

Minutes

Ordinary Council Meeting

26 August 2025

By signing these minutes I certify that they were confirmed at the Ordinary Council Meeting held on Tuesday, 28 October 2025 by resolution of Council

Mayor Filomena Piffaretti
PRESIDING MEMBER

Meeting Procedures

1. All Council meetings are open to the public, except for matters dealt with under 'Confidential Items'.
2. Members of the public who are unfamiliar with meeting proceedings are invited to seek advice prior to the meeting from a City Staff Member.
3. Members of the public may ask a question during 'Public Question Time'. Questions are limited to three per person before other members of the public will be invited to ask their questions. If there is sufficient time, the Presiding member may allow you to ask additional questions if there are no more questions from other members of the public.
4. Meeting procedures are in accordance with the City's *Standing Orders Local Law 2021*.
5. To facilitate smooth running of the meeting, silence is to be observed in the public gallery at all times, except for 'Public Question Time'.
6. Persons are not permitted to record (visual or audio) at the Council meeting without prior approval of the Council.
7. Council meetings will be livestreamed in accordance with the resolution of 24 August 2021. Images and voices may be captured and streamed. If you have any issues or concerns regarding the live streaming and recording of meetings, please contact the City's Governance team.
8. In the event of an emergency, please follow the instructions of City of Bayswater Staff.

City of Bayswater

61 Broun Avenue
Morley WA 6062

Postal Address:
PO Box 467
Morley WA 6943

www.bayswater.wa.gov.au

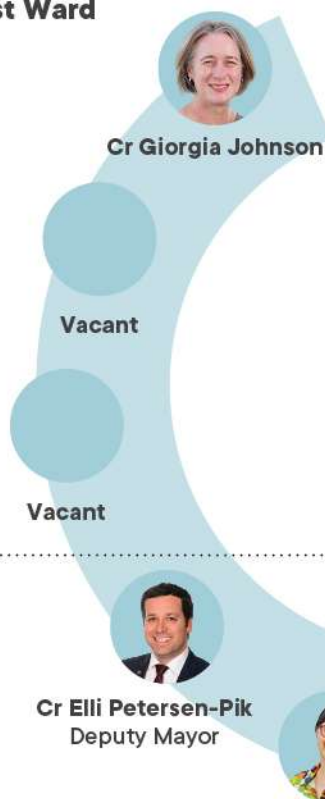
Telephone: 08 9272 0622
FAX: 08 9272 0665

Email: mail@bayswater.wa.gov.au

Council Chambers Seating Plan



West Ward



South Ward

Cr Nat Latter

Central Ward



Cr Michelle Sutherland

North Ward



Amanda Albrecht
Acting
Director,
Community
Services



Luke Botica
Director,
Infrastructure
and Assets



Kym Leahy
Director,
Corporate
Services

Public Gallery (including press)

Nature of Council's Role in Decision Making

Advocacy:	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
Executive/Strategic:	The substantial direction setting and oversight role of the Council, e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
Legislative:	Includes adopting local law, town planning schemes and policies.
Review:	When Council reviews decisions made by officers
Quasi-Judicial:	<p>When Council determines an application/matter that directly affects a person's rights and interests. The Judicial character arises from the obligations to abide by the principles of natural justice.</p> <p>Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits/licenses (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</p>

City of Bayswater Standing Orders Local Law 2021

6.9 DEPUTATIONS

- (1) Allowance has been established for deputations to be heard at Agenda Briefing Forums the week prior to the Ordinary Council Meeting by any person or group wishing to be received. A deputation may be heard at the Council meeting, Agenda Briefing Forum or a Committee meeting open to the public at the discretion of Council, and the depute is to either-
 - (a) apply, before the meeting, to the CEO for approval and can be considered in both a verbal and written format;
 - (b) with the approval of the Presiding Member, at the meeting; and-
 - (c) are to be received by 1.30pm on the day of the forum receiving the deputation.
- (2) Upon receipt of a request for a deputation the CEO must refer the request to the relevant Council meeting, Agenda Briefing Forum or a Committee meeting.
- (3) Unless the Presiding Member allows, a depute invited to attend the meeting is not to address the meeting for a period exceeding 5 minutes.
- (4) Unless given leave by the Presiding Member, only two members of the deputation may address the meeting, although others may respond to specific questions from Members.
- (5) For the purposes of this clause, unless Council, Agenda Briefing Forum or the Committee determines otherwise, a deputation is taken to comprise all those people either in favour of, or opposed to, the matter which is the subject of the deputation.
- (6) Unless Council, Agenda Briefing Forum or the Committee resolves otherwise, any matter which is the subject of a deputation to the Council, Agenda Briefing Forum or a Committee open to the public is not to be decided by Council, Agenda Briefing Forum or the Committee until the deputation has completed its presentation.
- (7) The Presiding Member may require deputations to leave the meeting while other deputations are being heard in relation to that matter.
- (8) A member of the public who makes a deputation is to state his or her name and address, however only the name will be published in the minutes.

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Minutes of the Ordinary Council Meeting of the Bayswater City Council which took place in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley on Tuesday 26 August 2025.

1 Official Opening

The Presiding Member, Mayor Filomena Piffaretti, declared the meeting open at 7:00 pm.

2 Acknowledgement of Country

The Presiding Member will deliver the Acknowledgement of Country.

Noongar Language

Ngalla City of Bayswater kaatanginy baalapa Noongar Boodja baaranginy, Wadjuk moort Noongar moort, boordiar's koora koora, boordiar's ye yay ba boordiar's boordawyn wah.

English Language Interpretation

We acknowledge the Traditional Custodians of the Land, the Whadjuk people of the Noongar Nation, and pay our respects to Elders past, present and emerging.

The Presiding Member, Mayor Filomena Piffaretti acknowledged the Traditional Custodians of the land, the Whadjuk people of the Noongar nation, and paid respects to Elders past, present and emerging.

3 Announcements from the Presiding Member

The Presiding Member, Mayor Filomena Piffaretti reminded Elected Members that this meeting is the final meeting before the commencement of the Statewide Local Government Election Caretaker Period which commences at the close of nominations on Thursday, 4 September 2025.

Mayor Filomena Piffaretti advised members of the public that there will be no Ordinary Council Meeting held in September. The next Ordinary Council meeting is scheduled for 7:00pm, Tuesday 28 October 2025.

4 Attendance

Members

Mayor Filomena Piffaretti (Presiding Member)

South Ward

Cr Elli Petersen-Pik Deputy Mayor
Cr Nat Latter

North Ward

Cr Josh Eveson
Cr Sally Palmer
Cr Michelle Sutherland

Central Ward

Cr Assunta Meleca
Cr Steven Ostaszewskyj

West Ward

Cr Giorgia Johnson

Officers

Jeremy Edwards	Chief Executive Officer
Amanda Albrecht	A/Director Community Services
Bianca Sandri	Director Community Services
Luke Botica	Director Infrastructure and Assets
Stuart Monks	A/Director Corporate Services
Karen D'Cunha	Coordinator Governance
Rebecca McKrill	Governance Officer (minute-taker)
Tami Cooper	A/Manager Governance and Strategy
Alix Bray	Manager Property and Economic Development

Observers

Press - 0

Public - 11

4.1 Apologies

Nil.

4.2 Approved Leave of Absence

Nil.

4.3 Applications for Leave of Absence

Nil.

5 Disclosure of Interest Summary

In accordance with section 5.65 of the *Local Government Act 1995* (WA):

A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by the member must disclose the nature of the interest -

- (a) in a written notice given to the CEO before the meeting; or
- (b) at the meeting immediately before the matter is discussed.

The following disclosures of interest were made at the meeting:

Name	Item No.	Type of Interest	Nature of Interest
Cr Nat Latter	10.1.5	Proximity	I own a business that leases a property in the Maylands Town Centre which is being rezoned under the proposed planning scheme.
Cr Josh Eveson	10.1.5	Proximity	I own a property in the area that is proposed for rezoning.
Cr Steven Ostaszewskyj	8.4.1	Impartial	The City of Karratha is mentioned in the report. One of my family members works for the City of Karratha.
Cr Steven Ostaszewskyj	10.3.6	Impartial	My house falls within the feasibility study area

			for the Benara Road area shown in the report.
Cr Steven Ostaszewskyj	10.4.2	Impartial	North of Perth music festival is mentioned in the report. I have volunteered for the organisation, presented awards and attended social functions organised by the Festival Committee.
Cr Steven Ostaszewskyj	10.5.3.7	Impartial	The Underground Targeted Power Program is mentioned in the report. I have information that I have an interest in common on this general topic, however my declaration may need to change in the future depending on the nature of the report.
Cr Giorgia Johnson	10.1.4	Impartial	The lane runs behind my daughters house, in the adjoining section of the City of Stirling.
Cr Giorgia Johnson	10.3.2	Proximity	I live adjacent to this intersection.
Cr Giorgia Johnson	10.1.5	Proximity	I have a proximity interest in item 10.1.5, Consent to advertise draft Local Planning Scheme No.25, as I own and reside at a property in Bayswater, which is adjacent to shops which are currently zoned "Special Purpose" and are proposed to change zones to "Local Centre" with a density code of R80. The full extent of my interest has been provided to the Department of Local Government, Industry Regulation and Safety. I have been granted ministerial approval to participate and vote on the item under section 5.69(3)(a) of the <i>Local Government Act 1995</i> .
Cr Sally Palmer	10.1.5	Proximity	Hawaiian's Noranda is in the proposal and my residence is directly opposite, (although the shopping centre is far away from my residence).
Cr Sally Palmer	10.4.2	Impartial	I have attended the previous North of Perth music festival, as a guest and a Councillor, to present awards on behalf of the City of Bayswater.

6 Public Question Time

In accordance with the *Local Government Act 1995*, the *Local Government (Administration) Regulations 1996* and the *City of Bayswater Standing Orders Local Law 2021* the following procedures relate to public question time:

1. A member of the public who raises a question during question time, is to state his or her name and address.
2. Each member of the public with a question is entitled to ask up to 3 questions before other members of the public are invited to ask their questions. If there is sufficient time, the Presiding Member may allow additional questions if there are no more questions from other members of the public.
3. The minimum time to be allocated for public question time is 15 minutes.
4. Questions from the public must relate to a matter affecting the local government.

Questions relating to matters of business listed on the agenda will be considered in the first instance, followed by questions relating to Council business not listed on the agenda.

5. A summary of each question raised by members of the public at the meeting and a summary of the response to the question will be included in the minutes of the meeting.
6. Where a question is taken on notice at the meeting, a summary of the response to the question will be provided in writing to the member of public and included in the agenda for the following meeting.

6.1 Responses to Public Questions Taken on Notice

Cale Black

Item 10.1.2 - Expression of Interest Process for City Properties

Question 3

Of the 430 individual parcels of land and buildings identified in the City's Land Acquisition and Disposal Strategy, how many of those currently have a lease arrangement or are occupied by one or more community organisations, incorporated associations or front-line City services?

Response 3

The City has two properties within the City's Land Acquisition and Disposal Strategy (LADS) that are currently leased. These are 13 Roberts Street and 476 Guildford Road.

6.2 Public Question Time

Public Question Time commenced at 7:07 pm.

The following questions were submitted verbally and were in relation to items on the agenda:

Daniel West - Maylands

Item 10.5.1.7 Planning Policy Review: Tree Retention and Provision of Trees

Question 1

What is the percentage of the urban canopy that is on private land within the City?

Response 1

Luke Botica, Director Infrastructure and Assets took the question on notice.

Jannette Gee - Bayswater

Item 10.3.5 Riverside Foreshore Concept Master Plans

Question 1

Will the Council commit to meaningful consultation with residents of 3 A-D Neville Street and residents of Leake Street between Guildford Road, the river and Belleview Street to ensure a safe, viable and mutually accepted plan is developed, regarding the proposed use of lot 3, 156 Leake Street, changes to car parking and changes to road use connecting Leake Street to Milne Street and ensure they are not detrimental to residents and park users?

Response 1

Mayor Filomena Piffaretti advised that this item will be considered by the Council this evening.

Question 2

At what stage of the planning will a traffic impact survey be conducted to investigate the effect of a round-a-bout connecting Milne Street and Leake St and the impact of the status of Leake Street as a safe active street and a bike boulevard?

Response 2

Luke Botica, Director Infrastructure and Assets advised that at this stage this is a master plan so it is a high-level plan. If, in future, the Council decides to proceed with any part of the plan, a detailed design phase will be implemented. Inputs into the detailed design phase will include a traffic study

Question 3

What will the next phase of planning and consultation be regarding the use of lot 3, 156 Leake Street be, and changes to traffic flow adjacent to it? What will it look like and when will it occur?

Response 3

Mayor Filomena Piffaretti advised this item is still to be considered by the Council this evening.

Luke Botica, Director Infrastructure and Assets advised that this is a high-level master plan which has lots of components that will have to be considered further by the Council. In terms of timing and funding in the future, if the Council decides to fund the project or if there is external funding that comes forward, it will have to be programmed into the Forward Capital Works Program. At this stage, there's no commitment to any time frames until further information is gathered.

Jaimie Forssman - Bedford**Item 10.3.1 Bedford Bowling Club - Outback Padel Pty Ltd Proposal**Question 1

In relation to the proposed alternative motion, will the addition of a clause to amend the delegated authority to leasing agreements enable the City to consider future proposals of a similar nature to the one before Council tonight?

Response 1

Jeremy Edwards, Chief Executive Officer advised that would be correct (if the alternative motion is adopted by the Council).

Steven Gee - Bayswater**Item 10.3.5 Riverside Foreshore Concept Master Plans**Question 1

How can residents be kept informed regarding alternative uses of the land at lot 3, 156 Leake Street and its possible sale or lease for another use?

Response 1

Luke Botica Director Infrastructure and Assets advised that at this stage it is a high-level plan. If the Council adopts the plan, it would be brought back to Council at a future meeting, to get the

master plan adopted. This doesn't mean that the works will be going ahead, it means that it will be included in the Forward Capital Works Program.

If the Council decide to proceed with the works, at that stage, a detailed design would be developed and further consultation would be required regarding the components of the plan, including if there's any work proposed for that piece of City-owned land.

Question 2

Can the City clarify what the zoning is for Lot 3, 156 Leake Street and the permitted use of the land, as the river end of it previously came under the Swan River Trust and was never meant to be built on?

Response 2

Alix Bray, Manager Property and Economic Development advised that the top portion is currently zoned medium and high density residential R40 and the bottom section, closest to the river, is currently reserved parks and recreation under the Metropolitan Region Scheme.

Babel Mahdi - Bayswater

Item 10.3.5 Riverside Foreshore Concept Master Plans

Question 1

How many car bays is the Council looking to add to the whole master plan and what is the reason for these additional car bays, for example is it to mainly serve the row club?

Response 1

Luke Botica, Director Infrastructure and Assets advised that the plan has marked areas for consideration for additional parking options, they are not necessarily going ahead.

The intention of this plan is to move some of the infrastructure away from the river's edge due to potential further erosion and flooding along the river.

This plan does not mean that the works will go ahead straight away, it is for the future. so that should any infrastructure get renewed, the City knows where it can be put, away from the river.

The number of bays would be determined as part of the detailed design phase. However, at this stage the plan only showing potential options of where parking could go.

Question 2

Will residents have input once another concept comes up as to where those extra car bays may be?

Response 2

Mayor Filomena Piffaretti advised that was correct.

Question 3

Does the Council have a target or number of trees and re-vegetation in the new plan, is there a number that needs to be met to go ahead with the project?

Response 3

Luke Botica, Director Infrastructure and Assets advised that there is no specific target for that area however the City has targets for tree canopy coverage across the District. Opportunities to plant trees in this location will be considered, however there is no specific target at this stage.

Question 4

Will the Council commit to further investigation for a better solution to the car parking issues in the area behind the rowing club?

Response 4

Luke Botica, Director Infrastructure and Assets advised that the plan suggests possible locations to relocate buildings. When some of the buildings reach end of life, the City can look at potentially relocating them away from the rivers' edge, where they would be safer from erosion and flooding and other impacts from the river. The plan does not commit to providing new extra buildings, it simply addresses the potential to move some of those buildings if they are to be renewed.

This plan suggests some locations where infrastructure could go. However, should a building need to be renewed or relocated in the future, further investigations would need to be carried out, including site conditions and suitability, which would be considered during the design phase.

Neil Rolland - Bayswater**Item 10.3.5 Riverside Foreshore Concept Master Plans****Question 1**

There has recently been new car parking installed in the area. What was the cost of that car park and why wasn't this whole Master Plan anticipated or why wasn't that parking built bigger right from the start?

Response 1

Luke Botica, Director Infrastructure and Assets took the question on notice in relation to the cost. He advised that the City had planned for some time to construct that car park, and it was built a few years ago. In relation to the extra parking that is shown on the plan, it is a high level master plan, it does not mean works will commence straight away and that the existing car park will be ripped up. It is more likely that when the existing car park reaches the end of its life, it could potentially be relocated to another area.

Question 2

The master plan shows a new roundabout to join Milne and Leake Street. What is the purpose of this?

Response 2

Luke Botica, Director Infrastructure and Assets advised that the purpose of the roundabout would be to allow vehicles to turn and exit the same way. It can also assist with parking, to allow vehicles to turn around easily in a U-turn manoeuvre rather than taking a 3 point turn on a section of the road.

Question 3

At the moment you can walk from the car park straight to the park, has this been considered for future car parking to avoid having to cross a road once parked?

Response 3

Luke Botica, Director Infrastructure and Assets advised that will be considered. The consultants developed this plan as a high-level master plan, further consideration would be given to those components at the detailed design stage.

Guy Lanza-Carciccio - Bayswater**Item 10.3.5 Riverside Foreshore Concept Master Plans****Question 1**

In relation to the petition I submitted last November, when will this be taken seriously as I have not received any feedback on our concerns about the car park?

Response 1

Luke Botica, Director Infrastructure and Assets advised that the City has investigated what happened with the petition. City officers sent it directly to the consultants at the time they received it. The petition was not presented to Council, as it did not meet the correct petition format. It was therefore treated as a letter opposing certain components of the project. The letter was submitted to the consultants as part of the consultation process for the project.

Question 2

We haven't received anything isn't that a bit lack-lustre?

Response 2

Luke Botica, Director Infrastructure and Assets advised that an acknowledgement was sent back stating that the petition was received and had been passed onto the consultant, to include as part of the consultation process.

Question 3

Last night I went around to some of the residents on Leake Street. At this stage, they are still unaware of all these major adjustments to the street, which is a safe street. A few months ago, there were speed bumps installed. How would this plan improve the traffic if the traffic volume is going to significantly increase and the residents have already submitted issues and these speed bumps have been put in?

Response 3

Luke Botica, Director Infrastructure and Assets reiterated that this is a high-level master plan and there is no commitment to commence the works at this stage. It is a plan for the future for renewing infrastructure. In terms of developing designs in the future, there will be further consideration. Volumes of traffic will be assessed and designs prepared based on that information that is collected at that time.

Question 4

When will the residents of Leake Street be notified of these potential changes?

Response 4

Luke Botica, Director Infrastructure and Assets advised that there is currently no commitment to construct anything. if in the future Council commits to a detailed design to construct something, there will be further contact with the residents.

Dan West - Maylands**Item 10.5.1.7 Planning Policy Review: Tree Retention and Provision of Trees****Question 1**

In relation to my questions in writing and the responses provided, does this mean that if there's a 150-year-old tree that is 10 meters tall and 6.5 metres in canopy diameter, on a single residential lot, it wouldn't have any protection under this particular policy?

Response 1

Mayor Filomena Piffaretti advised that the response states that this particular policy would not be applied however the tree described would be eligible to be nominated with the landowner's approval as a significant tree under the City's *Significant Tree Register for Private Land Policy*.

Riverside Garden Urban Forest**Question 2**

What specific outcomes have been achieved out of the partnership with Greening Australia, that have resulted in a reduced cost burden to ratepayers?

Response 2

Luke Botica, Director Infrastructure and Assets advised that Greening Australia's involvement with the project involved project management, arranging for designs to be prepared, and engaging a consultant to work with the City and the community to develop designs. They have been sourcing funding and sponsorship as well as plants for the project.

The City is looking at continuing the partnership in the future, possibly also in other areas.

The following questions were submitted in writing and were in relation to items on the agenda:

**Kirsten Meldrum - Bayswater
Item 10.3.6 Pathway Masterplan**

Question 1

With regard to the 1.8m wide footpath on Wholley St. As per the Master Pathway Plan Wholley St has received a high score due to:

- **lies within the 400m walking catchment of Maylands PS. Wholley Street is 700m away according to google maps.**
- **lies within 400m walking catchment of Gibney Reserve.**

Yes, it does and people go there at various times of the day. I ask would you consider reducing the width of this path as the street has the lowest scores in all other aspects as per the Pathway Master Plan?

Response 1

The Pathway Master Plan applied a walking catchment radius, which is a circular buffer with a fixed radius drawn around an amenity node (e.g. school). This is a different calculation method to measuring distances from Google Maps.

Wholley Street forms part of the Local Transport Cycling Network (LTCN), as such a 2.5m path width would typically be adopted. Due to the narrow nature of this street, a 1.8m width is however being considered as this is the absolute minimum width that should be applied under the circumstances (i.e. Department of Transport LTCN and City of Bayswater width criteria).

Question 2

Councillors can I ask you to suspend adoption of the 1.8m wide footpath for Wholley Street until the active transport users of this street have responded to the Residents Letter dated 19th August and received 20th August?

Response 2

The consultation period for this footpath closes on 3 September 2025. No decision or works will be commencing until feedback is received and assessed.

Question 3

Do you believe 14 days is an adequate consultation period for residents to respond to your letter considering some may be away from home for work/holidays or have their houses temporarily tenanted?

Response 3

The consultation period is generally set at a minimum of 14 business days to allow adequate consideration by residents. If the consultation falls within school holiday periods, the City's practice is to extend the timeframes beyond the holidays to help ensure all residents receive the letter and have an opportunity to provide feedback.

Daniel West

Item 10.5.1.7 Planning Policy Review: Tree Retention and Provision of Trees

Question 1

Can you please advise what protection the proposed Tree Retention Policy would offer a healthy Eucalyptus Todtiana (Coastal Blackbutt) that is approximately 150 years old and stands 10m tall, with a trunk circumference of 1.6m at 1.4m from ground level and an average canopy diameter of 6.5m, offering habitat to endemic species including the endangered Carnaby's Black Cockatoo and is growing on a residential property that is not subject to a development application?

Response 1

The Tree Retention and Provision of Trees policy only applies to development applications for new grouped dwellings, new multiple dwellings, new non-residential developments and Subdivision referrals and subdivision clearance applications. If the property owner or applicant submits a development application that meets the policy scope, then City would assess whether the tree could be removed in accordance with the proposed policy.

A tree of the size and age described is eligible to be nominated, with the land owners approval, as a significant tree under the City's Significant Tree Register for Private Land policy. Development approval is required prior to the removal, destruction, and/or interference with any tree included on the significant tree register.

