



Deputation List

Agenda Briefing Forum – 3 December 2024

Deputations will be heard at the Agenda Briefing Forum at **7pm, Tuesday 3 December 2024**.

The items will then be considered by Council at its Ordinary Council Meeting, scheduled for **7pm, Tuesday 10 December 2024**.

The procedure for making a deputation is available on the City's website:

[Petitions and Deputations - City of Bayswater](#)

Deputations may be made in person or in writing.

In-person deputations (presented at the Agenda Briefing Forum 3 December 2024)

The following people have registered to make in-person deputations:

Deputee Name(s)	In Support / Not in Support of the Officer's Recommendation or Councillor Motion
10.1.2 Lots 208-212, 127 King William Street, Bayswater Letter of Intent	
Dharshan Elikewela (The Yellow Umbrella Foundation Ltd) Daniel Rainone (Bluerock Projects)	In Support <i>Slideshow attached below.</i>

In-person deputations (presented at the Ordinary Council meeting 10 December 2024)

The following people have registered to make in-person deputations:

Deputee Name(s)	In Support / Not in Support of the Officer's Recommendation or Councillor Motion
10.3.3 Tender 22 – 2024 Maylands Lakes Water Treatment Facility	
Kevin Hamersley	Speaking on the item

Written deputations (presented at the Ordinary Council meeting 10 December 2024)

The following deputations have been received in writing and are attached:

Deputee Name(s)	In Support / Not in Support of the Officer's Recommendation or Councillor Motion
10.3.3 Tender 22 – 2024 Maylands Lakes Water Treatment Facility	
Steve Cloughley	Not in support

Item 10.1.2 Lots 208-212, 127 King William Street, Bayswater Letter of Intent

Dharshan Elikewela (The Yellow Umbrella Foundation Ltd)

Daniel Rainone (Bluerock Projects)



THE BAYSWATER YOUTH VILLAGE

Shelter Minds, Empowering Hearts

www.theyellowumbrella.foundation



ABOUT US



The Yellow Umbrella Foundation is dedicated to addressing the pressing issue of homelessness by supporting initiatives that provide crucial mental health services to young people in Australia. With a deep-rooted passion for helping vulnerable communities, the foundation aims to create meaningful change through early intervention and preventive measures. By fostering partnerships with like-minded organisations, the foundation strives to improve the well-being and future prospects of those affected by homelessness, working towards a brighter and more supportive future in a thriving community.



AnglicareWA

OUR TEAM

Our team is a dynamic force, united by a shared passion for excellence, collaboration, and achieving remarkable results through collective effort and mutual support.



Lloyd Ben Thomas
Director / Founder
The Yellow Umbrella
Foundation
Philanthropist



Dharshan Elikewela
Director
The Yellow Umbrella
Foundation
Philanthropist



Mark Glasson
CEO
Anglicare WA
Service Provider



Philippa Boldy
Director Services
Anglicare WA
Service Provider



Brandon Secomb
Managing Director
Temper Consulting
Operational Manager



Tyler Wood
Managing Director
Urban Collectives by TJW
Government Liaison



Stuart Hawley
Director
BlueRock Projects
Project Mangement &
Construction



Daniel Rainone
Director
BlueRock Projects
Project Mangement &
Construction



Kylee Schoonens
Principle
Rothelowman
Architect



Marc Spadaccini
WA Studio Director
Rothelowman
Architect

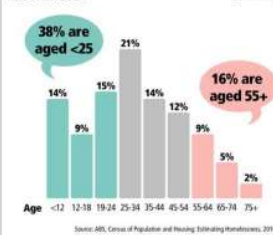
OUR GOALS



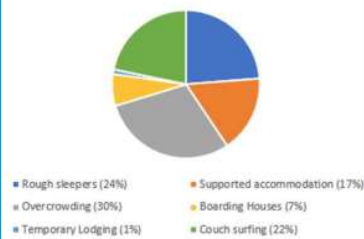
AnglicareWA™

In partnership with Anglicare WA, our team aims to develop another 'Foyer' style facility to address the increasing number of homeless youths. This facility will replicate the successful support programs that empower young people to achieve their goals and become valuable contributors to the Perth community.

Who are Australia's homeless?



Homelessness in WA 2021.



Protecting

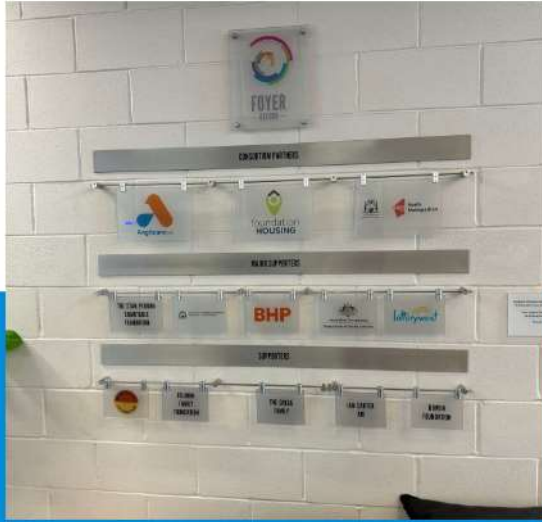
By create a safe place, the residents are able to see beyond survival and begin to plan for their future and thrive with the community.

