

How your rates are calculated

Every three years, the State's land information authority, Landgate, reassesses the Gross Rental Value (GRV) for all properties in the Perth metropolitan area. This year is a revaluation year.

Rates are levied based on the GRVs issued by Landgate, meaning some ratepayers may find their rates bill is less than or greater than the average set by Council.

Every year, the City sets a budget for the upcoming year. The total budget is the amount of money needed to fund the services the City provides and the infrastructure it maintains and upgrades. The budget is funded by rates collected, fees and charges, and government grants.

Your rates are calculated by multiplying your property valuation (GRV) by the rate in the dollar set by Council. For 2023/24, the City will levying a rate in the dollar of \$0.7194 cents.

For example, the owner of an average residential property (excluding those on the minimum payment) in the City of Bayswater would pay:

\$20,913 (property valuation or GRV)

x **\$0.07194** (rate in the dollar)

= \$1,504.48 in rates

As rates are based on the GRV of a property, the outcome of any changes made by Landgate may result in some ratepayers incurring a rate increase that is either less than or greater than the 4.95%.

The valuation of your property by Landgate will have a direct impact on whether your rates increase or decrease in 2023/24.

Your Councillors

North Ward



Mayor
Cr Filomena Piffaretti
M: 0402 189 707
E: filomena.piffaretti@bayswater.wa.gov.au



Cr Josh Eveson
M: 0408 027 846
E: josh.eveson@bayswater.wa.gov.au



Cr Michelle Sutherland
M: 0406 819 629
E: michelle.sutherland@bayswater.wa.gov.au

South Ward



Deputy Mayor
Cr Catherine Ehrhardt
M: 0437 994 710
E: catherine.ehrhardt@bayswater.wa.gov.au



Cr Elli Petersen-Pik
M: 0422 353 844
E: elli.petersen-pik@bayswater.wa.gov.au

Central Ward



Cr Assunta Meleca
M: 0418 446 449
E: assunta.meleca@bayswater.wa.gov.au



Cr Steven Ostaszewskij
M: 0411 144 724
E: steven.ostaszewskij@bayswater.wa.gov.au



Cr Sally Palmer
M: 0419 777 919
E: sally.palmer@bayswater.wa.gov.au

West Ward



Cr Dan Bull
M: 0423 692 827
E: dan.bull@bayswater.wa.gov.au



Cr Lorna Clarke
M: 0412 427 910
E: lorna.clarke@bayswater.wa.gov.au



Cr Giorgia Johnson
M: 0421 310 974
E: giorgia.johnson@bayswater.wa.gov.au

City of Bayswater

61 Broun Avenue, Morley WA 6062 | PO Box 467, Morley WA 6943

P: 9272 0622 | mail@bayswater.wa.gov.au | www.bayswater.wa.gov.au

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City of
Bayswater

2023/24 Budget

Protecting community services



bayswater.wa.gov.au



Mayor's message

Like all councils across Western Australia, our community has faced significant economic challenges in recent years. The COVID-19 pandemic, high inflation and rising interest rates have placed a strain on household budgets, and our City faces many of the same issues.

Despite this environment, in June I was pleased to deliver a budget that protects core services, sets a rate rise below inflation and establishes a Long-Term Financial Plan for the first time since 2017.

The City of Bayswater is now on a pathway to long-term financial sustainability, an achievement for which a great deal of credit goes to our new CEO Jeremy Edwards and his team in the City's administration.

"I am pleased to deliver a Budget that protects core services, sets a rate rise below inflation and establishes a Long-Term Financial Plan"

Rates have risen 4.95% against a State-wide inflation figure of 5.8% – the second time in two years Council has kept rates below inflation. And we're putting 1% of rates back into our financial reserves.

These results have not been achieved without difficult decisions, and there's more work to be done. But our City is now on the right track.

This budget funds the final stage of the \$7.14 million upgrade of the popular Bayswater Waves and a grandstand at the Morley Sport and Recreation Centre. It provides for new playgrounds across the City and funds the operation of three libraries and two community centres, and maintains two public golf courses.

This year, we will plant a record number of trees and re-invest an extra \$100,000 into emissions

"This is the second time in two years Council has kept rates below inflation"

reduction initiatives. Through the delivery of our new Crime and Community Safety Plan, we will be one of the first local governments to embrace AI technology to tackle anti-social behaviour in hot spot areas. We will also continue to implement our Interim Economic Development Strategy.

This budget also facilitates the delivery of underground power with residents and businesses in a portion of Maylands set to benefit as ageing infrastructure is replaced by Western Power.

On behalf of Council, I look forward to delivering the services our community value through the 2023/24 Budget.

Mayor Cr Filomena Piffaretti

How your rates contribute to the local community



Planning \$3.93 million

We will continue to assess planning, sub-division and building permits. The City's new Local Planning Strategy (LPS) will guide planning and development within the City for the next 10 to 15 years. Following the adoption of the LPS, the City will begin work on a review of its Town Planning Scheme. The City is working with the State Government to develop the Morley Station Precinct Plan that will allow for mixed use development that will add vibrancy to the area.

Economic development \$0.12 million

\$122,000 has been allocated in this budget towards the rollout of the City's Interim Economic Development Strategy that will see a renewed focus on the attraction of new development and the continued support for local businesses.