The following questions were submitted in writing and were not in relation to items on the agenda:

Matthew Morgan – Bayswater

Subject: Traffic Calming Traylen Road and Maylands Peninsula Primary School

Question 1

At the AGM of Electors in April this year, a motion was carried *"For Council to consider the installation of traffic calming devices along Mephan Street, Darby Street, Rocher Place, Goldmead Street and Traylen Road, designed for the current school zone speed limit environment, surrounding Maylands Peninsula Primary School"*. At the Ordinary

Council meeting of 29 April 2025, in response to this motion, the Council resolved to continue to advocate to Main Roads WA and the State to commit further funding to the Low-Cost Urban Road Safety Program for the implementation of treatments in the City of Bayswater, including the Maylands Peninsula Precinct.

Can you please provide an update on how that advocacy is progressing and advise if there are any other avenues to move forward with installation of traffic calming devices along the streets listed in the AGM motion?

Response 1

Main Roads WA have confirmed that the City will receive funding in 2025/26 for the implementation of the following three precincts under the LCURS Program:

- Maylands Central;
- RA Cook; and
- Weld Square.

The City is currently seeking tenders for the construction of treatments under each of the precincts, plus the addition of treatments along Traylen Road. Traylen Road is part of the Maylands Peninsula precinct.

Discussions between the City and Main Roads WA are progressing on the possibility of funding four more precincts in the City of Bayswater, including the Maylands Peninsula precinct.

Question 2

My previous question 1 July 2025 regarding City of Belmont rat running was answered “does not have any evidence to suggest that City of Belmont residents are rat running”. Currently, Google Maps recommends drivers from Ascot Racecourse to Coles Maylands use Queen Street MPPS school zone during school times and high traffic volume. Is this proof that elected members put City of Belmont residents first and dismiss concerns of their own residents?

Response 2

The City responded to similar questions raised by Matthew Morgan at the Ordinary Council Meetings of 28 January 2025, 25 February 2025, 25 March 2025 and 29 April 2025.

Question 3

The 85th percentile on Traylen Road, Bayswater are driving at dangerous speeds in a residential, community friendly street (tabled in December 2024 Ordinary Meeting). Since then, the council decided against temporary speed cushions, voted against motion 20 at 2025 AGM, removed variable speed monitor signs and indefinitely postponed LCURS. Is the Council culpable for facilitating hoons, rat runners and dangerous drivers on Traylen Road?

Response 3

No.

Cleo Leunig – Bayswater

Subject: Increased Street Parking on Burnside Street

Question 1

What were the results of the study completed by the City as per their response during the 1st July Ordinary council meeting?

Response 1

The initial investigation found that parking along Burnside Street is already at capacity during busy times and will not improve during the summer months as hotel patronage and other activities increase.

Currently, there are no plans to alter parking on Burnside Street. On-street parking remains permitted for both residents and visitors, provided vehicles are not parked in a way that breaches road safety regulations.

Question 2

Did the study take into consideration seasonality and the lacrosse fixtures? Noting that elevated traffic levels are observed during the warmer periods (when people are more inclined to enjoy an outing to the Bayswater Hotel and during the lacrosse season).

Response 2

See response to Question 1 above.

Nana Maeshinjo - Bayswater

Subject: Traffic Calming at Maylands Peninsula Primary School (MPPS)

Question 1

I refer to my submitted written questions in Ordinary Council meeting July 2025 regarding traffic calming on Caledonian Av/Joseph St, Caledonian Av/Susan St, Joseph St/Kirkham Hill Tc, Darby St/Mephan St. Which intersections were approved for raised medians and which intersections were not approved for wombat crossings?

Response 1

Funding for traffic treatments at these locations under the Low-Cost Urban Road Safety Program has not yet been announced by Main Roads. As such, final approval is still pending.

Notwithstanding this, wombat crossings are being proposed by the City for Caledonian Ave, one southeast of the Caledonian Ave/Joseph St/ Mephan St roundabout, and another near the Susan St intersection. These proposed crossings are not approved by Main Roads at this stage.

Question 2

When will construction commence for the approved raised medians discussed above?

Response 2

Should the designs be approved, these treatments are expected to be installed mid-2026, subject to Main Roads funding being available.

Question 3

Can the City advise why the wombat crossings were not approved by Main Roads WA?

Response 3

The wombat crossings were not approved by Main Roads WA due to the proposed locations not meeting Main Roads pedestrian crossing criteria. These include the proposed locations not meeting the minimum number of pedestrians crossing, the minimum number of vehicles, and the gap analysis delay times.

Public Question Time closed at 7:30pm.

7 Confirmation of Minutes**7.1 Ordinary Council Meeting**ADDITIONAL INFORMATION

A resident has expressed concern about the clarity of the attachment names in item 10.3.1, Maylands Town Centre Masterplan, which was considered by Council at the meeting held 22 July 2025 as the attachment names in the top of the report do not marry up to the attachment names used in the Council's resolution. The attachments are also not clearly marked

Recommendation Implications

In light of the above, the officer's recommendation is amended to:

COUNCIL RESOLUTION
(OFFICER RECOMMENDATION)

The Minutes of the Ordinary Council Meeting held on 22 July 2025 which have been distributed, be confirmed as a true and correct record, with the attachments for item 10.3.1 relabelled in the table at the top of the report to clearly reflect the names used in the Council's resolution, as follows:

1. Attachment 1 relabelled "Maylands Town Centre Masterplan (Streetscape Improvement Plan)"
2. Attachment 3 relabelled "Revitalisation Planning Consultation Report".

Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY: 9/0

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Nil.

8 Presentations

8.1 Petitions

COUNCIL RESOLUTION

Council noted and received a petition with 59 signatures from Tom Sullivan, asking the City of Bayswater to implement phase 3b of the City of Bayswater local road safety program that was scheduled for the 2023/24 financial year. Specifically, seeking works to commence in the Maylands Peninsula precinct which has been consulted on, planned but not funded nor put out to tender. For this to be funded via the low-cost urban road safety program or the ordinary municipal budget. If the funding is delayed further, temporary, evidence-based traffic calming measures such as speed trailers or other measures should be implemented as a safety measure until the proper works can be completed.

The petition will be forwarded to City Officers to be included in their deliberations and report on the matter that is the subject of the petition.

Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Nat Latter Seconded

CARRIED UNANIMOUSLY: 9/0

For: *Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.*

Against: *Nil.*

8.2 Presentations

Nil.

8.3 Deputations

The following deputations were heard at the Agenda Briefing Forum held on 19 August 2025:

10.3.1 Bedford Bowling Club – Outback Padel Pty Ltd Proposal

1. In relation to item 10.3.1, Jaimie Forssman was in attendance and spoke in support of the officer's recommendation.
2. In relation to item 10.3.1, Neil Dwyer was in attendance and spoke in support of the officer's recommendation.
3. In relation to item 10.3.1, Cale Black submitted a written deputation in support of the officer's recommendation.

10.3.5 Riverside Foreshore Concept Master Plans

4. In relation to item 10.3.5, Janette Gee was in attendance and spoke in opposition to the officer's recommendation.
5. In relation to item 10.3.5, Jarrod Hofmann was in attendance and spoke in opposition to the officer's recommendation.
6. In relation to item 10.3.5, Babel Mahdi was in attendance and spoke in opposition to the officer's recommendation.
7. In relation to item 10.3.5, Guy Lanza - Carciccio was in attendance and spoke in opposition to the officer's recommendation.
8. In relation to item 10.3.5, Chris Tang submitted a written deputation in opposition to the officer's recommendation.

10.5.1.7 Planning Policy Review: Tree Retention and Provision of Trees

9. In relation to item 10.5.1.7, Georgina Ker was in attendance and spoke in support of the officer's recommendation.
10. In relation to item 10.5.1.7, Wendy Garstone was in attendance and asked that her written deputation in opposition to the officer's recommendation be taken as read.

8.4 Delegates Reports

8.4.1 Delegates Report - ALGA 2025

Responsible Directorate:	Office of the CEO
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. 2025 NGA Handbook [8.4.1.1 - N/A] 2. Business Papers [8.4.1.2 - N/A] 3. NGA 2025 Listening Report Final [8.4.1.3 - N/A]

CR STEVEN OSTASZEWSKYJ DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Steven Ostaszewskyj declared an impartial interest in this item as the City of Karratha is mentioned in the report. One of Cr Ostaszewskyj's family members works for the City of Karratha.

Cr Steven Ostaszewskyj remained in the Council Chambers and voted on this item.

SUMMARY

This item requests Council to note the Conference report provided by Mayor Filomena Piffaretti, Cr Steven Ostaszewskyj and Jeremy Edwards, Chief Executive Officer, in relation to their attendance at the Australian Local Government Association (ALGA) 2025 National General Assembly (NGA); the Australian Council of Local Government and meetings held with Federal Government and opposition members.

COUNCIL RESOLUTION **(OFFICER'S RECOMMENDATION)**

That Council notes the Conference report provided by Mayor Filomena Piffaretti, Cr Steven Ostaszewskyj and Jeremy Edwards, Chief Executive Officer, in relation to their attendance at the Australian Local Government Association (ALGA) 2025 National General Assembly.

Mayor Filomena Piffaretti Moved, Cr Steven Ostaszewskyj Seconded

CARRIED UNANIMOUSLY: 9/0

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Georgia Johnson.

Against: Nil.

BACKGROUND

KEY TOPICS

In June 2025, Mayor Filomena Piffaretti, Cr Steven Ostaszewskyj and Jeremy Edwards, Chief Executive Officer, travelled to Canberra to attend the 31st National General Assembly of the Australian Local Government Association.

The Assembly saw a number of presentations from key individuals in the sector. A copy of the Assembly Program is included at **Attachment 1**. Several events were held concurrently, prior and post Assembly presentations, giving the delegation a variety of options and opportunities to learn, network and advocate.

The National General Assembly 2025, *National Priorities Need Local Solutions*, commenced on 24 June 2025.

EXTERNAL CONSULTATION

Prior to the commencement of the National General Assembly, Councils across Australia were asked to put forward their motions for consideration by the voting delegates at the Assembly.

OFFICER'S COMMENTS

MOTIONS

This year's Assembly program included consideration of 192 motions submitted by Councils. The motions identified opportunities where a strong partnership between Federal Government and local government can progress mutual policy interests.

The motions related to a variety of matters, including intergovernmental relations, financial sustainability, roads and infrastructure, emergency management, housing and homelessness, jobs and skills, community services, closing the gap and Aboriginal and Torres Strait reconciliation, data and digital technology and cyber security, climate change and renewable energy, environment, circular economy.

Debate on motions was dealt with in two parts; motion numbers 1 - 39, which were consistent with existing ALGA policy, were moved en bloc. Motions 40 – 190, which were not consistent with existing ALGA policy were opened for debate.

City of Karratha motion number 58, was similar to the disallowed motion submitted by the City of Bayswater:

"This National General Assembly calls on the Australian Government to establish a revenue-sharing model that allocates a fair proportion of Commonwealth taxation revenue back to local governments in high-contributing regional areas to support their role in enabling national productivity. Returned revenue would be directed toward the delivery of social and community infrastructure, which is essential to sustaining the workforce and liveability conditions that underpin economic performance."

Carried Unanimously"

The Business Papers Resolution can be found at **Attachment 2**.

PROGRAM

Tuesday 24 June 2025

Regional Cooperation and Development Forum

- Disaster Management
 - Priorities: Disaster Management: floods, bushfire, cyclones
- NBN (Chief Development Officer Gavin Williams)
 - Connectivity is an essential service
 - Digital demands are accelerating
- "Regions on the Rise" – Bernard Salt AM
 - Australia increasingly valuable commodity
 - Proposition that more funding should be going to regional councils to fund growth of those councils.
 - Strongest growth to be in regional WA over next 10 years.

- Perth growing greater than Melbourne. Brisbane the highest growth. Most regional growth is now occurring on Gold and Sunshine Coasts but will be coming to WA.
- Age care services are needing a massive increase in attention over the next six years, before peak demand for aged care comes in 2031.
- Regional Australia is a patchwork of vastly different communities.
- Driving Efficiency Through Technology
 - Use of AI in local government to improve administrative efficiency. Especially effective for complex areas like planning.
- Road Safety (Ken Beer)
 - Advances in technology in cars that prevent accidents, safety features.
 - Can get five-star roads with the right infrastructure.
 - Can increase speed on roads with the right infrastructure.

Wednesday 25 June 2025

MC Welcome and Introduction

Welcome to Country from Selina Walker, Co-chair, ACT Reconciliation Council

ALGA President's Address from Mayor Matt Burnett

Minister's Address

The Hon Kristy McBain MP, Member for Eden-Monaro, Minister for Regional Development, Local Government and Territories and Minister for Emergency Management

Leader of the Opposition Address

The Hon Sussan Ley, Member for Farrer

Governor-General Address from Her Excellency the Honourable Ms Sam Mostyn AC

Australia and the New Geoeconomic Landscape

- Mark Bouris AM, Australian Business Leader, Entrepreneur and Finance Expert
- Dr Merriden Varrall, Partner | Geopolitics Australia Lead, KPMG

From Big Picture to Local Action

Jason Clarke

Debate on Motions

(Special Council Meeting)

Thursday 26 June 2025

Adapting Together: Local Government Leadership in a Changing Climate

- Kieran Power, Senior Principal, Nation Partners
- Lord Mayor Anna Reynolds, City of Hobart
- Lord Mayor Kon Vatskalis, City of Darwin
- Amanda Pugh, Group Manager Community and Regional Prosperity, Lockyer Valley Regional Council

AI for Society: Shaping a Better Tomorrow

- Stephen Scheeler, Founder, CEO & Senior Advisor, The Digital, Omniscient
- Tim Golsby-Smith, CEO and Co-founder, myLot

Concurrent Listening Sessions Report (**Attachment 3**)

- Emergency Management: Capability and Capacity
- Safer Roads
- Housing and Community Infrastructure
- Local Government Jobs and Skills

Debate on Motions

Friday 27 June 2025

Ministerial Engagement Forum

National Priorities Need Local Solutions – Interactive panel sessions with federal government

MEETINGS

Meetings were secured with Federal Government and opposition members throughout the conference. Details of these meeting are as follows:

- **Hon Madeleine King, Minister for Resources, Minister for Northern Australia**
Meeting attended by Mayor Filomena Piffaretti and CEO Jeremy Edwards.

Discussed Frank Drago redevelopment, Morley streetscapes and Les Hansman Centre. We also discussed the possibility of submitting a grant under the Urban Precincts and Partnerships Program along with seeking clarification around the Thriving Suburbs grants that were previously administrated under the Federal Government.

- **Michael Gregory, Local Government Regional Intelligence and Data Branch of Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts**
Meeting attended by Mayor Filomena Piffaretti, Cr Steven Ostaszewskyj and CEO, Jeremy Edwards.

Discussed Frank Drago redevelopment, Morley streetscapes and Les Hansman Centre. Questioned available federal funding streams and how review of federal assistance grants was progressing, interim review findings and had an opportunity to advocate for the productivity-based calculation to be included in grant funding and for the horizontal equalisation principle to be reconsidered.

- **Glenn Block, Branch Head for Dr Elizabeth Coonan, DCCEEW**
Meeting attended by Mayor Filomena Piffaretti, Cr Steven Ostaszewskyj and CEO Jeremy Edwards. Proposed project, Bayswater Urban Forrest, within the recently announced Local Environment Projects (LEP) program.

LEGISLATIVE COMPLIANCE

The Elected Member Conference, Travel and Training Register has been updated to reflect the attendances at the Australian Local Government Association National General Assembly 2025. Costs were funded from Councillor allowances in accordance with the Elected Members Attendance at Conferences, Seminars, Training and Professional Development Policy.

RISK ASSESSMENT

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR07 – Unethical or inadequate governance and/or decision making.	

FINANCIAL IMPLICATIONS

Costs were funded from each Councillor's allowance in accordance with the Elected Members Attendance at Conferences, Seminars, Training and Professional Development Policy.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025-2035, the following applies:

Key Result Area	Leadership and Governance
Outcome 5.1:	Good Governance
Objective 5.1.1:	Provide ethical and accountable governance.
Outcome 5.2:	Stakeholder leadership
Objective 5.2.3:	Advocate and develop partnerships for City benefit.

CONCLUSION

The above Delegates' Report to Council is provided for Council to note the recent visit to Canberra to attend the Australian Local Government Association's National General Assembly 2025 and meet with senior Federal Government representatives.

9 Method of Dealing With Agenda Business

With the exception of items identified to be withdrawn for discussion, the remaining reports will be adopted by exception (enbloc).

An adoption by exception resolution may not be used for a matter:

- (a) in which an interest has been disclosed;
- (b) that has been the subject of a petition or deputation;
- (c) that is a matter on which a Member wishes to make a statement; or
- (d) that is a matter on which a Member wishes to move a motion that is different to the recommendation.

Items were withdrawn and discussed in the order shown below:

Item Number	Reason for Withdrawal
10.3.1	This item was subject to deputations and a member wished to move a motion that was different to the officer's recommendation.
10.3.5	This item was subject to deputations, an absolute majority was required to carry this item and a member wished to move a motion that was different to the officer's recommendation.
10.5.1.7	This item was subject to deputations and a member wished to move a motion that was different to the officer's recommendation.
10.1.1	A member wished to vote against this item.
10.1.3	A member wished to move a motion that was different to the officer's recommendation.
10.1.4	A member wished to move a motion that was different to the officer's recommendation.
10.1.5	Interests were disclosed on this item.
10.2.3	A member wished to move the officer's recommendation.
10.3.2	An interest was disclosed on this item.
10.3.3	A member wished to move the officer's recommendation.
10.3.6	An interest was disclosed on this item.
10.4.2	Interests were disclosed on this item.
10.5.1.2	A member wished to move the Committee recommendation.
10.5.1.3	A member wished to move a motion that was different to the Committee recommendation.
10.5.1.8	A member wished to speak on the item.
10.5.2.1	A member wished to move the Committee recommendation.
10.5.3.6	A member wished to move the Committee recommendation.
10.5.3.7	An interest was disclosed and a member wished to move the Committee recommendation.

COUNCIL RESOLUTION

That consideration of items 10.3.1, 10.3.5 and 10.5.1.7 which were subject to deputations, be brought forward for consideration at the beginning of section 10.

Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Nat Latter Seconded

CARRIED UNANIMOUSLY:9/0

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Nil.

10 Reports**10.1 Office of the CEO Directorate Reports****10.1.1 Scheme Amendment 101 - Short Term Rental Accommodation**

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required.
Attachments:	1. Scheme Amendment 101 report [10.1.1.1 - 15 pages] 2. Summary of submissions [10.1.1.2 - 4 pages] 3. DPLH modifications [10.1.1.3 - 2 pages]
Refer:	Item: 10.1.5 OCM: 28.01.2025
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

A number of planning reforms have been undertaken at the State level relating to the control of tourist and short-term rental accommodation as a distinct land use. Council initiated Amendment 101 to the City of Bayswater *Town Planning Scheme No. 24* at the 28 January 2025 Ordinary Council Meeting to bring the City's planning framework into consistency with the State's requirements.

Council consideration is sought to adopt Amendment 101 and submit to the Western Australian Planning Commission and Minister for Planning for final approval.

COUNCIL RESOLUTION**(OFFICER'S RECOMMENDATION)**

That Council:

- 1. Pursuant to Regulation 53(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, provides the advertised Amendment No. 101 to City of Bayswater *Town Planning Scheme No. 24* to the Western Australian Planning Commission and Minister for Planning for final approval.**
- 2. Requests the Chief Executive Officer to prepare a Short-term Rental Accommodation Local Planning policy for future consideration by Council.**

Cr Steven Ostaszewskyj Moved, Cr Elli Petersen-Pik - Deputy Mayor Seconded

CARRIED: 6/3

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Sally Palmer, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Cr Steven Ostaszewskyj, Cr Josh Eveson and Cr Michelle Sutherland.

BACKGROUND

The Western Australian Planning Commission's (WAPC) Planning Bulletin 115/2024 'Short-Term Rental Accommodation (STRA) – Guidance for local government' outlines that amendments to local planning schemes should be completed by mid-2025, to streamline and facilitate development approvals to be obtained by 1 January 2026.

The Minister of Planning subsequently wrote to local governments across the State, advising them a Local Planning Scheme amendment is required for all Schemes, in accordance with the WAPC Planning Bulletin 115/2024.

At the Ordinary Council meeting held on 28 January 2025 the Council initiated *Town Planning Scheme No. 24* Amendment No. 101 for the purpose of public advertising, to align the Scheme with the new requirements. The advertised amendment documentation is included at **Attachment 1**.

The amendment follows the amendment to the LPS Regulations above to introduce hosted and unhosted STRA into the TPS 24 zoning table, thereby providing the City with the ability to assess unhosted STRA as a listed use, rather than a complex application for a 'use not listed', as is currently required.

EXTERNAL CONSULTATION

Following Ministerial approval to advertise (with minor modifications required being made as discussed below), the amendment was advertised for public comment for 42 days from Thursday 22 May 2025 to Friday 4 July 2025 in accordance with the requirements of Part 5 of the LPS Regulations by way of:

- Notification being published in the local newspaper;
- The relevant public authorities being notified in writing of the TPS amendment details;
- Information being placed in the City's engagement website; and
- Hard copies of the documents being made available for inspection at the City's Civic Centre and libraries.
- Letters via email to 131 existing short-term rental accommodation operators and applicants listed on the State register within the City of Bayswater.

There were 199 visits to the Engage Bayswater page, with 68 document downloads. 10 submissions were received via the online survey, with 4 in support, 3 in objection and 3 neither in support nor objecting. A summary of the submissions is contained in **Attachment 2**.

OFFICER'S COMMENTS

DPLH Modifications

Prior to advertising the Department of Planning Lands and Heritage (DPLH) requested that the amendment be modified to delete the existing land use class of 'Bed and Breakfast', because that land use is now redundant and covered by the definition of 'hosted short-term rental accommodation'. This is consistent with the guidance documents provided by the DPLH, and was an oversight in the preparation of the proposed scheme amendment. These modifications are included in **Attachment 3** and were incorporated into the scheme amendment documentation prior to advertising.

Submissions

Submissions in support of noted that the amendment aligns with the state planning framework and that government needs to find ways to encourage owners to make vacant houses available to rent. It is noted that there is currently no mechanism to encourage vacant houses to be rented, and this is unrelated to the scheme amendment.

Of the submissions that neither supported nor objected, one raised a confidential query about a personal application for Development Approval for a STRA, which has been answered separately. One recommended off-street parking to be regulated, which is unrelated to the

scheme amendment, and would relate to conditions of Development Approval. One submission provided no comment on their position.

The three submissions objecting to the scheme amendment raised concerns with potential antisocial behaviour occurring at unhosted STRA and difficulty in absentee landowners responding to this, that dwellings should be made available for full time accommodation, that STRA should be restricted to certain locations, and that STRA creates an additional nuisance from human and vehicle traffic.

In regards to antisocial behaviour there have been minimal issues raised with the City's compliance team, noting that platforms such as AirBnB have been operating in Western Australia since 2012. At the time of writing this report there are 189 properties located within the City of Bayswater listed on the state government STRA register, 84 hosted and 105 unhosted. Of the unhosted STRA it appears from the register there are approximately 55 properties rented out more than 90 days within a 12 month period. In the past four years the City has received two complaints of antisocial behaviour, which have been effectively resolved by the City's compliance team. This represents 0.01% of the City's total dwellings, or 1% of the STRA properties, which is considered negligible.

