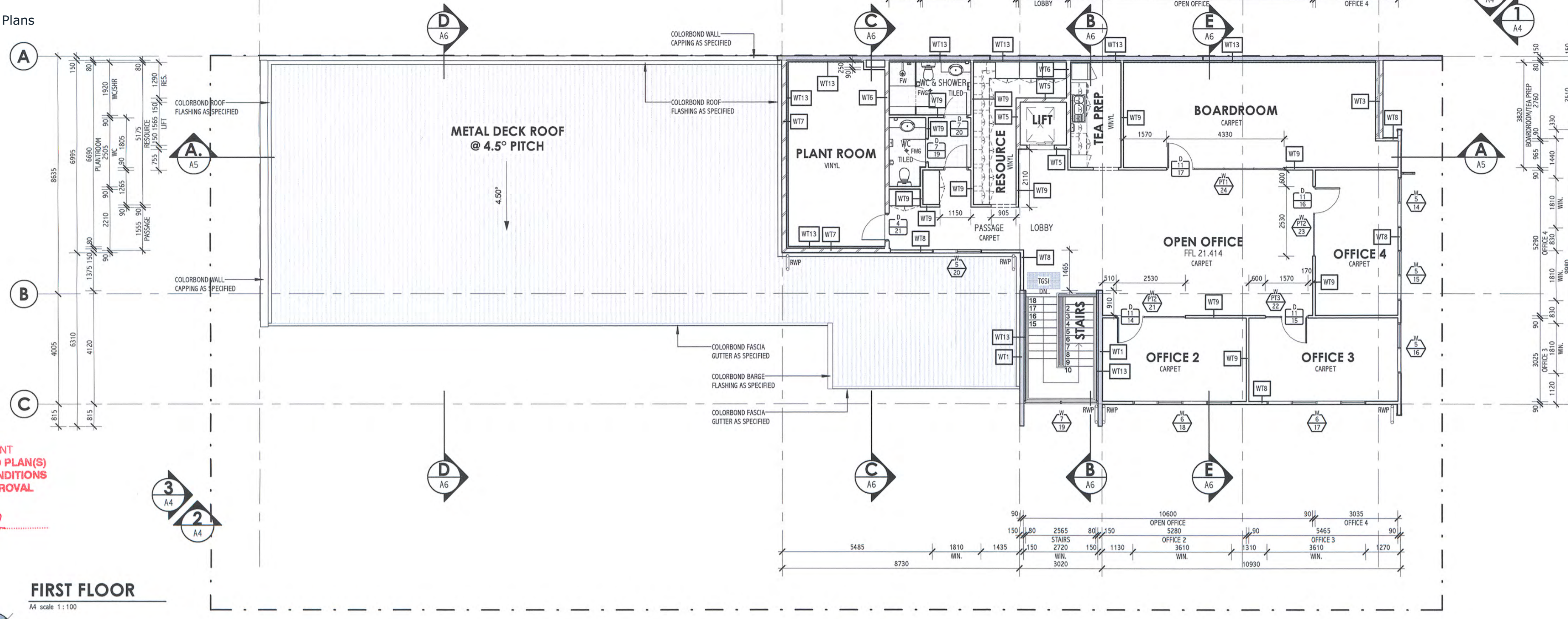
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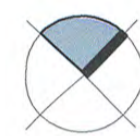
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Checked:	Checker	Designer:	HW
Project No.:	1122	Size:	A1
Date:	10/05/11	OR	
Revision:	1		

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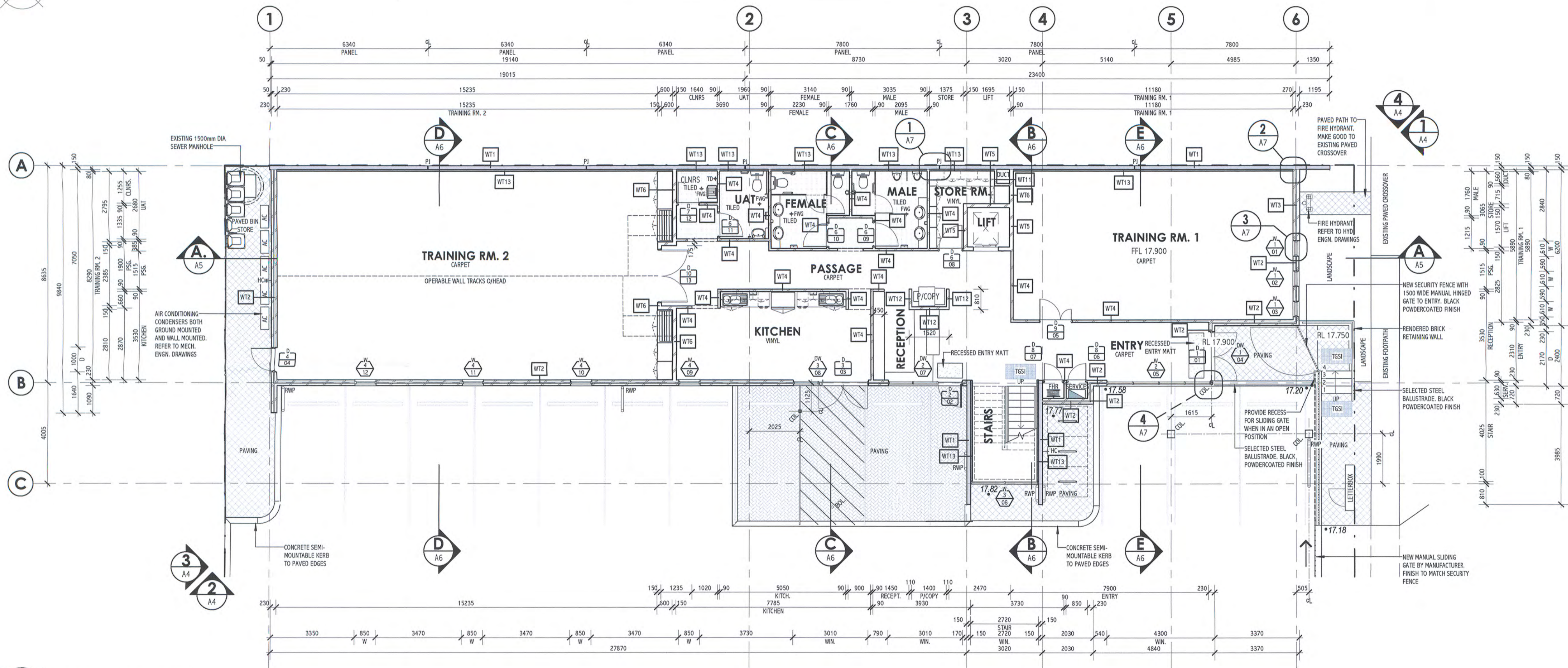




**FIRST FLOOR**  
A4 scale 1:100



CITY OF BELMONT  
APPROVED AMENDED PLAN(S)  
SUBJECT TO THE CONDITIONS  
OF PLANNING APPROVAL  
DATED  
22/11/12



**GROUND FLOOR**  
A4 scale 1:100



WT1	150mm CONCRETE TILT PANEL WALLS TO STRUCTURAL. ENGN. DETAILS. PAINTED FINISH	
WT2	230mm CAVITY BRICK WALL WITH 2x90mm BWK LEAVES, 50mm CAVITY WITH 40mm INSULATED CAVITYBOARD. RENDER WITH PAINTED FINISH EXTERNALLY AND HARDWALL PLASTER INTERNALLY	
WT3	270mm CAVITY BRICK WALL WITH 110mm EXTERNAL LEAF, 70mm CAVITY WITH 40mm INSULATED CAVITY BOARD AS SPECIFIED & 90mm INTERNAL LEAF. FACE BWK EXTERNALLY AS SPECIFIED AND HARDWALL PLASTER INTERNALLY	
WT4	SINGLE 90mm BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	120/120/120
WT5	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL TO LIFT WELL. HARDWALL PLASTER FINISH TO HABITABLE ROOM FACES.	120/120/120
WT6	150mm SINGLE SPECIAL PERFORMANCE BRICK WALL WITH HARDWALL PLASTER TO BOTH SIDES	120/120/120
WT7	150mm SINGLE SPECIAL PERFORMANCE BRICK WORK WITH MATRIX CLADDING EXTERNALLY AND UNFINISHED INTERNALLY. SURFACE PREPARED FOR ADHESIVE FIXED INTERNAL LINING	120/120/120
WT8	90mm TIMBER STUDWORK WITH MATRIX CLADDING EXTERNALLY AND 10mm FLUSHED PLASTERBOARD SHEETING INTERNALLY. INSULATION BETWEEN AS SPECIFIED	
WT9	90mm TIMBER STUDWORK WITH 10mm FLUSHED PLASTERBOARD TO BOTH SIDES. INSULATION BETWEEN AS SPECIFIED	
WT11	90mm SINGLE BRICK WALL WITH HARDWALL PLASTER TO FINISHED SIDE	
WT12	110mm SINGLE FEATURE FACE BRICK WALL AS SPECIFIED	
WT13	40mm KINGSPAN KOOLTHERM K12 INSULATED PANELS ADHESIVE FIXED TO SELECTED STRUCTURAL WALL WITH 28mm TOP HATS AND 10mm FLUSHED PLASTERBOARD. PAINTED FINISH AS SPECIFIED	

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CITY OF BELMONT

1	ISSUED FOR TENDER & CDC	14/01/13
rev	description	date
Project Details:		
NEW OFFICE & TRAINING CENTRE		
LOT 2 (NO. 154 EPSOM AVENUE BELMONT, WA 6104)		
Drawing Title:		
FLOOR PLANS		
Client:		
TRAINWEST		
Status:		
TENDER		

**osam WILLIAMS**

COMMERCIAL PLANNING & DESIGN  
PROJECT MANAGEMENT  
FACILITIES MAINTENANCE MANAGEMENT

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Checked: Checker Designer: AV Size: A1  
Project No.: 1122 Drawing No.: 01  
Date: 10/05/11 Revision: 1  
File Path: X:\08 Projects\12105 - Epsom Avenue\A04\_1122\_BWA\_EPA\_13.rvt



## CAR PARKING LICENCE AGREEMENT

**BETWEEN:**

**DEPARTMENT OF FIRE AND EMERGENCY SERVICES** of 20 Stockton Bend, Cockburn Central, Western Australia ("**Licensor**")

**AND**

**DAVID THYS WILLIAM MUNROWD-HARRIS** of 61 Paddington Street, North Perth, Western Australia and **ANN-MARIE WRAGG** of 1 Fourth Ave, Applecross, Western ("**Licensee**")

**THE PARTIES AGREE AS FOLLOWS:**

**1. DEFINITIONS**

In this Agreement unless the context requires otherwise:

**"Agreement"** means this car parking licence agreement and any schedules and/or annexures hereto;

**"Car Parking Area"** means the area on the corner of Durban Street and Leake Street, Belmont identified and marked in green in Annexure A;

**"Licensee's Covenants"** means all or any of the covenants and agreements contained in or implied by this Agreement and on the part of the Licensee to be observed and performed;

**"Padlocks"** means the Licensor's and the Licensee's padlocks which are linked together and used to secure the gate to the Car Parking Area; and

**"Trainwest"** means the tenant of the Licensee's premises located at 154 Epsom Avenue, Belmont who operates a training business from those premises.

**2. GRANT OF LICENCE**

In consideration of the Licensee's Covenants the Licensor grants to the Licensee and Trainwest, the non-exclusive right to use the Car Parking Area between 7:45am and 4:30pm Monday to Friday for no fee.

**3. LICENSEE'S COVENANTS**

The Licensee covenants with the Licensor:

- (a) to ensure the Car Parking Area is secured with the Padlocks at the end of each day where the Licensee and Trainwest have used the Car Parking Area, unless the Car Parking Area is also being used by the Licensee at the time of departure;

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Application No: 181/2012/DAAM/B

1

- (b) to ensure Trainwest’s staff and students are mindful of nearby neighbours when using the Car Parking Area and that they report any incidents within the Car Parking Area to the Licensor as soon as practicable;
- (b) that the Car Parking Area is used at the risk of the Licensee and Trainwest and except to the extent that any loss, damage or injury is caused by any act, omission or neglect of the Licensor or any of its employees agents and contractors, the Licensor shall not be liable for any loss damage or injury that may be sustained at any time in the Car Parking Area or in any of the access ways giving access to or egress from the Car Parking Area including but not limited to damage or theft to any motor vehicle or injury to any person.

**4. TERMINATION**

The Licensor shall be entitled to terminate or suspend this licence on 90 days’ written notice to the Licensee, except in the case of an emergency in which case the Licensor must give as much notice as is reasonably practicable to the Licensee.

EXECUTED BY THE PARTIES AS A DEED ON THE 10<sup>TH</sup> DAY OF FEBRUARY 2024

SIGNED for and on behalf of )  
**DEPARTMENT OF FIRE AND** )  
**EMERGENCY SERVICES** )  
 by its authorized officer: )



\_\_\_\_\_  
 Signature  
Wayne Watkins, Manager  
 Print name and Position Belmont

\_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Print name and Position

SIGNED by )  
**DAVID THYS WILLIAM MUNROWD-HARRIS** )  
 in the presence of: )




\_\_\_\_\_  
 Signature of witness  
G J PRITCHARD.  
 Full name of witness

230 DARY ST BELMONT WA 6104.  
 Address of witness

HEAD OF ELECTRICAL NETWORK.  
 Occupation of witness

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 Application No: 181/2012/DAAM/B

Attachment 12.1.5 Car Parking Licence Arrangement

SIGNED by  
**ANN-MARIE WRAGG**  
in the presence of:

) AMC  
)

A McLaughlin  
Signature of witness

STEPHEN WRAGG  
Full name of witness

1 FOURTH AVE, APPVEKROSS,  
Address of witness

PHARMACIST  
Occupation of witness

3

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ANNEXURE A – CAR PARKING AREA



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2024

# Parking Management Plan



154 Epsom Ave,  
Belmont

### 1. Introduction

This Parking Management Plan (PMP) has been prepared by the owners of No.154 Epsom Avenue, Belmont in support of the operation of Trainwest at the property.

### 2. Purpose

The purpose of this PMP is to detail how the owners and the tenants will manage vehicle parking associated with the operation of Trainwest from the site. It is prepared in support of an application seeking approval to a maximum of 48 students at the site.

### 3. Scope

The PMP applies to all staff, students and visitors of Trainwest (current tenant) that enter the building. The requirements of this PMP shall be complied with at all times.

### 4. Parking Management Objectives

- To the extent possible ensure staff, students and visitors use the allocated car parking bays onsite and limit the usage of public car parking bays.
- No parking in the bays adjacent commercial premises.
- Provide a safe environment for all road users, pedestrians and cyclists.
- Minimise negative impacts to the local community.
- Provide details on how ongoing compliance will be achieved.

### 5. Responsibilities

The tenants will ensure that all staff, students and visitors are made aware of the PMP by providing sufficient information and instruction prior to attending the building.

### 6. Site Information

The site at No.154 Epsom Avenue is approved by the City of Belmont for use as an 'Educational Establishment'.

The property comprises of a two storey 580 square metre building on a site area of 911 square metres with building completed in April 2015.

### 7. Parking Availability

- a) No.154 Epsom Avenue incorporates parking for 12 vehicles plus one ambulant car bay.
- b) The Public Car park across the road from the building has unrestricted parking for 19 vehicles and restricted (4 hour) parking for an additional 19 vehicles.
- c) Ample parking available at the DFES Simulation Centre carpark located on the Corner of Leake Street and Durban Street. Trainwest staff will unlock the gates to the carpark at 7:45am, with the gates then being locked at 4:30pm.
- d) In the unlikely event that the DFES carpark is unavailable, students will be emailed prior to attending and advised of limited parking availability. They will be encouraged to look at other options such as public transport and carpooling.
- e) Provision of over 500 parking bays within the Public Car Parking at Redcliffe Train Station (subject to a fee of \$2 per 24-hour period). Availability of Transperth bus services connecting the Train Station with Trainwest is detailed at Section 14 below.
- f) A map showing the Trainwest premises, public parking and the location of the DFES Simulation Centre Carpark is included at Appendix A.

### **8. Hours of Operation**

- a) The Building currently operates Monday to Friday from 8.30am to 4pm. It is closed on weekends, public holidays and 2 weeks over the Christmas break.
- b) Training courses are held from 8:30am-4pm Monday to Friday.

### **9. Number of people generally utilising the building**

- a) A maximum of 48 students would attend the site for scheduled classes within the premises;
- b) Educational services are also provided to clients external to the building and via eLearning.

### **10. Management of Parking**

Prior to attendance at the building all students, staff and visitors receive a confirmation letter/email and Student Information to ensure the following:

- Staff and visitors are fully aware of parking arrangements and receive sufficient instruction to ensure parking compliance is maintained.
- Students are fully informed of parking arrangements and restrictions at the building and across the road in the public car parking area.
- The promotion of carpooling and non-car-based travel modes including information on Public Transport, availability of bike racks and showering facilities. In respect to public transport this will include parking availability at the nearby Redcliffe Station as well as bus timetables travelling from Redcliffe Station to 154 Epsom Ave.
- Provision of a parking manager (trained staff member) to ensure parking compliance.

### **11. Disabled Parking**

- a) One disabled parking bay is allocated on the site. This is clearly marked in accordance with the Australian Standards Use. Use of this bay is prohibited without a disability permit or without prior approval from the tenant under exceptional circumstances.
- b) Students are asked to nominate prior to enrolment any disabilities that will require them to use this parking bay.

### **12. Street and Free Parking**

- a) There are restricted (1 hour) parking bays directly in front of other commercial buildings adjacent to the Trainwest building. Students and visitors are advised prior to attendance at the building that these bays are strictly not to be used. The student confirmation letter and Student Information Sheet which is provided prior to attendance currently contains this information.
- b) Other City of Belmont free parking options in near vicinity, for example the carpark opposite the Tavern on Wright Street to also be included as part of the information.

### **13. Bicycle Parking**

- a) Six bicycle racks will be provided on the site.
- b) Students will be advised of their availability and associated end of trip facilities within the Student Information Sheet

### **14. Public Transport Access**

- a) The building is located approximately 10 metres to a Transperth bus stop on Epsom Ave which is serviced by Bus Route 39 and Bus Route 935.
- b) Bus route 39 leaves approximately every 30 minutes from Elizabeth Quay with stops on Epsom Ave on route to Redcliffe Train Station.
- c) Bus Route 935 leaves approximately every 15 minutes from Kings Park with stops on Epsom Avenue on route to Redcliffe Train Station. Reverse journeys are also scheduled with both Bus Routes.
- d) In both instances, the journey by Transperth bus between Trainwest and the Train Station is approximately 6 minutes.
- e) Links to access these timetables will be provided to students, visitors, and staff prior to attending the building.
- f) Redcliffe Train Station is just over 2kms from the building and forms a bus/train interchange with timetables to optimise travel times. There are over 500 parking bays available with a charge of \$2.00 per 24-hour period.
- g) Students and staff will be encouraged and informed prior to attendance to utilise this parking.

### **15. Parking Management personnel**

The owners of the building will work with the Tenant to ensure all staff are aware of their responsibilities, appropriately trained and receive sufficient instruction to ensure the requirements of the PMP is undertaken and complied with.

### **16. Communicating with community**

- a) The owners and tenants will provide the appropriate level of communication with the local commercial premises to ensure the PMP is implemented and share understanding of our commitment and support of their business by implementing a strong PMP to ensure no vehicles utilise the 2-hour parking bays within the Epsom Avenue public parking area.
- b) The local commercial businesses will be encouraged to communicate with the Tenants and Owners of any concerns they may have in relation to parking.

### **17. Monitoring, Measurement and Review**

The owners and tenants will ensure the Parking Management Plan is implemented and evaluated for effectiveness. Consistent monitoring and review is required as part of a continuous improvement approach to ensure the PMPs continuing suitability, adequacy and effectiveness.

### **18. Feedback and Review**

All comments and complaints regarding the management, implementation and operation of the PMP shall be recorded and will be used during the PMP review. All feedback will be reviewed and implemented as a variation to the PMP as required.

- A review of the PMP will be undertaken by the owners within 6 months of implementation taking into consideration feedback from students, staff, local commercial businesses, neighbours, residents and the City of Belmont.

**Contact Details**

Ann Marie Wragg  
0404002266  
[annmarie@wragg.com.au](mailto:annmarie@wragg.com.au)

David Munrowd-Harris  
0439 991650  
David.Munrowd-Harris@Perthairport.com.au

The owners will provide a copy of the PMP to all tenants and business owners in the precinct once the application is approved.