Rangers and emergency management \$2.16 million

The City will continue to manage parking, promote responsible pet ownership and ensure we are bushfire ready. The City supports State government agencies responding to emergencies in the community and is responsible for recovery management.

Buildings \$7.72 million

The City continues to maintain 190 buildings for the community to use, including its three libraries, the Bayswater and Morley Community Centres and Morley Sport and Recreation Centre.

Caring for our seniors \$1.50 million

The City will continue to operate the Bayswater and Morley Community Centres. This budget also funds a number of residential care facilities and independent living accommodation.

City administration \$10.88 million

The City will continue to be managed efficiently in the areas of governance, finance, communications, information management, performance monitoring, people and culture, occupational health and safety, compliance and accountability, Council business, risk and rates services.

This year's budget contains \$1.29 million in funding towards the City's Enterprise Resource Planning project, which will see the improved integration of its business systems through software and technology.

Community development \$1.41 million

The City delivers a range of programs and activities in community development. This budget will fund the delivery of a new Youth Action Plan developed in consultation with our Youth Advisory Committee. We will continue to take actions to make Bayswater more inclusive, encourage older adults to participate in community life and support people who are experiencing or at risk of homelessness.

Community events \$0.77 million

The City will fund a range of community events including the Avon Descent Finish Line Festival, Bayswater Community Concert, Carols by Candlelight and an expansion of its Community Art Awards to include an arts market, exhibitions and events celebrating local artists and creatives.

Public health \$2.49 million

The City conducts health inspections at cafés and restaurants, and controls pests such as mosquitoes. We monitor air pollution, respond to noise complaints and test the water quality of our river and public pools. The City runs a wide range of holistic health and wellbeing programs throughout the year, in line with its Public Health and Wellbeing Plan to create a healthier Bayswater community.

Waste and recycling \$14.51 million

An early adopter of the three-bin system, the City coordinates a weekly Food Organics Garden Organics (FOGO) service and a fortnightly recycling and general waste collection. We are committed to the promotion of waste education in schools and the broader community.

Sporting facilities \$9.08 million

The City supports over 150 local community and sporting clubs by providing club rooms and facilities. This year, the City will contribute \$200,000 towards the installation of additional changerooms at Upper Hillcrest Reserve and provide funds towards the upgrading of floodlights in Halliday Park at a total cost of \$350,000.

Security and CCTV \$2.40 million

The City will continue to keep your neighbourhood safe with its regular security patrol and network of CCTV cameras. This year's budget includes funding to support the delivery of the City's Community Safety and Crime Prevention Plan 2023-2027.

Roads, footpaths and drainage \$29.06 million

The City will continue to upgrade its existing network of roads, footpaths, drains and street lighting. The City manages 460km of local roads at a replacement cost of \$332 million. This year's budget contains \$1.1 million towards the construction of stage one of a new cycle path connecting Bayswater Train Station and the Morley Activity Centre. The City secured 50% of the project cost from the State Government.

Recreation \$18.48 million

The City operates two recreation centres at Bayswater Waves in Embleton and The RISE in Maylands. Work on the \$7.14 million upgrade of Bayswater Waves will continue this year. This includes the refurbishment of the much-loved wave pool along with the reconfiguration of the foyer and entrance to improve accessibility and facilitate the expansion of the group fitness area.

Libraries \$2.82 million

We provide three libraries conveniently located in our retail centres of Morley, Bayswater and Maylands. Our Libraries provide a wide range of loanable items, free Wi-Fi and computer use, access to City services, printing and photocopying, and educational, recreational and literacy programs for all ages. Outreach services are also provided to schools, playgroups and residents who are homebound or live in residential care.

Parks and open space \$7.30 million

The City maintains over 180 parks, ovals and open spaces. This equates to 370 hectares of green space and includes two public golf courses and 24 sporting ovals. The City also maintains a raft of picnic areas complete with BBQ facilities and gazebos.

\$450,000 in new playgrounds will be installed at Battersea Reserve, Gobba Lake, Ivory Park, RA Cook Reserve, Kennedy Reserve, Rhodes Reserve, Toowong Reserve and Flora Reserve in line with the City's Play Space Strategy.

Total budget
\$122.11M*

Environmental management \$7.31 million

The City will continue to address water quality through the creation of living streams, riverbank restoration and water sensitive urban design projects. Our team will work closely with environmental community groups to protect, restore and enhance natural areas such as Lightning Swamp Bushland, Berringa Park, Bardon Park and Baigup Wetlands.

The City will continue to plant trees on verges and in parks and natural areas as part of its annual planting program. The State and Federal Government have contributed \$1.2 million to an urban forest at Riverside Gardens over the next two years. The Federal Government has committed \$450,000 to improve the water quality of the Maylands Lakes.

Community grants \$0.17 million

This budget provides over \$171,000 in grant funding to businesses and environmental, sporting and community groups. This includes Community Capital grants that provide accessibility improvements or upgrades to community facilities, Better Bayswater grants that make our City a better place to live, Community Events grants that bring people together, Placemaking grants that improve shopfronts and enhance our town centres, and donations to charitable organisations.

*For accounting reasons and for ease of understanding, depreciation and asset disposals have been removed from the figures listed above. The depreciation and asset disposal figures can be found in the 2023/24 Budget. Figures are rounded to the nearest \$10,000.