In regards to dwellings being made available for full time accommodation there is currently no mechanism to require this. The State planning framework already allows for STRA without approval in certain circumstances, and various non-residential uses can also be approved within residential zones. The amendment does 'allow' unhosted STRA within the City, as it is already a land use capable of approval. Rather, the amendment will provide greater clarity regarding permissibility of STRA across the City, and a more efficient and effective framework for the City to consider STRA applications. The current number of unhosted STRA within the City amounts to 0.3% of the dwellings in the City, which again is considered negligible.

In regards to location, management and potential nuisances, it is considered the majority of concerns relate to the operation of STRA rather than the scheme amendment itself. The amendment proposes to include unhosted STRA as a "discretionary" land use under TPS 24, requiring an application for Development Approval to be made to the City which can then be assessed on its merits, with operational management concerns addressed under development assessment and enforced through conditions of approval. It is recommended that a STRA local planning policy be prepared to provide further guidance, as discussed below.

Given the above, following the public advertising there are no further modifications proposed to the scheme amendment as it aligns with the State Government planning framework and direction from the Minister for Planning.

Policy

The City proposes to prepare a new local planning policy for STRA to provide additional guidance on the implementation and operation of STRA within the City. It is intended that the policy will address matters such as location, management, parking and other matters in relation to STRA, and will have regard to the WAPC guidance documents, the recently prepared WALGA model policy, and the expectations of Council.

LEGISLATIVE COMPLIANCE

Section 75 of the Planning and Development Act 2005 permits a local government to amend its local planning scheme. *Part 5 of the Planning and Development (Local Planning Schemes) Regulations 2015* sets out the procedure for amending a local planning scheme.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Scheme Amendment Gazettal and public notice

Asset Category: N/A

Source of Funds: Municipal

LTFP Impacts: Not itemised in the LTFP

Notes: Nil

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	EMPLOYEE				
1	\$800						\$9,300

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area: Built

Outcome 2.1 A Connected and Accessible City

Objective 2.1.2 Create liveable neighbourhoods and centres that include consideration of our built heritage.

It is considered that finalising the amendment to Town Planning Scheme No. 24 to bring the City's planning framework into consistency with the State's requirements will contribute to streamlining of planning processes and managing stakeholder expectations.

CONCLUSION

It is recommended that Council supports Amendment No. 101 to the City of Bayswater TPS 24 without modification, and that the amendment documentation be forwarded to the WAPC and Minister for Planning for final approval as advertised.



City of Bayswater
Town Planning Scheme No. 24

Amendment No. 101

Update scheme text to introduce new land use classes to facilitate State Government reforms for short-term rental accommodation.

Prepared by:
City of Bayswater
Development and Place
61 Broun Avenue, Morley 6062
PO Box 467, Morley 6943
Phone: (08) 9272 0975
Email: mail@bayswater.wa.gov.au

Planning and Development Act 2005

**RESOLUTION TO ADOPT AMENDMENT
TO LOCAL PLANNING SCHEME**

City of Bayswater Town Planning Scheme No. 24

Amendment No. 101

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- a) Deleting the following land uses from Table 3- Maylands Activity Centre Zoning Table, Table 4-Morley Activity Centre Zoning Table
 - Bed and Breakfast
- b) Removal of 'bed and breakfast' definition from Appendix 1 - interpretations table.
- c) Replace reference to 'bed and breakfast' within SCA 15 with 'hosted short term rental accommodation'
- d) In Table No 1 - Zoning Table, insert in alphabetical order the following land uses and permissibility:
 - i. *Hosted short-term rental accommodation*; designate as 'P' uses in zones where a dwelling is capable of approval and 'X' uses in all other zones.
 - ii. *Unhosted short-term rental accommodation*; designate as 'D' uses in zones where a dwelling is permissible and 'X' in all other zones.

Use classes	Zones	Residential	Medium and High Density Residential	Hotel	Business	Office	Showroom / Warehouse	Service Station	Light Industry	General Industry	Mixed Use	Special Foreshore Development	Private Institutions	Special Purpose	Maylands Activity Centre Zone	Centre
Hosted short-term rental accommodation	P	P	X	X	X	X	X	X	X	X	P	P	P	As per appendix 3	Refer to Table No 3	Refer to Schedule 1
Unhosted short-term rental accommodation	D	D	X	X	X	X	X	X	X	X	D	D	D			

- b) In Table No.3 – Maylands Activity Centre Zoning Table, insert in alphabetical order the following land uses and permissibility:

- i. *hosted-short term rental accommodation*; designate as 'P' uses in Special Control Areas where a dwelling is capable of approval and 'X' uses in all other Special Control Areas.
- ii. *unhosted short term rental accommodation*; designate as 'D' uses in Special Control Areas where a dwelling is permissible and 'X' in all other Special Control Areas

USE CLASSES	Special Control Area 1 Main Street	Special Control Area 2 Guildford Road	Special Control Area 3 Town Centre Extension	Special Control Area 4 Character Residential	Special Control Area 5 Ross's Site	Special Control Area 6 Civic	Special Control Area 13 Guildford Road Residential
Hosted short-term rental accommodation	P	P	P	P	P	P	P
Unhosted short-term rental accommodation	D	D	D	D	D	D	D

- c) In Schedule No 1, Table No. 4 – Morley Activity Centre Zoning Table insert in alphabetical order the following land uses and permissibility:

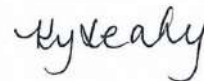
- i. *hosted short-term rental accommodation*; designate as 'P' uses in precinct where a dwelling is capable of approval and 'X' uses in all other precincts.
- ii. *unhosted short-term rental accommodation*; designate as 'D' uses in precincts where a dwelling is permissible and 'X' in all other precincts

USE CLASSES	PRECINCT	CENTRAL CORE	OUTER CORE	MIXED BUSINESS	CIVIC AND EDUCATION	INNER CITY RESIDENTIAL
Short Stay Accommodation						
Hosted short-term rental		P	P	P	P	P
Unhosted short-term rental accommodation		D	D	D	D	D

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- i. *The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;*
- ii. *The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*
- iii. *The amendment is not considered a complex or basic amendment.*

Dated this 26th day of March 2025



KYM LEAHY
(Acting Chief Executive Officer)

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PROPOSAL TO AMEND A SCHEME

Local Authority:	City of Bayswater
Description of Scheme:	Town Planning Scheme No. 24
Type of Scheme:	District Town Planning Scheme
Serial No of Amendment:	Amendment No. 101
Proposal:	Update scheme text to introduce new land use classes to facilitate State Government reforms for short-term rental accommodation

SCHEME AMENDMENT REPORT

1. INTRODUCTION

The purpose of this scheme amendment is to amend the City of Bayswater's Town Planning Scheme No. 24 (TPS 24) to implement the State Government's planning reforms for short-term rental accommodation.

This amendment is required to ensure alignment with new 'deemed' and 'model' land use classes and general definitions introduced into the state planning framework. Most significantly, it includes amendments to reflect the 'deemed' land use classes for 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation'. The following report provides further detail and background information on these changes, including specific implications for the City of Bayswater.

2. BACKGROUND

Short-Term Rental Accommodation (STRA) refers to the practice of renting out a property (or part of a property) for a relatively short period of time, usually on a nightly or weekly basis. This type of accommodation is usually booked through online platforms and is popular among travellers and visitors seeking temporary lodging for holidays, business trips or other short stays. The State Government has committed to various initiatives to deliver better regulation of the short-term rental accommodation sector.

In November 2023, the Western Australian Planning Commission released its Position Statement: Planning for Tourism and Short-Term Rental Accommodation (Position Statement) and associated Guidelines. The release of the Position Statement complemented other whole-of-government reforms relating to STRA, responding to recommendations made in the 2019 parliamentary enquiry Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia. This included development of a state-wide registration scheme for STRA, as well as an incentive scheme to encourage transition of properties from the short to long term rental market.

Alongside the registration scheme, which sits separately to the planning system and is mandatory for all STRA, amendments to planning regulations were flagged as a key part of the State Government's goal to ensure a fairer and more consistent treatment of STRA from both a legal and practical standpoint. The planning changes, which have triggered the need for the City of Bayswater to amend its scheme, aim to provide greater consistency across the state in relation to what approvals are needed for STRA proposals as well as how these uses are defined in local planning schemes.

3. STATE PLANNING CONTEXT

The State Government's planning reforms for short-term rental accommodation are being implemented predominantly through the *Planning & Development (Local Planning Schemes) Regulations 2015* (LPS Regulations), which in turn have been informed by policy direction provided through the Position Statement.

3.1 Position Statement

The Position Statement foreshadowed a series of amendments to the LPS Regulations with the overall aim of providing more certainty and consistency across jurisdictions in respect to the treatment of STRA. Key changes flagged in this document included dedicated land use classes for STRA to ensure a clear delineation between this use and traditional accommodation types, as well as a state-wide exemption for hosted STRA and a 90-night exemption for unhosted STRA within the Perth Metropolitan Area. The Position Statement also includes guidance on strategic and statutory planning matters for both tourism and STRA, as well as local planning policy development.

3.2 LPS Regulations

The LPS Regulations are a key component of Western Australia's planning system comprising of three major parts:

- Regulations proper, which set out the process for preparing or amending a local planning scheme;
- 'Model' provisions, set out in Schedule 1, which are to be used by local governments in preparing or amending a local planning scheme; and
- 'Deemed' provisions, set out in Schedule 2, read automatically into all local planning schemes, and override any existing scheme provision to the extent of any inconsistencies. Where there is a conflict between these provisions and the scheme, the deemed provisions prevail.

Amendments to both Schedules 1 and 2 of these regulations have been made to facilitate the necessary planning changes of the State Government's short-term rental accommodation (STRA) reform initiatives, as envisaged by the Position Statement. These changes, most notably, include:

- i. new 'deemed' land use classes of 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' to ensure these accommodation types are classified as dedicated land use classes in planning schemes;
- ii. new 'deemed' general terms to define 'short-term rental accommodation' and link to the overarching *Short-Term Rental Accommodation Act 2024*, which provides the legal framework for the STRA Register;
- iii. a new 'model' land use class of 'tourist and visitor accommodation' to differentiate these use types from STRA, and consolidate a number of existing land use terms for tourist and visitor accommodation (aside from 'hotel'), as well as other changes to general definitions;
- iv. a state-wide development approval exemption for 'hosted short-term rental accommodation' (this includes ancillary dwellings); and
- v. a 90-night (cumulative) exemption within a 12-month period for 'unhosted' short-term rental accommodation in the Perth metropolitan area.

The implications for these changes to the City of Bayswater are detailed further in the following sections of this report.

4. LOCAL PLANNING CONTEXT

4.1 Town Planning Scheme No. 24

TPS 24 is currently inconsistent with the new STRA provisions, as it does not include any short-term accommodation use classes, apart from within the Maylands and Morley Activity Centres. Applications for Development Approval for STRA have historically been considered under the use not listed provisions of clause 7.2.4.

The City has historically seen a low number of applications for STRA, however there has been a moderate increase in the number of applications since the introduction of the new STRA provisions.

4.2 Local Planning Strategy

The City's Local Planning Strategy was approved in January 2025. It notes the potential for the increased opportunities for tourism along the three METRONET stations providing access to the Ellenbrook, Perth CBD, and the airport, and in particular for the Bayswater District Centre to cater for short stay accommodation.

5. PROPOSED AMENDMENT

With the introduction of the new deemed land use classes into planning schemes associated with short-term rental accommodation, this scheme amendment relates to modifications to the zoning table to reflect the hosted STRA exemption as a permitted use.

5.1 Deemed Short-Term Rental Accommodation Land Use Classes

Whilst the new 'deemed' land use classes are automatically read into the City's scheme through the LPS Regulations, along with the previously mentioned exemptions, these uses are being incorporated into scheme zoning tables to ensure absolute clarity from an interpretation perspective.

In addition to the LPS Regulations, the Position Statement and Planning Bulletin 115 provide further direction for how STRA should be dealt with in local planning schemes from a permissibility standpoint. To reflect these requirements, this amendment proposes the following designations for these new land use classes.

The Scheme contains three zoning tables – for the overall City, Maylands Activity Centre and Morley Activity Centre, and all need to be modified to reflect the new defined land uses. It is proposed that in all three zoning tables the following use classes and permissibilities be included:

- Hosted STRA – 'P' use within all zones where dwellings may be approved, and 'X' in all other zones; and
- Unhosted STRA – 'D' use within all zones where dwellings may be approved, and 'X' in all other zones

Including unhosted STRA as 'D' land uses ensures that any applications for Development Approval can be advertised to adjoining landowners for comment.

5.2 Model 'Tourist and Visitor Accommodation' Land Use

It is noted that the historic uses of 'Bed and Breakfast' 'Motel' and 'Serviced Apartment' within TPS 24 are intended be superseded by the new tourist and visitor accommodation definition, and could be removed from the scheme with the introduction of the new land use.

The definition for tourist and visitor accommodation is not contained within the Deemed Provisions, rather it is in the Model Provisions, so the definition does not automatically form part of TPS 24. Given that the City is currently preparing a new TPS 25 consistent with the Model Provisions it is considered that the new definition for tourist and visitor accommodation does not need to be introduced into TPS 24 as part of this scheme amendment, rather it will be included in the new TPS 25. The scheme amendment therefore only addresses the urgent matter for hosted and unhosted STRA, as directed by the Minister for Planning, Lands and Heritage. “

5.3 New and Revised Land Use & General Definitions

As part of the LPS Regulations changes, amendments to some other model definitions were also introduced so as to not cause confusion or conflict with the new short-term rental accommodation land use terms. As per section 5.2 above, it is not proposed to make any further modifications to TPS 24 to reflect these, as they will be captured in the new TPS 25.

6. CONCLUSION

The proposed amendment to TPS 24 is consistent with the LPS Regulations, the Position Statement and Planning Bulletin 115, and the additional provisions will be incorporated into the new TPS 25 which is currently being prepared.

In light of the above information and justifications provided, it is considered that the proposed Scheme Amendment to update the scheme text to introduce new land use classes to facilitate State Government reforms for short-term rental accommodation be supported.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

City of Bayswater Town Planning Scheme No. 24
Amendment No. 101

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- a) Deleting the following land uses from Table 3- Maylands Activity Centre Zoning Table, Table 4-Morley Activity Centre Zoning Table
 - Bed and Breakfast
- b) Removal of 'bed and breakfast' definition from Appendix 1 - interpretations table.
- c) Replace reference to 'bed and breakfast' within SCA 15 with 'hosted short term rental accommodation'
- d) In Table No 1 - Zoning Table, insert in alphabetical order the following land uses and permissibility:
 - i. *Hosted short-term rental accommodation*; designate as 'P' uses in zones where a dwelling is capable of approval and 'X' uses in all other zones.
 - ii. *Unhosted short-term rental accommodation*; designate as 'D' uses in zones where a dwelling is permissible and 'X' in all other zones.

Use classes	Zones	Residential	Medium and High Density Residential	Hotel	Business	Office	Showroom / Warehouse	Service Station	Light Industry	General Industry	Mixed Use	Special Foreshore Development	Private Institutions	Special Purpose	Maylands Activity Centre Zone	Centre
Hosted short-term rental accommodation		P	P	X	X	X	X	X	X	X	P	P	P	As per appendix 3	Refer to Table No 3	Refer to Schedule 1
Unhosted short-term rental accommodation		D	D	X	X	X	X	X	X	X	D	D	D			

- b) In Table No.3 – Maylands Activity Centre Zoning Table, insert in alphabetical order the following land uses and permissibility:

- i. *hosted-short term rental accommodation*; designate as 'P' uses in Special Control Areas where a dwelling is capable of approval and 'X' uses in all other Special Control Areas.
- ii. *unhosted short term rental accommodation*; designate as 'D' uses in Special Control Areas where a dwelling is permissible and 'X' in all other Special Control Areas

USE CLASSES	Special Control Area 1 Main Street	Special Control Area 2 Guildford Road	Special Control Area 3 Town Centre Extension	Special Control Area 4 Character Residential	Special Control Area 5 Ross's Site	Special Control Area 6 Civic	Special Control Area 13 Guildford Road Residential
Hosted short-term rental accommodation	P	P	P	P	P	P	P
Unhosted short-term rental accommodation	D	D	D	D	D	D	D

- c) In Schedule No 1, Table No. 4 – Morley Activity Centre Zoning Table insert in alphabetical order the following land uses and permissibility:

- i. *hosted short-term rental accommodation*; designate as 'P' uses in precinct where a dwelling is capable of approval and 'X' uses in all other precincts.
- ii. *unhosted short-term rental accommodation*; designate as 'D' uses in precincts where a dwelling is permissible and 'X' in all other precincts

USE CLASSES	PRECINCT	CENTRAL CORE	OUTER CORE	MIXED BUSINESS	CIVIC AND EDUCATION	INNER CITY RESIDENTIAL
Short Stay Accommodation						
Hosted short-term rental		P	P	P	P	P
Unhosted short-term rental accommodation		D	D	D	D	D

FORM 6A

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Bayswater at the Ordinary Council Meeting held on the 28th day of January 2025.



[Signature]

MAYOR

[Signature]

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the City of Bayswater at the Ordinary Council Meeting held on the 28th day of January 2025, proceed to advertise this Amendment.

[Signature]

MAYOR

[Signature]

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for approval by resolution of the City of Bayswater at the Ordinary Council Meeting held on the th day of , 20 and the Common Seal of the City of Bayswater was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

.....
DELEGATED UNDER S.16 OF
THE P&D ACT 2005

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....

No.	Support / Object / Neither	Interest in the proposal	Summary of Submission	Comments
1.	Neither support nor object	own a property in the area.	<ul style="list-style-type: none"> No comment. 	<ul style="list-style-type: none"> Noted
2.	Support	own a property in the area.	<ul style="list-style-type: none"> No comment 	<ul style="list-style-type: none"> Noted
3.	Support	own a property in the area.	<ul style="list-style-type: none"> If this applies to Airbnb properties, then I agree more control is needed. It does not seem to apply to houses left empty that could be rented but in my opinion LG and State Government need to find ways to encourage owners (e.g. through higher taxes?) to make these places available for accommodation in a time like this when so many are having trouble finding somewhere to live. 	<ul style="list-style-type: none"> Noted. The scheme amendment applies to unhosted AirBnB properties. There is currently no mechanism to encourage vacant houses to be rented.
4.	Support	Own a property in the area	<ul style="list-style-type: none"> Support the amendment as it aligns with the state planning framework. 	<ul style="list-style-type: none"> Noted. The scheme amendment has been drafted to explicitly align with the state planning framework.
5.	Support	own a property in the area	<ul style="list-style-type: none"> No comment. 	<ul style="list-style-type: none"> Noted
6.	Object	own a property in the area	<ul style="list-style-type: none"> I object to any specific short-term accommodation which is not monitored or hosted. This allows the owner to distance himself from any disturbances or whatever that can occur from short-term accommodation. Maylands supports heavily a transient population which is not conducive to good and stable communities. 	<ul style="list-style-type: none"> Noted. The scheme amendment proposes a mechanism for the City to process applications for Development Approval consistent with the state government planning framework. Appropriate management practices can put in place to minimise antisocial behaviour on a case by case basis. It should be noted that STRA guests that do not abide by the rules of the

				<p>accommodation may be prevented from making future bookings by the landowner and the booking platform (eg AirBNB and Stayz). It is noted that the City has received 2 complaints of antisocial behaviour compliance matters relating to STRAs, which is equivalent to 0.01% of the City's dwellings (or 1% of STRAs) which is considered negligible.</p>
7.	Object	own a property in the area	<ul style="list-style-type: none"> No permission should be given for any short-term rental accommodation in residential areas. You never know whom may be occupying the property. They more often than not can disrespect the property because it is not there's by causing damage, breakages or by being overly noisy, swearing/vulgar, playing music to all hours day and night, having others come and go at all times day and night, disrespecting the privacy of neighbours and their property et cetera. That is why short term apartments are in designated areas. That is why they are charged higher rates for being short term. 	<ul style="list-style-type: none"> Noted. The scheme amendment proposes a mechanism for the City to process applications for Development Approval consistent with the state government planning framework. Appropriate management practices can put in place to minimise antisocial behaviour on a case by case basis. It should be noted that STRA guests that do not abide by the rules of the accommodation may be prevented from making future bookings by the landowner and the booking platform (eg AirBNB and Stayz). STRA is considered an appropriate land use within residential areas. Hosted and unhosted for less than 90 days are currently permitted land uses in residential areas in the Perth Metropolitan area. The

			<ul style="list-style-type: none"> • The property has to be cleaned regularly so extra human traffic and vehicles which only adds to more congestion with parking on footpaths and verges. • There is no immediate reporting response if occupants are disruptive. The police are already stretched so may not be acted for hours if at all due to their priorities. So neighbours will be left anxious and stressed which creates volatile situations that can end up in violence or even injury. • Owning short term accommodation I know full well the ramifications of allowing in residential areas. You may feel it addresses one problem but the consequences will impact heavily on any local council that allows it as there will be heightened crime, extra unnecessary human traffic, parking issues, vandalism, noise pollution and devaluation of neighbouring homes. 	<p>amendment is seeking to streamline the process for determining applications for Development Approval, and designating unhosted STRA greater than 90 days as a 'D' use in zones where dwellings are permitted.</p> <ul style="list-style-type: none"> • In instances where Development Approval is required the management plan should address cleaning and maintenance. • As above, the operator and booking platform are accountable for antisocial behaviour, with guests who do not abide by the terms and conditions will find it difficult to re-book accommodation. • As above, STRA is already a permitted land use based on the state government planning reforms. A limited number of antisocial issues have arisen (0.01% of all dwellings in the City) which considered to be negligible.
8.	Neither support nor object	own a property in the area	<ul style="list-style-type: none"> • Confidential queries regarding Personal circumstances and Development Application process 	<ul style="list-style-type: none"> • Noted. The confidential queries regarding a personal application have been addressed directly with the landowner.

9.	Neither support nor object	own a property in the area	<ul style="list-style-type: none"> Off street parking to be regulated as property is near T junction. 	<ul style="list-style-type: none"> Noted. Off street parking does not relate to the current scheme amendment. Parking may be controlled through conditions of Development Approval where appropriate.
10.	Object	own a property in the area	<ul style="list-style-type: none"> 'Absolutely against this proposal to allow unhosted short term accom for two reasons: When there is such as housing crisis available accommodation should be available for long leases and not short term unhosted lets like AirBnB and Stayz and others alike As a owner occupier in COB you don't want frequent, yet irregular going in and out of unfamiliar people who are less likely to be accountable for maintenance, damage and hard to control immediate bad behaviour NO - just NO! 	<ul style="list-style-type: none"> Noted. The state government planning framework already allows for STRA without approval in specific circumstances. The amendment does not seek to 'allow' unhosted STRA, rather it is providing a clearer mechanism for the application process. As above. Complaints received regarding antisocial behaviour as a result of STRA has been negligible.

OFFICIAL

City of Bayswater Local Planning Scheme No. 24 -Amendment No. 101 Schedule of Modifications

Modify the amendment resolution (Form 2A) as follows:

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

a) Deleting the following land uses from Table 3- Maylands Activity Centre Zoning Table and Table 4-Morley Activity Centre Zoning Table and Appendix 1

- Bed and Breakfast

b) Removal of 'bed and breakfast' from Appendix 1 - interpretations table.

c) Replace reference to 'bed and breakfast' within SCA 15 with 'hosted short term rental accommodation'

d) In Table No 1 - Zoning Table, insert in alphabetical order the following land uses and permissibility:

- i. *Hosted short-term rental accommodation*; designate as 'P' uses in zones where a dwelling is capable of approval and 'X' uses in all other zones.
- ii. *Unhosted short-term rental accommodation*; designate as 'D' uses in zones where a dwelling is permissible and 'X' in all other zones.