APPENDIX A



## 12.2 Petition - Vehicle and Pedestrian Road Safety on Lyall Street, Redcliffe

Voting Requirement	:	Simple Majority
Subject Index	:	11/010 - Petition
Location/Property Index	:	Lyall Street, Redcliffe
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	Ordinary Council Meeting 21 November 2023 - Item 12.3
Applicant	:	Mr M Cardozo
Owner	:	N/A
Responsible Division	:	Infrastructure Services

### Council role

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

### Purpose of report

To consider a petition request for Council to improve vehicle and pedestrian road safety on Lyall Street, Redcliffe.

This updated report is provided further to the Information Forum held on 6 February 2024 and also provides details on updated traffic data along Lyall Street.

### Summary and key issues

On 29 August 2023, a petition conforming to the City's petition requirements bearing 29 elector signatures was received.

The petition was presented at the 21 November 2023 Ordinary Council Meeting where Council determined that the matter be referred to an Information Forum pursuant to sections 11.1(g) and 18.1 of the City of Belmont Standing Orders Local Law 2017.



A briefing has now been provided to elected members at an Information Forum, and Council may now further consider the petition.

The petition reads as follows:

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

1. To improve vehicle and pedestrian road safety, reduce rat running and maintain an even distribution of traffic on all roads, we request the City install 3 or 4 additional local area traffic management devices in the form of road humps (to the same standard as Moreing Street) on Lyall Street, Redcliffe within the 2023 calendar year.
2. To improve vehicle and pedestrian road safety, reduce rat running and alert drivers they are entering a driving environment that is different from Great Eastern highway, we request the City install a local area traffic management device in the form of a raised threshold entry statement in combination with 50 km/h signage on Lyall Street near the junction of Great Eastern Highway within the 2023 calendar year.

Petition - Request 1: the installation of additional Local Area Traffic Management devices in the form of road humps is not supported at this time, based on the traffic data collected in February 2024.

Petition - Request 2: the installation of a Local Area Traffic Management Device in the form of a Raised Threshold Entry Statement in combination with 50 km/h signage on Lyall Street near the junction of Great Eastern Highway is not supported at this time. This is based on crash analysis and not satisfying the warrant criteria for Black Spot funding, the potential hazards associated with this type of treatment at this location, and MRWA not supporting the installation of a 50 km/h sign where this is already the default speed on an urban road.

The City will continue to monitor traffic volumes and speeds following the completion of the Tonkin Gap Alliance and Stanton Road projects.

Point number 4 of the officer recommendation in the 21 November 2023 Ordinary Council Meeting agenda proposed that the Chief Executive Officer advise the lead petitioner that the City will continue monitoring traffic conditions on Lyall Street, following the completion of the Tonkin Gap Alliance. As the Tokin Gap Alliance project has now been completed, an amended officer recommendation with modifications to Point number 4 is presented for Council to consider with recommendations 1, 2 and 3 remaining unchanged.

## Officer Recommendation

### Sessions moved, Davis seconded

That Council:

1. Receive the petition on behalf of the petitioners regarding traffic issues in Lyall Street, Redcliffe.
2. Direct the Chief Executive Officer to advise the Lead Petitioner that the installation of additional Local Area Traffic Management devices in the form of Road Humps is not supported at this time.
3. Direct the Chief Executive Officer to advise the Lead Petitioner that the installation of a Local Area Traffic Management Device in the form of a Raised Threshold Entry Statement in combination with 50 km/hr signage on Lyall Street near the junction of Great Eastern Highway is not supported at this time.
4. Direct the Chief Executive Officer to advise the Lead Petitioner that the City will develop a Traffic model for the broader Redcliffe Area (inclusive of Lyall Street), to test various network change scenarios, towards identifying a prioritised, optimal program of works, to improve road user safety and local living amenity.

### Carried Unanimously 7 votes to 0

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

## Location

The petition refers specifically to Lyall Street, Redcliffe as highlighted in red below.



Figure 1: Location Plan of Lyall St

## Consultation

There have been numerous and ongoing communications between the City, the lead petitioner and many other signatories to the petition in recent months on traffic related matters in Lyall Street, Redcliffe.

## Strategic Community Plan implications

In accordance with the 2020–2040 Strategic Community Plan:

### Goal 2: Connected Belmont

**Strategy:** 2.2 Make our City more enjoyable, connected and safe for walking and cycling.

### Goal 5: Responsible Belmont

**Strategy:** 5.5 Engage and consult the community in decision-making.

## 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**

On 12 October 2021, a petition was received on behalf of 8 valid electors regarding traffic volumes and speeds on Lyall Street.

A report was prepared and presented to Council at the February 2022 OCM at which the petition was received. A summary of the resolutions and an update on the resulting actions can be seen in Attachment 12.2.1.

Lyall Street is connected to Stanton Road, forming a T-intersection configuration. In February 2023, a Notice of Motion was raised to investigate measures that improve road user safety in response to community concerns around high traffic volumes, speeds, and safety for both Stanton Road and Second Street between Central Avenue and Epsom Avenue.

A report was considered at the 28 February 2023 OCM which included traffic (speed and volume), crash and routing analysis, along with reference to traffic conditions on Lyall Street.

The following resolutions were made:

1. Present investigation findings to Council on low-cost traffic calming options along Stanton Road and Second Street (that may qualify for funding under the Blackspot Program criteria) in May 2023 so Council may implement change.
2. Re-do the traffic count during next available time during the school term.
3. Review traffic counts and speeds once Tonkin Gap Alliance Project is complete and investigate permanent traffic solutions.
4. Investigate the temporary closure of the road at Central Avenue after the entrance to the train station and before Dunreath Drive, once Tonkin Gap Project is finalised.
5. Implement temporary calming devices to be installed in 2023 between Lyall Street and Epsom Avenue

This project will receive State funding via the MRWA Low-Cost Urban Roads Program (LCURS) and design is in progress with installation anticipated to occur in the first half of 2024 subject to statutory approvals, service relocations and street lighting installations.

Following completion of the Stanton Road and Tonkin Gap Alliance (TGA) projects, further data will be collected to assess their impact on Lyall Street.

A procedural motion was passed at the 21 November 2023 Ordinary Council Meeting for this report to be referred back to a future Information Forum.

The report was discussed at the Information Forum held on 6 February 2024 and this updated report provides further information on updated traffic data along Lyall Street.

## **Report**

On 29 August 2023, a petition conforming to the City's petition requirements bearing 29 signatures was received. Whilst additional signatures were received, they did not conform on the basis that they were not electors of the district and were deemed invalid. It is relevant to note that this did not influence the process followed in considering the petition.

The petition reads as follows:

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

1. To improve vehicle and pedestrian road safety, reduce rat running and maintain an even distribution of traffic on all roads, we request the City install 3 or 4 additional local area traffic management devices

in the form of road humps (to the same standard as Moreing Street) on Lyall Street, Redcliffe within the 2023 calendar year.

2. To improve vehicle and pedestrian road safety, reduce rat running and alert drivers they are entering a driving environment that is different from Great Eastern highway, we request the City install a local area traffic management device in the form of a raised threshold entry statement in combination with 50 km/h signage on Lyall Street near the junction of Great Eastern Highway within the 2023 calendar year."

The City continues to monitor traffic conditions on Lyall Street with the most recent survey being completed in June 2023 (refer Attachment 12.2.2), details of which were included in the 25 July 2023 Ordinary Council Meeting Minutes for an answer to a question taken on notice and attached at Item 5.1.2.1.

The data showed a marginal change in both traffic volumes and speeds.

### **Petition - Request 1: Installation of Speed Humps.**

The installation of speed humps on Lyall Street is not currently supported by the City, with reference to the traffic data from June 2023 confirming a maximum traffic volume at 2839 vehicles per day and the average 85<sup>th</sup> percentile speed at 49.8 km/h which is below the urban speed limit of 50 km/hr.

The City scheduled further traffic surveys in November 2023 and February 2024.

### **Petition - Request 2: Threshold Entry Statement and 50 km/h Signs**

The five-year MRWA crash records for the period 1 January 2018 until 31 December 2022 show three (3) crashes at the at the intersection of Great Eastern Highway (GEH) and Lyall Street. These have involved conflicts between through traffic on GEH and local traffic entering Lyall Street, resulting in two property damage only (PDO) and one medical. This pattern of incidents does not meet the warrant for either Federal or State Blackspot funding consideration.

The requested installation of a raised threshold entry statement in isolation of other measures is therefore not supported. There is a large differential of traffic volumes between through traffic on GEH (Primary Distributor Road) and those entering or exiting Lyall Street (Local Access Road). Under these conditions the introduction of a raised plateau treatment, whilst reducing entry speeds, is likely to result in an increased incident of nose to tail or rear end incidents. Any upgrade of this intersection would require the prior review and approval of MRWA.



MRWA will not support the installation of 50km/h speed signs as the default limit for urban roads is already 50km/h.

### Petition to be considered by Council

Following the procedural motion passed at the Ordinary Council Meeting on 23 November 2023, officers delivered a presentation to Elected Members on 6 February 2024. The substantive matter may now be considered by Council, having regard for certain updates as outlined below.

### Lyall Street Traffic Data Update

The City continues to monitor traffic conditions on Lyall Street with the most recent survey being completed in April 2024.

Table (1) below provides comparisons between traffic volumes (average weekly traffic, i.e. average vehicles per day) and speeds since 2018:

<b>Lyall Street: Great Eastern Highway to Miller Avenue</b>				
<b>Year</b>	<b>AWT (vehicles/day)</b>	<b>85%ile speed km/h</b>	<b>Commercial %</b>	<b>Date</b>
2024	3068	44.0	6.10	16/04/2024
2024	2575	43.7	7.85	13/02/2024
2023	3081	43.6	7.44	22/11/2023
2023	2839	50.0	6.30	15/06/2023
2022	2793	42.3	8.07	10/12/2022
2022	2497	41.6	8.24	24/5/2022
2021	2196	43.9	8.53	26/11/2021
2020	1470	43.9	5.18	28/10/2020
2019	1498	43.6	4.33	25/10/2019
2018	1559	50.13	3.40	5/11/2018
<b>Lyall Street: Outside 35 &amp; 42A</b>				
2024	2847	55.0	5.30	16/04/2024
2024	2356	55.1	4.88	13/02/2024
2023	*	*	*	22/11/2023
2023	2729	54	5.04	15/06/2023
<b>Lyall Street: Victoria Street to Smiths Avenue</b>				
<b>Year</b>	<b>AWT (vehicles/day)</b>	<b>85%ile speed km/h</b>	<b>Commercial %</b>	<b>Date</b>
2024	2615	52.0	4.70	16/04/2024
2024	2130	52.6	4.99	13/02/2024
2023	2686	53.1	4.97	22/11/2023

2023	2094	53.1	7.40	15/06/2023
2022	2418	53.5	4.76	10/12/2022
2022	2264	53.5	5.74	24/5/2022
2021	1871	54.7	6.09	26/11/2021
2020	1092	53.3	4.97	28/10/2020
2019	1145	53.8	4.91	25/10/2019
2018	1219	54.54	4.00	5/11/2018
<b>Lyll Street: Outside 61A &amp; 62</b>				
2024	2540	52.0	5.50	16/04/2024
2024	2097	52.2	4.95	13/02/2024
2023	2658	52.9	5.41	22/11/2023
2023	2457	51.7	6.16	15/06/2023
<b>Lyll Street: Drummond Street to Stanton Road</b>				
Year	AWT (vehicles/day)	85%ile speed km/h	Commercial %	Date
2024	2607	40.0	5.2	16/04/2024
2024	2198	40.0	4.74	13/02/2024
2023	2772	40.1	4.64	22/11/2023
2023	2571	40.1	6.05	15/06/2023
2022	2473	40.5	5.61	10/12/2022
2022	2322	40.1	5.31	24/5/2022
2021	1913	40.9	4.89	26/11/2021
2020	1085	41	5.13	28/10/2020
2019	1178	40.7	5.33	25/10/2019
2018	1232	40.68	3.50	5/11/2018

Table 1 – Lyll Street

Note

1. Count data from the Lyll Street location on 22/11/2023 outside 35 and 42A unreliable on account of loop damage.
2. Count data for 15/04/2024 (over three days only) – Tuesday 16<sup>th</sup> to Thursday 18<sup>th</sup> April 2024.

A significant reduction in the average daily traffic volumes was recorded in the mid-February 2024 survey, of between 16% and 20% across all count locations. This can be attributed to the substantial completion of the Tonkin Gap Alliance (TGA) project works with removal of temporary traffic control measures and reopening of the Tonkin Highway section from 80 km/hr to 100 km/hr. The desired and sign-posted route for access to and from Perth Airport and Business Precinct (Great Eastern Highway and Tonkin Highway) has become more favoured over the alternative route of the Stanton Rd and Second St route, and ultimately, traffic volumes on Lyll Street have reduced. It should

be noted that there are still ongoing works at the Great Eastern Highway and Tonkin Highway interchange since the mid – February traffic survey with partial lane closures for median island, kerbing, asphalt and line marking works.

While the most recent, mid-April 2024 traffic survey, shows increased traffic volumes, towards the peak volumes recorded in November 2023, the survey period was only three days over the working week, and is therefore not considered representative or comparable of the previous seven-day counts.

The average traffic speeds recorded across all the Lyall Street sites have been consistent over the years.

In summary, based on traffic count data, the implementation of additional traffic engineering devices is not warranted at this time.

The City will continue to monitor traffic conditions and complete surveys at least once per annum over a seven-day period, at the same locations and timing for benchmarking and comparison purposes.

### **Redcliffe Area Modelling**

The City has recently appointed an independent specialist traffic engineering consultant to undertake modelling of the Redcliffe Area local road network which includes Lyall Street.

The traffic model outcome will identify optimal, prioritised short, medium and long-term measures that will improve road user safety and living amenity for Redcliffe residents.

### **Financial implications**

There are no financial implications evident at this time.

### **Environmental implications**

There are no environmental implications associated with this report.

### **Social implications**

There are no social implications associated with this report.

## Attachment details

### Attachment No and title

1. Petition Lyall Street - OCM 22 February 2022 Recommendations and Updates [12.2.1 - 3 pages]
2. Petition Lyall Street - June 2023 Traffic Data [12.2.2 - 2 pages]

## **Petition – Vehicle and Pedestrian Road Safety on Lyall Street, Redcliffe**

The following resolutions were passed by Council at the 22 February 2022 Ordinary Council Meeting, with updates provided below:

- 1. Receive the petition on behalf of the petitioners regarding concerns with traffic volumes and speeds on Lyall Street, Redcliffe, along with various suggestions to improve the situation.**

Petition received.

- 2. Direct the Chief Executive Officer advise the lead petitioner that based on the results of the November 2021 traffic survey and analysis of crash data, no traffic engineering works on Lyall Street are warranted at this time.**

Letter sent to the lead petitioner on 23 February 2022.

- 3. Direct the Chief Executive Officer to advise the lead petitioner that ongoing monitoring of traffic behaviour and reassessment following receipt of the 2022 traffic survey data will be undertaken to determine whether the implementation of any additional measures is justified.**

Letter sent to the lead petitioner on 23 February 2022.

- 4. Direct the Chief Executive Officer to liaise with WA Police Services to provide resident feedback regarding speeding cars in Lyall Street.**

A speed camera was mobilised by the WA Police Traffic Enforcement Group from 1-7 August 2022 and WA Police also promoted their increased presence in the area via social media. The City requested information from WA Police in relation to any outcomes associated with these initiatives, however this information has not been provided to date. Initial contact was made with the Local Officer in Charge at the Belmont Police Station on 4 March 2022.

- 5. Direct the Chief Executive Officer to liaise with Main Roads WA regarding the installation of a Local Traffic Only sign at the Great Eastern Highway entrance to Lyall Street.**

Initial contact made with Main Roads WA Traffic Services Officer - South East on 15 March 2022.

The Traffic Services Officer – South East has now advised that in relation to the request for the installation of Local Traffic Only signs, Main Roads WA has reservations about the efficacy of such signs. They are not enforceable and there is no evidence that they change driver behaviour. Lyall Street is a public road with no traffic restrictions.

Additionally, Main Roads WA considers that an over proliferation of signs creates not only visual pollution but can also lead to a general ambivalence to road signage and its inherent message which reduces the efficacy of more important signs such as regulatory signs that are essential for maintaining road safety.

Therefore, Main Roads do not support the installation of a Local Traffic Only sign at this location.

**6. Direct the Chief Executive Officer to carry out two additional traffic counts, in three and nine-months' time**

The additional traffic volume and speed surveys were completed in May 2022 and December 2022, three and ten months respectively, following the 22 February OCM report. Comparisons between the traffic volumes and average weekly traffic (AWT) since 2018 are provided below:

<b>Lyall Street: Great Eastern Highway to Miller Avenue</b>				
<b>Year</b>	<b>AWT (vehicles/day)</b>	<b>85%ile speed km/h</b>	<b>Commercial%</b>	<b>Date</b>
2022	2793	42.3	8.07	10/12/2022
2022	2497	41.6	8.24	24/5/2022
2021	2196	43.9	8.53	26/11/2021
2020	1470	43.9	5.18	28/10/2020
2019	1498	43.6	4.33	25/10/2019
2018	1559	50.13	3.40	5/11/2018

<b>Lyall Street: Victoria Street to Smiths Avenue</b>				
<b>Year</b>	<b>AWT (vehicles/day)</b>	<b>85%ile speed km/h</b>	<b>Commercial%</b>	<b>Date</b>
2022	2418	53.5	4.76	10/12/2022
2022	2264	53.5	5.74	24/5/2022
2021	1871	54.7	6.09	26/11/2021
2020	1092	53.3	4.97	28/10/2020
2019	1145	53.8	4.91	25/10/2019
2018	1219	54.54	4.00	5/11/2018

<b>Lyall Street: Drummond Street to Stanton Road</b>				
<b>Year</b>	<b>AWT (vehicles/day)</b>	<b>85%ile speed km/h</b>	<b>Commercial%</b>	<b>Date</b>
2022	2473	40.5	5.61	10/12/2022
2022	2322	40.1	5.31	24/5/2022
2021	1913	40.9	4.89	26/11/2021
2020	1085	41	5.13	28/10/2020
2019	1178	40.7	5.33	25/10/2019
2018	1232	40.68	3.50	5/11/2018



In summary, the data from the December 2022 traffic counts indicates that speeds are consistent with those previously recorded in November 2021, while the traffic volumes have increased between 27% and 29%. It is relevant to note that the current volumes are still within the maximum desirable criteria of 3,000 vehicles per day for an Access Road (as per the Main Roads WA Road hierarchy classification). The increased traffic volumes can be attributed to relaxed COVID-19 restrictions, increased mobility, Redcliffe Rail and Perth Airport operations.

Based on the most recent traffic counts, the data still indicates that the implementation of additional speed limiting traffic engineering devices are not warranted at this time.

The City will continue to monitor traffic conditions and complete surveys at least once per annum at the same locations and timing for benchmarking purposes.

**7. Direct the Chief Executive Officer to place the speed trailer in Lyall Street after the traffic count is undertaken in three months' time.**

The City's speed trailer was mobilised in August 2022, with the results presented below:

East to West Direction of travel 19 - 24 August 2022

Number of Vehicles	Speed Recorded km/h	Percentile
3051	0-50	90.9
241	51-55	7.2
50	56-59	1.5
15	60-79	0.4

West to East Direction of travel 24 – 29 August 2022

Number of Vehicles	Speed Recorded km/h	Percentile
2835	0-50	91.7
199	51-55	6.4
42	56-59	1.3
17	60-79	0.6

The results indicate a high order of speed compliance with only 2% of traffic exceeding 55 km/hr.

**Petition – Vehicle and Pedestrian Road Safety on Lyall Street, Redcliffe**

**June 2023 Traffic Data**

The City continues to monitor traffic conditions on Lyall Street with the most recent survey being completed in June 2023, details of which were included in the 25 July 2023 Ordinary Council Meeting Minutes at Item 5.1.2.