Empowering

We can drive meaningful change by providing young people with a strong foundation, guiding their focus toward education, employment, and active community involvement. Over the last 10 years, Foyer Oxford in Leederville has successfully supported more than **90% of residents** into long-term stable housing and education or employment.

OUR PROVEN PROCESS

The project team conducted an in-depth analysis of Foyer's current operations, identifying key requirements and areas for improvement.



Site Selection & Approvals

We took a systematic approach to site selection, focusing on areas where local councils actively support community activation initiatives. By prioritising locations aligned with council growth objectives and engaging early with stakeholders, we positioned the project to benefit from council support during approvals, streamlining the process and enhancing community impact.

Construction & Funding

The team has applied their extensive experience to meticulously model and plan construction costs, ensuring an accurate and efficient budget framework. They've explored a range of funding and financing options, including government grants, partnerships, and private philanthropic opportunities, to identify the best strategy for sustainable and values aligned project financing. This proactive approach aims to optimise financial resources while managing risks, ensuring the project's economic viability and alignment with long-term goals.

Operations & Cashflow

With a proven track record in managing similar facilities, our team has seamlessly integrated budgeting and planning into the operational framework to ensure strong cash flow and efficient management. We've developed comprehensive financial models to project revenue, control costs, and allocate resources effectively. By leveraging our experience, we're able to anticipate operational needs, optimise staffing, and implement cost-saving measures, all of which contribute to the long-term financial stability and success of the facility.

Site Selection

When selecting a site for a property project, several key factors must be considered to ensure the success and viability of the development.

1. Location

- Proximity to Amenities: Consider access to schools, shops, hospitals, and public transport.
- Employment Hubs: A location near job centres or business districts increases appeal.
- Recreation: Parks and entertainment areas are a must.
- Area Demographics: Match the site with your target market.

2. Zoning and Land Use

- Current Zoning Regulations: Ensure the site is zoned for the intended development.
- Future Zoning Plans: Check for any planned changes in land use or rezoning.

3. Accessibility and Infrastructure

- Transportation Links: Assess proximity to major roads, highways, airports, or train stations.
- Public Utilities: Availability of essential utilities like water, electricity, sewage, and internet.
- Traffic Flow: Consider ease of access for vehicles and foot traffic patterns around the site.

4. Site Size and Shape

- Size: Ensure the site is large enough for the intended project.
- Topography: Assess the site's slope and grading, as this will impact construction costs.
- Shape: Irregularly shaped lots can pose design challenges.



Design Strategy

The Foyer Bayswater concept has been meticulously crafted to address the unique operational and residential need of a Foyer facility, while also creating an accommodation precinct that is welcoming to both residents and the wider community.

- A sanctuary for young people that is approachable and safe.
- Curated spaces for residents to study, get counselling and break away.
- Communal spaces for residents to socialise, interact and receive support. Outdoor area that provide a sense of security and safety.
- An appropriate commercial tenancy that is accessible by the public and residents. 90–100 residential dwellings of a various mix.
- Single-storey construction that has commercial efficiencies and a sense of home.
- Fostering community through clusters of homes within a village.



CONSTRUCTION CONSIDERATIONS

Bluerock Project has identified key site-specific factors impacting the delivery and budget for the Bayswater Youth Village, which are integral to shaping a realistic construction strategy.



Construction Methodology

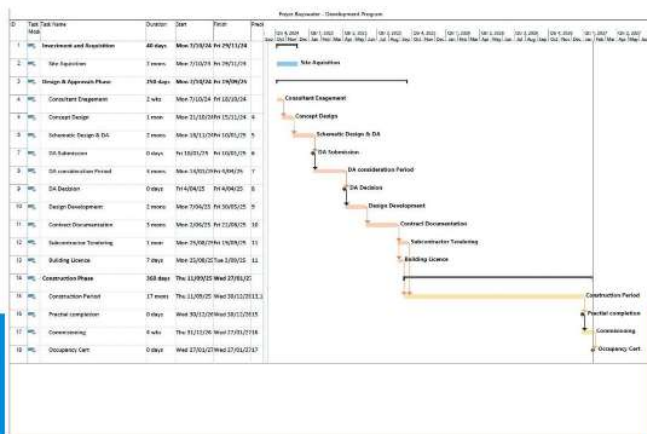
The budget accounts for accommodation costs related to both in-situ and prefabricated construction methods. Though the optimal method is still under analysis, per-unit allowances have been estimated to meet the required accommodation standards.

Geotechnical Factors

Given the site's history, a lightweight, single-story design on raft slabs is recommended. This approach minimises the need for expensive groundwork, optimising the foundation approach.

Sustainability Performace

The project has been designed with a fully recyclable approach, utilising sustainable construction methods. It includes provisions for renewable energy systems, such as solar batteries and centralised hot water systems, to reduce long-term operating costs and enhance overall sustainability.