Use classes	Residential	Medium and High Density Residential	Hotel	Business	Office	Showroom / Warehouse	Service Station	Light Industry	General Industry	Mixed Use	Special Foreshore Development	Private Institutions	Special Purpose	Maylands Activity Centre Zone	Centre
Hosted short-term rental accommodation	P	P	X	X	X	X	X	X	X	P	P	P	As per appendix 3	Refer to Table No 3	Refer to Schedule 1
Unhosted short-term rental accommodation	D	D	X	X	X	X	X	X	X	D	D	D			

e) In Table No.3 – Maylands Activity Centre Zoning Table, insert in alphabetical order the following land uses and permissibility:

OFFICIAL

- i. *hosted-short term rental accommodation*; designate as 'P' uses in Special Control Areas where a dwelling is capable of approval and 'X' uses in all other Special Control Areas.
- ii. *unhosted short term rental accommodation*; designate as 'D' uses in Special Control Areas where a dwelling is permissible and 'X' in all other Special Control Areas

USE CLASSES	Special Control Area 1 Main Street	Special Control Area 2 Guildford Road	Special Control Area 3 Town Centre Extension	Special Control Area 4 Character Residential	Special Control Area 5 Ross's Site	Special Control Area 6 Civic	Special Control Area 13 Guildford Road Residential
Hosted short-term rental accommodation	P	P	P	P	P	P	P
Unhosted short-term rental accommodation	D	D	D	D	D	D	D

- f) In Schedule No 1, Table No. 4 – Morley Activity Centre Zoning Table insert in alphabetical order the following land uses and permissibility:
- i. *hosted short-term rental accommodation*; designate as 'P' uses in precinct where a dwelling is capable of approval and 'X' uses in all other precincts.
 - ii. *unhosted short-term rental accommodation*; designate as 'D' uses in precincts where a dwelling is permissible and 'X' in all other precincts

USE CLASSES	PRECINCT	CENTRAL CORE	OUTER CORE	MIXED BUSINESS	CIVIC AND EDUCATION	INNER CITY RESIDENTIAL
Short Stay Accommodation						
Hosted short-term rental		P	P	P	P	P
Unhosted short-term rental accommodation		D	D	D	D	D
Tourism and visitor accommodation						

10.1.2 Proposed Land Disposal by Lease - 14 King William Street, Bayswater

Owner:	City of Bayswater
Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. CONFIDENTIAL - 14 King William Valuation [10.1.2.1 - 1 page]
Refer:	Nil.
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item contains one or more confidential attachments in accordance with Section 5.23(2) of the Local Government Act 1995:

(e) a matter that if disclosed, would reveal –

- (i) a trade secret; or
- (ii) information that has a commercial value to a person; or
- (iii) information about the business, professional, commercial or financial affairs of a person,

where the trade secret or information is held by, or is about, a person other than the local government.

SUMMARY

The former Bendigo Bank building, situated at 14 King William Street Bayswater, is a commercial facility which is being vacated by the Bendigo Bank in August 2025. Council's consideration on the proposed disposal of the site via lease is sought.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

- Requests that the Chief Executive Officer commence a disposal process, by a lease, of 14 King William Street, Bayswater by public tender.**
- Requests the results of the public tender be provided to Council for consideration at the end of the tender process.**

Cr Sally Palmer Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 9/0

For: *Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.*

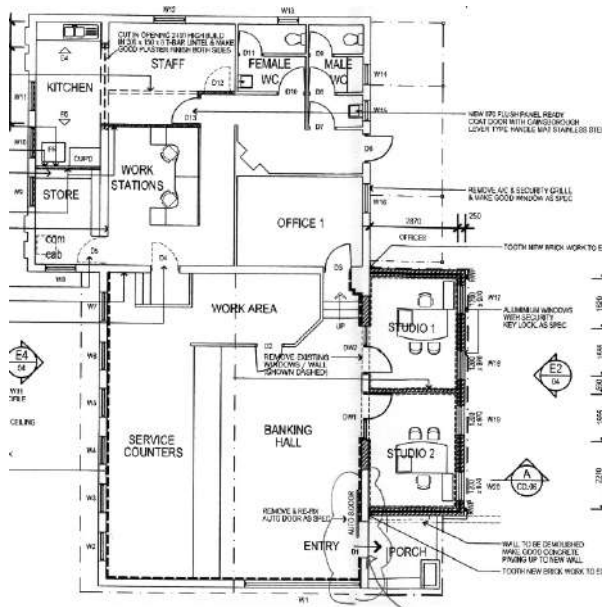
Against: *Nil.*

BACKGROUND

14 King William Street, Bayswater is a commercial facility which has been leased to the Bendigo Bank since 2000. The property is the former Bayswater Post Office and was built in stages from 1898 and is on the City's Local Heritage Survey as a Category 2 place. The building contains 4 offices, an entrance hall and service counters, a kitchen and staff room, 2 bathrooms, general

'work areas' and storage. The external area includes a landscaped frontage and nine car bays for staff behind an electronic gate.

Bendigo Bank have purchased another property within the Bayswater town centre which they are moving into and have requested to end the lease at the end of the current term in September 2025. They are currently vacating the building and anticipate it will be vacant by the end of August 2025.



The property is owned in freehold by the City and is considered a prime location for a commercial operation within the Bayswater town centre. Due to its commercial value and being previously tenanted the property was not identified within the City's Land Acquisition and Disposal Strategy as a "property for investigation for disposal". It was recommended to remain a commercial asset for the City.

The City has received interest in this property from a number of parties.

EXTERNAL CONSULTATION

No consultation has yet occurred with the public or other agencies on this matter. In the event Council support the disposal (lease) of the site by public tender it will be advertised in the following ways:

- Advertisement in the local newspaper and the West Australian;
- Information being placed on the City's website; and
- Information being made available at the City's Civic Centre.

OFFICER'S COMMENTS

Disposal of Land

In accordance with section 3.58 of the *Local Government Act 1995* (the Act), a lease is considered disposal of land. In accordance with the Act the City may dispose of land in any of the following ways:

- the highest bidder at public auction;
- the most acceptable public tender; or
- a private treaty after giving local public notice and inviting submissions.

In this instance public auction is not considered a reasonable option given that it is not proposed to sell the property. For the City to dispose of the site via private treaty it is reliant on a formal offer being received by the City. Given that the City has been approached by a number of organisations it is considered the most appropriate method of disposal is public tender. This method provides a transparent process with a fixed tender period. However, it is noted that there is no flexibility to negotiate with the tenderers on the lease value. The City is required to accept the most preferable tender or reject all tenders.

Valuation

The most recent valuation the City received for the property is from 2023. A copy of the executive summary is included as **Confidential Attachment 1**.

Whilst it is acknowledged that the valuation is dated it identifies that the site has a commercial value and can provide an alternative source of funding to the City. In light of this it is considered appropriate to market the site to commercial operators. Given the value of the property it is considered that the City should aim for commercially viable organisation who can pay market rates for the site.

In the event Council support the disposal of the site via lease a new valuation will be obtained as part of the marketing process for the property.

Public Tender Process

The public tender process would involve a public advertising period where the property would be advertised in the local newspaper, the West Australian and online. The City will also contact organisation who have already expressed an interest in the site.

Interested groups will be required to submit an application to the City addressing the assessment criteria. The assessment criteria will be made public in the tender documents. The applications will then be assessed and a future report on the matter will be presented to Council.

LEGISLATIVE COMPLIANCE

Section 3.58 of the Local Government Act 1995 applies to the disposal (via lease). The implications for this matter are outlined in the 'Officers Comment' section

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets. SR08 - Business model fails to support an integrated and responsive delivery of services, facilities and infrastructure (Including leadership, structure and processes).	

FINANCIAL IMPLICATIONSNew Capital or Amendment to Existing Capital Budget**Item 1:** Advertising the Disposal via Lease**Asset Category:** New**Source of Funds:** Municipal**LTFP Impacts:** This item has not been included in the LTFP**Notes:** Nil.

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	EMPLOYEE				
1	\$1,400	-	-	-	-	-	\$8,000

STRATEGIC IMPLICATIONS

By seeking a new tenant for the site it will ensure that a vacant premise is utilised to its full potential and will result in an additional revenue stream for the City.

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area: Built

Outcome 2.2 Built Infrastructure that Meets Current and Future Community Needs

Objective 2.2.3 Plan, build and maintain current and future assets.

Key Result Area: Economic

Outcome 4.1 Diverse Economic Opportunities

Objective 4.1.2 Support mixed-use precincts and developments.

Key Result Area: Economic

Outcome 4.2 Distinctive Centres

Objective 4.2.1 Facilitate the activation of City and town centres.

CONCLUSION

It light of the above it is considered appropriate to dispose (for lease) of 14 King William Street, Bayswater, by public tender.

10.1.3 Economic Development Strategy

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. Draft Economic Development Strategy [10.1.3.1 - 34 pages]
Refer:	Item: OCM: 26.08.2025
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

This report is to seek Council's approval for the draft Economic Development Strategy (EDS) to be advertised for community consultation.

OFFICER'S RECOMMENDATION

That Council:

1. Approves the draft Economic Development Strategy as contained in Attachment 1 to be advertised for community comment.
2. Notes the draft Economic Development Strategy will be referred to Council for further consideration following the community comment period.

COUNCIL RESOLUTION

That Council:

1. Approve the draft Economic Development Strategy as contained in Attachment 1 to be advertised for community comment, with the following amendments:
 - (a) On page 27, under "1. Place Making Enhancements", remove the first dot point:

"Supporting businesses to connect through networking events, direct introductions and relationship building with City Economic Development staff"

 and insert this dot point under "1. Stakeholder Engagement and Relationship Building" on page 24.
 - (b) On page 27, under "1. Place Making Enhancements", insert a new first dot point that reads:

"Activating town centres as public spaces by supporting community-led place making."
2. Notes that the draft Economic Development Strategy will be referred to Council for further consideration following the community comment period.

Cr Nat Latter Moved, Cr Sally Palmer Seconded

CARRIED: 8/1

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Cr Michelle Sutherland.

REASON FOR CHANGE

To ensure a continued commitment to community-led placemaking.

BACKGROUND

At the Ordinary Council Meeting held 26 April 2022, Council adopted the Interim Economic Development Strategy (IEDS) to help guide the City following the impact of the COVID-19 pandemic on the local economy.

The City has encountered various degrees of success in implementing the IEDS, as unpredicted macro-economic factors have proved to be significant in the ability to deliver some of its objectives. The IEDS was intended to be the City's guiding strategy for a period of three years. It is now considered that a longer-term strategy is required to guide economic development over the coming years.

A workshop with Elected Members was held on 5 March 2024 to establish priority areas and to allow the City to identify and manage expectations about the role it can play in creating genuine economic impact. The secondary objective of the workshop was to inform the scope of works to ensure alignment with Council priorities.

During the workshop, Elected Members identified the following priority areas to establish the direction of the new Economic Development Strategy (EDS):

1. Advocacy - formulate an advocacy platform to attract and lobby for State, Federal and private investment.
2. Promotion - existing economic development activities to become more visible and contribute to establishing momentum that the City is better for business.
3. Engagement - a coordinated effort to build relationships with businesses and respond to their needs.
4. Partnerships - actively develop strategic relationships with future delivery partners.
5. Identity - create a framework for place-based sustainable town centres that complement not compete with one another.

A strategy sets the strategic direction for the applicable Key Result Area (KRA) by elaborating on the outcomes and objectives within the Council Plan, a strategy:

- Has a large scope, is long range and directional rather than detailed and specific.
- Explores possible influencing factors.
- Details the best approach and why.
- Details how the City plans to move from current state to desired state.
- How the City will overcome challenges, confront vulnerabilities, and leverage assets and favourable forces.
- Guides the provision of City services and projects

During the Council-led Annual Business Planning and Budgeting Process, managers must consult relevant City Strategies and any associated informing plans, to prioritise their forward works and identify them in their annual Service and Project Plans along with the required resourcing, for consideration by Council and inclusion in the annual budget.

EXTERNAL CONSULTATION

Comprehensive engagement was undertaken as a key component in preparing the draft (EDS). The aims of the engagement were:

- To engage with business owners and community members regarding their aspirations for businesses, town centres and industrial areas within the City of Bayswater.
- To understand aspirations, perceptions and attitudes as well as any challenges and opportunities.
- To feed the outcomes of the engagement program into the development of the draft EDS.
- The engagement process should be robust to accurately reflect the needs of the business community.

The engagement period opened on 4 October 2024 and closed on 12 November 2024. The engagement was promoted through a variety of channels:

- Media release dated 7 October.
- Articles published in the local newspapers.
- Information being placed on the City's engagement website.
- Online promotion via a social media post, news article on City's website and e-newsletters.
- Flyers delivered to town centre businesses by hand to engage with owners and answer questions.
- Flyers and A3 posters displayed at the City of Bayswater Civic Centre and libraries.

The City's community engagement platform, Engage Bayswater, was the main source of information and method of engagement for the community. Analysis shows that there were 605 visits to the page during the community engagement period.

As part of the engagement process, a series of four workshops were held for local businesses owners/managers, located in the four town centres:

Morley – Wednesday 16 October 2024

Noranda – Tuesday 29 October 2024

Maylands – Wednesday 30 October 2024

Bayswater – Wednesday 6 November 2024

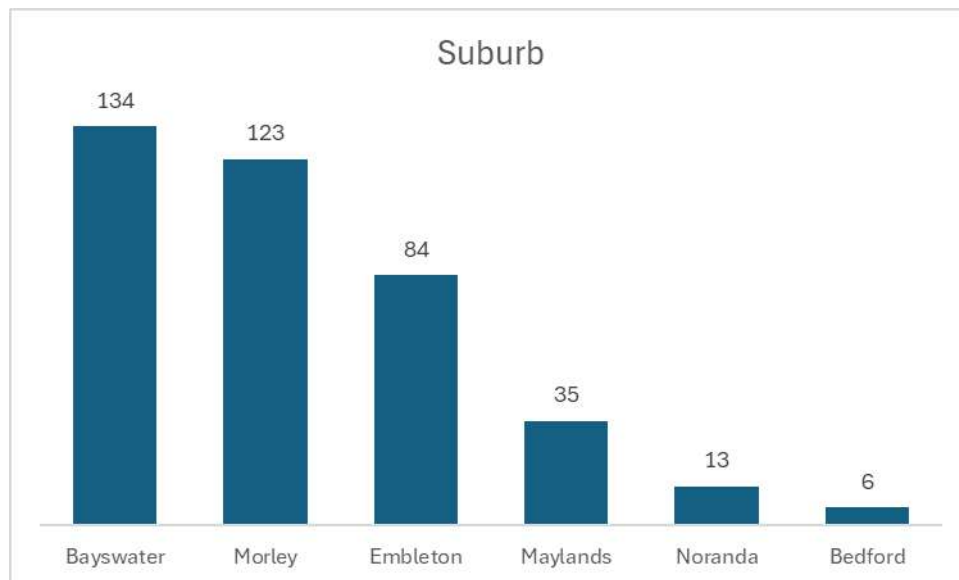
There were 16 attendees over the four workshops.

A workshop was also arranged for Elected Members, which took place on Tuesday 5 November 2024.

An online survey was available to complete on the City's Engage Bayswater website. Market researchers were engaged to visit businesses and assist in completing surveys on laptops which ensured respondents had the opportunity to have their say.

The market researchers had multi-lingual capabilities so were also able to assist with overcoming language barriers for some businesses owners.

The online survey generated 437 responses of which 389 were from local businesses (6% of all registered businesses in the City) and 48 were from residents/visitors.



Responses by suburb

The City wanted to find out from businesses:

- What are their main challenges?
- How can the City best support them?

Owners told us their businesses were stronger, or similar, than 12 months previously (77%). The majority were also optimistic that the next 12 months would also be positive.

Survey respondents rated the City of Bayswater as good or excellent as a place to do business (74%). The main reasons given for this endorsement were the excellent road and rail connections, proximity to Perth CBD and the area's established and diverse local community.

Businesses recognised the City can have an important role to play in their growth and development and would like resources to be directed towards:

- Better communications channels with the City
- Business support measures
- Networking and training opportunities
- Town centre events and activation
- Destination marketing and promotion
- Reducing government red tape
- Addressing anti-social behaviour and safety concerns
- Improving town centre appeal and maintenance standards
- Parking management

In the event Council endorse the draft EDS, it will be advertised for a minimum of 21 days by way of;

- Notification in the local newspapers;
- Hard copies available at the City's Civic Centre and Libraries;
- Letters / emails sent to survey respondents and businesses on the City's mailing list; and

- Information on the City's engagement page.

OFFICER'S COMMENTS

The draft EDS is highly aligned with the City's Council Plan 2025 – 2035, which was recently adopted by Council on 1 July 2025. The Council Plan 2025 – 2035 replaces the Strategic Community Plan as the City's guiding strategic document and represents our community and Council's long-term vision, values, desired outcomes and objectives.

The Council Plan sets out five KRAs: Social, Built, Natural, Economic, Leadership and Governance. The purpose of the draft EDS is to expand on the Council Plan and elaborate on the City's strategic objectives. Accordingly, the draft EDS is structured around the three Economic Outcomes identified in the Council Plan:

4.1 Diverse Economic Opportunities

4.2 Distinctive Centres

4.3 Sustainable, Thriving Businesses and Employment

The three Economic Outcomes then produce a total of five relevant Objectives. The following table summarises the corporate framework alignment of the draft EDS.

Outcomes		
4.1 Diverse Economic Opportunities	4.2 Distinctive Centres	4.3 Sustainable Thriving Businesses and Employment
Objectives		
4.1.1 Encourage new businesses and investment opportunities through advocacy and partnerships 4.1.2 Support mixed-use precincts and developments	4.2.1 Facilitate the activation of City and town centres. 4.2.2 Facilitate the promotion of City and Town centres and other attractions	4.3.1 Actively build relationships to support local businesses and increase local job opportunities
Economic Development Strategy		
Our Strategic Economic Priorities		
4.1.1 1.Stakeholder engagement and relationship building 2.Advocacy and promotion 4.1.2 1.Planning and regulatory support 2.Infrastructure and public realm enhancement 3.Innovation, collaboration and incentives	4.2.1 1.Placemaking enhancements 2.Events, culture and engagement 4.2.2 1.Promote distinctive town centres and business clusters 2.Leverage strategic location and transport connectivity 3.Showcase unique local attractions	4.3.1 1.Business support and engagement 2.Workforce development and inclusion

Each section details what is meant by the 'Outcomes', to expand on the Council Plan. It then details each 'Objective' under the Outcome and the strategic priorities the City has identified to achieve the overall Outcome. There are a total twelve Strategic Economic Priorities identified for the Objectives which are further explained, by outlining what the City will focus on to deliver that priority. Each Strategic Priority has at least three focus areas. The table below provides an example of these focus areas. The full list is contained in the draft document in **Attachment 1**.

Objective	Strategic Priority	Focus Area
Objective 4.1.1 - Encourage New Businesses and Investment Opportunities Through Advocacy and Partnerships	Stakeholder Engagement and Relationship Building	Collaborating with local businesses, business groups, and industry groups to create joint initiatives and public-private partnerships that improve the business climate and generate positive outcomes for community
	Advocacy and Promotion	Driving the City's Advocacy Plan by promoting investment opportunities, showcasing economic strengths, and engaging stakeholders through targeted campaigns and forums, while staying agile to seize emerging partnership opportunities in a dynamic environment.
	Innovation, Collaboration and Incentives	Streamlining City regulations wherever possible and ensuring the City is easy to do business with.
Objective 4.1.2 - Support Mixed-use Precincts and Developments	Planning and Regulatory Support	Developing a contemporary planning framework with zoning and land-use reforms to encourage growth and mixed-use developments that combine residential, commercial, and cultural spaces, while streamlining planning and building approval processes to reduce costs and delays.
	Infrastructure and Public Realm Enhancements	Making precincts more accessible, attractive and safe via improvements to pedestrian pathways, lighting, public space enhancements, safety programs / surveillance and advocating for improved public transport.
Objective 4.2.1 - Facilitate the activation of City and town centres	Place-Making Enhancements	Working with businesses to create active frontages and storefront improvements.
	Events, Culture, and Engagement	Supporting night-time economy initiatives and promoting the City's unique cluster of multicultural dining offerings to celebrate cultural diversity and attract a wide audience.
Objective 4.2.2 - Facilitate the promotion of City and town centres and other attractions	Promote Distinctive Town Centres and Business Clusters	Promotional campaigns that showcase local businesses, cultural events, and shopping experiences, utilising digital marketing, including social media and virtual tours, to reach broader audiences.
	Leverage Strategic Location and Transport Connectivity	Promoting the City's strategic connectivity to major transport routes and hubs, positioning it as a convenient, accessible destination for business and tourism through the 'Open for Business' campaign.
	Showcase Unique Local Attractions	Developing marketing content (videos, brochures, websites) emphasising the area's diverse attractions and collaborate with regional and state tourism bodies to align marketing efforts. Create curated visitor itineraries featuring natural, cultural, and recreational highlights.
Objective 4.3.1 - Actively build relationships to support local businesses and increase local job opportunities	Business Support and Engagement	Serving as a "Central Business Support Hub" to improve communication, partnerships and streamline internal processes to minimise red tape and simplify doing business with the City.
	Workforce Development and Inclusion	Working with local business to encourage and promote inclusive employment initiatives for youth, women returners, mature workers, multicultural/migrant communities, and people of all abilities.

Implementation

The strategic priorities in the EDS are not intended to be specific actions; rather, they are high-level focus areas that will guide the City's direction over time. These priorities will be considered

annually as a part of the development of Service Plans, through the Council-led Annual Business Planning and Budgeting process.

To support the implementation of the EDS, the City may explore the development of several new Informing Plans. These plans will outline specific actions, which can then be prioritised for resourcing through the Council-led Annual Business Planning and Budgeting process. A list of suggested Informing Plans is provided in the table below.

Potential Plans for Consideration		
Investment Attraction Plan (New)	Events and Arts Plan (new)	Local Business Empowerment Plan (new)
Bayswater Industrial Area Masterplan (New)	Tourism Development Plan (new)	Functional Integration Plan (New)

Next Steps

In the event Council endorses the draft EDS the following is an indicative timeline for the next steps.

- Advertising
Advertising of the draft EDS will occur for a minimum of 21 days in October after the caretaker period
- Council Consideration of Submissions
Provided no significant modifications are required to address the comments received during the consultation period the draft EDS and engagement outcomes will be presented to Council at the December Ordinary Council Meeting for final endorsement.

Priorities for 2025/26

As a part of the 2025/26 budget process Council allocated \$35,000 towards the implementation of the EDS. In accordance with the Council endorsed Service Plans the funds will be allocated towards:

- Networking events for local businesses;
- Promotion of the City / town centres; and
- External event sponsorship.

These priorities were based on the feedback from the local business community and the City's ongoing promotion as open for business.