<b>Lyall Street: Great Eastern Highway to Miller Avenue</b>				
<b>Year</b>	<b>AWT (vehicles/day)</b>	<b>85%ile speed km/h</b>	<b>Commercial%</b>	<b>Date</b>
2023	2839	50.0	6.30	15/06/2023
2022	2793	42.3	8.07	10/12/2022
2022	2497	41.6	8.24	24/5/2022
2021	2196	43.9	8.53	26/11/2021
2020	1470	43.9	5.18	28/10/2020
2019	1498	43.6	4.33	25/10/2019
2018	1559	50.13	3.40	5/11/2018
<b>Lyall Street: Outside 35 &amp; 42A</b>				
2023	2729	54	5.04	15/06/2023
<b>Lyall Street: Victoria Street to Smiths Avenue</b>				
<b>Year</b>	<b>AWT (vehicles/day)</b>	<b>85%ile speed km/h</b>	<b>Commercial%</b>	<b>Date</b>
2023	2094	53.1	7.40	15/06/2023
2022	2418	53.5	4.76	10/12/2022
2022	2264	53.5	5.74	24/5/2022
2021	1871	54.7	6.09	26/11/2021
2020	1092	53.3	4.97	28/10/2020
2019	1145	53.8	4.91	25/10/2019
2018	1219	54.54	4.00	5/11/2018
<b>Lyall Street: Outside 61A &amp; 62</b>				
2023	2457	51.7	6.16	15/06/2023
<b>Lyall Street: Drummond Street to Stanton Road</b>				
<b>Year</b>	<b>AWT (vehicles/day)</b>	<b>85%ile speed km/h</b>	<b>Commercial%</b>	<b>Date</b>
2023	2571	40.1	6.05	15/06/2023
2022	2473	40.5	5.61	10/12/2022
2022	2322	40.1	5.31	24/5/2022
2021	1913	40.9	4.89	26/11/2021
2020	1085	41	5.13	28/10/2020
2019	1178	40.7	5.33	25/10/2019
2018	1232	40.68	3.50	5/11/2018

Table 1 – Lyall Street

**Analysis Summary:**

Date	Average Volume	Maximum Volume	Average Speed	Maximum Speed
December 2022 (3 locations)	2561	2793	45.4 km/hr	53.5 km/hr
June 2023 (5 locations)	2538	2839 plus 1.7%	49.8 km/hr plus 9.7%	54.0 km/hr



## 12.3 Special Electors' Meeting Minutes - 29 April 2024

Voting Requirement	:	Simple Majority
Subject Index	:	32/012 - Special Electors' Meeting
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

For Council to consider the outcomes and confirm the Minutes of the Special Electors' Meeting held on Monday 29 April 2024 (refer Attachment 12.3.1).

### Summary and key issues

In accordance with section 5.33 of the *Local Government Act 1995 (WA)*, decisions made at an electors' meeting, such as that held on Monday 29 April 2024, are to be considered at the next Ordinary Council Meeting. Where Council makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the Council Meeting.

## Officer Recommendation

That Council:

- 1) Affirms that consideration has been given to all motions carried at the Special Elector's Meeting held on Monday 29 April 2024 and provide the below responses pertaining to each motion:
  - a) Motion 1
    - i) Council endorses the installation of traffic calming in accordance with the Main Roads WA approved design associated with the Low Cost Urban Road Safety (LCURS) program on Stanton Road – Central Ave to Epsom Ave, as consistent with the budget of \$354,407 adopted in the 2023-24 October Budget Review (WR2420) at the 31 October 2023 Ordinary Council Meeting.
    - ii) Council determines that a temporary modal filter at 142 Central Avenue be considered as part of the Redcliffe Area local traffic study.
  - b) Motion 2
    - i) Council determines that Part a) of the electors' decision has already been addressed and no further action of Council is required.
    - ii) Council affirms that community engagement in relation to Parts b), c), and d) of Motion 2 will be conducted to inform the Redcliffe local area traffic study.
  - c) Motion 3
    - i) Council confirms that the City has already engaged an independent specialist traffic engineering consultant to undertake modelling of the Redcliffe Area local road network.
  - d) Motion 4
    - i) Council affirms that the City's approach to traffic management is to adopt strategic transportation planning using traffic modelling as a primary planning method, and use of the City's warrant system as a local traffic management support tool.

**Note:**

**Cr Sessions suggested an amendment to the Officer Recommendation.**

**Amended Councillor Motion**

**Sessions moved, Marks seconded**

That Council:

- 1) Affirms that consideration has been given to all motions carried at the Special Elector's Meeting held on Monday 29 April 2024 and provide the below responses pertaining to each motion:
  - a) Motion 1
    - i) Council endorses the installation of traffic calming in accordance with the Main Roads WA approved design associated with the Low Cost Urban Road Safety (LCURS) program on Stanton Road – Central Ave to Epsom Ave, as consistent with the budget of \$354,407 adopted in the 2023-24 October Budget Review (WR2420) at the 31 October 2023 Ordinary Council Meeting.
    - ii) Council determines that a temporary modal filter at 142 Central Avenue be considered as part of the Redcliffe Area local traffic study.
  - b) Motion 2
    - i) Council determines that Part a) of the electors' decision has already been addressed and no further action of Council is required.
    - ii) Council affirms that community engagement in relation to Parts b), c), and d) of Motion 2 will be conducted to inform the Redcliffe local area traffic study.
  - c) Motion 3
    - i) Council confirms that the City has already engaged an independent specialist traffic engineering consultant to undertake modelling of the Redcliffe Area local road network.
  - d) Motion 4
    - i) Council affirms that the City's approach to traffic management is to adopt strategic transportation planning using traffic modelling as a primary planning method, and use of the City's warrant system as a local traffic management support tool.
- 2) Direct the Chief Executive Officer to advise the Lead Submitters of the Form 1 of Council's decision under resolution 1 above.



- 3) Direct the Chief Executive Officer to include, as part of the community engagement plan for the Redcliffe Area Local Traffic Study; a Working Group, representative of Redcliffe residents: Consideration to be given to including two representatives from each of the following: St Maria Goretti Primary School, and Redcliffe Primary School (including P&F and P&C representation), two representatives from the DA6 Structure Plan Area, and the main roads connecting to Stanton Rd, (including but not limited to Morrison St, Lyall St, Moreing St and Epsom Ave).
- 4) Direct the CEO to present a full report to Councillors next month including an impact statement that outlines the cost and legal implications of rescinding the motions from February 2023 and May 2024, including the cost of removing Stanton Rd's calming measures.

**Lost 2 votes to 5**

For: Marks and Sessions

Against: Davis, Kulczycki, Rossi, Ryan and Sekulla

Reason

Safety is the number one priority on our roads. A working group made up of people who live and work in the area is a great representation on how speed and traffic volumes affect the safety of them each day. They know the area well, and can consider the traffic modelling options with a fair representation of residents from the entire area. The schools should also be involved as the safety of the children that attend, is the highest priority.

**Note:**

**Cr Sekulla put forward the following Foreshadowed Motion.**

**Alternative Councillor Motion**

**Sekulla moved, Davis seconded**

That Council directs the Chief Executive Officer to prepare a statement of impact report in accordance with the City’s Standing Orders Local Law (Section 15.1) for the June 2024 Ordinary Council Meeting, detailing the legal and financial consequences of the proposed revocation, change or amendment to the LCURS program on Stanton Road - Central Avenue to Epsom Avenue, Redcliffe.

**Carried 6 votes to 1**

For: Davis, Kulczycki, Rossi, Ryan, Sekulla and Sessions

Against: Marks

Reason

1. Give consideration to the impact of not continuing with the program.
2. Providing an opportunity to consider alternative modelling for Stanton Road traffic management.
3. Using an evidence-based approach to inform decision-making about continuing the LCURS program.

**Location**

The Special Electors’ Meeting decisions relate to traffic studies and management in the locality of Redcliffe.

**Consultation**

This item is presented for Council to consider the decisions made at the 29 April 2024 Special Electors’ Meeting and no consultation is required on the matter.

## Strategic Community Plan implications

In accordance with the 2020–2040 Strategic Community Plan:

### Goal 2: Connected Belmont

**Strategy:** 2.1 Design our City so that it is accessible by people of all ages and abilities

**Strategy:** 2.2 Make our City more enjoyable, connected and safe for walking and cycling

**Strategy:** 2.3 Facilitate a safe, efficient and reliable transport network

**Strategy:** 2.4 Promote alternative forms of transport

### Goal 5: Responsible Belmont

**Strategy:** 5.5 Engage and consult the community in decision-making.

**Strategy:** 5.6 Deliver effective, fair and transparent leadership and decision-making, reflective of community needs and aspirations.

## Policy implications

There are no policy implications associated with this report.

## Statutory environment

### ***Local Government Act 1995 (WA)***

The Act sets out provisions for Special Electors' Meetings. Section 5.32 of the *Local Government Act 1995 (WA)* requires that the minutes of the electors' meeting be kept and made available for public inspection before the Council Meeting at which decisions made at the electors' meeting are first considered.

Section 5.33 of the *Local Government Act 1995 (WA)* requires all decisions made at electors' meetings be considered at the next available ordinary council meeting, or, if not possible at a special council meeting called for that purpose, whichever happens first. The reasons for a decision made at a council meeting in response to a decision made at an electors' meeting are to be recorded in the minutes of the council meeting.

Section 3.50 of the Act sets out provisions for closing a thoroughfare for more than 4 weeks. The requirements include:

- a) Giving local public notice of the proposed closure and inviting submissions



- b) Giving written notice to adjacent properties/landowners
- c) Providing the Commissioner of Main Roads a copy of the notice
- d) Allowing a reasonable time for submissions to be made and consider any submissions made

Section 3.50(6) provides that the Minister may revoke the decision to close a thoroughfare.

### ***City of Belmont Standing Orders Local Law 2017***

Part 15 of the Standing Orders Local Law 2017 outlines provisions for making, revoking or changing decisions. In particular, part 15.1(1)(a) specifies limitations on powers to revoke or change decisions where action has been taken to implement a decision.

Part 15.1(2) provides that council may contemplate a motion to revoke or change a decision after it has considered a report by the CEO on the legal and financial consequences of the proposed revocation or change.

## **Background**

A Special Electors' Meeting was held on Monday 29 April 2024 at the City of Belmont Civic Centre, 215 Wright Street, Cloverdale. There were 44 electors and one member of the public in attendance.

The following four motions were passed at the Special Electors' Meeting:

### **Motion 1:**

That the City pause the implementation of permanent traffic calming on Stanton and replace it with a temporary modal filter (e.g. in the form of inexpensive water filled bollards) on Central – at 142 Central, adjacent to the border of Airport land to temporarily restrict airport outbound traffic on Dunreath drive for a 12-month period.

**Carried 41 votes to 0**

### **Motion 2:**

That prior to the installation of the permanent traffic calming on Stanton, the City convene a community consultation meeting for the purpose of identifying and addressing local Redcliffe resident, school & general community issues and concerns, particularly:

- a) the need to identify safety treatments for school drop off and pick ups and permanent safe pedestrian road crossings.
- b) the need to deter (non-local & rat run) traffic Airport in & out bound from using Epsom Avenue, Durban Street & Hardey Road
- c) the need to stop through (non-local & rat run) traffic problems on Stanton Road, DA6 (particularly Boulder & Bulong) and the West Redcliffe Block\*(particularly Morrison, Lyall, Moreing & Victoria)\* the West Redcliffe Block being the area bound by Stanton, Tonkin, Great Eastern and Epsom.
- d) the need to temporarily close Bulong at Boorn until an application for multi-storey development approval is progressed on Bulong.

**Carried 41 votes to 0**

**Motion 3:**

That prior to the installation of the permanent traffic calming on Stanton, the City engages an independent traffic engineering consultant firm to provide traffic management calming options and recommendations that address the issues and concerns raised, that a supplementary community meeting be convened for presentation of the recommendations and public comment on the recommendations.

**Carried 42 votes to 0**

**Motion 4:**

That Council instruct the City to create a formal traffic management policy that for governance and transparency is publicly available on the city's website, that the policy reflects the current 2020 Aust Roads City of Stirling guideline version of the warrant system point scoring that establishes an orderly method to assess priority and need for traffic calming.

**Carried 41 votes to 0**

Under Section 5.33 of the *Local Government Act 1995 (WA)*, council is required to:

1. Consider and determine a response to each of the above decisions of the electors; and
2. Provide reasons for each of council's responses.

Each decision from the Special Electors' Meeting has been assessed and corresponding recommendations are provided below for council to consider.

## **Report**

### **Motion 1**

Motion 1 reads as follows:

"That the City pause the implementation of permanent traffic calming on Stanton and replace it with a temporary modal filter (e.g. in the form of inexpensive water filled bollards) on Central – at 142 Central, adjacent to the border of Airport land to temporarily restrict airport outbound traffic on Dunreath drive for a 12-month period."

There are two aspects of this motion for Council to consider:

1. Pausing the implementation of permanent traffic calming on Stanton Road; and
2. Installing a modal filter at 142 Central Avenue to restrict the flow of traffic through the precinct for a 12-month period.

Each of these are discussed in further detail below.

### **Pausing the implementation of permanent traffic calming on Stanton Road**

In relation to the first aspect, pausing the implementation of permanent traffic calming on Stanton Road would require revocation or a change to a previous decision of Council.

Part 15 of the City's Standing Orders Local Law 2017 outline provisions for making, revoking or changing decisions:

'15.1 Limitations on powers to revoke or change decisions

(1) Subject to subsection (2), the Council or a committee is not to consider a motion to revoke or change a decision –

(a) where, at the time the motion is moved or notice is given, any action has been taken under section 15.2 to implement the decision;'

(2) The Council or a committee may consider a motion to revoke or change a decision of the kind described in subclause (1)(a) if it has considered a statement of impact prepared by or at the direction of the CEO of legal and financial consequences of the proposed revocation or change.



It is important to consider the reasons for Council's resolutions at the 28 February 2023 Ordinary Council Meeting. The resolutions and reasons are as follows:

Alternative Councilor Motion:

1. Present investigation findings to Council on low-cost traffic calming options in May 2023 (as per point 3 on Officer recommendations, page 188 on OCM agenda 28 February 2023) so Council may implement change.
2. Re-do the traffic count during next available time during the school term.
3. Review traffic counts and speeds once Tonkin Gap Project is complete and investigate permanent traffic solutions.
4. Investigate the temporary closure of the road at Central Ave after the entrance to the train station and before Dunreath Drive, once Tonkin Gap Project is finalised.
5. Implement temporary calming devices to be installed in 2023 between Lyall St and Epsom Ave

Carried Unanimously 8 votes to 0

Reasons:

1. The impact of the popular DFO and Costco along with the imminent opening of the train station has resulted in increased traffic on Stanton Road & connecting Second Street which needs to be addressed.
2. Two schools and two nursing homes are on these roads and safety should be a priority.
3. The traffic count is very high but was conducted from 10-17 December 2022 when both local schools were on holiday.
4. Until the Tonkin Gap project is complete in 2024, we cannot tell the accurate impact of traffic on Stanton Rd/Second Street.

The two matters that Council's resolutions address are:

A. Traffic safety

This is evident in Resolution number 1 – to investigate low-cost traffic calming options; and Reason number 2 – prioritising safety having regard for the two schools and two nursing homes in the area.

Council subsequently considered the Low Cost Urban Road Safety (LCURS) proposal and the LCURS project budget of \$354,407 was adopted in the 2023-24 October Budget Review (WR2420) at the 31 October 2023 Ordinary Council Meeting.

B. Amenity for residents

This is evident in Resolution numbers 2, 3, 4 and 5 – to review traffic counts and investigate temporary road closures and temporary calming devices.

Reason numbers 1, 3, and 4 indicate increasing traffic is a concern and acknowledges evolving circumstances in the potential patronage increases associated with DFO, Costco and train station. Importantly, Council acknowledged that until the Tonkin Gap project is completed, it is not possible to ascertain long term traffic impacts on amenity for residents.

In light of traffic safety concerns as outlined above, the City has substantially commenced implementation of Council's 28 February 2023 resolutions and has incurred costs of \$88,341 to date on civil design work with a further \$68,756 committed to Western Power for lighting upgrades.

The City has received 40% (\$141,762) of the LCURS funding from Main Roads WA, and has submitted a second 40% claim (\$141,762) with funds to be received in May. Western Power have scheduled to carry out their works in the second week of July 2024 with the City's works scheduled to follow immediately after.

In accordance with Part 15.1(2) of the Standing Orders Local Law 2017 this aspect of the electors' decision may only be contemplated if Council directs the CEO to prepare a report outlining the legal and financial consequences of the proposed revocation or change. At this point, the Standing Orders do not allow for Council to act on this aspect of the electors' decision. More crucially, the LCURS permanent treatment deals with traffic safety concerns that have been verified with traffic data for Stanton Road; as reflected in the reasons for Council's resolutions at the 28 February 2023 Ordinary Council Meeting.

### **Installing a modal filter at 142 Central Avenue adjacent to the border of Perth Airport land temporarily restrict airport outbound traffic for a 12-month period**

In relation to the second aspect of the electors' decision, installing a modal filter at 142 Central Avenue for a 12-month period requires adherence to requirements under Section 3.50 of the *Local Government Act 1995* which specifies provisions for closing thoroughfares to vehicles for more than four weeks. The process to provide public notice under Section 3.50(4) of the *Local Government Act 1995* for a road closure at 142 Central Ave, and the subsequent consideration of public and stakeholder submissions, would take several months. If, further to this process, Council resolved to close the road at 142 Central Ave, it is relevant to note that under Section 3.50(6) of the *Local Government Act 1995* the Minister could revoke such a decision.

It is noted that this decision of the electors has some alignment to Council's resolution at the 28 February 2023 Ordinary Council Meeting Council to deal with amenity for residents in the area, specifically:

'Investigate the temporary closure of the road at Central Ave after the entrance to the train station and before Dunreath Drive, once Tonkin Gap Project is finalised'.

It is prudent to complete a traffic study to investigate if the rationale for road closure at 142 Central Avenue is sound. The City has recently appointed an independent specialist traffic engineering consultant to undertake modelling of the Redcliffe area local road network which includes Central Avenue to Dunreath Drive. Key stakeholders including Perth Airport, Public Transport Authority, Department of Planning, Lands and Heritage and local businesses will be engaged as part of the consultation as their future developments will be inputs to the model. The temporary closure of Central Ave at 142 Central Avenue is one scenario that will be modelled as part of the study and it is appropriate that this is discussed with the key stakeholders during the traffic study consultation period. The City has therefore commenced implementation of Council's resolution, the traffic study being the initial step in investigating the temporary closure of the road at 142 Central Avenue.

It is anticipated that the Redcliffe Area local traffic study will be completed in October 2024.

Having regard for the above, it is recommended that:

- Council endorses the installation of traffic calming in accordance with the Main Roads WA approved design associated with the Low Cost Urban Road Safety (LCURS) program on Stanton Road – Central Ave to Epsom Ave, as consistent with the budget of \$354,407 adopted in the 2023-24 October Budget Review (WR2420) at the 31 October 2023 Ordinary Council Meeting.
- Council determine that a temporary modal filter at 142 Central Avenue be considered as part of the Redcliffe Area local traffic study.

## **Motion 2**

Motion 2 reads as follows:

"That prior to the installation of the permanent traffic calming on Stanton, the City convene a community consultation meeting for the purpose of identifying and addressing local Redcliffe resident, school & general community issues and concerns, particularly:

- a) the need to identify safety treatments for school drop off and pick ups and permanent safe pedestrian road crossings.
- b) the need to deter (non-local & rat run) traffic Airport in & out bound from using Epsom Avenue, Durban Street & Hardey Road



- c) the need to stop through (non-local & rat run) traffic problems on Stanton Road, DA6 (particularly Boulder & Bulong) and the West Redcliffe Block\*(particularly Morrison, Lyall, Moreing & Victoria)\* the West Redcliffe Block being the area bound by Stanton, Tonkin, Great Eastern and Epsom.
- d) the need to temporarily close Bulong at Boorn until an application for multi-storey development approval is progressed on Bulong.”

The 28 February 2023 Ordinary Council Meeting resolutions pertaining to Stanton Road traffic were as a response to significant complaints from the community regarding traffic volumes and safety on the road.

Following investigations into low-cost traffic calming options, the City engaged with the community on the proposed Stanton Road/ Second Street Low Cost Urban Road Safety (LCURS) works. Engagement methods included:

- Direct letter drops – 138 delivered
- Belmont Connect – 585 page views, 254 visitors
- Website news item – 126 page views, 90 visitors
- Belmont Bulletin - distributed to 21,500 households in the City of Belmont

In relation to Part a) of Motion 2 where electors have determined the need to identify safety treatments for school drop off and pick ups and permanent safe pedestrian road crossings, the City engaged directly with St Maria Goretti School who are supportive of the City’s LCURS project. The school has already modified their on-site car parking and introduced a circulating flow regime with one way, left turn access from Morrison St and left turn exit onto Stanton Rd. This system is working well. Further to this, the Principal of St Maria Goretti School is also considering an application to the Department of Transport for a signalised pedestrian crossing on Stanton Road.