OUR MILESTONES

Key milestones in the project include site acquisition, feasibility studies, securing financing/funding, and obtaining necessary approvals. Following the design and planning phase, construction begins with foundational work and progresses through major building phases. Each milestone is essential for keeping the project on schedule, meeting regulatory standards, and achieving financial and operational goals.



Concept and Pitch to Stakeholders

30th of July 2024 to the 30th of November 2024
Estimated cost = \$25,000 supported by the Yellow Umbrella Foundation.



Design and Approvals

1st of December to the 30th of May 2025
Estimated cost = \$730,000 support by the Yellow Umbrella Foundation.



Pre-construction & Funding

1st of April 2025 to the 30th of September 2025
Estimated cost = \$1,500,000 supported by corporate partners and government.



Construction

1st of October 2025 to the 30th December 2026
Estimated cost = \$29,200,000 support by corporate partners and government.



Operations

Opens the Start of 2027, run by AnglicareWA
Estimated cost of \$2,500,000pa.

Benefits to the City of Bayswater

What will the project create for the City, the community and the local residence.

Activation

- Addressing the high demand for accommodation by providing much-needed housing options.
- Transforming an underutilised site that has been challenging to develop into a vibrant asset.
- Increasing foot traffic and drawing a diverse group of visitors, residents, and customers to the area.

Amenity

- Offering new amenities that benefit various community groups and foster local engagement.
- Establishing a café as a community hub, enhancing social connections.
- Creating business opportunities by providing essential services for residents and visitors, supporting local economic growth.

Expansion

- Stimulating further development of nearby residential dwellings, enhancing the area's appeal.
- Encouraging the establishment of new educational facilities in surrounding vacant spaces, promoting learning and growth.
- Developing a facility that aids in attracting talent and fostering a thriving community.



PREFERRED STRUCTURE

We have considered several structural options and believe the most mutually beneficial option will be a low-cost lease of the land.



Peppercorn Lease - 10 years + 10 years minimum

City-Owned Asset Without Upfront Costs

- Our team will fund and build the development, creating a valuable City-owned asset with no initial expense. This ensures long-term benefits and flexibility for the City.

Community Activation and Economic Growth

- The project will bring more people to the area, supporting local businesses, creating jobs, and stimulating economic activity in Bayswater.

Social and Environmental Responsibility

- By providing community amenities and incorporating sustainable design, the development aligns with the City's social and environmental goals, enhancing its reputation as a forward-thinking municipality.

Low Financial Burden

- With minimal rent, we cover outgoings and maintain the space, reducing financial strain on the City while maximizing public benefits.

Flexibility for Future City Initiatives

- The development is designed to adapt to future community needs, offering long-term flexibility and supporting Bayswater's strategic urban planning initiatives.



THANK YOU

For your attention, any questions or comments?

Today, we are requesting you permit a draft Letter Of Intent (LOI) be created with our project team.



www.theyellowumbrella.foundation

10.3.3 Tender 22 – 2024 Maylands Lakes Water Treatment Facility

Steve and Marie Cloughley

Good Afternoon Mayor, Councillors and City of Bayswater officers,

I refer to Item 10.3.3 to be discussed at the OCM on 12th December 2024.

I also refer to the Supplementary Report detailing Tender 22 - 2024 Maylands Lakes Water Treatment Facility provided by the City of Bayswater and the officer recommendations below.

OFFICER'S RECOMMENDATION That Council:

- 1. Notes the tender submissions received in response to RFT 22-2024 Maylands Lakes Water Treatment Facility - Design, Construct and Operate.**
- 2. Requests the Chief Executive Officer to:**
 - (a) Undertake further analysis of the efficacy and costs of the tender submissions from RAPAW Pty Ltd and Altrum Pty Ltd trading as Engineered Efficiency.**
 - (b) Advise the remaining tender submissions they are not successful.**
 - (c) Provide a report to Council on the outcome by March 2025.**
- 3. Refers information received from RAPAW Pty Ltd and Altrum Pty Ltd trading as Engineered Efficiency through the 'Pumps and Filtration' tender process to the Scientific Advisory Panel, to aid in the preparation of the Maylands Lakes Environmental Restoration Masterplan.**

I understand due to the late submission of the officer's report that the mayor has agreed to allow late deputations in relation to this matter.

Councillors you are all aware how important this issue is to those of us that live by the Maylands Lakes and have been badly affected by the Water Quality issues and midge infestations. You have all shown in the past your concern and empathy for our predicament which has lasted over a decade. We appreciate it.

Further delays in implementing a Water Treatment Facility just cannot be considered fair and just given all the circumstances.

There are two tenders that have been shortlisted which look very promising. The Altrum proposal could filter the entire volume of Lake Brearley in 240 days and the RAPAW proposal could filter both Brearley and Bungana every 100 days. Filtering at this volume would rapidly improve water quality.

Quick and decisive action needs to be taken to get us on the path of a solution that will restore our amenity AND property values to where they both should be.

We ask that you do not delay your decision until March 2025. Time is of the essence in this matter for all involved there can be no further delays.

Thank-you for your time and efforts in relation to this issue.

Kind Regards,
Steve and Marie Cloughley