For future priorities Implementation Plans will be prepared which identifies how the EDS will be deployed across the City's operations. This is an internal document that will be used to support the delivery of the EDS. The Implementation Plan will be considered when prioritising resourcing each year during the Council-led Annual Business Planning and Budgeting process.

LEGISLATIVE COMPLIANCE

Nil

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest. SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.	

FINANCIAL IMPLICATIONS

Nil at this stage. Implementation of the draft EDS will be considered as a part of the annual service planning and budget process.

STRATEGIC IMPLICATIONS

The draft EDS is closely aligned with the Council Plan and directly references all the 'Outcomes' and 'Objectives'.

As detailed in the officer comment section in accordance with the City of Bayswater Council Plan 2025-2035, the following applies:

Key Result Area: Economic

Outcome 4.1 Diverse Economic Opportunities

Objective 4.1.1 Encourage new businesses and investment opportunities through advocacy and partnerships.

Objective 4.1.2 Support mixed-use precincts and developments.

Key Result Area: Economic

Outcome 4.2 Distinctive Centres

Objective 4.2.1 Facilitate the activation of City and town centres.

Objective 4.2.2 Facilitate the promotion of City and town centres and other attractions.

Key Result Area: Economic

Outcome 4.3 Sustainable Thriving Businesses and Employment

Objective 4.3.1 Actively build relationships to support local businesses and increase local job opportunities.

CONCLUSION

Given the above, it is recommended that Council approves the draft Economic Development Strategy for community comment.



Vision 2035: Accelerating Innovation and Investment

Economic Development Strategy 2025 to 2035

DRAFT – V2



Acknowledgement of Country

Ngalla City of Bayswater kaatanginy baalapa Noongar Boodja baaranginy, Wadjuk moort Noongar moort, boordiar's koora koora, boordiar's ye yay ba boordiar's boordawyn wah.

The City of Bayswater acknowledges the Traditional Custodians of the land, the Whadjuk people of the Noongar Nation, and pays its respects to Elders past, present and emerging.

Inclusivity Statement

The City of Bayswater is committed to providing an inclusive, safe and respectful organisation and work environment, free from discrimination, harassment and racism. We recognise the impacts of inequity and discrimination and strive to remove the barriers these create.

We celebrate diversity as a strength within our community. Supporting diversity and operating in an inclusive and respectful manner is central to our values and principles of providing safe, accessible and welcoming services and facilities for the community.

Accessibility

This publication can be found on the City's website. It is available in alternative formats on request, including hard copy in large print or standard print, and electronic format.

我们可以根据要求以其他格式提供此信息。

Possiamo fornire queste informazione in altri formati su richiesta.

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Document details

Responsible Directorate	Choose an item.
Responsible Branch	Choose an item.
Responsible Officer	Choose an item.
Affected Services	Choose an item. [or type in multiple services]
Corporate Document Hierarchy	Level 1 – Approved by Council on Click or tap to enter a date.
ECM Document Set ID	What is the ECM document set number?
Risk evaluation	Low
Strategic link	
Next review due	Click or tap to enter a date.
Reviewed/modified	Click or tap to enter a date.
Revision details	[Insert details]



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Mayor's Message

Thriving businesses create local employment, drive investment, and enrich the overall quality of life for our community. The prosperity they generate plays an important role in fostering our vibrant, flourishing community, and wealth that's shared by all.

As local businesses contribute to our community, the City of Bayswater works to create a supportive environment for local business. Our economic goal is for local businesses to thrive, grow, and benefit from partnerships, while offering a variety of local employment options.

Investing in creating the right conditions for businesses to thrive goes beyond delivering economic benefits; it strengthens our entire community.

Successful economic development attracts new enterprises and investment while expanding opportunities for existing businesses. This enables residents to work, learn, shop, and enjoy leisure activities locally, attracts visitors to our beautiful City, and moves us toward achieving our Council Plan Vision:

Growing a connected, innovative, sustainable City

The City's *Economic Development Strategy 2025-2035* is a clear framework for action. It identifies the priorities and pathways needed to support vibrant town centres, a dynamic local economy, and a prosperous future. It also guides the City's strategic resource investment to deliver meaningful outcomes.

Our shared economic future holds both exciting opportunities and dynamic challenges. By collaborating with our business community, potential partners, and key stakeholders, we can harness these opportunities and fortify the City's economic resilience. We are committed to working alongside local businesses and residents to bring this strategy to life and build a strong, connected, and thriving community.

We sincerely thank all businesses, community members, stakeholders, staff and Councillors who contributed their insights in developing this strategy.

Filomena Piffaretti

Mayor, City of Bayswater

This Economic Development Strategy was endorsed by Council in [Month] [Year]



Executive Summary

Our Strategic Vision for the Economic Key Result Area:

With diverse opportunities for businesses and investment, our distinctive centres offer multiple uses and attraction.

Local businesses are thriving, experiencing growth, benefitting from partnerships and offering a variety of local employment options.

The City of Bayswater's location is strategically significant. Situated on the picturesque Derbarl Yerrigan (Swan River), the City is just six kilometres from Perth's Central Business District and enjoys direct transport connections to the nearby Perth airport.

With diverse retail and industrial precincts, quality sporting facilities, and a vibrant multicultural dining scene, our City provides a dynamic foundation for forward-thinking economic development.

This *Economic Development Strategy 2025–2035* (the Strategy) is a roadmap balancing practicality and aspiration. It leverages the City's strengths to drive sustainable economic growth, shape a resilient, inclusive economy, attract quality investment and create diverse employment opportunities.

OUR ASPIRATIONS

The City of Bayswater aspires to be recognised globally as a forward-thinking, agile, and inclusive local government.

We aim for our innovation, sustainability, and strong community partnerships to lead by example, with the City harnessing its unique strengths to create local impact with global relevance and set new benchmarks for what small cities can achieve.

Some of the ways we will track and measure the Strategy's progress and success include:

Gross Regional Product - annual increase in GRP

Jobs – annual increase in number of local jobs

Employment – annual increase in number of employed residents

Population – annual increase of Estimated Resident Population

Strategic intent

This Strategy focuses on attracting new business and investment through strategic advocacy, targeted marketing, and proactive partnerships with the private sector, regional bodies, and State and Federal Governments. By positioning our area as a desirable place to invest and innovate, the Strategy aims to unlock new opportunities across a diversity of industries while supporting existing businesses to grow and thrive.

Developed through stakeholder consultation, analysis of the City's strengths and competitive advantages and alignment with other City Informing Plans, the pillars of this Strategy create a framework for economic resilience and sustainable growth in the City of Bayswater.



Developing precincts and centres

The City supports developing mixed-use precincts combining commercial, residential, entertainment and cultural functions. Such precincts help to create lively, walkable neighbourhoods, attract talent and investment, and support housing diversity and local amenity.

Revitalising and activating town centres are also central to this Strategy. This aims to enhance the vibrancy, accessibility, and economic potential of main streets and activity hubs through initiatives like improving public spaces, events, facade upgrades, and supporting pop-ups and creative enterprises. These actions aim to drive foot traffic, increase local spending, and strengthen the identity of each precinct.

Growing the visitor economy

Tourism is another area of great opportunity for the City. Close to natural assets, sporting venues, the airport, Perth CBD, and home to businesses and experiences which celebrate our rich cultural diversity, the City is ideally positioned to attract both day visitors and overnight stays. The Strategy supports place-based branding, tourism infrastructure improvements, and stronger links with regional and metropolitan tourism bodies to capitalise on growing visitor demand.

Supporting existing businesses

As well as attracting new investment and enterprises, the City is committed to supporting existing local businesses through streamlined regulation, business mentoring, and improving access to networks and grants. Ensuring local enterprises can adapt, grow and thrive is essential for building a strong economic base.

Job creation is both a driver and outcome of these efforts. The Strategy supports initiatives that connect residents to employment pathways, foster skills development, and create conditions for local job growth, particularly in high-potential industries such as advanced manufacturing, hospitality, construction, and creative services.

Together, these priorities form a cohesive framework guiding the City's economic transformation over the next decade. With bold leadership, collaborative partnerships, and a shared vision, the City of Bayswater will be a prosperous, inclusive, and sustainable place to live, work, and invest.

Delivering our strategy

This Strategy is designed to be flexible, ensuring it can adapt to shifting political and economic conditions while meeting the evolving needs of our community and our operating environment.

Where a future goal is required in an area of work, and the City's current service delivery is insufficient to achieve that goal, Informing Plans and proposed actions will be developed.



Actions from these Informing Plans will be presented for Council's consideration as part of the Council-led Annual Business Planning and Budgeting process. These Informing Plans will be reviewed regularly to ensure they remain relevant in the rapidly changing operating context.

Corporate Planning Framework

The City's Council Plan 2025 – 2035 [\[insert link\]](#) articulates the City's long-term vision and sets out five Key Result Areas (KRAs): Social, Built, Natural, **Economic**, Leadership and Governance.

Expanding on the Council Plan, a high-level Strategy document will be prepared for each KRA, elaborating on the City's strategic objectives and documenting the key areas of focus guiding longer-term City projects and services. While there will be separate Strategies for the City's five KRAs, each Strategy interacts and aligns to achieve the City's vision.

Strategic Key Result Areas				
1. Social	2. Built	3. Natural	4. Economic	5. Leadership & Governance
			V	
Council Plan Part one: Strategic Community Plan				
Outcomes				
4.1 Diverse Economic Opportunities	4.2 Distinctive Centres		4.3 Sustainable Thriving Businesses and Employment	
Objectives				
4.1.1 Encourage new businesses and investment opportunities through advocacy and partnerships	4.2.1 Facilitate the activation of City and town centres.		4.3.1 Actively build relationships to support local businesses and increase local job opportunities	
4.1.2 Support mixed-use precincts and developments	4.2.2 Facilitate the promotion of City and Town centres and other attractions			
V	V		V	
Economic Development Strategy				
Our Strategic Economic Priorities				
<ul style="list-style-type: none">Stakeholder engagement and relationship buildingAdvocacy and promotionPlanning and regulatory supportInfrastructure and public realm enhancementInnovation, collaboration and incentives	<ul style="list-style-type: none">Placemaking enhancementsEvents, culture and engagementPromote distinctive town centres and business clustersLeverage strategic location and transport connectivityShowcase unique local attractions		<ul style="list-style-type: none">Business support and engagementWorkforce development and inclusion	
V	V		V	
Informing Plans *				
Advocacy Plan (in development) Morley Activity Centre Plan 2018	Destination Marketing Strategy 2021 - 2025 (to be reviewed) Town Centre Place Activation Plans (to be reviewed) Parking Management Plans			

Figure #: Relationship between the Council Plan, Economic Development Strategy and Informing Plans.



*Actions from Informing Plans will be presented for Council's consideration as part of the Council-led Annual Business Planning and Budgeting process. Informing Plans will be created if/as required and reviewed regularly to ensure they remain relevant in the rapidly changing operating context.

Further information about how the City plans for the community can be found under Integrated Planning and Reporting (pg. ##)



About the City of Bayswater

Located six kilometres north-east of Perth's CBD, the City of Bayswater is a vibrant inner-city municipality comprising the suburbs of Morley, Noranda, Embleton, Bedford, Bayswater and Maylands, as well as parts of Mount Lawley and Dianella.

Its strategic location and exceptional transport links to Perth's CBD, Perth International Airport and beyond make it a favourable location for local businesses to start, grow and thrive. The City has four town centres - Bayswater, Maylands, Morley and Noranda - each with its own distinctive character and appeal. The Tonkin Highway Industrial Area and the Bayswater Industrial Area are situated in prime locations along Tonkin Highway, each within the City of Bayswater.

Infographics for stats to be included

INSERT CITY OF BAYSWATER ECONOMIC SNAPSHOT – This to include gross local product, jobs in the LG, resident population, business location, international visitors.

To be developed as a part of the graphic design of the document.

Unlocking Growth: Investment Ready Precincts

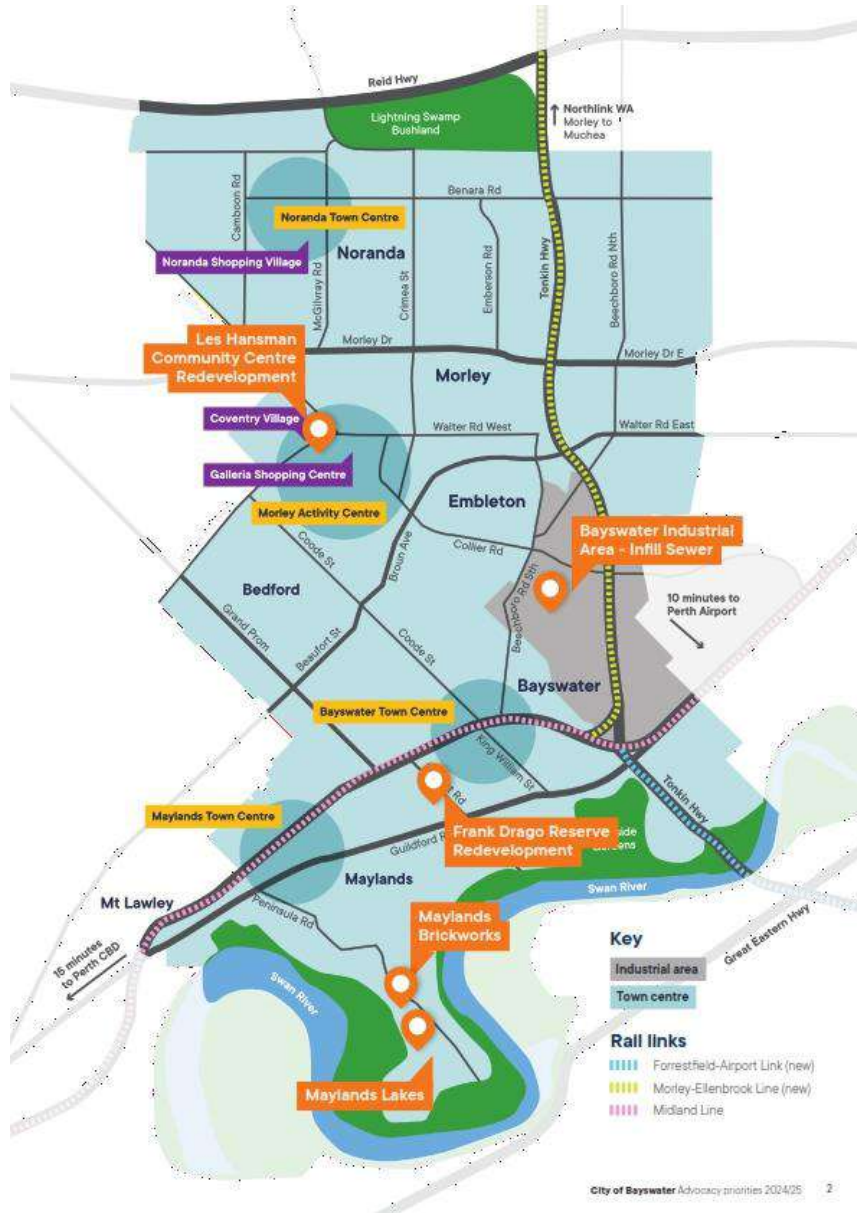
The City is home to several precincts which may be considered "investment ready." Unlocking the potential of these precincts is key to driving sustainable economic growth, creating jobs, and enhancing liveability.

These strategically located areas offer immediate development potential and are supported by enabling infrastructure, clear planning frameworks, and strong market interest.

By activating these precincts, we position the region to attract private sector investment, foster innovation, and deliver long-term value for the community.

Location Map

Map to be updated as a part of the graphic design of the document. Will include the train stations and distance to airport and Perth CBD





Demographic Context

The City has shown its resilience through uncertain times. Despite COVID-19 border restrictions limiting international and interstate migration, the City continued to grow, with our population increasing by 6% between 2020 and 2024.

The City anticipates continuing growth, with the current population of 75,981 projected to reach 100,000 by 2050 (*Perth Central Sub-Regional Planning Framework*). The City's planning framework both anticipates and encourages this growth.

Create infographics/graphs/charts for demographic snapshot below

Estimated Resident Population 2024 – 75,981 <i>Profile.id 2024</i>	Born overseas 37.7% <i>Profile.id 2021</i>	Language spoken at home English 74% Vietnamese 3.6% Mandarin 2.7% Italian 2.6% Cantonese 1.9% Filipino 1.0% <i>Profile.id 2021</i>
Median Age 38 <i>Profile.id 2021</i>	Number of Dwellings 32,150 <i>Profile.id 2021</i>	

The City is home to a culturally diverse and vibrant community with 37.7% of residents born overseas, compared with 36.0% in Greater Perth. It is one of the most multicultural communities in Metro Perth with 27.2% of residents speaking a language other than English at home, compared to 20.9% for Greater Perth (*Profile.id 2021*).

As well as speaking languages other than English at home, many in our community use these languages in the workplace too, reflecting our richly multicultural business community.

Operating Context

Global Economic Context

The global economy is transforming rapidly, driven by dynamic shifts in technology, trade, and geopolitics. Political shifts, currency fluctuations, trade recalibrations, and policy realignments bring both complexity and opportunities for strategic engagement and growth.

Emerging markets, particularly in the digital economy, present substantial opportunities for innovation, expansion, and inbound investment. Accelerating digital platforms and technology-driven industries is reshaping consumer behaviour and unlocking new value chains that local economies can actively pursue to enhance global competitiveness.



Amid this, the City is committed to proactive, forward-looking economic development. We focus on leveraging our unique strengths to attract international investors and businesses seeking to capitalise on shifts toward emerging sectors, including construction; transport, postal and warehousing; accommodation and food services; professional, scientific and technical services, which have each grown in the City in 2023-2024.

Local businesses have found opportunities internationally in partnerships, trade diversification and new market entry strategies in higher-growth emerging economies.

By fostering innovation, building strategic global connections, and embracing growth sectors - particularly digital and technology-driven markets - the City is positioned to thrive and lead with resilience and agility.

Western Australian Economic Context

Despite recent global trends, the Western Australian economy has experienced a period of sustained growth, thanks mainly to abundant natural resources and strong migration rates. From growth of 5.7 per cent in 2023-24, the WA Government's *Mid-year Financial Projections 2024-2025* expect the State's economy to grow at the slightly lesser rate of 3.5 per cent in 2024-25, which still compares favourably to other states and territories.

City of Bayswater Economic Context

State and Federal investment

The State and Federal Governments recognise the strategic importance of the City of Bayswater and have invested heavily in local infrastructure, including several recently completed major road and rail projects.

The \$290 million Tonkin Gap project represented the final link between the Perth Airport and Muchea, completing the Government's upgrades to the Tonkin Highway corridor. These links reduce inner-city travel times and improve connectivity to WA's northern mining regions. This also improves access to Perth Airport and surrounds for businesses in the Bayswater industrial area.

The new \$253m Bayswater Train Station opened in stages across 2023/24, serving as an integral hub in the State's METRONET project. Bayswater Station is now the largest interchange outside of the Perth CBD, with the Midland, Airport, and Ellenbrook lines all converging at Bayswater Station.

The \$620m Ellenbrook Line, which opened in December 2024, connects Perth's northeastern corridor and the CBD. The line introduced stations at Morley and Noranda, creating new services and connections for City of Bayswater residents and businesses.

Affordable housing

Housing costs in the City remain affordable compared to many of our Perth Metro neighbours. Median residential rental costs are approximately 20% less than neighbouring local government areas, and median residential house sale prices are approximately 30% cheaper than neighbouring local government areas (*source: HTAG 2025*).

Business growth



The City is home to approximately 6,424 businesses, spanning a diversity of industries. Business growth has been consistent at 3% per annum since 2021.

The Professional, Scientific and Technical sector has grown significantly, with the number of businesses in this sector increasing by 15% between 2020 – 2024.

Create infographics/graphs for economic snapshot below

Businesses by Industry Construction 17.08% Transport, postal and warehousing 14.55% Professional, scientific and technical 13.78% <i>Economy.id 2022/23</i>	GRP - \$3.981B <i>NEIR 2024</i>	Local Businesses 6,424 +0.48% annual increase 2023-24 <i>ABR</i>
Greatest Employment by Industries Health Care & social assistance – 14.81% Retail Trade – 12.68% Education and Training – 9.93% Construction – 9.81% Manufacturing – 7.7% Accommodation and food services – 7.23% <i>Economy.id 2023/24</i>	Local Jobs 26,029 <i>NEIR 2024</i>	Unemployment 3.1% <i>Profile.id Sept 2024</i>
Employed Residents 44,499 <i>Economy.id 2024</i>	Level of education Bachelor or higher 30% Advanced diploma/diploma 10% Vocational 18% <i>Profile.id 2021</i>	Over 97% of businesses are classified as small business by employee numbers (<20) <i>Economy.id 2023</i>

Future Trends

Population growth

The City's population is projected to reach 86,950 people by 2036 (*WA Tomorrow 12*), and 100,000 people by 2050 (*Perth Central Sub-Regional Planning Framework*). Annual increases are estimated at 1.3%.

It is estimated that an additional 6,000-10,000 new homes will be required by 2030 to accommodate this growth (*ABS Projections 2021*).

Retail impacts

The trend toward online shopping is firmly established. In 2024, Australia's online spending hit a record high, following a few years of stagnation.



This change in consumer behaviour, coupled with the acceleration of working from home during the pandemic impacting foot traffic in town centres, necessitates the repositioning of shopping experiences.

Town centres and shopping precincts need to adapt and compete as 'destinations' as well as places to buy, increasing the importance of visitor experience.

Workforce challenges

Economic development increasingly depends on attracting and retaining skilled talent. A competitive housing market, appealing lifestyle amenities, and robust digital infrastructure are critical factors in keeping talent engaged and rooted within the community. These elements are important both to support quality of life and enable seamless remote work and connectivity.

Migration also shapes economic demand by bringing diverse skills to the area and driving population growth, which fuels local business activity and innovation. Together, these factors form a foundation for a vibrant, resilient economy.

Adaptability and innovation

Innovation remains a key driver of economic growth, with emerging technologies like Artificial Intelligence (AI) playing an increasingly vital role. Successfully developing and applying AI depends heavily on robust data infrastructure and integrating Internet of Things (IoT) devices, which together enable real-time data collection and advanced analytics. Ensuring digital inclusion is equally critical, as it guarantees broad access to these technologies, fostering equitable participation in the digital economy.

In retail and town centres, AI is transforming operations through smart inventory management that optimises stock levels and reduces waste, alongside predictive analytics that anticipate customer demand and personalise shopping experiences. These advancements can improve efficiency and competitiveness and enhance the vibrancy and economic resilience of local commercial hubs.

The City is committed to supporting AI adoption and digital innovation as central pillars of future economic development and will seek to support local businesses in their readiness to adapt and capitalise on the benefits these innovations bring.

Create infographics/graphs for economic snapshot below

Growth Industries	2036 Population projection – 86,950 <i>WA Tomorrow 12</i>
Education & Training –10.1%	
Health Care – 13.6%	Population Projection 2050 – 100,000 <i>Central Sub-regional Planning Framework</i>
Wholesale – 4.2%	
<i>Economy.id 2023</i>	



Sustainability

Sustainability is an ever-increasing priority for businesses, government and the community. Business sustainability encompasses many factors, from energy, environment and waste concerns to the longevity and resilience of businesses in the face of continuing global economic uncertainty.

Businesses must consider and address potential impacts as the economy transitions toward increasingly integrating clean technology, decarbonising industry and transport, and adopting a more environmentally supportive focus.