The City has also engaged Redcliffe Primary School in relation to a Kiss-and-Ride drop off proposal.

It is considered that Part a) of the electors’ decision on Motion 2 has been addressed and no further action is required.

Parts b), c), and d) of Motion 2 relate to the traffic movement and access network for the area.

The City has already engaged a specialist traffic engineering consultant and commenced the traffic modelling for the Redcliffe Area local traffic study. City officers are currently preparing the Stakeholder Engagement Plan for this study. Community engagement for the study will include initial consultation to identify

any other traffic concerns in the area, followed by opportunity to comment on the findings of the report upon completion. The community concerns identified in items b), c) and d) of this motion will be addressed in the community consultation for the modelling study.

The indicative timings for the Redcliffe Area local traffic study are as follows:

1. Base Model preparation April – June 2024
2. Option Scenario testing July – September 2024
3. Final Report October 2024

It is intended that community engagement for the Redcliffe Area local traffic study will be conducted in parallel with the Stanton Road/Second Street LCURS works, which are scheduled to commence in mid-July following the completion of Western Power’s lighting upgrade works. It is anticipated the works will be completed by the end of August 2024. Following this, the City will undertake further traffic counts in the Redcliffe area to inform the traffic model.

It is recommended that Council affirm that community engagement in relation to Parts b), c), and d) of Motion 2 be conducted to inform the Redcliffe local area traffic study.

### **Motion 3**

Motion 3 reads as follows:

“That prior to the installation of the permanent traffic calming on Stanton, the City engages an independent traffic engineering consultant firm to provide traffic management calming options and recommendations that address the issues and concerns raised, that a supplementary community meeting be convened for presentation of the recommendations and public comment on the recommendations.”

As noted earlier in this report, the City has already appointed an independent traffic engineering consultant to undertake the Redcliffe Area local traffic study, and City officers are currently preparing the Stakeholder Engagement Plan associated with the study.

It is recommended that Council confirm that the City has already engaged an independent specialist traffic engineering consultant to undertake modelling of the Redcliffe Area local road network.

## Motion 4

Motion 4 reads as follows:

“That Council instruct the City to create a formal traffic management policy that for governance and transparency is publicly available on the City’s website, that the policy reflects the current 2020 Aust Roads City of Stirling guideline version of the warrant system point scoring that establishes an orderly method to assess priority and need for traffic calming.”

The City’s approach to traffic management is to adopt strategic transportation planning using traffic modelling as a primary planning method, and use of the City’s warrant system as a local traffic management support tool. In addition, the City will develop a Road Safety Management Plan adopting the template provided by Main Roads WA. These are identified as key actions under the proposed Corporate Business Plan 2024 - 2028.

There are numerous benefits of adopting a strategic transportation planning approach:

- Ability to model broader areas of the transportation network
- Ability to look ahead, identify trends and plan to meet future demands
- Ability to model various traffic management scenarios and their impact on the broader network
- Informs and enhances stakeholder and community engagement
- Informs planning for potential developer contributions towards infrastructure upgrades
- Supports external grant funding applications
- Informs the Long-Term Financial Plan for future projects

The Local Area Traffic Management Warrant System (LATM-WS) is not a strategic planning tool. It is a tool that is used in response to traffic issues that have already been identified. The LATM-WS has a limited focus and does not consider wider area influences – this is acknowledged in the Austroads Guide to Traffic Management Part 8, Local Street Management, '*LATM can be seen as a tool of traffic calming at the local level*'. It also does not consider the wider area consequences of implementing local traffic calming measures.

It is recognised that road networks are unique in different localities, and it is difficult to develop a uniform appraisal system that would apply to all areas. It may not therefore be appropriate to apply a warrant system adopted in another local government area. This is acknowledged in the Austroads Guide which

states that *'there is no best practice or standard for warrants or setting priorities for LATM'*.

The Austroads Guide also provides advice that:

**'warrants for LATM can never be treated as absolute**, because judgement about what are desirable and deficient levels of operation of local streets, places and land systems are unavoidably subjective... as wider traffic engineering experience has taught, the use of warrants and other level of service criteria as the sole basis for deciding or not can lead to misunderstandings and criticism in the community'.

The use of the LATM-WS is therefore only recommended to deal with discrete, local problem areas and as an operational tool to support traffic engineering professionals.

There are only three metropolitan WA local governments that have a policy specifying the details of their LATM-WS. It is noted that these policies do not have a consistent approach to the application of the warrant system. They also have specific restrictions on the use of their warrant systems. For example, the City of Fremantle's policy 'Traffic calming priority' limits the use of their warrant system to road lengths less than 500m - this would rule out the use of this warrant system for most of the local roads in Redcliffe.

The wide variance of approach adopted by Perth metropolitan councils to traffic management is reflective of the differing dynamics and circumstances existing across the city. This emphasises that expert traffic engineering discretion in determining suitable traffic management treatments is the appropriate approach towards balanced outcomes.

It is recommended that Council affirms that the City's approach to traffic management is to adopt strategic transportation planning using traffic modelling as a primary planning method, and use of the City's warrant system as a local traffic management support tool.

## **Financial implications**

There are no financial implications evident at this time.

## **Environmental implications**

There are no environmental implications associated with this report.



## Social implications

There are no social implications associated with this report.

## Attachment details

Attachment No and title
1. Special Electors Meeting 29 April 2024 Minutes [ <b>12.3.1</b> - 8 pages]



# Special Electors' Meeting

# Minutes

Monday 29 April 2024



# CITY OF BELMONT

## Special Electors' Meeting

### Minutes

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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.

**Minutes from the Special Electors' Meeting held in the Function Room,  
City of Belmont Civic Centre, 215 Wright Street, Cloverdale on Monday  
29 April 2024 commencing at 6.30pm.**

## Minutes

### Present

Mayor R Rossi, JP (Presiding Member)	Mayor
Cr G Sekulla, JP	Central Ward
Cr B Ryan	East Ward
Cr P Marks	East Ward
Cr J Davis	South Ward
Cr C Kulczycki	West Ward

### In attendance

Mr J Christie	Chief Executive Officer
Mr S Downing	Director Corporate and Governance
Mr W Loh	Director Development and Communities
Ms M Murphy	Director Infrastructure Services
Ms D Dabala	Manager Governance and Legal
Mrs J Cherry-Murphy	Senior Governance Officer
Ms M Phillips	Governance Officer
Ms E Whiteley (dep.7.15pm)	Compliance Administrator

### Electors

Mr G Acton	Ms L McKeiver
Mr N Arber	Ms M McKinnon
Ms T Artie	Ms D Mossenson
Mr A Bell	Mr D Mossenson
Ms J Cardozo	Mr B O'Hara
Mr M Cardozo	Ms C Padua
Ms T Cardozo	Mr R Padua
Ms N Celenza	Mr G Paull
Ms B Dawson	Ms K Pumphrey
Mr B Due	Mr C Rebello
Ms M Due	Mr M Russell
Ms J Gee	Ms B Scharfenstein



Mr M Gillman  
Mr J Harris  
Ms R Heal  
Ms J Hoskin  
Mr A Hunt  
Mr N Kingston  
Ms P Kingston  
Mr J Macri  
Ms J Macri  
Ms S Macri

Mr L Spagnolo  
Mr T Teasdale  
Mr T Whiting  
Ms R Williams  
Mr M Williamson  
Mr S Wills  
Ms S Wright  
Mr J Yarrow  
Mr A York  
Ms D York

**Members of the Public (Non-Elector)**

Ms L Hollands

## 1 Welcome

### 6.30pm The Presiding Member welcomed all those in attendance and declared the meeting open.

The Presiding Member 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.

In accordance with Section 17.2 of the City of Belmont *Standing Orders Local Law 2017*, the Presiding Member informed the meeting, that should any person in attendance wish to participate in the discussions, who is not an elector or a ratepayer, an elector can move a motion in order for this to occur.

No one indicated that they would like the opportunity to participate in the discussion.

## 2 Purpose of Meeting

### 2.1 Request for a Special Meeting of Electors - Stanton Road

This Special Electors' Meeting has been called in accordance with Section 5.28 of the *Local Government Act 1995 (WA)* and the matters to be discussed are as follows:

"The City has decided to go into the Stanton roadworks with no traffic modelling, no temporary trial, inadequate community consultation and without Council approval for permanent roadworks. That the City consider an alternative solution, convene a public meeting and create a traffic calming policy. At a Community Meeting held Sunday 10th December 2023, the following 4 motions received overwhelming support for a Special Electors Meeting."

## 3 Motions

### 3.1 Motion 1

#### Officer Recommendation

**Mr J Harris moved, Ms N Celenza seconded**

That the City pause the implementation of permanent traffic calming on Stanton and replace it with a temporary modal filter (e.g. in the form of inexpensive water filled bollards) on Central – at 142 Central, adjacent to the border of Airport land to temporarily restrict airport outbound traffic on Dunreath drive for a 12-month period.

**Carried 41 votes to 0**

## 3.2 Motion 2

### Officer Recommendation

#### **Mr B O'Hara moved, Mr M Cardozo seconded**

That prior to the installation of the permanent traffic calming on Stanton, the City convene a community consultation meeting for the purpose of identifying and addressing local Redcliffe resident, school & general community issues and concerns, particularly:

- a) the need to identify safety treatments for school drop off and pick ups and permanent safe pedestrian road crossings.
- b) the need to deter (non-local & rat run) traffic Airport in & out bound from using Epsom Avenue, Durban Street & Hardey Road
- c) the need to stop through (non-local & rat run) traffic problems on Stanton Road, DA6 (particularly Boulder & Bulong) and the West Redcliffe Block\*(particularly Morrison, Lyall, Moreing & Victoria)\* the West Redcliffe Block being the area bound by Stanton, Tonkin, Great Eastern and Epsom.
- d) the need to temporarily close Bulong at Boorn until an application for multi-storey development approval is progressed on Bulong.

**Carried 41 votes to 0**



### 3.3 Motion 3

#### Officer Recommendation

**Ms B Scharfenstein moved, Mr R Padua seconded**

That prior to the installation of the permanent traffic calming on Stanton, the City engages an independent traffic engineering consultant firm to provide traffic management calming options and recommendations that address the issues and concerns raised, that a supplementary community meeting be convened for presentation of the recommendations and public comment on the recommendations.

**Carried 42 votes to 0**

**7.15pm The Compliance Administrator departed the meeting and did not return.**

### 3.4 Motion 4

#### Officer Recommendation

**Mr B O'Hara moved, Mr J Harris seconded**

That Council instruct the City to create a formal traffic management policy that for governance and transparency is publicly available on the city's website, that the policy reflects the current 2020 Aust Roads City of Stirling guideline version of the warrant system point scoring that establishes an orderly method to assess priority and need for traffic calming.

**Carried 41 votes to 0**

## 4 Closure

**There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7.49pm.**

## 12.4 Accounts for Payment April 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 01 April 2024 to 30 April 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 April 2024 as provided under Attachment 12.4.1 be received.

**Officer Recommendation adopted en bloc - Refer to Resolution appearing at Item 12.**

## Location

Not applicable.

## Consultation

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

## Strategic Community Plan implications

In accordance with the 2020–2040 Strategic Community Plan:

### Goal 5: Responsible Belmont

**Strategy:** 5.2 Manage the City's assets and financial resources in a responsible manner and provide the best possible services for the community.

**Strategy:** 5.6 Deliver effective, fair and transparent leadership and decision-making, reflective of community needs and aspirations.

## Policy implications

There are no policy implications associated with this report.

## Statutory environment

Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996 (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	\$
<b>Municipal Fund Cheques</b>	NIL	0
<b>Municipal Fund EFTs</b>	EF089647-EF090097	6,068,288.85
<b>Municipal Fund Payroll</b>	April 2024	2,019,671.99
<b>Trust Fund EFT</b>	EF089697-EF089861	39,918.70



<b>Total Payments for April 2024</b>		<b>8,127,879.54</b>
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A copy of the Authorised Payment Listing is included as Attachment 12.4.1.

### **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**

<b>Attachment No and title</b>
1. April 2024 payments [ <b>12.4.1</b> - 8 pages]

# Attachment 12.4.1 April 2024 payments



City of Belmont

Accounts for Payment - April 2024

Compiled : 03/05/24 08:55

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
<b>Contractors</b>					
EF089647	05/04/24	00491	Fujifilm Business Innovation Australia	50.90	Photocopy Expenses
EF089648	05/04/24	00707	LoGo Appointments	3,972.57	Labour/Personnel Hire
EF089652	05/04/24	01500	Sambanistas Incorporated	1,050.00	Music/Entertainment Expenses - Harmony Week
EF089654	05/04/24	01604	Akwaaba African Drumming	935.00	Workshop - Harmony Week
EF089656	05/04/24	01731	Charter Plumbing and Gas	490.42	Plumbing Maintenance/Supplies
EF089659	05/04/24	02411	Allsports Linemarking	1,592.25	Line Marking - Gerry Archer
EF089660	05/04/24	02568	Freiberg Office Solutions Pty Ltd	8,153.80	Op Centre - Security Office Fit out
EF089661	05/04/24	02844	Chandler Macleod Group Ltd	5,481.78	Labour/Personnel Hire
EF089662	05/04/24	03031	Retech Rubber	24,581.28	Belmont Oasis Childcare - Softball Rubber
EF089664	05/04/24	03593	Philip Swain	853.33	Labour/Personnel Hire
EF089667	05/04/24	04529	Southern Cross Care (WA) Inc	6,103.01	Independent Living Units - Management Fees
EF089668	05/04/24	04579	Mills Recruitment	8,338.84	Labour/Personnel Hire
EF089671	05/04/24	05283	IRP Pty Ltd	8,070.26	Labour/Personnel Hire
EF089672	05/04/24	05339	Elliotts Filtration Pty Ltd	1,120.08	Reticulation Parts & Repairs
EF089673	05/04/24	05352	Eco Faeries	1,480.00	Music/Entertainment Expenses - Activi-tea
EF089675	05/04/24	05840	Commercial Aquatics Australia Pty Ltd	1,837.00	Oasis Expenses - Monthly Maintenance
EF089677	05/04/24	06104	Flick Anticimex Pty Ltd	11.09	Pest Control
EF089678	05/04/24	06130	Amalgam Recruitment	2,474.04	Labour/Personnel Hire
EF089679	05/04/24	06203	Ngala Boodja Aboriginal Land Care	2,458.50	Maintenance of Natural Areas COB
EF089680	05/04/24	06528	Diplomatik Pty Ltd	10,621.76	Professional Fees - Recruitment Services
EF089681	05/04/24	06541	Tania Ferrer	1,130.00	Art Awards/Exhibition - Artist Workshop
EF089682	05/04/24	06554	Made To Be Messy	2,640.00	Community Art Classes - Messy Play Sessions
EF089683	05/04/24	06592	Grosvenor Engineering Group	1,778.84	Electrical Contractor - Various Locations
EF089684	05/04/24	06608	Robert Walters Pty Ltd	2,636.48	Labour/Personnel Hire
EF089685	05/04/24	06635	West to West Group	43,107.59	Building Maintenance - Boardwalk and Retirement Unit
EF089686	05/04/24	06756	Propel Youth Arts WA Incorporated	403.70	Public Art Work Commission
EF089687	05/04/24	06773	Evolve Talent	4,990.78	Labour/Personnel Hire
EF089688	05/04/24	06774	Employment Group	3,852.85	Labour/Personnel Hire
EF089690	05/04/24	06795	AMPAC Debt Recovery( WA) Pty Ltd	198.00	Professional Fees - Debt Collection
EF089700	12/04/24	00118	Australia Post	10,122.64	Postage
EF089703	12/04/24	00350	Veolia Environmental Services	534,868.26	Rubbish Removals
EF089705	12/04/24	00665	Kennards Hire Pty Ltd	88.00	Plant/Equipment Hire
EF089706	12/04/24	00707	LoGo Appointments	6,568.14	Labour/Personnel Hire
EF089708	12/04/24	01002	RAC Businesswise Vehicle Breakdowns	105.00	Plant Parts & Repairs
EF089715	12/04/24	01507	The Pressure King	20,858.29	Graffiti Removal - Various Location
EF089717	12/04/24	01908	Urban Development Institute of Australia WA	1,048.00	Professional Fees - UDIA Registration
EF089718	12/04/24	02086	Pro AV Solutions (WA)	81,989.01	Audio Visual Upgrade and Care Subscription
EF089719	12/04/24	02172	Miss Maud	299.20	Catering - Seniors Event
EF089721	12/04/24	02410	System Maintenance T/A Systems By Ballantyne	470.69	Plumbing Maintenance/Supplies
EF089723	12/04/24	02614	Monsterball Amusements & Hire	890.00	Plant/Equipment Hire - Wiggles n Giggles Inflatables
EF089725	12/04/24	02844	Chandler Macleod Group Ltd	1,500.51	Labour/Personnel Hire
EF089729	12/04/24	03419	Gott Health	110.00	Community Exercise Classes
EF089732	12/04/24	03794	Testel Australia Pty Ltd	99.00	Electrical Contractor - Foster Park
EF089735	12/04/24	04259	Urbis Pty Ltd	66,000.00	Professional Fees - Strategic Advice - Abernethy Rd Zone 2
EF089737	12/04/24	04400	The Freedom Fairies	2,227.50	Music/Entertainment Expenses - Harmony Week
EF089739	12/04/24	04484	Yogazoo	1,000.00	Community Exercise Classes
EF089741	12/04/24	04693	Allwest Plant Hire Australia Pty Ltd	495.47	Plant/Equipment Hire
EF089742	12/04/24	04723	Future Logic	3,740.00	Computer Software Maintenance - Subscription
EF089743	12/04/24	04779	One 20 Productions	7,771.78	Plant/Equipment Hire - Harmony Day and Citizenship
EF089744	12/04/24	04917	Environmental Industries Pty Ltd	847.00	Landscape Maintenance - Ascot Waters
EF089745	12/04/24	05016	Cyclus Pty Ltd	3,159.00	Labour/Personnel Hire
EF089746	12/04/24	05127	Champion Music	995.50	Music/Entertainment Expenses - Activi-tea
EF089747	12/04/24	05128	All4cycling Pty Ltd	615.28	Plant Parts & Repairs
EF089748	12/04/24	05154	Tanks for Hire	671.00	Plant/Equipment Hire
EF089749	12/04/24	05427	Horizon West Landscape & Irrigation Pty Ltd	5,522.00	Gardening Maintenance - Various Locations
EF089751	12/04/24	05493	Daph	1,897.50	Computer Software Maintenance - Website Support
EF089753	12/04/24	05809	Specialized Cleaning Group t/as Clean Sweep	34,256.86	Weekly Service - Belmont Carparks
EF089754	12/04/24	05819	Ritz Drycleaners	424.75	Cleaning Services
EF089755	12/04/24	05945	Motorola Solutions Australia Pty Ltd	225.72	Two Way Radio Expenses - Harmony Week
EF089758	12/04/24	06094	Boyan Electrical Services	2,653.75	Electrical Contractor
EF089759	12/04/24	06143	Bravo Marine Services	1,209.14	Plant Parts & Repairs
EF089760	12/04/24	06272	Medic Aid WA	352.00	First Aid Service
EF089763	12/04/24	06368	Grandstand Agency	880.00	Music/Entertainment Expenses - Harmony Week
EF089765	12/04/24	06429	Jamestown Music Pty Ltd T/As World Class Music	705.00	Library - Entertainment Expense - Harmony Week
EF089766	12/04/24	06445	Bippity Boppity Brush	800.00	Music/Entertainment Expenses - Harmony Week
EF089767	12/04/24	06468	Perth Bouncy Castle Hire	1,006.50	Plant/Equipment Hire - Jobs Expo
EF089769	12/04/24	06561	Pinyo Fordham	880.00	Professional Fees - Marketing
EF089770	12/04/24	06591	Blue Tang (WA) T/A The Reef Unit Trust	55,000.00	Professional Fees - Faulkner Park Precinct
EF089771	12/04/24	06592	Grosvenor Engineering Group	1,346.97	Electrical Contractor - Various Locations
EF089772	12/04/24	06608	Robert Walters Pty Ltd	2,129.60	Labour/Personnel Hire
EF089773	12/04/24	06623	Glen Flood Group Pty Ltd T/as GFG Consulting	7,499.53	FOGO Customer Service Officer
EF089774	12/04/24	06654	Billi Australia Pty Ltd	448.41	Office Equipment Maintenance
EF089775	12/04/24	06687	SJC Building Group	8,363.60	Building Maintenance - COB
EF089777	12/04/24	06691	Wood Recruitment Pty Ltd	4,202.17	Labour/Personnel Hire
EF089778	12/04/24	06699	All G Investments - Total Tint Solutions	754.38	Building Maintenance
EF089779	12/04/24	06712	Ozipond Solutions	4,812.50	Gardening Maintenance
EF089780	12/04/24	06757	Nusantarian (RADH)	400.00	Music/Entertainment Expenses - Harmony Week