Economies must respond to the global push for a transition to Net Zero emissions, and this too impacts local businesses. The growing focus on climate risk disclosure and investment in sustainable infrastructure is driving new economic opportunities. As demand rises for ESG-compliant (Environmental, Social and Governance) investments and projects, businesses and governments are aligning economic growth with environmental responsibility and a shift toward a more circular economy

A circular economy refers to an environment where businesses operate efficiently and minimise waste, conserve resources, and design products and services that can be reused, recycled, or repurposed so existing products are kept in circulation longer.



United Nations Sustainable Development Goals

This strategy has been developed with reference to United Nations Sustainable Development Goals (SDGs), a global framework for advancing sustainable development. In September 2015, the Australian Government became a signatory to the United Nations Sustainable Development Goals (SDGs), and the City has a role in contributing toward fulfilling these goals.

The table below shows several of the SDGs align to the Key Result Areas and corresponding outcomes and objectives within our Strategic Community Plan.



SDG and Targets		How the City can support these goals
1 NO POVERTY 	"End poverty in all its forms, everywhere"	The overarching goal of this Economic Strategy is to establish and maintain a thriving local economy, which is a vital pillar in supporting community health and wellbeing. By creating jobs, enhancing services, improving living conditions, and fostering social cohesion, it addresses both the root causes and consequences of poverty. In turn, healthier, well-supported populations contribute further to economic growth, creating a positive cycle that benefits everyone.
3 GOOD HEALTH AND WELL-BEING 	"Ensure healthy lives and promote well-being for all at all ages"	
8 DECENT WORK AND ECONOMIC GROWTH 	Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all"	Objectives 4.1.1 4.3.1
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE 	"Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation."	Objectives 4.1.1 4.1.2 4.3.1
11 SUSTAINABLE CITIES AND COMMUNITIES 	"Make cities and human settlement inclusive, safe, resilient and sustainable."	Objectives 4.1.2 4.2.1
12 RESPONSIBLE CONSUMPTION AND PRODUCTION 	"Ensure sustainable consumption and production patterns."	Objective 4.3.1



Stakeholders and Engagement

The Economic Development Strategy has evolved following the stages shown in the diagram below:

Insert cone/funnel diagram to show the EDS process to be added by graphic designer

1. Council direction – SCP
2. Research and analysis
- 3. Business consultation**
4. EDS
5. Informing Plans

Comprehensive consultation was vital to preparing this strategy, and methods included:

- Independently facilitated evening workshops for businesses in all four town centres
- In person interviews with key stakeholders and State Government representatives
- An independently facilitated workshop with Elected Members
- Online survey, open for five weeks which generated:
 - 389 businesses responses (6% of registered businesses)
 - 48 non-business responses
- Town centre engagement by multilingual external field researchers to overcome language barriers and promote and assist with online surveys.

The process included meetings with external organisations to understand more about their perceptions and attitudes towards the City's position in the market as a place to invest.

Local businesses were encouraged to provide honest feedback through any of the several opportunities offered to 'have your say'. The detailed engagement findings report is available on [Engage Bayswater](#) [insert link].



Strategic Opportunities and Challenges

Through analysis and consultation, the City identified opportunities and challenges. These insights will help drive growth, enhance competitiveness, and achieve the City's goals.

Opportunities:

- **Bayswater Industrial Area** – increase density and employment in a prime location.
- **Les Hansman Community Centre** – redevelop into a landmark for Morley and a catalyst for future development.
- **Circular Economy** – expand the local economy based on the sustainable reuse and recycling of materials or products.
- **Business Clusters** – grow business clusters and explore for possible connections and promotional opportunities.
- **Night-time Economy** – grow and promote existing entertainment precincts.
- **Restaurant Industry** – build on Morley's reputation for quality and diverse multicultural dining options with a style that is unique in the wider Perth area.
- **Government Services** – lobby for Federal and State Government services within a Strategic Metropolitan area.
- **Local Planning Scheme** – investigate/develop a new planning scheme to provide a framework for land use, infrastructure, and development that can attract businesses and investment.
- **Tourism** – engage with Tourism WA and investigate partnerships with other riverside local governments.
- **State Government Investment** – capitalise on the new stations and airport train link through promoting day trips, night-time entertainment and overnight tourism offerings.
- **Technology** – embrace opportunities created by rapidly advancing technology and a greater integration of Artificial Intelligence.

Challenges:

- **Bayswater Industrial Area** – lack of reticulated sewer impeding growth and change of use.
- **Construction Costs** – reluctance of investors to commence development until sufficient margins between costs and revenue can be achieved.
- **Land** – limited City of Bayswater land holding to influence town centre and industrial development.
- **Resident Skilled Workforce** – low level of employment self-sufficiency*.
- **Government Services** – absence of State and Federal Government anchors to provide local services and grow professional and administrative roles.
- **Technology** – high cost and fast pace of technological change for small businesses to stay competitive.
- **Tourism** – incongruency between destination marketing and product delivery.

*The City has a total of 36,468 people in its resident workforce of which only 5,721 live and work in the City. 49% of professional, scientific and technical workers travel to the Perth CBD along with 24% of Administrative and support workers.



How we will achieve our strategic outcomes

This Strategy and subsequent Informing Plans (to be reviewed and further developed) will continue to build on the City's existing services and activities, including:

- Business support
- Placemaking
- Events and activation
- Destination marketing and tourism
- Lobbying
- New business attraction and development
- Environmental monitoring and horizon scanning.

The role of local government in economic development

The City seeks to enhance residents' quality of life by supporting businesses, energising town centres and promoting sustainable economic growth, while balancing limited resources and competing priorities.

Broadly speaking Local Governments deliver two distinct but related functions to support economic development. Firstly, they themselves provide, or commission others to provide, services which are directly consumed by local businesses. These include traditional local government services to keep business districts clean, collect and recycle waste and maintain roads. Where resources permit, Local Governments may also support local businesses with destination marketing, training and events and festivals.




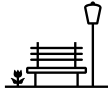

The second economic development function of local government is to create a vision for the ongoing prosperity of the municipality and the strategies required to achieve this. This function recognises that Local Government does not have all the powers and resources necessary to achieve the economic vision. Other parties, including State and Commonwealth agencies as well as private sector and not for profit organisations will have a part to play, and Local Government's role may be that of broker, partner, advocate and coordinator. Local Governments will also look to ensure that its allied services, regulatory obligations and policies such as those to do with planning approvals and rates are properly harmonised with adopted economic development goals.

Economic Framework for Local Government in Western Australia, WALGA (updated December 2023)

The City will undertake a range of key roles to achieve the City's economic vision, including:

Icon	Title	Description
	Information sharing and education	Ensuring the community is provided with information and, where appropriate, education to unlock community capacity and equip people with the skills they need to achieve positive outcomes.
	Engagement	Providing opportunity and encouragement for the community to engage, connect and inform the City on prioritising and improving services, projects and facilities.



	Advocacy	Drawing on our research and partnerships to advocate for our community to other levels of government and amplify the work of our local partners. The City can negotiate on their behalf for resources, funding and recognition.
	Partnerships and connections	Developing and maintaining relationships with key stakeholders and working closely with partners collaboratively provide services and achieve shared goals. The City may also act as an intermediary to identify local skills and connect different contributors to maximise innovative outcomes and support cohesion, community empowerment and self-sufficiency.
	Grants and support	Providing opportunities for community members to apply for grants, scholarships, rebates and/or in-kind support to establish and/or provide services, events and infrastructure that benefit the community.
	Direct service, project and infrastructure provision	Designing and delivering services, projects and facilities that align with the key strategies, informing plans and community needs, ensuring community engagement and involvement.
	Research, Policy and Planning	Developing an evidence base to better understand, plan and advocate for the community, and taking a planned, considered and compliant approach to develop appropriate policies and plans to deliver on obligations and key objectives in response to community needs.



OUTCOME 4.1 DIVERSE ECONOMIC OPPORTUNITIES

A **diverse economy** is one that includes a wide range of industries, businesses, and sectors rather than relying heavily on a single source of income or industry. This variety helps create stability and resilience by spreading economic risk, encouraging innovation, providing more job opportunities, and supporting sustainable growth by adapting to changing market conditions. Diverse economies are generally better positioned for long-term growth because they can adapt to new trends, technologies and global shifts.

To meet this outcome the City will need a strong focus on encouraging new business and investment through strategic advocacy, targeted marketing, and proactive partnerships with the private sector, regional bodies, and State and Federal governments. By positioning the area as a desirable place to invest and innovate, the Strategy aims to unlock new opportunities across a broad range of industries.

The City will focus on supporting emerging industries that attract entrepreneurs and innovation to provide both collaboration and competition across industry sectors. The City will support businesses to capitalise on benefits that change brings and seek out innovative opportunities.

The City's prime location and available industrial land near Perth CBD provides an opportunity to expand the logistics industry. Residents and visitors would benefit from the presence of State Government services and expanding professional services in the Morley City Centre, as an alternative location to the Perth CBD.

The City will work to attract and retain a diverse range of opportunities that produce a resilient economy supporting a wide range of industries, employment and income levels.



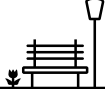



The City will need to support the development of mixed-use precincts that combine commercial, residential, retail and office space entertainment and cultural functions within a single, integrated area. These precincts help create an environment where people can live, work, shop, and socialise without needing to travel far, extending periods of activity and increasing footfall. Mixed-use precincts attract talent and investment, while also supporting housing diversity and local amenity.

Mixed-use precincts generally have diversified revenue streams creating greater economic resilience. They attract investment by productively using limited land by integrating different land uses vertically and horizontally. This supports more efficient land use, reducing infrastructure costs and creating walkable communities. Mixed-use precincts and developments require thorough strategic land-use planning and well planned and maintained built infrastructure, as planned for under the City's Built and Natural KRAs such as transportation, utilities, communication, facilities, waste management, stable and renewable energy.

Strong infrastructure creates a supportive environment that drives business growth, attracts investment, and enhances quality of life.



Strategic Approach

 <p>Engagement</p>	 <p>Partnerships and connections</p>	 <p>Direct service, project and infrastructure provision</p>
 <p>Advocacy</p>	 <p>Grants and support</p>	 <p>Research, Policy and Planning</p>



Objective 4.1.1 - Encourage new businesses and investment opportunities through advocacy and partnerships

Our Strategic Priorities:

1. Stakeholder Engagement and Relationship Building

The City will focus on:

- Building and maintaining economic growth focussed relationships with key stakeholders including local businesses, business groups, industry groups, state and federal government.
- Collaborating with local businesses, business groups, and industry groups to create joint initiatives and public-private partnerships that improve the business climate and generate positive outcomes for community.
- Leveraging regional collaborations and partnering with neighbouring municipalities or regional economic bodies to promote the area collectively, increasing reach and resources.

2. Advocacy and Promotion

The City will focus on:

- Driving the City's Advocacy Plan by promoting investment opportunities, showcasing economic strengths, and engaging stakeholders through targeted campaigns and forums, while staying agile to seize emerging partnership opportunities in a dynamic environment.
- Championing continued infrastructure and access / transport improvements, particularly in the Bayswater Industrial Area.
- Highlighting local success stories and actively progressing the 'Open for Business' promotional advocacy campaign in regional, national and international forums to showcase the City's unique assets, economic strengths and untapped potential.

3. Innovation, Collaboration and Incentives

The City will focus on:

- Creating Innovation Hubs including coworking spaces, incubators, or accelerators where entrepreneurs can collaborate and access resources.
- Facilitating networking and fostering partnerships by hosting events and platforms where the City, businesses, universities, research institutions and other key stakeholders can connect and collaborate.
- Streamlining City regulations wherever possible and ensuring the City is easy to do business with.



Objective 4.1.2 - Support mixed-use precincts and developments

Our Strategic Priorities:

1. Planning and Regulatory Support

The City will focus on:

- Developing a contemporary planning framework with zoning and land-use reforms to encourage growth and mixed-use developments that combine residential, commercial, and cultural spaces, while streamlining planning and building approval processes to reduce costs and delays.
- Engaging directly with investors, exploring incentives, and progressing key major projects while advocating for a strong State Government anchor presence in the Morley CBD.
- Investigating the potential of short-term leases and interim uses of vacant properties to support economic activity, test new concepts, and enhance vibrancy in key precincts.

2. Infrastructure and Public Realm Enhancements

The City will focus on:

- Making precincts more accessible, attractive and safe via improvements to pedestrian pathways, lighting, public space enhancements, safety programs / surveillance and advocating for improved public transport.
- Exploring opportunities for business cluster development and ensuring potential projects are well-prepared and resourced for future advocacy and funding opportunities.
- Advocating for the redevelopment of the Les Hansman community centre and associated car park in accordance with the endorsed concept plan.



OUTCOME 4.2 DISTINCTIVE CENTRES

Distinctive town centres are defined by their unique blend of architectural styles, cultural heritage, commercial activity, and social vibrancy that together reflect the identity and history of the community. These centres serve as important economic engines, offering a rich mix of retail, hospitality, professional services, and creative enterprises that attract visitors, generate foot traffic, and support local prosperity.








A vibrant, accessible town centre is more than just a collection of businesses, it is a dynamic place where people gather, shop, dine, work, and socialise. By continuing to invest in infrastructure and streetscape improvements, the City aims to create welcoming environments that stimulate trade, strengthen local economies, and foster business growth. Activation efforts, such as through planning, events, public art, and streetscaping, may breathe life into these centres, encouraging visitors to stay longer and explore more, driving foot traffic and contributing to a positive cycle of growth and community connection.

The vibrancy of a town centre is further influenced by the types of land use and also by pedestrian activity, lively street frontages, and on-street interactions. Upcoming transport upgrades and major state projects present a significant opportunity to further activate these centres, fostering economic resilience and sustained growth.

Retail and business clusters within town centres, geographic concentrations of interconnected businesses, play a crucial role in building a strong local economy. Understanding the maturity and potential of these clusters helps the City target support where it can have the greatest impact. Each of the City’s four town centres has its own distinct character and identity, making it vital to preserve and enhance these unique qualities while promoting their individual brands.

Effective town centre promotion requires strategic planning, collaboration with stakeholders, creative placemaking, and marketing efforts that highlight each centre’s unique strengths. By positioning these areas as attractive destinations, the City can draw more day visitors and tourists, including the many international guests who visit local families.

Strategic Approach

 Engagement	 Partnerships and connections	 Direct service, project and infrastructure provision	 Information sharing and education
 Advocacy	 Grants and support	 Research, Policy and Planning	



Objective 4.2.1 - Facilitate the activation of City and town centres

Our Strategic Priorities:

1. Place-Making Enhancements

The City will focus on:

- Supporting businesses to connect through networking events, direct introductions and relationship building with City Economic Development staff.
- Working with businesses to create active frontages and storefront improvements.
- Enhancing the visitor experience in town centres by improving wayfinding and signage, while maintaining clean, well-lit, and secure environments.

2. Events, Culture, and Engagement

The City will focus on:

- Supporting the involvement of residents, businesses, local community and cultural groups in the planning and delivery of activations and public events and festivals across the City.
- Encourage temporary uses in vacant premises such as short-term retail, food stalls, and art installations wherever possible.
- Supporting night-time economy initiatives and promoting the City's unique cluster of multicultural dining offerings to celebrate cultural diversity and attract a wide audience.



Objective 4.2.2 - Facilitate the promotion of City and town centres and other attractions

Our Strategic Priorities:

1. Promote Distinctive Town Centres and Business Clusters

The City will focus on:

- Branding strategies that highlight each centre's unique identity, history, and offerings. Review branding strategies highlighting each centre's unique identity, history, and offerings.
- Promotional campaigns that showcase local businesses, cultural events, and shopping experiences, utilising digital marketing, including social media and virtual tours, to reach broader audiences.
- Supporting events and festivals that draw visitors to different precincts throughout the year.

2. Leverage Strategic Location and Transport Connectivity

The City will focus on:

- Promoting the City's strategic connectivity to major transport routes and hubs, positioning it as a convenient, accessible destination for business and tourism through the 'Open for Business' campaign.
- Working with transport authorities to improve connectivity, signage, and transit services to key precincts and advocating for infrastructure investments that improve transport efficiency.
- Encouraging transit-oriented developments to enhance access and convenience.

3. Showcase Unique Local Attractions

The City will focus on:

- Fostering partnerships with local businesses, community groups and the Whadjuk Noongar community to authentically curate, support and enhance the City's natural, cultural, historical and recreational opportunities, offerings and attractions.
- Developing marketing content (videos, brochures, websites) emphasising the area's diverse attractions and collaborate with regional and state tourism bodies to align marketing efforts. Create curated visitor itineraries featuring natural, cultural, and recreational highlights.
- Conducting research to identify target visitor segments and their preferences. Monitor and evaluate tourism growth and visitor satisfaction.



OUTCOME 4.3 SUSTAINABLE, THRIVING BUSINESSES AND EMPLOYMENT






A sustainable and thriving local economy is one where businesses grow responsibly, employment opportunities are stable and fair, and the natural environment is protected for future generations. Long-term resilience is prioritised, ensuring businesses and the community adapt and flourish amid changing economic and environmental conditions.

In this environment, businesses operate efficiently - minimising waste, conserving resources, and designing products and services that can be reused, recycled, or repurposed, known as a Circular Economy. Beyond environmental responsibility, sustainable businesses actively contribute to social wellbeing by creating meaningful, long-term jobs that support the community’s economic health.

Employment and skills development are central to this vision. A resilient local economy depends on a skilled workforce that matches the needs of contemporary workplaces. Currently, while the City has a resident workforce of 36,468, only a fraction—5,721 individuals—are employed within the City itself. Many professionals commute to the nearby Perth CBD due to limited local opportunities in professional and administrative sectors.

To foster a robust economy, it is essential to expand the variety and number of quality local jobs, particularly in knowledge-based and skilled industries, so more residents can live and work locally. Supporting workforce development and retention will strengthen business resilience and help sustain economic growth within the community.

Strategic Approach

 Engagement	 Partnerships and connections	 Direct service, project and infrastructure provision	 Information sharing and education
 Grants and support			



Objective 4.3.1 - Actively build relationships to support local businesses and increase local job opportunities

Our Strategic Priorities:

1. Business Support and Engagement

The City will focus on:

- Serving as a “Central Business Support Hub” to improve communication, partnerships and streamline internal processes to minimise red tape and simplify doing business with the City.
- Conducting regular face-to-face business engagement to understand needs, with consideration of the communication preferences of people with disabilities and our CaLD and Aboriginal community.
- Developing business networking and mentorship programs that:
 - connect businesses with each other and the City and encourage collaboration through public-private initiatives
 - promote available tools and resources to build business resilience, adapt to change, seize opportunities and scale to national and global markets.
 - encourage businesses to adopt social and environmental sustainability initiatives, achieve sustainability certifications and report progress. Recognize exemplary businesses to motivate wider adoption.

2. Workforce Development and Inclusion

The City will focus on:

- Fostering a diverse and resilient economy to expand the variety and availability of local job opportunities, while attracting and retaining a skilled workforce by promoting the City as an exceptional place to live and work.
- Working with education providers to support and promote workforce training and skills development.
- Working with local business to encourage and promote inclusive employment initiatives for youth, women returners, mature workers, multicultural/migrant communities, and people of all abilities.



City Services

The City's Economic Development service will champion the progress of this Economic Development Strategy. Council will consider the resourcing of service delivery and economic development projects each year during the Council-led Annual Business Planning and Budget process. At the time of writing this document the sub-services of Economic Development are delivered by 2.5 FTE and some consultant support:

- Economic Development (1 FTE)
- Place Management & Town Centre Activation (1 FTE)
- Commercial Activities (0.3 FTE)
- Advocacy (0.2 FTE).

Key supporting services

Many City branches will play a role in meeting the priorities identified in the Strategy, including:

- Property and Economic Development
- Transport and Buildings
- Infrastructure Projects
- Community Development
- Community Safety
- Regulatory Services
- Communications, Engagement and Customer Relations.

Key partnerships and delivery relationships

The delivery of this Strategy requires collaboration between the City and other key stakeholders including:

- State Government
- Federal Government
- Local business associations
- Local businesses
- Sporting and community groups.



Community Indicators

The City will track the following measures to gain a better understanding of our local economy and how it is changing. The measures will inform our decisions on services and projects and track progress toward achieving our Vision and Economic KRA Strategic Outcomes.

Corporate Business Plan Performance Measures

- Jobs-to-workers ratio
- Per capita gross regional product of City of Bayswater
- Total number of active trading businesses in City of Bayswater.

Economic Development Indicators

- # Employed residents
- # Local jobs total
- # Regional Employment Self-Sufficiency
- # Micro, small, medium and large businesses
- # Increase in total jobs from previous year
- # Non-residential building approvals.

Tracked Economic Indicators

- # Businesses retained
- # New businesses
- Value of new City and Regional Infrastructure
- % of the City of Bayswater population that has a post-school qualification
- City of Bayswater businesses enjoy access to future-ready digital networks
- Local people invest in the local economy
- # people employed in the City of Bayswater's night-time economy increases
- Increases in the number of international visitors
- # Visitors from outside the LGA attending events in the City
- # People employed in creative businesses
- # Visitors to the City from outside the LGA to attend specific events

The Integrated Planning and Reporting Framework

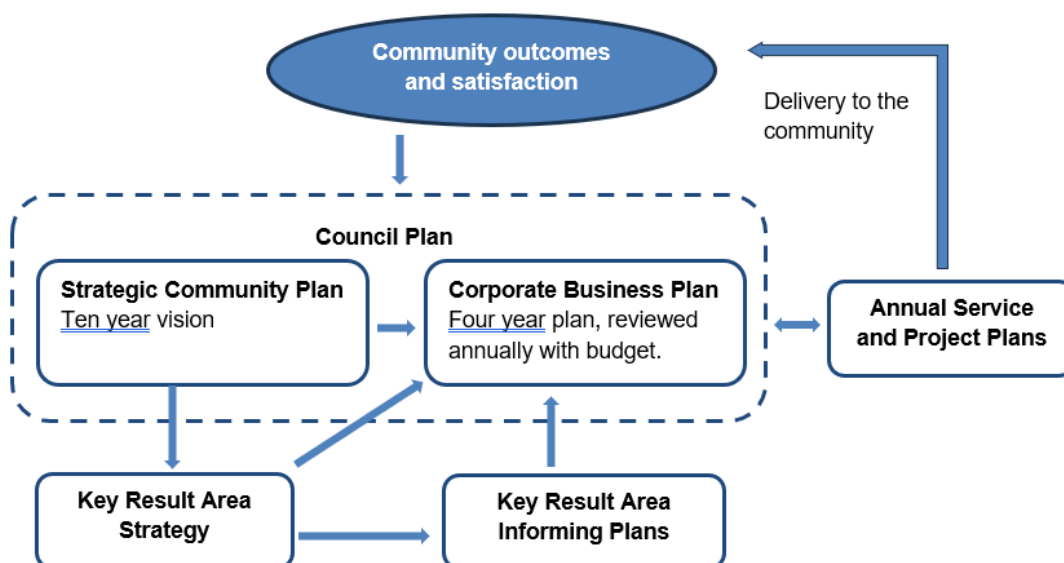
This Economic Development Strategy complements the City's Council Plan and works to guide our Economic Informing Plans. The Strategy and supporting Informing plans identify and assist to prioritise the City's service and project delivery.

To ensure the Strategy is sustainable throughout its 10-year lifespan, the Strategy and Informing Plans must be adaptable and responsive to opportunities and challenges. Individual actions will be reviewed annually to facilitate this.

Implementing actions is subject to resource allocation and a commitment from the whole of the City to the Strategy's focus areas. The actions that operationalise City Strategies and Informing Plans, along with the required delivery resources, are considered and prioritised in the City's Council-led Annual Business Planning and Budgeting process, according to available revenue and current need.

The flowchart below highlights how the Economic Development Strategy is informed and guided by the Council Plan, and how it guides lower-level City Informing Plans which feed into service and project delivery for the community.

Image #. Relationship between the City's Council Plan, Strategies and Informing Plans, and delivery to community.





[Back cover]

City Contact details

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10.1.4 Proposed Naming of Right-of-Way within the Street Block Bordered by Crawford Road, Stuart Street, York Street and Railway Parade, Maylands

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	<ol style="list-style-type: none"> 1. Timeline of Process [10.1.4.1 - 2 pages] 2. CONFIDENTIAL - Confidential Map of Submissions [10.1.4.2 - 1 page] 3. Summary of Submissions [10.1.4.3 - 4 pages]
Refer:	Item: 10.4.2 OCM: 31.01.2023 Item: 10.4.2 OCM: 23.05.2023 Item: 10.1.3 OCM: 30.01.2024 Item: 10.1.3 OCM: 27.02.2024
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

CR GIORGIA JOHNSON DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Georgia Johnson declared an impartial interest in this item as the lane runs behind her daughters house in the adjoining section of City of Stirling.

Cr Georgia Johnson remained in the Council Chambers and voted on this item.

This item contains one or more confidential attachments in accordance with Section 5.23(2) of the Local Government Act 1995:

(b) the personal affairs of any person;

SUMMARY

Council consideration is sought in regard to the proposed naming of the right-of-way (ROW) bordered by Crawford Road, Stuart Street, York Street and Railway Parade, Maylands. At the 27 February 2024 Ordinary Council Meeting, Council endorsed three names for advertising for subject ROW and following consultation with the community, 'Karrak Lane' was chosen as the preferred name for the ROW.

The City has been unable to get 'Karrak Lane' approved by the Whadjuk Aboriginal Corporation, and therefore, the City is proposing an alternative name for the ROW and will proceed with the name 'Karrak' for an alternative park or ROW within the area.

OFFICER'S RECOMMENDATION

That Council:

1. Approves 'Cumper Lane' for the right-of-way (ROW) within the street block bordered by Crawford Road, Stuart Street, York Street and Railway Parade, Maylands and approves the City forwarding the name to Landgate for final approval.
2. Acknowledges the support from the community and the City's Reconciliation Advisory Committee (RAC) for the name 'Karrak Lane' for the subject ROW;
3. Notes that due to the ongoing delays from Whadjuk Aboriginal Corporation, the City cannot progress with 'Karrak Lane' and must seek alternative name options for the subject ROW;

4. Requests the City to work with Landgate, the City of Bayswater Reconciliation Advisory Committee and the Whadjuk Aboriginal Corporation to determine an appropriate name option for 'Karrak' within the City of Bayswater.

ADDITIONAL INFORMATION

Further to the officer's comment in the section of this report entitled "Return to RAC", at the Reconciliation Advisory Committee (RAC) Meeting held on Wednesday 13 August 2025, the Committee unanimously resolved the following:

The Reconciliation Advisory Committee (RAC) recommends that Council:

1. **Requests the CEO to contact Landgate to expedite the process of naming within the City of Bayswater with input from the RAC and Traditional Owners.**
2. **Requests the City to work with the RAC and Traditional Owners to identify and give priority to naming a place or feature 'Karrak' within the City.**

As this item is already on the Council meeting agenda the following information is provided for Council's consideration.

Officer Comment

Council has recently endorsed undertaking the dual naming of Bardon Park with Malgomongup, and City officers are in discussions with Landgate with regards to this process.

Due to some of the issues experienced with the naming of the laneway, City officers support the need to have discussions with Landgate about the best process to undertake to ensure the dual naming is not delayed further. With reference to the RAC recommendation to the Council in Limb 1 above, City officers have updated the officer's recommendation to include this additional limb.

It is noted that Limb 2 of the RAC recommendation to the Council is similar to existing Limb 4 of the officer's recommendation. The RAC has referenced Traditional Owners, rather than the Whadjuk Aboriginal Corporation.

The addition of 'Traditional Owners' will ensure that a wider portion of the local Aboriginal community is engaged to ensure an appropriate location is identified and has been added to the officer recommendation along with the Whadjuk Aboriginal Corporation. City officers note that consultation with the Whadjuk Aboriginal Corporation is part of Landgate's official process.

Recommendation Implications

In light of the above, the Officer's recommendation is modified as follows:

OFFICER'S RECOMMENDATION

That Council:

1. Approves 'Cumper Lane' for the right-of-way (ROW) within the street block bordered by Crawford Road, Stuart Street, York Street and Railway Parade, Maylands and approves the City forwarding the name to Landgate for final approval;
2. Acknowledges the support from the community and the City's Reconciliation Advisory Committee (RAC) for the name 'Karrak Lane' for the subject ROW;
3. Notes that due to the ongoing delays from Whadjuk Aboriginal Corporation, the City cannot progress with 'Karrak Lane' and must seek alternative name options for the subject ROW;
4. Requests the City to work with Landgate, the City of Bayswater Reconciliation Advisory Committee, **Traditional Owners**, the Whadjuk Aboriginal Corporation **or any other authority**

as required by Landgate, to determine an appropriate name option for 'Karrak' within the City of Bayswater; and

5. Requests the CEO to contact Landgate to expedite the process of naming within the City of Bayswater with input from the RAC and Traditional Owners.

MOTION

That Council:

1. Approves 'Cumper Lane' for the right-of-way (ROW) within the street block bordered by Crawford Road, Stuart Street, York Street and Railway Parade, Maylands and approves the City forwarding the name to Landgate for final approval.
2. Acknowledges the support from the community and the City's Reconciliation Advisory Committee (RAC) for the name 'Karrak Lane' for the subject ROW;
3. Notes that due to the ongoing delays from Whadjuk Aboriginal Corporation, the City cannot progress with 'Karrak Lane' and must seek alternative name options for the subject ROW;

Cr Steven Ostaszewskyj Moved, Cr Michelle Sutherland Seconded

Cr Nat Latter foreshadowed the officer's recommendation as provided in the addendum.

COUNCIL RESOLUTION

That Council:

1. Approves 'Cumper Lane' for the right-of-way (ROW) within the street block bordered by Crawford Road, Stuart Street, York Street and Railway Parade, Maylands and approves the City forwarding the name to Landgate for final approval.
2. Acknowledges the support from the community and the City's Reconciliation Advisory Committee (RAC) for the name 'Karrak Lane' for the subject ROW;
3. Notes that due to the ongoing delays from Whadjuk Aboriginal Corporation, the City cannot progress with 'Karrak Lane' and must seek alternative name options for the subject ROW;

Cr Steven Ostaszewskyj Moved, Cr Michelle Sutherland Seconded

CARRIED: 5/4

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson and Cr Michelle Sutherland.

Against: Cr Sally Palmer, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

REASON FOR CHANGE

To ensure all names that are on the City's naming register can be considered equally for future naming opportunities.

BACKGROUND

In October 2022 the City received a request from a resident to name the laneway within the Street Block Bordered by Crawford Road, Stuart Street, York Street and Railway Parade, Maylands. The resident expressed concerns regarding the time delay for emergency services to reach their property due to the laneway being unnamed and therefore difficult to find. The resident's property is at the rear of a subdivided lot and directly adjoins the laneway.

At the 23 May 2023 Council Meeting, Council endorsed for advertising the names 'Ginger Lane' and 'Kuser Lane' in commemoration of two World War I soldiers. In light of negative feedback from the community regarding the consultation process and the names presented for consideration, Council deferred the ROW naming until a City-wide Name Register had been created and endorsed by Council.

Following the closure of the Name Register consultation period, the draft Name Register was put forward to Council at the 31 January 2024 Council Meeting, however, the matter was deferred until further community consultation for the Name Register was able to take place. At the 27 February 2024 Council Meeting, a Council Motion was supported, endorsing the City-wide Name Register and including a limb regarding the subject ROW naming:

"That Council:

5. *The City progresses the naming of the laneway bordered by Crawford Road, Stuart Street, York Street and Alma Street, Maylands by advertising the following names chosen from the Name Register for a period of 30 days and presenting the submissions to Council at the April 2024 Ordinary Council Meeting:*
 - a) *Beeralyn/Beeralain (no.38) - Noongar name for Bayswater.*
 - b) *Cumper (no.24) - in commemoration of Fay Cumper who devoted her life to benefit the Bayswater community.*
 - c) *Karrak (no.33) - in celebration of the Red-tailed Black-Cockatoo (Calyptorhynchus Banksii) the Noongar name for which is Karrak."*

Prior to commencing advertising, the City requested Landgate review the proposed names and provide preliminary support for the names for the subject ROW. Landgate advised that Beeralyn/Beeralain would not be appropriate for a ROW as it is a place name, and would be better suited for a larger, more prominent feature that is significant to the Noongar community. Landgate were tentatively supportive of 'Cumper Lane' commemorating Fay Cumper and advised that should the City receive all required approvals from the relevant indigenous groups and organisations, they would be supportive of 'Karrak Lane'.



Landgate also advised that the naming should extend the full length of the ROW, from Railway Parade to Beresford Lane. The ROW The subject ROW is approximately 650m long, 4.5m wide, and is zoned 'Medium and High Density Residential, R40'. The ROW is in the Maylands Character Protection Area and is not dedicated as a road. The portion of ROW from York Street to Beresford Lane, including a small portion of ROW between York Street and Alma Road, extends beyond than the City of Bayswater's boundary and into the City of Stirling. The City has consulted with the City of Stirling who advised that while they are supportive naming the smaller portion of ROW, they do not wish to extend the naming beyond York Street at this point in time.

EXTERNAL CONSULTATION

The City undertook advertising of the names 'Karrak Lane' and 'Cumper Lane' from Thursday 2 May 2024 to Monday 3 June 2024 by way of:

- Written notice sent to surrounding landowners and residents of the ROW;
- Public Notice published on the City's website;
- Information and survey published on the City's engagement page; and
- Advertisement in the local newspaper.

During the consultation period, the City received 36 submissions from the community. Of the 36 submissions, 22 preferred 'Karrak Lane', six preferred 'Cumper Lane' and eight supported 'Neither (of the names)'.

OFFICER'S COMMENTS

Results from Community Consultation

There were 22 submissions in support of the name 'Karrak Lane'. The comments received in support included the fact that the Red-Tailed Black cockatoos are frequently sighted in the area

and that the name acknowledges and respects the Noongar origins and the Indigenous community.

There were six submissions in support of the name 'Cumper Lane'. The comments received in support were to honour Fay's contribution to the community.

Eight submissions received were not supportive of either name. Comments included the fact that neither have any relevance to the area, with a number of alternative name options provided. One comment preferred 'Kuser Lane' (a name that was endorsed for advertising at the 31 January 2023 Council Meeting), and some comments believed 'Cumper Lane' has derogatory connotations and would therefore not be appropriate.

Based on the submissions received during the advertising period, the City progressed the name 'Karrak Lane' for the ROW.

Reconciliation Advisory Committee (RAC) and Whadjuk Aboriginal Corporation (WAC)

The City presented the proposal to the Reconciliation Advisory Committee (RAC) at the 24 July 2024 meeting, requesting they consider the name 'Karrak Lane' for the subject ROW. The outcome from the meeting is as below:

"Committee Discussion:

- *The Committee were supportive of naming the ROW bordered by Crawford Road, Stuart Street, York Street and Railway Parade, Maylands as 'Karrak Lane.'*
- *Jim Morrison was supportive of the name as it had 'a significance' and relevance to the Karrak bird artwork located in Wellington square which is a memorial in acknowledgement of the Stolen Generation.*
- *Liz Narkle explained that the Karrak bird was very spiritual for the Noongar people.*
- *The City will seek further approvals from the Whadjuk Aboriginal Corporation and will report back to the RAC with the outcome."*

Following support from the RAC, the City forwarded the proposal to the Whadjuk Aboriginal Corporation (WAC) on the 11 September 2024, and in October, the City was advised by the WAC that the proposal had been received and passed on to the Heritage and Lands Team for assessment. The City followed up with the WAC in January and February 2025, requesting an update on the proposal, but did not receive a response. Having still received no response by April 2025, the City made contact with South West Aboriginal Land Services (SWALS), who requested that, due to organisational changes within the WAC, the proposal must be forwarded to them, and they will work with the WAC to review and consider the proposal. Upon receipt of the proposal, SWALS informed the City that it will be considered by the WAC at a 23 May 2025 meeting, and the outcome will be provided to the City by SWALS.

The City attempted to contact SWALS throughout June and July via email and phone to ascertain the outcome from the meeting, but the City did not receive any written response from the WAC regarding the outcome of the proposal from the meeting. In July, the City received a call from Landgate who were enquiring why the ROW naming had not been finalised yet and were concerned with how long the naming was taking. Landgate advised that following the continuous delays experienced during this naming matter, the naming must be prioritised and finalised as soon as possible given it is an ongoing safety issue as it remains unnamed.

Return to RAC

The City provided a report to the 13 August RAC, advising them of the delays by the WAC and the inability for the City to wait any longer for an outcome. The City assured the RAC that despite the name 'Karrak' being unable to be used for the subject ROW, the City would like to work with the RAC to find an appropriate naming opportunity for 'Karrak' within the City. The RAC advised that they would like to use the name 'Karrak' elsewhere within the City of Bayswater, and recommended contacting Landgate to determine how to progress with that as well as future Aboriginal naming matters given delays to this process.

Cumper Lane

Due to the length of time this naming matter has taken, Landgate contacted the City in July 2025 and requested the City progress the naming as quickly as possible. Landgate advised that given the request for naming from the resident being to assist with emergency services accessibility, they do not feel it is appropriate to delay the naming any further given it is a health and safety risk.

The City is therefore recommending formally naming the ROW 'Cumper Lane', meaning no additional advertising is required. Whilst not the preferred name during the advertising period, Fay Cumper's contributions to the area align with Landgate's requirements, and given it has received preliminary support from Landgate as a name option for the ROW, it is an appropriate option for the ROW.

LEGISLATIVE COMPLIANCE

As per the provisions in the *Land Administration Act 1997*, the Minister for Lands has the authority for officially naming and removing the names of all local parks and recreation reserves in Western Australia. Through delegated authority, Landgate acts on the Minister's behalf to undertake the administrative responsibilities, including the development of policies and procedures required for the formal approval of local parks and recreational reserve names.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	High
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods.	

FINANCIAL IMPLICATIONS

Should Council support the Officers Recommendation, there are no confirmed costs applicable pending final approval for the naming proposal from Landgate. Should Landgate approve the proposal, the City will need to consider the purchase and installation of street signs along the ROW.

As outlined in project timeline in **Attachment 1**, City officers have already spent a significant number of administrative hours working through this naming proposal. Should Council wish to readvertise the proposal instead of progressing with 'Cumper Lane', the City will be required to

undertake significant additional hours to complete the project. The work includes preparing all advertising documentation, creating a page on the City's online Engage Bayswater platform, arrange the mail out to relevant residents, evaluate all submissions received during the consultation period and complete a Council report for a Council Meeting. Furthermore, due to the City's upcoming caretaker period, the City will need to wait until late October to commence advertising, meaning the matter may not return to Council until December 2025 or January 2026.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2025-2035, the following applies:

Key Result Area: Social

Outcome 1.1 A Connected and Inclusive Community

Objective 1.1.1 Enhance our local identity through social and arts programs and events that celebrate our diverse cultures, history and heritage

Key Result Area: Social

Outcome 1.2: A Safe and Resilient Community

Objective 1.2.1: Facilitate a safe environment

CONCLUSION

In light of the above, it is recommended that Council support 'Cumper Lane' for the subject ROW and approve the City forwarding the name to Landgate for final approval.

Timeline of Process

- October 2022 – The City receives a request from a resident who lives along the ROW, requesting the City consider naming the ROW, which is not formally named. The request for naming was due to continuous issues with emergency service vehicles being unable to locate the ROW.
- January 2023 – At the January OCM, the City put forward a report requesting consideration to name the ROW, providing two names for the ROW of 'Ginger Lane' and 'Kuser Lane'. Both names, chosen from the World War I honour board, had been previously received tentative approval from Landgate. Council supported the Officer's Recommendation and endorsed both names for public advertising.
- March – April 2023 – The City undertook advertising for the proposed names 'Ginger Lane' and 'Kuser Lane'.
- May 2023 – During the advertising period, the City received a number of submissions unhappy with the names proposed and wished to see more options provided to the community for naming matters, stating that options should include commemoration of Indigenous people and women. Due to this outcome, at the May 2023 Council Meeting, the City recommended 'Ginger Lane' for the ROW (as this was the preference from the community), with an additional limb in the recommendation to undertake City-wide community engagement to create a name register that can be used for future naming matters. The Officer's Recommendation was not supported and instead, a Council Motion was supported, where the Crawford ROW naming was deferred by Council until a City-wide Name Register was created and a name from the register could be put forward for the ROW.
- June 2023 – January 2024 – The City undertook consultation with the public, requesting submissions for the Name Register.
- January 2024 – At the January 2024 OCM, the City put forward an Officer's Recommendation endorsing the City of Bayswater Name Register, with an additional limb recommending three names be chosen from the Name Register to progress the naming of the Crawford ROW. The matter was deferred by Council to the February 2024 Council Meeting until further consultation for the name register could take place.
- February 2024 – At the February 2024 OCM, a Council Motion was supported, endorsing the Name Register and putting forward three names from the register for advertising, 'Beeralyn/Beeralain Lane', 'Karrak Lane' and 'Cumper Lane'.
- March 2024 – The City contacted Landgate requesting review of the three names proposed by Council and advise if they would provide preliminary support. Landgate supported two of the three names, 'Cumper Lane' and 'Karrak Lane'.
- May – June 2024 – The City undertook advertising of the proposed names for the ROW. At the closure of the consultation period, 'Karrak Lane' was the name preference from the public, which is the Noongar name for the Red-Tailed Black Cockatoo.
- July 2024 – The City presented the proposed naming of 'Karrak Lane' to the Reconciliation Advisory Committee (RAC). The proposal was supported by the RAC.

- September 2024 – The City sent the proposal to the Whadjuk Aboriginal Corporation (WAC) for consideration. The City did not receive a response from the WAC
- October 2024 – The City sent a follow-up email and received a response advising they had received the proposal and that it had been passed onto the Heritage and Lands Team for assessment, but no timeline on the project was provided.
- January 2025 – The City attempted to contact the WAC but was unable to make contact.
- February 2025 - The City attempted to contact the WAC but was unable to make contact.
- April 2025 – The City's Reconciliation Officer was able to make contact with the South West Aboriginal Land Services (SWALS), who advised that if we provided the proposal to them, they would work with WAC to provide a quick response on the proposal.
- May 2025 – The City forwarded the proposal to SWALS
- May 2025 – The City received correspondence from the SWALS that, at an upcoming WAC meeting in May, they will put the naming proposal on the agenda for consideration.
- June 2025 – The City has made numerous attempts to obtain the minutes or correspondence from the meeting but have not received any outcomes from the meeting.
- July 2025 – The City has made numerous attempts to obtain the minutes or correspondence from the meeting but have not received any outcomes from the meeting
- July 2025 – The City receives correspondence from Landgate requesting the naming of the ROW progress with urgency.
- August 2025 – At the August RAC, the City advises the committee that due to a lack of outcome on the proposed name 'Karrak Lane' from WAC, the City is unable to proceed with the naming

Number	Name Preference	Interest in Proposal	Summary of Submission	City of Bayswater Comments
1	Karrak	Adjoining ROW	Red-tailed black cockatoos are frequent visitors. the name would be loved by the many children who play in the laneway.	Noted.
2	Karrak	Property across the street from ROW block	I believe the Noongar name is more inclusive and would prefer it as it represents and acknowledges the diversity of our community.	Noted.
3	Neither	Property adjoining ROW	Prefer Kuser Lane.	At the 31 January 2023, Council endorsed the name options 'Ginger Lane' and 'Kuser Lane', commemorating two World War I soldiers, for public advertising. Based on the feedback received during the consultation period, at the 23 May 2023 Council Meeting, 'Ginger Lane' and 'Kuser Lane' were not supported by Council for the subject ROW.
4	Karrak	Property adjoining ROW	I live in the ROW lane being considered for naming. I appreciate a street name with Noongar origins. I like that it acknowledges the red-tailed black cockatoos that frequent the area.	Noted.
5	Neither	Property adjoining ROW	Cumper lane will be option to multiple inappropriate nicknames as well as inappropriate sticker placements resulting in everyone seeing "cum laneway" Karrak is ok. Another option would be appreciated please. If ginger is still available it'd be much better.	Noted. At the 31 January 2023, Council endorsed the name options 'Ginger Lane' and 'Kuser Lane', commemorating two World War I soldiers, for public advertising. Based on the feedback received during the consultation period, at the 23 May 2023 Council Meeting, 'Ginger Lane' and 'Kuser Lane' were not supported by Council for the subject ROW.
6	Karrak	Property adjoining ROW	I support the use of Noongar names for local streets and laneways.	Noted.
7	Karrak	Property adjoining ROW	N/A	N/A
8	Karrak	Property adjoining ROW	We hear black cockatoos regularly in this area. It's a very appropriate name.	Noted.
9	Karrak	Property adjoining ROW	I prefer the name based on both the way it sounds, and its meaning. I am in favour of a Noongah name and one associated with local fauna is great. I am very happy with this name and hope, as a resident living on the lane, our preferences are considered.	Noted.