# Attachment 12.4.1 April 2024 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amt	Description
EF089781	12/04/24	06765	Vietnamese Community in Australia WA Chapter Inc	990.00	Music/Entertainment Expenses - Harmony Week
EF089782	12/04/24	06773	Evolve Talent	3,199.37	Labour/Personnel Hire
EF089783	12/04/24	06778	Bliya Booladarlung	4,000.00	Library - Entertainment Expense - Indigenous Dance
EF089784	12/04/24	06815	Deborah Anne Eldridge	1,500.00	Music/Entertainment Expenses - 125 Anniversary
EF089790	19/04/24	00083	Ascot Veterinary Hospital	267.00	Pound Expenses
EF089794	19/04/24	00390	Landgate	430.73	GRV'S Metro & Fesa
EF089795	19/04/24	00394	Child & Adolescent Health Service - Dept of Health WA	721.86	Immunisation Expenses
EF089796	19/04/24	00412	Dowsing Group Pty Ltd	11,373.53	Concrete Contractor - Profiling and Concrete Various Locations
EF089798	19/04/24	00613	Qualcon Laboratories Pty Ltd	21,021.00	Core Analysis and Asphalt Testing - Various Location
EF089799	19/04/24	00707	LoGo Appointments	3,534.43	Labour/Personnel Hire
EF089800	19/04/24	00738	Lloyd George Acoustics Pty Ltd	1,320.00	Professional Fees - Consulting
EF089803	19/04/24	01002	RAC Businesswise Vehicle Breakdowns	278.00	Plant Parts & Repairs
EF089806	19/04/24	01712	Donegan Enterprises Pty Ltd	5,896.00	Various Parks Repairs and Maintenance
EF089807	19/04/24	01713	M P Rogers and Associates	5,577.81	Professional Fees - Garvey Park Foreshore
EF089810	19/04/24	02411	Allsports Linemarking	407.00	Line Marking - Gerry Archer
EF089812	19/04/24	02568	Freiberg Office Solutions Pty Ltd	1,514.96	Op Centre - Security Office Fit out
EF089813	19/04/24	02844	Chandler Macleod Group Ltd	7,061.38	Labour/Personnel Hire
EF089814	19/04/24	02958	Yoshino Sushi	748.61	Catering/Catering Supplies
EF089815	19/04/24	03020	Leighton O'Brien Field Services Pty Ltd	3,316.50	Professional Fees - Testing
EF089816	19/04/24	03142	Redfish Technologies Pty Ltd	14,834.16	Electrical Contractor - Chamber Screen Replacement
EF089817	19/04/24	03543	Labyrinth Constructions	14,850.00	Building Construction - Property Maintenance
EF089819	19/04/24	04120	Randstad Pty Ltd	18,772.73	Labour/Personnel Hire
EF089820	19/04/24	04391	Lifeskills Australia	1,672.00	Professional Fees - Analysis
EF089821	19/04/24	04454	FM Contract Solutions Pty Ltd	892.62	Auditing of Client Sites - February 2024
EF089822	19/04/24	04579	Mills Recruitment	5,488.46	Labour/Personnel Hire
EF089823	19/04/24	04967	Cockburn Party Hire	10,854.40	Plant/Equipment Hire - Harmony Week & Activi-tea
EF089824	19/04/24	05016	Cyclus Pty Ltd	206.80	Labour/Personnel Hire
EF089825	19/04/24	05074	Brook & Marsh Pty Ltd	1,760.00	Survey Expenses - Middleton Park
EF089826	19/04/24	05235	Ben Sgherza, Independent Disability Consultant	1,650.00	Professional Fees - Disability Awareness Workshop
EF089827	19/04/24	05283	JRP Pty Ltd	9,725.76	Labour/Personnel Hire
EF089828	19/04/24	05322	Nutrition Nation	467.50	Community Nutrition Classes
EF089829	19/04/24	05346	Kevin Fitzgerald	1,000.00	Music/Entertainment Expenses - Citizenship Ceremony
EF089830	19/04/24	05386	Ballroom Fit	800.00	Community Exercise Classes
EF089831	19/04/24	05427	Horizon West Landscape & Irrigation Pty Ltd	648.23	Gardening Maintenance - Various Locations
EF089832	19/04/24	05594	Bamboozled Quizmasters - PBSK Management	1,740.00	Music/Entertainment Expenses
EF089833	19/04/24	05855	Rock - n Boptots - Candice Watson	300.00	Library - Entertainment Expense
EF089834	19/04/24	05985	Wairua Tipuna Indigenous Performing Arts	500.00	Music/Entertainment Expenses - Harmony Week
EF089836	19/04/24	06129	AJJC Hospitality Group - 8 Yolks Cafe	2,334.75	Catering/Catering Supplies - Various Events
EF089837	19/04/24	06130	Amalgam Recruitment	4,059.96	Labour/Personnel Hire
EF089838	19/04/24	06211	Urbii Consulting Pty Ltd	12,100.00	Professional Fees - Traffic Modelling Abernethy Rd
EF089839	19/04/24	06259	Enchanted Characters - Enchanted Stiltwalking	2,178.00	Music/Entertainment Expenses - Harmony Week
EF089841	19/04/24	06528	Diplomatik Pty Ltd	9,583.39	Professional Fees - Recruitment Services
EF089842	19/04/24	06564	Jessica Taylor	681.00	Library - Entertainment Expense - Citizenship Ceremony
EF089843	19/04/24	06674	LG Solutions Pty Ltd	6,435.00	Financial Reporting Templates
EF089844	19/04/24	06691	Wood Recruitment Pty Ltd	1,227.77	Labour/Personnel Hire
EF089845	19/04/24	06751	HFM Asset Management	2,277.00	Building Maintenance - Monthly Licensing Fee
EF089847	19/04/24	06773	Evolve Talent	5,388.43	Labour/Personnel Hire
EF089848	19/04/24	06776	Easy Access Lifts	1,054.14	Plant Parts & Repairs - Belmont Oasis
EF089849	19/04/24	06789	TC & Sons Enterprise T/A ME Fire Solutions	21,652.40	Fire Equipment/Service - Oasis Fire Hydrant Upgrade
EF089851	19/04/24	06807	Play in the Past	350.00	Library - Entertainment Expense - Rewind
EF089870	24/04/24	00413	Drive Straight Alignment & Brake Services	742.50	Plant Parts & Repairs
EF089871	24/04/24	00585	Hydroquip Pumps	3,646.50	Pump Maintenance - Various Parks
EF089873	24/04/24	01074	Shred - X Pty Ltd	45.54	Rubbish Removals
EF089877	24/04/24	01289	Wayne's Windscreens Pty Ltd	335.00	Plant Parts & Repairs
EF089878	24/04/24	01411	Award Irrigation Pty Ltd - Award Contracting	1,650.00	Reticulation Installation - Tomatoed Lake - Harmony Event Ground
EF089879	24/04/24	01533	WC Convenience Management	5,462.61	Building Maintenance
EF089882	24/04/24	02234	Blackwell and Associates Pty Ltd	720.00	Professional Fees - Planning
EF089885	24/04/24	03197	West Coast Turf	1,244.55	Turf Maintenance - Faulkner Park
EF089886	24/04/24	03400	Chung Wah Association Inc	650.00	Music/Entertainment Expenses - Harmony Week
EF089887	24/04/24	04320	ABM Landscaping	3,086.33	Bricks/Bricklaying - COB
EF089888	24/04/24	04529	Southern Cross Care (WA) Inc	7,892.50	Independent Living Units - Management Fees
EF089889	24/04/24	05016	Cyclus Pty Ltd	206.80	Labour/Personnel Hire
EF089890	24/04/24	05682	Rinske Car, Denmark River Textile Conservation Studio	2,859.40	Textile Conservation
EF089891	24/04/24	05703	Vital Interpreting Personnel - Auslan (WA) Pty Ltd	447.95	Professional Fees - Auslan Workshop
EF089892	24/04/24	05726	Pool Robotics Perth	2,441.45	Plant Parts & Repairs - Oasis Pool Maintenance
EF089893	24/04/24	05819	Ritz Drycleaners	451.90	Cleaning Services
EF089895	24/04/24	06094	Boyan Electrical Services	1,521.30	Electrical Contractor
EF089896	24/04/24	06104	Flick Anticimex Pty Ltd	11,314.60	Pest Control
EF089897	24/04/24	06160	SEEK Limited	2,085.60	Advertising
EF089899	24/04/24	06203	Ngala Boodja Aboriginal Land Care	7,446.89	Maintenance of Natural Areas COB
EF089900	24/04/24	06337	MowScape Pty Ltd	5,344.16	Gardening Contractor - Turf Maintenance
EF089901	24/04/24	06362	Marjan Partitions Pty Ltd t/as M & M Interiors	1,985.68	Building Construction - Gabriel Gardens - Refurbishment
EF089903	24/04/24	06608	Robert Walters Pty Ltd	4,329.60	Labour/Personnel Hire
EF089904	24/04/24	06619	Baaz Security Services Pty Ltd	4,414.85	Security Services
EF089905	24/04/24	06623	Glen Flood Group Pty Ltd T/as GFG Consulting	5,922.27	FOGO Customer Service Officer
EF089906	24/04/24	06672	Waterlink Elements	14,212.00	Reticulation Parts & Repairs - Filters Maintenance
EF089907	24/04/24	06698	Live History	1,200.00	Historic Magic Workshop
EF089910	24/04/24	06795	AMPAC Debt Recovery( WA) Pty Ltd	5,964.75	Professional Fees - Debt Collection
EF089914	30/04/24	00195	Bin Bath Australia Pty Ltd	1,493.47	Cleaning Services
EF089915	30/04/24	00210	Littergrabber - Seaview Orthotics	1,067.99	Tools/Tool Repairs
EF089916	30/04/24	00221	John Hughes Group	2,567.00	Plant Parts & Repairs
EF089917	30/04/24	00230	Jackson McDonald	3,910.50	Legal Expenses

## Attachment 12.4.1 April 2024 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amnt	Description
EF089920	30/04/24	00247	CAI Fences	935.00	Fencing
EF089924	30/04/24	00294	City of Canning	630.00	Rubbish Removals
EF089925	30/04/24	00295	Capital Recycling	16,429.58	Rubbish Removals
EF089926	30/04/24	00350	Veolia Environmental Services	562,007.00	Rubbish Removals
EF089927	30/04/24	00358	Hoseco (WA) Pty Ltd	140.41	Plant Parts & Repairs
EF089928	30/04/24	00412	Dowsing Group Pty Ltd	119,133.67	Concrete Contractor - Profiling and Concrete Various Locations
EF089931	30/04/24	00501	Infor Global Solutions (ANZ) Pty Ltd	2,332.00	Computer Software Maintenance - Consultation Fee
EF089933	30/04/24	00613	Qualcon Laboratories Pty Ltd	8,288.50	Core Analysis and Asphalt Testing - Various Location
EF089936	30/04/24	00699	Marketforce Pty Ltd	19,881.07	Advertising & Printing
EF089938	30/04/24	00726	T - Quip	4,672.70	Plant Parts & Repairs
EF089939	30/04/24	00736	McLeods	4,136.02	Legal Expenses
EF089940	30/04/24	00784	Bucher Municipal	2,415.71	Plant Parts & Repairs
EF089941	30/04/24	00815	New Town Toyota	2,794.70	Plant Parts & Repairs
EF089942	30/04/24	00830	Canon Production Printing Australia Pty Ltd	430.57	Photocopy Expenses
EF089944	30/04/24	00859	Cannington Mazda( Prev Parkland Mazda)	2,619.20	Plant Parts & Repairs
EF089945	30/04/24	00931	Sonic HealthPlus Pty Ltd	723.80	Pre Employment Medicals
EF089946	30/04/24	00972	Recco Auto Parts	15.13	Plant Parts & Repairs
EF089947	30/04/24	00988	Reece Australia Pty Ltd	899.25	Plumbing Maintenance/Supplies
EF089948	30/04/24	00989	PAV Perth Audiovisual - Royal Pride Pty Ltd	650.10	Plant Parts & Repairs - Rivervale Room
EF089949	30/04/24	01059	Sledgehammer Concrete Cutting Service	457.29	Concrete Contractor - Profiling and Concrete
EF089951	30/04/24	01082	Sparks Refrigeration and Airconditioning	752.40	Airconditioning/Refrigeration Maintenance
EF089952	30/04/24	01088	Sports Turf Technology Pty Ltd	5,142.50	Turf Renovation Report
EF089953	30/04/24	01090	St John Ambulance Australia Inc	732.60	First Aid Service
EF089954	30/04/24	01110	Downer EDI Works Pty Ltd	70,010.37	Road Building Contractor - FBS Bitumen Towie Street
EF089955	30/04/24	01112	Sunny Industrial Brushware	719.40	Plant Parts & Repairs
EF089956	30/04/24	01138	E & M J Roshier Pty Ltd	353.97	Plant Parts & Repairs
EF089957	30/04/24	01186	Zircodata Pty Ltd	1,911.11	Records Storage
EF089958	30/04/24	01192	Martins Trailer Parts Pty Ltd	22.29	Plant Parts & Repairs
EF089959	30/04/24	01201	Truckline	71.18	Plant Parts & Repairs
EF089961	30/04/24	01233	Stihl Shop Redcliffe	1,660.35	Tools/Tool Repairs
EF089963	30/04/24	01237	Wren Oil	929.50	Rubbish Removals
EF089964	30/04/24	01243	WARP Pty Ltd	101,141.57	Traffic Control - Various Locations
EF089968	30/04/24	01317	WA Hino Sales & Service	1,179.00	Plant Parts & Repairs
EF089970	30/04/24	01409	BCA Consultants Pty Ltd	2,145.00	Refrigeration Maintenance - Civic Centre Chiller Unit
EF089971	30/04/24	01507	The Pressure King	8,977.03	Graffiti Removal - Various Location
EF089976	30/04/24	01712	Donegan Enterprises Pty Ltd	454.92	Various Parks Repairs and Maintenance
EF089977	30/04/24	01713	M P Rogers and Associates	12,932.41	Professional Fees - Garvey Park Foreshore
EF089978	30/04/24	01714	Total Eden Pty Ltd - Nutrien Water	642.13	Reticulation Parts & Repairs
EF089979	30/04/24	01731	Charter Plumbing and Gas	13,151.11	Plumbing Maintenance/Supplies
EF089980	30/04/24	01772	Data3 Limited	7,151.10	Computer Software Maintenance - Cisco ISE
EF089981	30/04/24	02023	YMCA of Perth Youth and Community Services Inc	80,752.93	Provision of Youth Services - March 2023
EF089982	30/04/24	02049	NVMS - Noise and Vibration Measurement Systems	4,242.70	Plant Parts & Repairs - Licence
EF089983	30/04/24	02050	Austraffic WA	5,924.60	Traffic Control - Surveys
EF089985	30/04/24	02161	Supercrane Service Parts & Training Pty Ltd	684.75	Plant Parts & Repairs
EF089986	30/04/24	02207	Wilson Security	134,227.83	Security Services
EF089987	30/04/24	02303	Ultimo Catering and Events	3,653.90	Catering - Council Dinner
EF089991	30/04/24	02387	Triton Electrical Contractors Pty Ltd	781.00	Electrical Contractor
EF089992	30/04/24	02410	System Maintenance T/A Systems By Ballantyne	1,200.88	Plumbing Maintenance/Supplies
EF089993	30/04/24	02425	Prestige Alarms	7,426.10	Security Services
EF089995	30/04/24	02458	Technology One Ltd	1,182.50	Computer Software Maintenance - Complete BPA's
EF089996	30/04/24	02589	Zenien	4,143.84	Security Services
EF089997	30/04/24	02627	Dunbar Services WA Pty Ltd	660.00	Cleaning Services
EF089998	30/04/24	02672	Ruah Community Services	16,962.73	Preventive Domestic Violence Services
EF089999	30/04/24	02779	Natural Area Holdings Pty Ltd	27,289.68	Gardening Maintenance
EF090000	30/04/24	02837	GLG Greenlife Group	5,205.28	Verge Mowing - Various Parks
EF090001	30/04/24	02958	Yoshino Sushi	75.79	Catering/Catering Supplies
EF090003	30/04/24	03366	Daimler Trucks Perth	3,422.54	Plant Parts & Repairs
EF090004	30/04/24	03464	Bridgestone Australia Ltd	1,479.86	Plant Parts & Repairs
EF090005	30/04/24	03498	Talis Consultants Pty Ltd	4,673.63	Professional Fees - Design
EF090006	30/04/24	03504	Classic Tree Services	186,317.21	Tree Pruning Within CoB
EF090008	30/04/24	03707	Access Unlimited International Pty Ltd	856.46	Plant Parts & Repairs
EF090010	30/04/24	03824	Konica Minolta	7,221.08	Photocopy Expenses
EF090011	30/04/24	03941	Metro Bee Services	415.00	Bee Removal
EF090014	30/04/24	04105	Cleanflow Environmental Solutions	15,536.54	Drainage Maintenance
EF090015	30/04/24	04115	Denada Surveys Pty Ltd	1,259.50	Survey Expenses - Tree Survey
EF090016	30/04/24	04131	Total Green Recycling Pty Ltd	1,372.96	Rubbish Removals
EF090017	30/04/24	04211	Triodia Scanning Services	726.00	Survey Expenses
EF090018	30/04/24	04302	Southern Cross Housing Ltd	7,297.37	Independent Living Units - Management Fess
EF090019	30/04/24	04391	Lifeskills Australia	209.00	Professional Fees - Analysis
EF090020	30/04/24	04400	The Freedom Fairies	5,747.50	Music/Entertainment Expenses - Harmony Week
EF090023	30/04/24	04496	Azure Painting Pty Ltd	4,840.00	Painting Contractor - Various Parks
EF090024	30/04/24	04580	Brenda Greenfield	500.00	Music/Entertainment Expenses - 125th Anniversary
EF090025	30/04/24	04594	Website Weed and Pest W A Pty Ltd	21,214.56	Weed Control - COB
EF090026	30/04/24	04634	Skate Sculpture	4,224.00	Professional Fees - Audit - Belmont Skate Park
EF090027	30/04/24	04645	Instant Products Hire	4,106.30	Plant/Equipment Hire - Event Portable Toilets
EF090028	30/04/24	04677	3 Monkeys Audiovisual	148,280.00	Belmont Glasshouse - AV Fit Out
EF090029	30/04/24	04693	Allwest Plant Hire Australia Pty Ltd	5,225.00	Plant/Equipment Hire - March 2024
EF090030	30/04/24	04729	Fremantle Commercial Diving Pty Ltd	26,024.24	Annual Maintenance - Oasis Pool
EF090032	30/04/24	04794	Stiles Electrical Services Pty Ltd	63,046.69	Electrical Contractor - Sports Lighting Miles Park
EF090033	30/04/24	04917	Environmental Industries Pty Ltd	18,945.85	Landscape Maintenance - Ascot Waters
EF090034	30/04/24	04963	Centigrade	3,906.35	Airconditioning/Refrigeration Maintenance
EF090035	30/04/24	04974	Turf Care WA Pty Ltd	11,743.21	Turf Renovation - Various Parks



# Attachment 12.4.1 April 2024 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amt	Description
EF090038	30/04/24	05090	Elan Energy Matrix Pty Ltd	862.02	Rubbish Removals
EF090040	30/04/24	05283	IRP Pty Ltd	4,322.56	Labour/Personnel Hire
EF090041	30/04/24	05308	Modern Motor Trimmers	214.50	Plant Parts & Repairs
EF090042	30/04/24	05339	Elliotts Filtration Pty Ltd	998.80	Reticulation Parts & Repairs
EF090044	30/04/24	05427	Horizon West Landscape & Irrigation Pty Ltd	321,189.39	Gardening Maintenance - Various Locations
EF090046	30/04/24	05523	Go Doors Pty Ltd	650.27	Building Maintenance - Various Locations
EF090047	30/04/24	05568	Allstate Kerbing and Concrete	11,016.50	Kerbing Contractor - Various Locations
EF090048	30/04/24	05642	Steve's Sand Sifting for Playground Services	4,528.70	Sand Sifting - Various Parks
EF090049	30/04/24	05692	Newground Water Services Pty Ltd	6,050.00	Turf Maintenance - Belmont Oval
EF090050	30/04/24	05738	Double G (WA) Pty Ltd t/as Think Water Perth	13,754.95	Irrigation Maintenance
EF090051	30/04/24	05771	Alisco Pty Ltd	184.26	Cleaning Services
EF090052	30/04/24	05776	Level 5 Design Pty Ltd	720.00	Professional Fees - Planning
EF090053	30/04/24	05809	Specialized Cleaning Group t/as Clean Sweep	24,345.20	Weekly Service - Belmont Carparks
EF090054	30/04/24	05840	Commercial Aquatics Australia Pty Ltd	8,438.82	Oasis Expenses - Monthly Maintenance
EF090056	30/04/24	05897	HopgoodGanim Lawyers	2,750.00	Legal Expenses - Hub Lease Template
EF090057	30/04/24	05920	Boult's Black and White Light	6,780.33	Electrical Contractor - Harmony Week
EF090058	30/04/24	05944	Deltron Cleaning Pty Ltd - Ventia	1,479.51	Cleaning Services - Various Locations
EF090060	30/04/24	06067	TK Elevator Australia Pty Ltd	1,564.24	Building Maintenance
EF090062	30/04/24	06094	Boyan Electrical Services	55,080.31	Electrical Contractor
EF090063	30/04/24	06104	Flick Anticimex Pty Ltd	6,577.30	Pest Control
EF090064	30/04/24	06130	Amalgam Recruitment	2,029.98	Labour/Personnel Hire
EF090065	30/04/24	06146	SpacetoCo Pty Ltd	220.00	Bespoke Marketing Materials
EF090067	30/04/24	06203	Ngala Boodja Aboriginal Land Care	882.75	Maintenance of Natural Areas COB
EF090068	30/04/24	06210	366 Solutions Pty Ltd	4,620.00	Computer Software Maintenance - Workflows & Automation Systems
EF090069	30/04/24	06276	Efficient Site Services (WA)	15,103.00	Building Maintenance
EF090070	30/04/24	06282	Dell Financial Services Pty Ltd	6,259.37	Plant/Equipment Hire - April 2024
EF090071	30/04/24	06293	Freo Fire Maintenance Services Pty Ltd	2,142.28	Fire Equipment/Service
EF090072	30/04/24	06304	Prestige Property Maintenance	170.50	Building Maintenance - Netball Court
EF090073	30/04/24	06345	SoCo Studios - Travis Hayto Photography	3,492.50	Photography/Framing Expenses
EF090074	30/04/24	06377	Choiceone Pty Ltd	19,136.67	Labour/Personnel Hire
EF090075	30/04/24	06389	Netstar Australia Pty Ltd	192.50	Security Services
EF090076	30/04/24	06393	Stantec Australia Pty Ltd	962.50	Belmont Oasis - Backboard Update
EF090077	30/04/24	06422	Art Display Hire	4,766.99	Art Awards/Exhibition - Panels Deposit
EF090078	30/04/24	06458	ES2 Pty Ltd	81,844.81	Computer Software Maintenance
EF090080	30/04/24	06528	Diplomatik Pty Ltd	1,625.50	Professional Fees - Recruitment Services
EF090081	30/04/24	06561	Pinyo Fordham	280.00	Professional Fees - Marketing
EF090082	30/04/24	06580	Omicorn Media Group	21,889.88	Advertising
EF090083	30/04/24	06582	AKT Constructions (WA) Pty Ltd	48,581.72	Museum Demountable & E - Waste Shed Design
EF090084	30/04/24	06591	Blue Tang (WA) T/A The Reef Unit Trust	6,050.00	Professional Fees - Faulkner Park Precinct
EF090085	30/04/24	06592	Grosvenor Engineering Group	98,198.32	Electrical Contractor - Various Locations
EF090087	30/04/24	06654	Billi Australia Pty Ltd	1,116.40	Office Equipment Maintenance
EF090089	30/04/24	06691	Wood Recruitment Pty Ltd	2,397.08	Labour/Personnel Hire
EF090090	30/04/24	06697	Common Ground Trails Pty Ltd	1,795.64	Professional Fees - Garvey Park Trail Development Plan
EF090091	30/04/24	06718	Empire Roofing Services	19,450.00	Building Maintenance - Various Locations
EF090092	30/04/24	06737	Advanced Building Engineers - ABE	5,390.00	Professional Fees - Adachi Park
EF090093	30/04/24	06740	3E Consulting Engineers Pty Ltd	1,540.00	Provision of Electrical Engineering
EF090094	30/04/24	06750	Access Without Barriers	182,440.20	COB Retirement Village Refurbishment
EF090095	30/04/24	06773	Evolve Talent	7,607.06	Labour/Personnel Hire
EF090096	30/04/24	06799	Vicinity Real Estate Licence	1,100.00	Advertising - FOGO
<b>Contractors Total</b>				<b>4,203,500.48</b>	
<b>Credit Card 2310</b>					
EF089862	23/04/24	03526	Library Ideas,LLC	2,456.19	Audio Books
EF089862	23/04/24	03526	TIMG INCL LITSUPPORT	688.14	Local Government Act 1995
EF089862	23/04/24	03526	Company Director	660.00	Subscription
EF089862	23/04/24	03526	AIG	29.00	Travel Insurance
EF089862	23/04/24	03526	C R Warne Trophies	473.55	Ceremonial Items
EF089862	23/04/24	03526	Qantas Airways	847.72	Flights - PIA Congress 2024
EF089862	23/04/24	03526	Town of Cambridge	6.40	Parking
EF089862	23/04/24	03526	Dept of Justice	3,972.00	Court Filing Fee
EF089862	23/04/24	03526	Creative Hand Engraving	162.00	Mayoral Chain Engraving
EF089862	23/04/24	03526	Google	9.24	Subscription
EF089862	23/04/24	03526	Try Booking	61.00	CBCA WA Tickets
<b>Credit Card 2310 Total</b>				<b>9,365.24</b>	
<b>Credit Card 4739</b>					
EF089865	23/04/24	06409	The Westin Melbourne	969.14	Conference Expenses
EF089865	23/04/24	06409	Cabfare	93.76	Conference Expenses - Taxi
EF089865	23/04/24	06409	Live Payments	34.65	Conference Expenses - Taxi
EF089865	23/04/24	06409	Spotto	72.01	Conference Expenses - Taxi
EF089865	23/04/24	06409	News Pty Ltd	28.00	Subscription
EF089865	23/04/24	06409	Dept of Justice	2,979.00	Court Filing Fee - Outstanding Rates
EF089865	23/04/24	06409	Chat GPT	63.30	Membership Fee
EF089865	23/04/24	06409	Dept of Justice	171.70	Court Filing Fee - Outstanding Rates
EF089865	23/04/24	06409	Asic	19.00	Company Search
EF089865	23/04/24	06409	Google	9.24	Subscription
EF089865	23/04/24	06409	Qantas Airways	876.70	Conference Expenses
EF089865	23/04/24	06409	Company Director	1,699.00	Membership Fee
EF089865	23/04/24	06409	AIG Australia	25.00	Conference Expenses - Travel Insurance
<b>Credit Card 4739 Total</b>				<b>7,040.50</b>	
<b>Credit Card 7996</b>					
EF089863	23/04/24	05121	Dept of Justice	6,701.00	Court Filing Fee - Outstanding Rates
EF089863	23/04/24	05121	Dept of Justice	5,475.00	Court Filing Fee - Outstanding Rates
EF089863	23/04/24	05121	City of Perth Parking	6.56	Parking

Attachment 12.4.1 April 2024 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amt	Description
<b>Credit Card 7996 Total</b>				<b>12,182.56</b>	
<b>Credit Card 8380</b>					
EF089864	23/04/24	06342	Kogan	4,194.99	Staff Phones
EF089864	23/04/24	06342	Event Listing	49.99	Advertising
EF089864	23/04/24	06342	Event Listing	24.99	Advertising
EF089864	23/04/24	06342	Adobe Systems	263.99	Subscription
EF089864	23/04/24	06342	Facebook	1,250.00	Advertising
EF089864	23/04/24	06342	Adobe Systems	39.59	Subscription
EF089864	23/04/24	06342	Microsoft	1,622.58	Subscription
EF089864	23/04/24	06342	Campaign Monitors	1,374.67	Subscription
EF089864	23/04/24	06342	Twilio Sendgrid	30.74	Subscription
EF089864	23/04/24	06342	Event Listing	24.99	Advertising
EF089864	23/04/24	06342	Eventbrite Org Sub	29.00	Subscription
EF089864	23/04/24	06342	Google	294.86	Subscription
EF089864	23/04/24	06342	Facebook	99.43	Advertising
EF089864	23/04/24	06342	Facebook	1,250.00	Advertising
<b>Credit Card 8380 Total</b>				<b>10,549.82</b>	
<b>Fuels and Utilities</b>					
EF089645	05/04/24	00042	Alinta Energy	541.05	Light, Power, Gas
EF089646	05/04/24	00323	John Christie	785.00	Phone/Internet expenses
EF089650	05/04/24	01252	Water Corporation	200.61	Water, Annual & Excess
EF089651	05/04/24	01274	Synergy	4,394.83	Light, Power, Gas
EF089699	12/04/24	00042	Alinta Energy	82.60	Light, Power, Gas
EF089711	12/04/24	01252	Water Corporation	1,537.14	Water, Annual & Excess
EF089713	12/04/24	01274	Synergy	8,769.36	Light, Power, Gas
EF089722	12/04/24	02471	Western Power	41,341.51	Light, Power, Gas
EF089724	12/04/24	02631	Ampol - Caltex	26,863.21	Fuel, Oil, Additives
EF089730	12/04/24	03592	Steven Harling	108.79	Fuel, Oil, Additives
EF089764	12/04/24	06424	Telstra Limited	3,938.90	Phone/Internet expenses
EF089804	19/04/24	01252	Water Corporation	14,934.59	Water, Annual & Excess
EF089805	19/04/24	01274	Synergy	119,637.65	Light, Power, Gas
EF089840	19/04/24	06424	Telstra Limited	12,610.69	Phone/Internet expenses
EF089866	24/04/24	00042	Alinta Energy	1,917.80	Light, Power, Gas
EF089875	24/04/24	01252	Water Corporation	2,174.83	Water, Annual & Excess
EF089908	24/04/24	06707	Motorpass 1617 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5911 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 0085 - Coles Express Perth	95.50	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 0591 - BP Express	367.05	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 6934 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 9327 - BP Welshpool	367.99	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 6978 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 2466 - BP Bibra Lake	318.70	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5578 - Puma Burswood	410.41	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5523 - Coles Express Cloverdale	453.66	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 4232 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 1411 - 7 Eleven Carlisle	155.86	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 1611 - Coles Express Cloverdale	697.79	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 2823 - Ampol Morley	357.49	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 1178 - BP Express Carlisle	288.59	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5974 - Coles Express Cloverdale	118.65	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 7657 - Coles Express Cloverdale	304.91	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 9084 - BP Carlisle	93.95	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 2681 - Coles Express Cloverdale	196.40	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 7944 - Coles Express Cloverdale	116.79	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 3289 - Caltex Welshpool	455.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5561 - BP Carlisle	234.04	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5103 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5818 - 7 Eleven Lansdale	406.05	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 9157 - Caltex Mount Lawley	189.34	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 1893 - Ampol Midvale	531.84	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 3239 - Ampol Karrinyup	196.91	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 7149 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5173 - Coles Express Cloverdale	758.95	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 3748 - BP Carlisle	459.87	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 1754 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5447 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 2710 - Caltex Mount Lawley	230.84	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 9603 - Atlas Fuel Ascot	205.60	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 1917 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 6284 - Caltex Mount Lawley	358.27	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 9357 - Ampol Forrestdale	429.65	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 1615 - Coles Express Bull creek	336.75	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 3839 - Ampol Belmont	189.92	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 3847 - BP Mindaie	355.83	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 2474 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 4361 - Liberty Gosnells	122.81	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 3567 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 6390 - Ampol Bentley	277.60	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 4083 - United Kewdale	74.69	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5625 - Coles Express Cloverdale	217.61	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 4201 - Ampol Ascot	381.61	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 7886 - Ampol Kingsley	221.01	Fuel, Oil, Additives

# Attachment 12.4.1 April 2024 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amt	Description
EF089908	24/04/24	06707	Motorpass - 5490 - Ampol Bunbury	314.88	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5997 - BP Cannington	318.09	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 4031 - Vibe Bayswater	220.26	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 0034 - Ampol Murdoch	117.42	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 0091 - Ampol Applecross	259.77	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 4565 - Ampol Willelton	244.29	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 3741 - Ampol Belmont	84.91	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 0327 - B Express Carlisle	123.90	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 0177 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 1658 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 6153 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 7033 - Caltex Upper Swan	622.45	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 7872 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5317 - Atlas Fuel Ascot	71.99	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 6117 - Coles Express Cloverdale	484.91	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 4903 - Better Choice Stratton	174.82	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 2562 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 3517 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 4060 - Coles Express Bayswater	76.60	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 0387 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 1187 - Puma Burswood	122.50	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 6973 - Ampol Murdoch	73.81	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 3142 - Coles Express Banksia Grove	351.08	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 5189 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 9357 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 4878 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089908	24/04/24	06707	Motorpass - 4886 - WEX Card Fee	3.00	Fuel, Oil, Additives
EF089921	30/04/24	00264	Castrol Australia Pty Ltd	585.12	Fuel, Oil, Additives
EF089965	30/04/24	01252	Water Corporation	9,098.48	Water, Annual & Excess
EF089967	30/04/24	01274	Synergy	2,102.04	Light, Power, Gas
EF090086	30/04/24	06614	Oracle Customer Management Solutions	3,308.23	Phone/Internet expenses
			<b>Fuels and Utilities Total</b>	<b>269,641.04</b>	
			<b>Materials</b>		
EF089657	05/04/24	01955	Image Extra - Starmix Holdings Pty Ltd	1,182.50	Building Material - Bollards
EF089663	05/04/24	03144	COS Complete Office Supplies Pty Ltd	606.29	Stationery & Printing
EF089665	05/04/24	03660	Safe T Card Australia Pty Ltd	107.80	Safety Clothing/Equipment
EF089666	05/04/24	04373	Reach Communications Pty Ltd	189.00	Publications/Newspapers - Subscription
EF089676	05/04/24	06084	Asphaltch Pty Ltd	108,492.90	Asphalt - Abernethy Road
EF089689	05/04/24	06793	Get Home Safe	660.00	Computer Software - Base Safety Licenses
EF089701	12/04/24	00203	BOC Gases Australia Ltd	19.80	Welding Equipment/Supplies
EF089702	12/04/24	00317	Coles Supermarkets Aust Pty Ltd	252.41	Groceries
EF089704	12/04/24	00664	Kmart Australia Limited	35.50	Stationery & Printing
EF089707	12/04/24	00832	Officeworks	225.80	Stationery & Printing
EF089709	12/04/24	01019	Barmah Hats	586.30	Safety Clothing/Equipment
EF089710	12/04/24	01093	SAI Global Limited	6,579.39	Data Storage - Renewal - I2I
EF089712	12/04/24	01265	Westbooks	221.75	Books/CDs/DVDs
EF089726	12/04/24	02862	James Bennett Pty Ltd	1,199.14	Books/CDs/DVDs
EF089728	12/04/24	03144	COS Complete Office Supplies Pty Ltd	702.22	Stationery & Printing
EF089733	12/04/24	03856	SEM Distribution - newspaper delivery	231.00	Publications/Newspapers
EF089734	12/04/24	04036	CleverPatch Pty Ltd	108.31	Craft/Display Materials
EF089736	12/04/24	04394	JB Hi - FI Belmont Forum - Library purchases	831.36	Books/CDs/DVDs
EF089738	12/04/24	04470	Arts Law Centre of Australia	480.00	Membership Renewal
EF089740	12/04/24	04491	Woolworths Group - Functions/Catering only	157.08	Groceries
EF089750	12/04/24	05432	Bloomin Boxes	100.00	Flowers
EF089752	12/04/24	05520	Teacher Superstore	159.87	Books/CDs/DVDs
EF089756	12/04/24	05980	Finishing WA	242.00	Stationery & Printing
EF089761	12/04/24	06346	Southern Chronicles	440.00	Publications/Newspapers - Notice
EF089762	12/04/24	06365	Spice Digital Imaging Pty Ltd	308.00	Bollard Sleeves
EF089776	12/04/24	06690	Urbisol	3,300.00	Survey - Traffic Study
EF089789	19/04/24	00009	Cafe Corporate	883.60	Groceries
EF089792	19/04/24	00203	BOC Gases Australia Ltd	142.81	Welding Equipment/Supplies
EF089793	19/04/24	00317	Coles Supermarkets Aust Pty Ltd	406.15	Groceries
EF089808	19/04/24	01983	Whistlers Products Pty Ltd	246.40	Groceries
EF089809	19/04/24	02201	Neverfail Springwater Limited	29.90	Beverages
EF089811	19/04/24	02498	City of South Perth	7,731.04	Impound Cats & Dogs - Jan24 & Feb24
EF089818	19/04/24	03856	SEM Distribution - newspaper delivery	60.52	Publications/Newspapers
EF089846	19/04/24	06768	SignBiz WA	154.00	Signs
EF089850	19/04/24	06800	The Avish Family Trust T/as Fruit Break	1,211.20	Groceries
EF089868	24/04/24	00285	City of Armadale	287.32	Printing Services
EF089869	24/04/24	00311	Cloverdale Hardware and Western Supply	57.44	Hardware
EF089872	24/04/24	00976	Richgro Garden Products & Amazon Soils	182.88	Gardening Maintenance
EF089876	24/04/24	01263	West Australian Newspapers Ltd	293.37	Publications/Newspapers
EF089881	24/04/24	01906	Frazzcon Enterprises	1,187.32	Signs
EF089884	24/04/24	02862	James Bennett Pty Ltd	276.53	Books/CDs/DVDs
EF089894	24/04/24	05966	Light Application Pty Ltd	6,688.00	Lights & Light Fittings - Belmont Hub
EF089898	24/04/24	06201	C - Wise	5,570.40	Gardening - Plants/Supplies
EF089902	24/04/24	06589	OverDrive Australia Pty Ltd	362.98	Books/CDs/DVDs
EF089909	24/04/24	06794	Perth Tactiles Pty Ltd	114.50	Building Material
EF089912	30/04/24	00132	Bolinda Publishing Pty Ltd	410.72	Books/CDs/DVDs
EF089913	30/04/24	00185	Benara Nurseries	4,163.72	Gardening - Assorted Trees
EF089918	30/04/24	00231	Bunnings Group Ltd	2,218.29	Hardware
EF089919	30/04/24	00233	Bunzi Limited	4,499.37	Cleaning Products

# Attachment 12.4.1 April 2024 payments

Pmnt Ref	Date	CR Code	Supplier	Pmnt Amt	Description
EF089922	30/04/24	00278	Chefmaster Australia	1,444.73	Cleaning Products
EF089923	30/04/24	00285	City of Armadale	455.04	Printing Services
EF089929	30/04/24	00475	Saferight Pty Ltd	2,662.00	Safety Inspection & Recertification
EF089930	30/04/24	00480	Forestvale Trees Pty Ltd	1,875.50	Gardening - Assorted Trees
EF089934	30/04/24	00617	Jacksons Drawing Supplies Pty Ltd	345.00	Craft/Display Materials
EF089935	30/04/24	00627	Jason Signmakers	824.07	Signs
EF089937	30/04/24	00723	Marindust Sales	4,455.00	Playground Equipment - Miles Park
EF089943	30/04/24	00850	Pacific Safety Wear Malaga	858.78	Safety Clothing/Equipment
EF089950	30/04/24	01073	Spotlight Pty Ltd	66.50	Craft/Display Materials
EF089960	30/04/24	01202	Tudor House (WA) Pty Ltd	2,998.00	Promotional Items - Civic Centre Flags
EF089969	30/04/24	01398	Winc Australia Pty Ltd	2,095.27	Stationery & Printing
EF089972	30/04/24	01568	Allstate Safety Products	184.80	Safety Clothing/Equipment
EF089973	30/04/24	01570	Blackwoods	818.82	Hardware
EF089984	30/04/24	02088	Lock Stock & Farrell Locksmith	1,903.35	Hardware
EF089988	30/04/24	02320	Ambius Indoor Plants	5,596.48	Gardening - Assorted Plants
EF089990	30/04/24	02382	Perth Timber Co Pty Ltd	5,527.50	Building Material - Bollards
EF089994	30/04/24	02431	ASB Branded Merchandise - ASB Marketing Pty Ltd	1,188.00	Promotional Items - Walking Group
EF090002	30/04/24	03144	COS Complete Office Supplies Pty Ltd	908.91	Stationery & Printing
EF090007	30/04/24	03630	Direct Trades Supply Pty Ltd	106.91	Hardware
EF090012	30/04/24	04053	Totally Workwear TWW	1,619.44	Safety Clothing/Equipment
EF090021	30/04/24	04471	Booktopia	356.80	Books/CDs/DVDs
EF090022	30/04/24	04491	Woolworths Group - Functions/Catering only	127.96	Groceries
EF090036	30/04/24	05010	Kyocera Document Solutions Australia	1,090.76	Stationery & Printing
EF090037	30/04/24	05082	Accidental Health and Safety Perth	183.70	Medical/First Aid Supplies
EF090043	30/04/24	05402	Heatley Sales Pty Ltd	891.48	Safety Clothing/Equipment
EF090045	30/04/24	05465	QBD Books	601.33	Books/CDs/DVDs
EF090055	30/04/24	05890	Living Turf	4,455.00	Gardening - Turf Maintenance
EF090059	30/04/24	05992	Corsign WA	2,348.50	Signs
EF090061	30/04/24	06084	Asphaltech Pty Ltd	173,791.59	Asphalt - Various Locations
EF090066	30/04/24	06197	Ceejay Precision Engineering	440.00	Metal Goods
EF090079	30/04/24	06521	Lucindas Everlastings	2,900.00	Gardening - Plants/Supplies
EF090088	30/04/24	06681	Prefet Pty Ltd T/A Minuteman Press Perth	5,430.12	Stationery & Printing - Various Events
<b>Materials Total</b>				<b>393,148.22</b>	
<b>Other</b>					
EF089658	05/04/24	02377	Faulkner Park Board Management	14,842.39	Faulkner Park Board Management Monthly Contribution
EF089670	05/04/24	05076	Belmont Saints Squash & Sports Club	150.00	Community Contribution Fund
EF089691	05/04/24	06801	Western Australian Naturalists' Club	3,765.00	Grants General - Community Contribution Fund
EF089692	05/04/24	99998	Aboriginal Family Legal Services	147.00	Application Fee
EF089693	05/04/24	99998	Group Support Pty Ltd	677.61	Rates Refund
EF089694	05/04/24	99998	Thomas Webb	400.00	Sports Donation
EF089695	05/04/24	99998	Tammy Casey - Behalf of Tory D'Assessio	400.00	Sports Donation
EF089696	05/04/24	99998	Nadia Bundu	400.00	Sports Donation
EF089716	12/04/24	01683	Sally De La Cruz	132.10	Staff Reimbursement
EF089720	12/04/24	02368	Belmont Senior Citizens Club Inc	25.00	Reimbursements - Community Bus Fuel
EF089727	12/04/24	03071	Department of Transport - Vehicle Owner Searches	708.40	Vehicle Ownership Searches
EF089757	12/04/24	06002	Arts Hub Australia Pty Ltd	385.00	Membership Fee
EF089768	12/04/24	06474	Vend Ltd	2,748.00	Subscription
EF089785	12/04/24	99998	Camelton S L Barnett	132.00	Towing Charges
EF089788	18/04/24	01236	Department of Fire and Emergency Services	440,056.89	Emergency Services Levy
EF089801	19/04/24	00795	LGISWA	2,000.00	Insurance Premiums - Excess
EF089802	19/04/24	00898	Property Council of Australia WA Division	825.00	Membership Fee - Partner Lunch
EF089855	19/04/24	99998	Christine Anne Stevens	7,000.00	Rates Refund
EF089856	19/04/24	99998	Lukas Truong	400.00	Sports Donation
EF089857	19/04/24	99998	Kiren J Webster	800.00	Sports Donation
EF089858	19/04/24	99998	Robert and Desiree Fell	400.00	Sports Donation
EF089859	19/04/24	99998	John Alexander Lleedan	619.08	Rates Refund
EF089860	19/04/24	99998	Ironfish Perth	1,027.31	Rates Refund
EF089867	24/04/24	00169	Belmont Business Enterprise Centre Inc	44,451.00	Accommodation Support MOU
EF089874	24/04/24	01236	Department of Fire and Emergency Services	1,337.00	Emergency Services Levy
EF089880	24/04/24	01599	WA Rangers Association Inc	300.00	Membership Fee
EF089883	24/04/24	02377	Faulkner Park Board Management	14,842.39	Faulkner Park Board Management Monthly Contribution
EF089911	30/04/24	01244	Western Australian Treasury Corporation	539,241.69	Loan Repayment
EF089932	30/04/24	00610	ID Consulting Pty Ltd	18,150.00	Subscription
EF089962	30/04/24	01236	Department of Fire and Emergency Services	1,337.00	Emergency Services Levy
EF089966	30/04/24	01270	Perth Racing - WA Turf Club	2,520.84	Line Marking Sponsorship Reimbursements
EF089989	30/04/24	02377	Faulkner Park Board Management	36,324.20	Faulkner Park Board Management Additional Contribution
EF090009	30/04/24	03773	Belmont Districts Football Club	350.00	Reimbursement of Turf Line Marking
EF090013	30/04/24	04079	Belmont Men's Shed Inc	1,128.00	Refurbish Theatre Seats
EF090098	30/04/24	99998	Bethaney Elyce Nixon	414.86	Rates Refund
EF090099	30/04/24	99998	Cooper Truong	400.00	Sports Donation
EF090100	30/04/24	99998	Jerome Taingahue	800.00	Sports Donation
EF090101	30/04/24	99998	Shelford Construction	765.02	Application Fee
<b>Other Total</b>				<b>1,140,402.78</b>	
<b>Property, Plant &amp; Equipment</b>					
EF089674	05/04/24	05766	PPC Practical Peripherals Corp Pty Ltd	356.95	Computer Hardware
EF089714	12/04/24	01287	Datanet Asia Pacific Pty Ltd - The Barcode Store	383.90	Computer Hardware
EF089835	19/04/24	06111	Esel Pty Ltd t/as MWave	1,226.95	Computer Hardware
EF090031	19/04/24	04739	Dexion	1,168.20	Office Furniture - Hub Shelving
EF090039	19/04/24	05207	Department of Planning, Lands and Heritage	8,868.60	Land Purchase - Sale and Amalgation Fee
<b>Property, Plant &amp; Equipment Total</b>				<b>12,004.60</b>	
<b>Salaries/Wages</b>					
WG000424	04/04/24	COB	City of Belmont Payroll	2,080.28	Salaries/Wages





## 12.5 Monthly Financial Report for April 2024

Voting Requirement	:	Absolute 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 April 2024.

This report also contains proposed budget amendments relating to the refurbishment of the Faulkner Park Retirement Village Clubhouse, the NatureLink Program and the replacement of streetlighting at Gabriel Gardens independent living units.

## Officer Recommendation

### Kulczycki moved, Sessions seconded

That Council:

1. Receives the Monthly Financial Reports as at 30 April 2024 as included in Attachment 12.5.1.
2. Adopts the following amendment to the 2023-24 budget relating to the refurbishment of the Faulkner Park Retirement Village Clubhouse:

Account	Account Desc.	Current Budget	Proposed Budget	Movement
BB2410-30-1279	Faulkner Park Retirement Village - Refurbishment	180,000	251,984	71,984
BB2410-00-6831	Faulkner Park Retirement Village Refurbishment Reserve	(180,000)	(251,984)	(71,984)
TOTAL				0

3. Adopts the following amendment to the 2023-24 budget relating to the NatureLink Program:

Account	Account Desc.	Current Budget	Proposed Budget	Movement
996002-00-1271	Environmental Services	60,000	310,000	250,000
996002-00-4059	Environmental Services - Contributions	0	(250,000)	(250,000)
TOTAL				0

4. Adopts the following amendment to the 2023-24 budget relating to the Security and Street lights at Gabriel Gardens independent living units:

Account	Account Desc.	Current Budget	Proposed Budget	Movement
BB2510-30-1279	Gabriel Gardens Streetlighting	0	50,000	50,000
BB2510-00-6822	Aged Persons Housing Reserve	0	(50,000)	(50,000)
TOTAL				0

**Carried by Absolute Majority 7 votes to 0**

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

## Location

Not applicable.

## Consultation

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

## Strategic Community Plan implications

In accordance with the 2020–2040 Strategic Community Plan:

### Goal 5: Responsible Belmont

**Strategy:** 5.2 Manage the City's assets and financial resources in a responsible manner and provide the best possible services for the community.



## **Policy implications**

There are no policy implications associated with this report.

## **Statutory environment**

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

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

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

## **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 12.5.1.

<b>Report Section</b>	<b>Budget YTD</b>	<b>Actual YTD</b>	<b>Report Comments</b>
<b>Operating Activities</b>			
<b>Revenue from operating activities</b>			
<b>Fees and charges</b>			
City Facilities & Property	891,005	1,017,739	Increase in rent for residential tenancies and an increase in use of some community centres.
Economic & Community Development	276,667	391,662	Higher than anticipated income from sale of units at Faulkner Park Retirement Village.
<b>Other revenue</b>			
Governance, Strategy & Risk	338,554	147,398	Insurance reimbursement relating to the Belmont Hub fire received in May.
<b>Expenditure from operating activities</b>			
<b>Employee costs</b>			
Governance, Strategy & Risk	(1,885,804)	(1,589,509)	Salaries are below budget due to vacancies which are currently being recruited by the City.
Parks, Leisure & Environment	(3,033,658)	(2,822,241)	
City Projects	(359,178)	(502,438)	Overspend due to portion of project manager costs to be capitalised at year end.
<b>Materials and contracts</b>			
Governance, Strategy & Risk	(704,912)	(361,615)	Consulting and legal fees budgeted but not utilised to date.
Information Technology	(2,008,165)	(2,181,264)	Cyber Security projects completed and invoiced earlier than expected.
Public Relations & Stakeholder Engagement	(840,700)	(623,225)	Underspend and cost savings linked to project reprioritisation

<b>Report Section</b>	<b>Budget YTD</b>	<b>Actual YTD</b>	<b>Report Comments</b>
Works	(6,937,358)	(6,815,754)	Maintenance programs on track.
Design, Assets & Development	(422,354)	(309,210)	Contract recently awarded for traffic modelling project, claims to be received in coming months.
City Facilities & Property	(2,551,984)	(2,168,446)	Delays in contractor invoicing along with an increase in expected income from tenancy outgoings.
Planning Services	(312,881)	(155,223)	Aspects of some projects have been managed in house, and some consultant's costs have not yet been incurred.
Safer Communities	(2,168,480)	(1,963,384)	Variance due to Community Watch invoice not yet received and ranger vehicles on backorder.
Economic & Community Development	(1,737,932)	(1,601,221)	Underspend due to the revised scope of various initiatives within the department.
Library, Culture & Place	(2,264,091)	(1,825,102)	Underspend due to delay in completion of the 125th Anniversary Celebrations and Wright St Art project.

<b>Report Section</b>	<b>Budget YTD</b>	<b>Actual YTD</b>	<b>Report Comments</b>
<b>Utility charges</b>			
City Facilities & Property	(755,959)	(625,731)	April electricity invoice not yet received.
Depreciation	(10,713,013)	(10,343,911)	Reduced depreciation in line with reduced capital spend.
<b>Insurance Expenses</b>			
Governance, Strategy & Risk	(268,571)	(119,381)	The actual insurance premium is lower than estimated amount.
<b>Other expenditure</b>			
Economic & Community Development	(623,062)	(747,237)	Higher than anticipated expenses due to sale of units at Faulkner Park Retirement Village.
Non-cash amounts excluded from operating activities	10,690,339	8,087,088	Reduced depreciation in line with reduced capital spend.
<b>Investing Activities</b>			
<b>Inflows from investing activities</b>			
<b>Non-operating grants, subsidies and contributions</b>			
Works	1,743,091	1,253,542	Roads to Recovery grant yet to be received.
<b>Proceeds from disposal of assets</b>			
Design, Assets & Development	259,535	154,385	Fleet to be sold at auction when new orders are delivered.
<b>Outflows from investing activities</b>			
<b>Payments for property, plant and equipment</b>			
Information Technology	(482,199)	(590,384)	Firewall renewal project classified as capital rather than operating as budgeted.
Works	(292,635)	(155,581)	Delays in receiving plant and equipment to conclude scheduled work.
City Facilities & Property	(1,362,087)	(922,808)	Delays in receiving plant and equipment to conclude scheduled work.
Safer Communities	(231,743)	(62,591)	Underspend in CCTV projects due to hardware supply delays.



<b>Report Section</b>	<b>Budget YTD</b>	<b>Actual YTD</b>	<b>Report Comments</b>
<b>Payments for construction of infrastructure</b>			
Works	(4,318,213)	(4,003,848)	Variances in construction projects including Fisher Street and Parkview Pde - Morrison St.
City Projects	(898,864)	(580,861)	Variance as a result of Esplanade Foreshore Stabilisation project commencement being revised to September 24.
Parks, Leisure & Environment	(3,975,952)	(2,292,073)	Expenditure reflects delays within supply chain however works program indicates completion within this budget cycle.

## **Budget Amendments**

### **Faulkner Park Retirement Village Clubhouse**

The City recently carried out a refurbishment of the 'Clubhouse' at the Faulkner Park Retirement Village, a portion of the original scope was for the provision of furniture. On advice received from Southern Cross Care, facility managers for the Village, this portion was removed from the original scope of works, as the Village Committee wished to be involved in the selection of furniture that is appropriate for the residents. The furniture that has been selected by the committee is specifically designed to meet the needs of residents and a quote has been received for the provision of this furniture.

The Faulkner Park Retirement Village Refurbishment Reserve has been established to provide for the future major maintenance and refurbishment requirements at the Faulkner Park Retirement Village, and it is therefore appropriate to utilise these funds for the purchase of the furniture. In order to obtain the furniture, a budget amendment is proposed now rather than to wait for the adoption of the 2024-25 Annual Budget.

Following these amendments, the Faulkner Park Retirement Village Refurbishment Reserve will have an estimated closing balance of \$427,849 for the 2023-24 year.

## **NatureLink Program**

As part of both the Urban Forest and Streetscape Enhancement Strategies, the City has developed a program aligned with both to activate a nature corridor to encourage native fauna back within the City's boundaries.

The City have received funding approval from Water Corporation to the value of \$25,000 to commence this program with works to commence May 2024 and look at incentives to help improve our ecological linkages across Belmont through planting and community education. In order to commence, a budget amendment is proposed now rather than to wait for the adoption of the 2024-25 Annual Budget.

## **Gabriel Gardens Independent Living Units**

Southern Cross Care have reported that several of the Security and Street lights at Gabriel Gardens independent living units are unserviceable. On investigation they have discovered that the cabling to these lights has failed, to reinstate the existing would necessitate a full rewire which is not a viable option, due to the condition of the poles and light fittings. It is now intended to replace the lights and poles with new LED Solar lights, the addition of the Solar lights will mean that there will be no future electrical consumption costs associated with the lighting, providing a saving moving forward.

The Aged Persons Housing Reserve was established to provide funds for future capital expenditure at the four Independent Living Unit villages, it is therefore appropriate to utilise these funds for the supply and installation of the lights. To carry out the works a budget amendment is proposed now rather than to wait for the adoption of the 2024-25 Annual Budget as this is a safety issue for the residents at Gabriel Gardens.

Following these amendments, the Aged Persons Housing Reserve will have an estimated closing balance of \$553,735 for the 2023-24 year.

## **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 Report - April [ <b>12.5.1</b> - 11 pages]

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

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

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# Attachment 12.5.1 Monthly Financial Report - April

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

	Amended Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.	
<b>OPERATING ACTIVITIES</b>							
<b>Revenue from operating activities</b>							
Rates	56,645,769	56,565,769	56,493,451	(72,318)	(0.13%)		
Grants, subsidies and contributions	2,682,554	748,463	679,586	(68,877)	(9.20%)		
Fees and charges	10,102,849	9,566,357	10,033,752	467,395	4.89%	▲	
Interest revenue	6,875,655	5,414,661	5,243,294	(171,367)	(3.16%)	▼	
Other revenue	1,080,981	951,192	834,442	(116,750)	(12.27%)	▼	
Profit on asset disposals	76,289	50,859	27,368	(23,491)	(46.19%)		
	<b>77,464,097</b>	<b>73,297,301</b>	<b>73,311,893</b>	14,592	0.02%		
<b>Expenditure from operating activities</b>							
Employee costs	(26,479,778)	(22,135,876)	(21,433,764)	702,112	3.17%	▲	
Materials and contracts	(33,864,076)	(26,584,323)	(24,509,957)	2,074,366	7.80%	▲	
Utility charges	(1,745,786)	(1,485,971)	(1,189,671)	296,300	19.94%	▲	
Depreciation	(12,855,614)	(10,713,014)	(10,343,911)	369,103	3.45%	▲	
Finance costs	(544,195)	(502,471)	(503,195)	(724)	(0.14%)		
Insurance	(855,454)	(855,197)	(712,453)	142,744	16.69%	▲	
Other expenditure	(1,750,763)	(1,490,770)	(1,518,897)	(28,127)	(1.89%)		
Loss on asset disposals	0	0	(14,026)	(14,026)	0.00%		
	<b>(78,095,666)</b>	<b>(63,767,622)</b>	<b>(60,225,874)</b>	3,541,748	5.55%		
Non-cash amounts excluded from operating activities	Note 2(b)						
	12,844,147	10,662,155	10,952,878	290,723	2.73%	▲	
<b>Amount attributable to operating activities</b>	<b>12,212,578</b>	<b>20,191,834</b>	<b>24,038,897</b>	3,847,063	19.05%		
<b>INVESTING ACTIVITIES</b>							
<b>Inflows from investing activities</b>							
Proceeds from capital grants, subsidies and contributions	3,254,438	2,434,603	1,933,847	(500,756)	(20.57%)	▼	
Proceeds from disposal of assets	1,201,962	0	13,961	13,961	0.00%		
	<b>4,456,400</b>	<b>2,434,603</b>	<b>1,947,808</b>	(486,795)	(19.99%)		
<b>Outflows from investing activities</b>							
Payments for property, plant and equipment	2	(4,153,953)	(3,018,847)	(2,284,350)	734,497	24.33%	▲
Payments for construction of infrastructure	2	(11,682,260)	(8,945,434)	(6,773,762)	2,171,672	24.28%	▲
<b>Amount attributable to investing activities</b>	<b>(11,379,813)</b>	<b>(9,529,678)</b>	<b>(7,110,304)</b>	2,419,374	25.39%		
<b>FINANCING ACTIVITIES</b>							
<b>Inflows from financing activities</b>							
Transfer from reserves	1	5,012,906	1,046,192	1,046,192	0	0.00%	
		<b>5,012,906</b>	<b>1,046,192</b>	<b>1,046,192</b>	0	0.00%	
<b>Outflows from financing activities</b>							
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	1	(16,876,287)	0	(1,600)	(1,600)	0.00%	
		<b>(17,561,705)</b>	<b>(618,110)</b>	<b>(619,710)</b>	(1,600)	(0.26%)	
<b>Amount attributable to financing activities</b>	<b>(12,548,799)</b>	<b>428,082</b>	<b>426,482</b>	(1,600)	(0.37%)		
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>							
<b>Surplus or deficit at the start of the financial year</b>							
	11,952,642	11,952,642	11,952,642	5	0.00%		
Amount attributable to operating activities	12,212,578	20,191,834	24,038,897	3,847,063	19.05%	▲	
Amount attributable to investing activities	(11,379,813)	(9,529,678)	(7,110,304)	2,419,374	25.39%	▲	
Amount attributable to financing activities	(12,548,799)	428,082	426,482	(1,600)	(0.37%)		
<b>Surplus or deficit after imposition of general rates</b>	<b>236,608</b>	<b>23,042,880</b>	<b>29,307,722</b>	6,264,842	27.19%	▲	

### 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 APRIL 2024**

	Supplementary Information	30 June 2024	30 April 2024
		\$	\$
<b>CURRENT ASSETS</b>			
Cash and cash equivalents		12,671,468	8,705,286
Trade and other receivables		24,316,211	24,925,644
Other financial assets		33,253,360	48,118,043
Inventories		246,770	276,803
Other assets		2,533,328	3,479,581
<b>TOTAL CURRENT ASSETS</b>		<b>73,021,137</b>	<b>85,505,357</b>
<b>NON-CURRENT ASSETS</b>			
Trade and other receivables		457,172	429,067
Other financial assets		31,226,126	31,230,329
Property, plant and equipment		343,596,968	341,521,869
Infrastructure		291,645,811	291,823,854
Right-of-use assets		275,308	275,308
Intangible assets		145,828	106,660
<b>TOTAL NON-CURRENT ASSETS</b>		<b>667,347,213</b>	<b>665,387,087</b>
<b>TOTAL ASSETS</b>		<b>740,368,350</b>	<b>750,892,444</b>
<b>CURRENT LIABILITIES</b>			
Trade and other payables		5,743,434	2,233,096
Other liabilities		1,400,503	1,376,599
Lease liabilities		118,561	118,561
Borrowings		618,110	0
Employee related provisions		4,428,402	4,187,220
<b>TOTAL CURRENT LIABILITIES</b>		<b>12,309,010</b>	<b>7,915,476</b>
<b>NON-CURRENT LIABILITIES</b>			
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
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>12,312,545</b>	<b>12,210,158</b>
<b>TOTAL LIABILITIES</b>		<b>24,621,555</b>	<b>20,125,634</b>
<b>NET ASSETS</b>		<b>715,746,795</b>	<b>730,766,810</b>
<b>EQUITY</b>			
Retained surplus		202,240,917	218,305,397
Reserve accounts	1	61,681,383	60,635,191
Revaluation surplus		451,824,495	451,824,495
<b>TOTAL EQUITY</b>		<b>715,746,795</b>	<b>730,765,083</b>

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

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

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

**2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION**

	Amended Budget Opening	Last Year Closing	Year to Date
(a) Net current assets used in the Statement of Financial Activity	30 June 2023	30 June 2023	30 April 2024
Note	\$	\$	\$
<b>Current assets</b>			
Cash and cash equivalents	11,451,932	12,671,468	8,705,286
Trade and other receivables	1,717,407	24,316,211	24,925,644
Other financial assets	39,012,440	33,253,360	48,118,043
Inventories	177,335	246,770	276,803
Other assets	336,836	2,533,328	3,479,581
	<u>52,695,950</u>	<u>73,021,137</u>	<u>85,505,357</u>
<b>Less: current liabilities</b>			
Trade and other payables	(5,539,964)	(5,743,434)	(2,233,096)
Other liabilities	(969,598)	(1,400,503)	(1,376,599)
Lease liabilities	(58,056)	(118,561)	(118,561)
Borrowings	(641,884)	(618,110)	0
Employee related provisions	(4,542,090)	(4,428,402)	(4,187,220)
Other provisions	(102,912)	0	0
	<u>(11,854,504)</u>	<u>(12,309,010)</u>	<u>(7,915,476)</u>
<b>Net current assets</b>	<u>40,841,446</u>	<u>60,712,127</u>	<u>77,589,881</u>
<b>Less: Total adjustments to net current assets</b>	2(c) (40,341,446)	(48,759,480)	(48,282,159)
<b>Closing funding surplus / (deficit)</b>	<u>500,000</u>	<u>11,952,647</u>	<u>29,307,722</u>

**(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*.

Non-cash amounts excluded from operating activities	Amended Budget	YTD Budget (a)	YTD Actual (b)
	\$	\$	\$
<b>Adjustments to operating activities</b>			
Less: Profit on asset disposals	(76,289)	(50,859)	(27,368)
Add: Loss on asset disposals	0	0	14,026
Add: Depreciation	12,855,614	10,713,014	10,343,911
Movement in non-current employee provisions	64,822	0	0
- Pensioner deferred rates	0	0	(28,105)
- Employee provisions	0	0	650,414
<b>Total non-cash amounts excluded from operating activities</b>	<u>12,844,147</u>	<u>10,662,155</u>	<u>10,952,878</u>

**(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.

Adjustments to net current assets	Amended Budget Opening	Last Year Closing	Year to Date
	30 June 2023	30 June 2023	30 April 2024
	\$	\$	\$
Less: Reserve accounts	(44,568,885)	(61,681,383)	(60,636,791)
Add: Financial assets at amortised cost	0	31,022,402	31,022,402
- 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
<b>Total adjustments to net current assets</b>	2(a) (40,341,446)	(48,759,480)	(48,282,159)

**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 12.5.1 Monthly Financial Report - April

**CITY OF BELMONT**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 APRIL 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. % %	
<b>Revenue from operating activities</b>			
<b>Fees and charges</b>	<b>467,395</b>	<b>4.89%</b>	<b>p</b>
City Facilities & Property - Increase in rent for residential tenancies and increase in use of some community centres - \$126,734		Timing	
Economic & Community Development - Higher than expected revenue from sale of Faulkner Park - \$114,995		Timing	
<b>Interest revenue</b>	<b>(171,367)</b>	<b>(3.16%)</b>	<b>q</b>
Finance - Timing variance associated with investment maturities		Timing	
<b>Other revenue</b>	<b>(116,750)</b>	<b>(12.27%)</b>	<b>q</b>
Governance, Strategy & Risk - Insurance reimbursement relating to the Belmont Hub fire not yet received - (\$191,156)		Timing	
<b>Expenditure from operating activities</b>			
<b>Employee costs</b>	<b>702,112</b>	<b>3.17%</b>	<b>p</b>
Salaries are below budget due to vacancies currently being recruited by the City		Permanent	
<b>Materials and contracts</b>	<b>2,074,366</b>	<b>7.80%</b>	<b>p</b>
Governance, Strategy & Risk - Consulting and legal fees budgeted but not utilised - \$343,297		Timing	
Information Technology - Cyber security projects completed and invoiced ahead of expectation - (\$173,099)		Timing	
Public Relations & Stakeholder Engagement - Underspend and cost savings related to project reprioritisation - \$217,475		Timing	
Design, Assets & Development - Contract recently awarded for Traffic Modelling Project, claims to be received in coming months - \$113,144		Timing	
Works - Maintenance programs and expenditure on track - \$121,605		Timing	
City Facilities & Property - Delays in contractor invoicing along with an increase in expected income from tenancy outgoings - \$383,537		Timing	
Planning Services - Aspects of some projects have been managed in house and consultant costs have not yet been incurred - \$157,658		Timing	
Safer Communities - Variance due to BCW invoice not yet received, ranger vehicle expenses not yet incurred as vehicles are still on back order and agency staff costs higher than budgeted in line with employee costs underspend - \$205,097		Timing	
Economic & Community Development - Underspend in various initiatives due to staff vacancies, resulting in some program / contracting delays and reduced scope of some programs - \$136,711		Timing	
Library, Culture & Place - Underspend due to delay in completion of the 125th Anniversary Celebrations and Wright St Art project - \$438,989		Timing	
<b>Utility charges</b>	<b>296,300</b>	<b>19.94%</b>	<b>p</b>
Various Utility Charges below budget due to amounts below material variance threshold		Timing	
<b>Depreciation</b>	<b>369,103</b>	<b>3.45%</b>	<b>p</b>
Accrual entry for January to April yet to be reversed		Timing	
<b>Insurance</b>	<b>142,744</b>	<b>16.69%</b>	<b>p</b>
Governance, Strategy & Risk - The actual insurance premium is lower than estimated amount		Timing	
<b>Non-cash amounts excluded from operating activities</b>	<b>290,723</b>	<b>2.73%</b>	<b>p</b>
Reduced depreciation in line with reduced capital spend.		Timing	
<b>Proceeds from capital grants, subsidies and contributions</b>	<b>(500,756)</b>	<b>(20.57%)</b>	<b>q</b>
Works - Roads to Recovery grant yet to be received - (\$489,549)		Timing	
<b>Outflows from investing activities</b>			
<b>Payments for property, plant and equipment</b>	<b>734,497</b>	<b>24.33%</b>	<b>p</b>
Information Technology - Firewall renewal project overspend due to new hardware asset to be capitalised at the end of project, instead of operating as budgeted - (\$108,185)		Timing	
City Facilities & Property - Delays in receiving plant and equipment to conclude scheduled work - \$439,279		Timing	
Safer Communities - Underspend in CCTV projects due to hardware supply delays - \$169,152		Timing	
Works - Delays in receiving plant & equipment to conclude scheduled work - \$137,054		Timing	
<b>Payments for construction of infrastructure</b>	<b>2,171,672</b>	<b>24.28%</b>	<b>p</b>
Works - Construction projects are on schedule - timing variances to include Fisher Street and Parkview Pde - Morrison St - \$314,365		Timing	
City Projects - Variance as a result of Esplanade Foreshore Stabilisation project commencement date being revised to September 24 - Parks, Leisure & Environment - Expenditure reflects delays within supply chain however works program indicates completion within this budget cycle - \$1,683,879		Timing	
<b>Surplus or deficit after imposition of general rates</b>	<b>6,264,842</b>	<b>27.19%</b>	<b>p</b>
Due to variances described above			

**CITY OF BELMONT**  
**SUPPLEMENTARY INFORMATION**

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3	Budget Amendments	11

# Attachment 12.5.1 Monthly Financial Report - April

**CITY OF BELMONT  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 APRIL 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
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Restricted by Council</b>										
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	(286,096)	603,735	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	1,600	0	1,600
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	(180,000)	499,833	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
	<b>61,963,631</b>	<b>2,913,746</b>	<b>13,962,541</b>	<b>(5,012,906)</b>	<b>73,827,012</b>	<b>61,681,383</b>	<b>811,313</b>	<b>(809,713)</b>	<b>(1,046,192)</b>	<b>60,636,791</b>

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

**INVESTING ACTIVITIES**

**2 CAPITAL ACQUISITIONS**

Capital acquisitions	Amended		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings - non-specialised	2,126,346	1,420,337	1,006,896	(413,441)
Furniture and equipment	816,628	758,692	652,975	(105,717)
Plant and equipment	1,160,979	814,818	624,479	(190,339)
Other property, plant and equipment	50,000	25,000	0	(25,000)
<b>Acquisition of property, plant and equipment</b>	<b>4,153,953</b>	<b>3,018,847</b>	<b>2,284,350</b>	<b>(734,497)</b>
Infrastructure - Roads	4,332,617	3,599,114	3,441,630	(157,484)
Infrastructure - Reserves Improvements	6,401,669	4,627,221	2,769,900	(1,857,321)
Infrastructure - Footpath Network	314,437	226,893	189,425	(37,468)
Infrastructure - Drainage Network	633,537	492,206	372,807	(119,399)
<b>Acquisition of infrastructure</b>	<b>11,682,260</b>	<b>8,945,434</b>	<b>6,773,762</b>	<b>(2,171,672)</b>
<b>Total capital acquisitions</b>	<b>15,836,213</b>	<b>11,964,281</b>	<b>9,058,112</b>	<b>(2,906,169)</b>
<b>Capital Acquisitions Funded By:</b>				
Capital grants and contributions	3,254,438	2,434,603	0	(2,434,603)
Other (disposals & C/Fwd)	1,201,962	0	13,961	13,961
Reserve accounts				
Building maintenance Reserve	321,450	0	0	0
Election expenses Reserve	138,000	0	0	0
Environment Reserve	656,965	0	0	0
Faulkner Park Retirement Village Owners Maintenance R	180,000	0	0	0
Information Technology Reserve	60,000	0	0	0
Long Service Leave Reserve - Wages	19,969	0	0	0
Plant replacement Reserve	242,250	0	0	0
Public Art Reserve	14,000	0	0	0
Workers Compensation/Insurance Reserve	90,000	0	0	0
Contribution - operations	10,083,398	9,529,678	9,044,151	(485,527)
<b>Capital funding total</b>	<b>16,262,432</b>	<b>11,964,281</b>	<b>9,058,112</b>	<b>(2,906,169)</b>

**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.

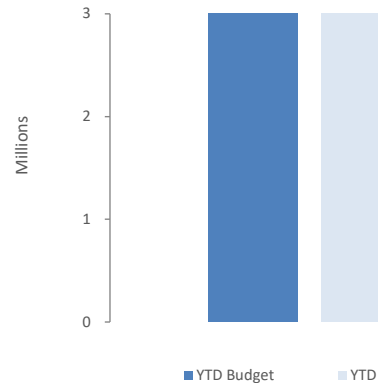
**Initial recognition and measurement for assets held at cost**

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

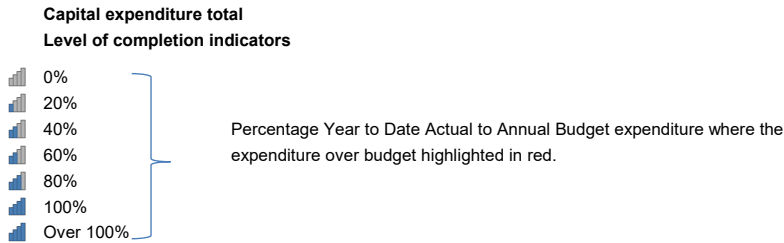




**CITY OF BELMONT  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 APRIL 2024**

**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	898,864	580,862	(318,002)
Parks and Environment	4,455,955	3,975,952	2,292,076	(1,683,876)
Buildings and facilities	1,842,596	1,343,337	922,808	(420,529)
Infrastructure Capital Works	5,280,591	4,318,213	4,003,862	(314,351)
Furniture and equipment	816,628	758,692	652,975	(105,717)
Plant and equipment	1,160,979	814,818	624,479	(190,339)
Other	50,000	25,000	0	(25,000)
	<b>15,836,213</b>	<b>12,134,876</b>	<b>9,077,062</b>	<b>(3,057,814)</b>

# Attachment 12.5.1 Monthly Financial Report - April

## CITY OF BELMONT SUPPLEMENTARY INFORMATION FOR THE PERIOD ENDED 30 APRIL 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	
			\$	\$	\$	\$
<b>Budget adoption</b>						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
				<b>13,534,577</b>	<b>(15,253,585)</b>	<b>(1,719,008)</b>

## 13 Reports by the Chief Executive Officer

### 13.1 Request for leave of absence

Nil.

### 13.2 Notice of motion

#### 13.2.1 Notice of Motion (Mayor Rossi) - Urban Forest at Home Plan

Voting Requirement	:	Simple Majority
Subject Index	:	32/024
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Infrastructure Services

#### Council role

**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 Mayor Rossi relating to the Urban Forest Strategy.

#### Summary and key issues

A request has been received from Mayor Rossi for Council to consider including a program within the Urban Forest Strategy which aims to incentivise residents to plant trees within their private properties.

## **Officer Recommendation**

### **Kulczycki moved, Sessions seconded**

That Council ask the Chief Executive Officer to develop the City of Belmont's own Urban Forest at Home plan, with a clear objective of expanding our tree canopy and mitigating urban heat islands on private properties over the span of five years.

### **Reasons**

With the Urban Forest Strategy currently under review and a draft set to be presented to Council in June, I believe it's crucial to highlight one particular area that requires strengthening, as a result of the State Government refusing to protect trees on private properties. Therefore, it's imperative for the Council to step in and offer trees and shrubs for private properties, filling this gap in support.

### **Carried Unanimously 7 votes to 0**

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

## **Officer recommendation**

That Council instruct the Chief Executive Officer to include in the Urban Forest Strategy 2024 -34 (Currently under review), as part of community engagement, a program to incentivise residents to plant trees within their private properties to help the City expand our tree canopy and mitigate urban heat islands over the life of the Strategy.

## **Location**

The City of Belmont.

## **Consultation**

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



## **Strategic Community Plan implications**

In accordance with the 2020–2040 Strategic Community Plan:

### **Goal 3: Natural Belmont**

**Strategy:** 3.1 Protect and enhance our natural environment.

**Strategy:** 3.4 Provide green spaces for recreation, relaxation and enjoyment.

## **Policy implications**

There are no policy implications associated with this report.

## **Statutory environment**

There are no specific statutory requirements in respect to this matter.

## **Background**

A Notice of Motion received from Mayor Rossi reads as follows:

“That Council ask the CEO to develop the City of Belmont’s own Urban Forest at Home plan, with a clear objective of expanding our tree canopy and mitigating urban heat islands on private properties over the span of five years.

Reasons

With the Urban Forest Strategy currently under review and a draft set to be presented to Council in June, I believe it's crucial to highlight one particular area that requires strengthening, as a result of the State Government refusing to protect trees on private properties. Therefore, it's imperative for the Council to step in and offer trees and shrubs for private properties, filling this gap in support.”

## **Report**

The current 'Trees for Residents' program offers one tree per property per annum. The City has recently commenced the Verge Garden Program. As part of the program, residents can apply for a free Verge Garden Makeover Starter

Kit which includes 20 advanced WA native plants, mulch, soil conditioner and a Verge Garden Makeover Guide.

As part of the revised Urban Forest Strategy 2024-34, the City will propose to increase the trees available to residents under the 'Trees for Residents' program from the current one tree per property up to a maximum of five trees per property over the lifetime of the Strategy. In addition, plant packs will be available to order under the program so residents can order trees and/or plants. This will continue to run in parallel with the Verge Garden Program.

By incentivising residents to plant more trees on their private property the City will be taking positive action to offset the effects of Urban Heat Islands (UHI) and positively support the City's goal to increase tree canopy coverage.

### **Financial implications**

The cost of the additional trees and plant packs is estimated at \$95.70 per property, per annum. Based on the average number of 180 properties that have participated in the program between 2021 and 2024, the total annual cost to Council is estimated at \$17,226 plus GST.

### **Environmental implications**

This plan will support the City's goal to increase canopy coverage and offset the effects of Urban Heat Islands.

### **Social implications**

This plan will enhance the existing Verge Garden Program and 'Trees for Residence' programs that give residents an opportunity to support the City's environmental programs and instil a sense of pride in their community.

### **Attachment details**

<b>Attachment No and title</b>
Nil

## 14 Matters for which the meeting may be closed

### Note:

The Presiding Member advised that in accordance with Section 5.23(2)(c) and (e) of the *Local Government Act 1995 (WA)* in order to discuss Confidential Item 14.1, 14.2, 14.3, 14.4 and 14.5 Council will need to go behind closed doors.

**8.35pm Davis moved, Sessions seconded that in accordance with Section 5.23(2) of the *Local Government Act 1995 (WA)*, the meeting proceed behind closed doors to discuss Confidential Item 14.1, 14.2, 14.3, 14.4 and 14.5.**

**Carried 7 votes to 0**

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

**8.36pm Members of the public gallery departed the meeting.**

**8.36pm The Desktop Support Officer departed the meeting.**

## 14 Matters for which the meeting may be closed

### Officer Recommendation

#### **Davis moved, Sessions seconded**

The Officer Recommendations for Items 14.1, 14.2, 14.3, 14.4 and 14.5 be adopted en bloc.

**Carried Unanimously 7 votes to 0**

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

## 14.1 Tender 02/2024 - Wet and Dry Plant Hire

### Officer Recommendation

That Council accepts the Officer Recommendation in relation to this item.

**Officer Recommendation adopted en bloc - Refer to Resolution appearing at Item 14.**

## 14.2 Tender 04/2024 - Supply and Laying of Asphalt Road Surfacing

### Officer Recommendation

That Council accepts the Officer Recommendation in relation to this item.

**Officer Recommendation adopted en bloc - Refer to Resolution appearing at Item 14.**

## 14.3 Tender 05/2024 - Minor General Concrete Works including Street Furniture

### Officer Recommendation

That Council accepts the Officer Recommendation in relation to this item.

**Officer Recommendation adopted en bloc - Refer to Resolution appearing at Item 14.**



## 14.4 Tender 06/2024 - Education, Cleaning and CCTV Inspections of Stormwater Drainage Structures

### Officer Recommendation

That Council accepts the Officer Recommendation in relation to this item.

**Officer Recommendation adopted en bloc - Refer to Resolution appearing at Item 14.**

## 14.5 Tender 10/2024 - Vegetation Watering, Tree Planting & Maintenance

### Officer Recommendation

That Council accepts the Officer Recommendation in relation to this item.

**Officer Recommendation adopted en bloc - Refer to Resolution appearing at Item 14.**

**8.38pm Sessions moved, Davis seconded, that the meeting again be open to the public.**

**Carried 7 votes to 0**

For: Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

**8.40pm The meeting came out from behind closed doors. No members of the public returned to the meeting.**

**8.40pm The Desktop Support Officer returned to the meeting.**

## 15 Closure

**There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8.41pm.**

### Minutes confirmation certification

The undersigned certifies that these Minutes of the Ordinary Council Meeting held on 28 May 2024 were confirmed as a true and accurate record at the Ordinary Council Meeting held on 25 June 2024.

Signed by the Person Presiding: \_\_\_\_\_  
PRINT name of the Person Presiding: **ROBERT ROSSI**