10	Karrak	Property adjoining ROW	We have cockatoos (mainly white-tailed, but still) visit the weeping peppermint trees on Stuart St. It seems appropriate that the laneway behind Stuart St still recognises their presence!	Noted
11	Neither	Property adjoining the ROW	We do not like the name Cumper Lane as it will be subject to abuse and derogatory comments. The name Karrak was rejected by the shire previously, so how come it is ok now.? The name Ginger and Kuser have been rejected by another ROW, how about offering it to this one ?	Noted. The City is unaware that the name 'Karrak' has been proposed for naming in the past within the City of Bayswater. At the 31 January 2023, Council endorsed the name options 'Ginger Lane' and 'Kuser Lane', commemorating two World War I soldiers, for public advertising. Based on the feedback received during the consultation period, at the 23 May 2023 Council Meeting, 'Ginger Lane' and 'Kuser Lane' were not supported by Council for the subject ROW.
12	Karrak	Property adjoining the ROW	I think naming the lane "Karrak Lane" would be ideal due to the beautiful big trees we have in the lane and the sound of all the birds nesting there. The naming of the lane will provide quick directional access should there be any emergencies	Noted.
13	Neither	Property adjoining the ROW	I suggest naming the streets Wellington Lane & Charles Lane to preserve some heritage as Stuart Street was previously named Wellington Street & Charles Street. It would see that some originality is kept especially for those who have lived in the area a long time. Beresford St was changed to Beresford Lane. It would seem appropriate and preserve some history.	As per section 1.7.2 of the 'Policies and Standards for Geographic Naming in Western Australia', close proximity for duplication is considered within a 10km distance. Due to the close proximity of Charles Street, Bayswater and Wellington Road, Morley, Charles Lane and Wellington Lane are not considered appropriate options for the subject ROW.
14	Cumper	Property adjoining the ROW	N/A	N/A
15	Cumper	Property adjoining the ROW	N/A	N/A
16	Karrak	Property across the street from ROW block	I think we should start to use Noongar names as much as possible. The Karrak is also my favourite bird and I love seeing them fly over the neighbourhood.	Noted.
17	Karrak	Property adjoining the ROW	Due to the gradual clearing of vegetation, unfortunately not many bird species are present in the neighbourhood. Cockatoos are one of the few species that remain and they're a welcome presence on our street.	Noted.
18	Cumper	Within 2km of the ROW	N/A	N/A

19	Cumper	Property across the street from ROW block	In honour of Fay Cumper's considerable community service.	Noted.
20	Cumper	Property across the street from ROW block	To honour Fay Cumper for her considerable period of time, across many fields of community service.	Noted.
21	Karrak	Property adjoining the ROW	Respectful of first nations people as so many streets are named after Western people. Also very special as represents the bird that frequents the area, the Red Tail Cockatoo.	Noted.
22	Karrak	Property adjoining the ROW	We get lots of cockatoos flying overhead so this name is very apt.	Noted.
23	Neither	Property adjoining the ROW	Both names aren't really good or have any relevance to the area.	Noted.
24	Neither	Property adjoining the ROW	Let's select a name that we can all be proud of and reflective of progression and modern times. Not one that sounds frumpy or can be made fun of (I mean no disrespect to Mrs Cumper or family).	Noted.
25	Karrak	Property adjoining the ROW	Great to use Noongar words!	Noted.
26	Karrak	Property adjoining the ROW	My place is directly underneath a giant gum and on the ROW. It is full of karraks. Plus, it would encourage paintings of murals along the RoW. I'll be doing one in my fence if karrak wins.	Noted.
27	Karrak	Property adjoining the ROW	N/A	N/A
28	Cumper	Approximately 650m from ROW	N/A	N/A
29	Karrak	Approximately 450m from ROW	I think Karrak is a great choice as I see forest red-tailed black cockatoos flying around this area every year and they always bring joy when I see them snacking on the trees around my house. I know they forage near this unnamed lane, so I think it makes perfect sense to name the lane Karrak after them. As well as a beautiful opportunity to recognise and embrace Noongah culture.	Noted.
30	Neither	Property adjoining the ROW	The logical name would be Stuford Lane as we all allot now (STUart/crawFORD).	As per item 1.2.6 of the 'Policies and Standards for Geographic Naming in Western Australia', all new names must be recognisable words or acceptable combination of words found in everyday use, and the merging of two surnames does not align with these requirements.
31	Karrak	Property adjoining the ROW	N/A	N/A
32	Karrak	Property adjoining the ROW	N/A	N/A
33	Karrak	Property adjoining the ROW	N/A	N/A
34	Karrak	Property adjoining the ROW	N/A	N/A

35	Karrak	Property adjoining the ROW	Don't like the sound of Cumper	Noted.
36	Neither	N/A	Rooftop Lane is a better name.	Noted. Any names must be reviewed and align with the relevant requirements in the 'Policies and Standards for Geographical Naming in Western Australia' before being added to the City's Name Register for them to be considered for a naming proposal.

10.1.5 Consent to advertise draft Local Planning Scheme No. 25

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required.
Attachments:	<ol style="list-style-type: none"> 1. Draft Local Planning Scheme No 25 [10.1.5.1 - 43 pages] 2. Draft LPS 25 Scheme Maps [10.1.5.2 - 2 pages] 3. LPS 25 Summary of Changes [10.1.5.3 - 14 pages]
Refer:	Item: 10.1.1 OCM: 26.03.2024 Item: 10.1.4 OCM: 24.09.2024
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

CR GIORGIA JOHNSON DECLARED A PROXIMITY INTEREST

In accordance with section 5.60b of the Local Government Act 1995, Cr Georgia Johnson declared a proximity interest in this item as she owns and resides at a property in Bayswater, which is adjacent to shops which are currently zoned "Special Purpose" and are proposed to change zones to "Local Centre" with a density code of R80. The full extent of her interest has been disclosed to the Department of Local Government, Industry Regulation and Safety.

In accordance with section 5.69(3)(a) of the Local Government Act 1995, Cr Georgia Johnson was granted ministerial approval to participate and vote on this item.

CR SALLY PALMER DECLARED A PROXIMITY INTEREST

In accordance with section 5.60b of the Local Government Act 1995, Cr Sally Palmer declared a proximity interest in this item as the District Hawaiian's Noranda is mentioned in the proposal and Cr Palmer resides directly opposite, 100m away.

At 8:46pm, Cr Sally Palmer withdrew from the Council Chambers and did not participate in consideration or voting on this item.

CR JOSH EVESON DECLARED A PROXIMITY INTEREST

In accordance with section 5.60b of the Local Government Act 1995, Cr Josh Eveson declared a proximity interest in this item as he owns a property in an area that is proposed for re-zoning.

At 8:46pm, Cr Josh Eveson withdrew from the Council Chambers and did not participate in consideration or voting on this item.

CR NAT LATTER DECLARED A PROXIMITY INTEREST

In accordance with section 5.60b of the Local Government Act 1995, Cr Nat Latter declared a proximity interest in this item as a property that their business leases is within the town centre that is within the proposed zoning changes.

At 8:46pm, Cr Nat Latter withdrew from the Council Chambers and did not participate in consideration or voting on this item.

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

Council consideration is sought for the endorsement of draft *Local Planning Scheme No. 25* for the purposes of public advertising, in accordance with the requirements of the *Planning and Development Act 2005* and *Planning and Development (Local Planning Schemes) Regulations 2015*.

In addition to endorsing the draft Scheme, Council is asked to support a pause on further amendments to the current local planning framework. This will avoid interfering with the consultation and approval process for the draft Scheme and will enable a coordinated, comprehensive review of the City's planning policies.

COUNCIL RESOLUTION

(OFFICER'S RECOMMENDATION)

That Council:

- 1. Endorses the draft *Local Planning Scheme No. 25* text as contained in Attachment 1 to this report, for the purposes of public advertising.**
- 2. Endorses draft *Local Planning Scheme No. 25* maps as contained in Attachment 2 to this report, for the purposes of public advertising, subject to the following modifications:**
 - (a) Delete "Centre Precinct Boundary" and associated labels from the maps and map legend;**
 - (b) Delete "Character Protection Area" from the maps and map legend;**
 - (c) Delete "Core Area Boundary" from the maps and map legend;**
 - (d) Delete "Special Control Area" from the map legend;**
 - (e) Delete the "Additional Use" boundary from 154 Wellington Road, Dianella;**
 - (f) Transfer 104 Broun Avenue, Morley to the 'Centre' zone;**
 - (g) Remove the R160 label and associated R-Code boundary from 'Service Commercial' zoned lots at corner Guildford Road-Garratt Road, Bayswater**
 - (h) Transfer 36 Peninsula Road, Maylands (Tranby Lake) to the 'Environmental Conservation' reserve; and**
 - (i) Remove 125 King William Street, Bayswater from "ASR8" and R-AC0 code, and include in the R30 code.**
- 3. Requests the Chief Executive Officer refer the endorsed draft *Local Planning Scheme No. 25* to the Environmental Protection Authority pursuant to Section 81 of the *Planning and Development Act 2005*.**
- 4. Requests the Chief Executive Officer submit the endorsed draft *Local Planning Scheme No. 25* to the Western Australian Planning Commission to seek approval to advertise, pursuant to Regulation 21(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Section 83A of the *Planning and Development Act 2005*.**
- 5. Authorises the Chief Executive Officer to update the draft *Local Planning Scheme No. 25* to accord with required modifications by the Western Australian Planning Commission or Minister for Planning for the purposes of public advertising.**
- 6. Instructs the Chief Executive Officer to undertake public advertising and invite submissions on the draft Scheme for a period not less than 90 days, following**

approval from the Minister for Planning to advertise the draft *Local Planning Scheme No. 25*, pursuant to Regulation 22 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

7. Endorses the position that, following the endorsement of draft *Local Planning Scheme No. 25* for public advertising per limb 1 of this resolution, no further amendments to *Town Planning Scheme No. 24* will be initiated.
8. Authorises the deferral of all scheduled reviews of City of Bayswater local planning policies remaining in 2025 and 2026.
9. Requests the Chief Executive Officer prepare a report to the next Policy Review and Development Committee meeting, for consideration of a proposed approach, resourcing and timeline for the review and preparation of local planning framework to align with draft *Local Planning Scheme No. 25*.

Cr Michelle Sutherland Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY: 6/0

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Michelle Sutherland, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Nil.

At 8:50pm, Cr Eveson, Cr Palmer and Cr Latter returned to the meeting.

BACKGROUND

Regulation 65 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) requires a local government to carry out a comprehensive review of its local planning scheme every five years. This review must consider whether the Scheme aligns with the State planning framework and any approved local planning strategy.

Town Planning Scheme No. 24 (TPS 24) was gazetted in 2004 and has never been formally reviewed.

Council its Ordinary Meeting held on 26 March 2024 considered the City's first Local Planning Strategy and resolved prepare a new Local Planning Scheme in accordance with legislation. Following this, a report of review was undertaken for TPS 24 whereby Council at its Ordinary Meeting held on 24 September 2024 resolved to recommend to the Western Australian Planning Commission (WAPC) that a new Local Planning Scheme be prepared.

On 24 January 2025, the WAPC wrote to the City advising that it agreed with the recommendations of the Report of Review and the preparation of a new Local Planning Scheme can commence.

City officers held three briefings with Elected Members in June and July 2025 to obtain feedback and inform the preparation of *Local Planning Scheme No. 25* (LPS 25). City officers also held informal meetings with Elected Members in June 2025. Following engagement with Elected Members further adjustments to the scheme text and maps have been made.

Model Provisions

The manner and form of local planning schemes are set in Schedule 1 of the LPS Regulations - *Model provisions for local planning schemes*. The LPS Regulations require all local governments to apply the Model Provisions to their scheme at the next scheme review or preparation of a new scheme.

Model Provisions can be added to or varied to meet local context, however modifications will generally be supported by exception only and require justification to the WAPC. TPS 24 is one of the oldest planning schemes in Western Australia and predates the current LPS Regulations. TPS 24 therefore requires substantial modification to align with the current required planning framework.

Planning Reform

The Western Australian planning system has been undergoing reform since 2018 under the *Action Plan for Planning Reform*. This plan contains the following goals for planning reform:

1. Planning creates great places for people;
2. Planning is easier to understand and navigate; and
3. Planning systems are consistent and efficient.

Reform initiatives relevant to draft LPS 25 include:

- Planning is strategically-led;
- Local planning frameworks are more legible; and
- Local planning schemes are more consistent.

Relevant Actions include:

- A suite of standard zones, land use definitions and permissibility, including both compulsory and recommended elements, will be developed for statewide adoption in local planning schemes.
- A package of common development standards and conditionally permitted low-risk development (whereby land uses may be permitted without approval, subject to compliance with predetermined parameters) will be prepared for adoption in local planning schemes.

With the following intended Outcome:

- Standardised approach to zones, land use, permissibility and development controls to increase consistency, while retaining the ability for local governments and their communities to respond to local circumstances, such as heritage and character.

In implementing the above, the WAPC published the *Consistent Local Planning Schemes* report in May 2024, which made recommendations regarding future amendments to the Model Provisions for zones, reserves, land uses and permissibility. The City has applied this document when considering variations to the Model Provisions to align with the Local Planning Strategy.

EXTERNAL CONSULTATION

The City's approach to draft LPS 25 has been largely guided by engagement with the Schemes and Strategies team from the Department of Planning, Lands and Heritage and Elected Members. Informal engagement with other local government authorities who have recently prepared new local planning schemes has also been undertaken.

Following Council's resolution to prepare a new local planning scheme, pursuant to Regulation 20 of the LPS Regulations the City notified all adjoining local governments, the Water Corporation and the Department of Biodiversity, Conservation and Attractions (DBCA), inviting preliminary comment in respect of that decision. The DBCA provided general advice related to the planning framework more broadly, as well as recommending that LPS 25 should acknowledge the interaction between the *Swan and Canning Rivers Management Act 2006* and *Planning and Development Act 2005*, and that the Swan Canning Development Control Area (DCA) should be shown on the scheme maps. There is no Model Provision which specifically

articulates the interaction between legislation, and it is considered that the respective acts and the referral requirements of the Metropolitan Region Scheme (MRS) sufficiently set out requirements and responsibilities. All land within the Swan Canning DCA within the City is already reserved under the MRS or in ownership of the State. Notwithstanding, the City will raise this request with the DPLH as custodians of the scheme maps to determine if it is appropriate to include. This is not reflected in the draft LPS 25.

The DPLH have provided an Officer-level review of the draft LPS, including preliminary recommendations. The City has incorporated these recommendations where considered appropriate. The DPLH are generally supportive of the approach taken by the City, including the high level of consistency with the Model Provisions and incorporation of *Consistent Local Planning Schemes* recommendations to guide variations. Further engagement with the DPLH will occur following submission of the draft LPS and the Minister may direct further modifications to be made prior to advertising. Recommendations of the DPLH which have not been incorporated into the draft are as follows:

DPLH Recommendation	City Comment
Include Model 'Primary Distributor Road' reserve	All Primary Distributor Roads in the City are already reserved under the Metropolitan Region Scheme and therefore there would be no land to which this reserve applies.
Delete the 'District Centre' zone and objectives;	The DPLH recommendation is that all activity centres above "District Centre" should be zoned 'Centre'. The 'District Centre' zone has specifically been proposed by the City to deal with the distinct land use context between Morley, Maylands and Bayswater, and allow the effective operation of LPS 25, absent any other detailed planning. Whilst the City intends to prepare a new structure plan for Morley and local planning policy for Maylands, approval of aspects of each of these will sit with the WAPC. This will require justification from the City when submitting to the DPLH for formal assessment.
Delete ASR1 – replacement street tree provision	The City notes that this provision relates to the replacement of a City asset (street tree) on City land (road reserve), rather than development on private land. This provision fills a gap in the R-Codes and provides a planning head of power for this requirement. This will require justification from the City when submitting to the DPLH for formal assessment.
Delete ASR5 – Tonkin Industrial Estate stormwater requirements;	A portion of the Tonkin Industrial Estate is subject to specific stormwater disposal requirements which formed part of TPS 24 SCA 10. The SCA provision differs from the requirement set out in the applicable Urban Water Management Plan and has created conflict in conditioning subdivision approvals in the past. This provision is consistent with the UWMP and provides clear line-of-sight through the planning system between engineering requirements and approval conditions. This will require justification from the City when submitting to the DPLH for formal assessment.
Adopt Model definition for the 'industry - light' land use	The City contends that the Model definition for 'industry - light' is too broad and lacks clarity, and has the potential to allow heavy or noxious uses to be contemplated in inappropriate locations where their impacts can be managed. SAT has generally held that a management plan

DPLH Recommendation	City Comment
	<p>can not resolve a fundamentally inappropriate location for a particular land use, and the TPS 24 definition provides greater clarity about the types of uses that are included under the 'industry - light' land use term, and by extension greater clarity regarding appropriate locations.</p> <p>This will require justification from the City when submitting to the DPLH for formal assessment.</p>

If Council resolves to endorse draft LPS 25 for public advertising in accordance with the Officer's Recommendation, Section 81 of the *Planning and Development Act 2005* (the Act) requires referral of the Scheme to the Environmental Protection Authority (EPA), to determine if it requires assessment by the EPA under Section 48A of the *Environmental Protection Act 1986*. The EPA will inform the City in writing within 28 days of the referral if the draft Scheme requires assessment.

This legislative requirement for external consultation forms part of the officer recommendation.

Regulation 21A(2) of the LPS Regulations requires that the advice of the EPA is required prior to the Minister for Planning providing formal consent to commence the advertising period. The Minister may direct the City to modify draft LPS 25 prior to consultation.

Consultation will be undertaken in accordance with Regulation 22 of the LPS Regulations, requiring an advertising period of no less than 90 days and will include the following:

- Project documentation and submission methods published on Engage Bayswater;
- Preparation of supporting documentation (available electronically and in hard copy) to explain the key components of draft LPS 25.
- Direct mail notice to all landowners/occupiers within the City of Bayswater impacted by proposed changes (i.e. change to zone or density codes {R-Codes});
- Publication of a notice in local newspapers and other publications, including the City's e-news and social media; and
- Media communications to promote the project and opportunities to provide feedback.

The Regulations also require the City to consult with each public authority and adjoining local governments likely to be affected by draft LPS 25.

OFFICER'S COMMENTS

A local planning scheme is the principal statutory document for achieving the development aims and objectives of a local planning strategy. A local planning scheme:

- sets out the local government's aims for the scheme area and implements the local planning strategy;
- sets aside land as reserves, and zones land in accordance with the aims of the Scheme and the Strategy; and
- controls and guides land use and development in accordance with the aims of the Scheme and the objectives of the respective zones and reserves by implementing residential density and land use permissibility.

A local planning scheme is comprised of two elements:

- The Scheme Text, which sets out the textual provisions of the Scheme; and

- The Scheme Maps, which apply zones, reserves and residential density codes to land in the Scheme area.

Town Planning Scheme No. 24 – Inconsistency with Model Provisions

TPS 24 was gazetted in 2004 and has never been formally reviewed. It has been progressively amended over this period, and has incorporated provisions of City of Stirling *District Planning Scheme No. 2*, retained from when Maylands and a portion of Mount Lawley were transferred to the City, and the City of Swan Local Planning Scheme No. 17, when portion of Noranda was transferred to the City.

The City's review of TPS 24 identified numerous inconsistencies with the Model Provisions. The key areas of inconsistency are summarised below.

Local Reserves

- TPS 24 contains 15 local reserve categories for various public purposes (e.g. recreation, community facilities, infrastructure).
- Several reserve categories do not match the Model Provisions and TPS 24 does not include objectives for reserves, as required.

Zones

- TPS 24 has 15 zones, with some no longer applied to any land. Amendment 100 proposes an additional 16th zone ('Urban Development') to support the Morley Station Precinct Structure Plan.
- A number of zones do not align with the Model Provisions, and zone objectives are not provided for all zones.

Special Control Areas (SCAs)

- TPS 24 contains 15 SCAs, historically used to address development controls not covered in the State framework. This practice is no longer supported by the DPLH.
- Many SCA provisions can now be addressed through the zoning table, R-Codes, structure plans, or local planning policies.
- The Maylands Activity Centre Zone SCAs function as seven additional zones, adding unnecessary complexity.

Centre Precincts

- TPS 24 applies five precincts to the Morley City Centre that effectively operate as additional zones, duplicating the provisions of the Morley Activity Centre Structure Plan.

Zoning Tables

- TPS 24 uses three separate zoning tables: one for the 15 standard zones, one for Morley Centre Precincts, and one for Maylands SCAs. This multiple-table approach is not supported by the DPLH.

Additional Uses

- Six Additional Use provisions permit activities otherwise prohibited in a zone, requiring a scheme amendment for any changes.
- In draft LPS 25, these provisions are no longer required due to rezoning or changes to the zoning table.

Special Purpose Zones

- TPS 24 contains 34 Special Purpose Zones, allowing uses not otherwise accommodated in the zoning table.

- There is significant overlap between Special Purpose Zones, Additional Uses, and SCAs, all of which require a scheme amendment for changes.

Draft Local Planning Scheme No. 25 – key changes

The preparation of draft LPS 25 has been guided by creating a contemporary local planning scheme that aligns with the Model Provisions and the Local Planning Strategy. The preparation of LPS 25 has been approached as an administrative update first, with significant changes to zones and density codes proposed to be investigated in planning areas (as identified in the Local Planning Strategy) through future amendments supported by required technical reports. Future programming for these areas will be determined by Council in accordance with the Local Planning Strategy.

The resulting key changes are summarised below:

- Deletion of redundant TPS 24 provisions now covered under the LPS Regulations, such as administration, enforcement, heritage, and exemptions from requiring development approval;
- Adoption of Model zones, reserves and land use terms;
- Introduction of a hierarchy of centre zones to enable flexibility, mixed uses and higher residential densities and support the unique character of Morley City Centre and the Maylands and Bayswater town centres;
- Remove inconsistencies with respect to zones and development standards along Guildford Road;
- Enable the future redevelopment of the St. John of God Hospital Mount Lawley, in consultation with the landowner;
- Introduce greater diversity of industrial and commercial zones, to support the Bayswater Industrial Area and align with the Metropolitan Region Scheme;
- Deletion of dual-density codes and related provisions;
- Protection of the amenity of established residential neighbourhoods by focussing growth in planning areas identified in the Local Planning Strategy;
- Deletion of Special Control Areas which had historically been used to augment the State planning framework, acknowledging significant amendments to the R-Codes since 2018;
- Deletion of Special Purpose Zones by applying new zones consistent with the established context and prevailing development on those sites;
- Deletion of Additional Uses and resolution of non-conforming uses through rezoning and land use permissibility adjustments in the zoning table;
- Deletion of land use-based development standards to enable consistent standards based on zone (under future policy work) and with respect to the R-Codes;
- Remove ambiguity with respect to the role of the City's active structure plans by deleting redundant development standards;
- Adoption of new planning controls for significant City-owned sites to ensure future flexibility and enable the development of vacant sites.

Given the substantial non-conformance of TPS 24 with the LPS Regulations, the adoption of Model zones and reserves in draft LPS 25 affects the majority of land within the City. It is important to note however, that the process of matching TPS 24 zones with those in the Model Provisions does not constitute the rezoning of land. For example, the TPS 24 'Medium and High Density Residential' zone has become the 'Residential' zone in LPS 25 and in most cases there has been no change to density codes. This is an administrative change only that does not result in changes to development potential or loss of amenity.

Further detail on these changes is provided in **Attachment 3**.

Relationship between draft LPS 25 and the R-Codes – R-AC0 density code

The Residential Design Codes (R-Codes) set out development standards for residential development, determined by a density code (often referred to as an R-Code, for example R25).

There are two volumes of the R-Codes, Volume 1 deals with low to medium density development and proponents can be considered under two different assessment pathways ‘deemed to comply’ or ‘design principles’. Volume 2 deals with apartment developments (for R80 and above) and is an objective based document whereby developments are considered on their merits against the element objectives and acceptable outcomes.

In Volume 2 of the R-Codes, the R-AC0 code does not contain primary controls and the area should be subject to scheme provisions, a structure plan or local development plan. Areas proposed to be included in the R-AC0 code under LPS 25, and their applicable planning instrument are:

Area	Planning Instrument
Morley Activity Centre	Morley Activity Centre Structure Plan
Mertome Village	The draft LPS 25 includes additional site and development requirements to require a future local development plan
Corner Guildford Road – Slade Street	The draft LPS 25 includes additional site and development requirements to require a future local development plan
Guildford Road & Third Avenue East	The draft LPS 25 includes additional site and development requirements with no requirement for a future local development plan as it will form part of future planning work for the Guildford Road corridor plan

Morley Activity Centre

The area covered by the Morley Activity Centre Structure Plan is zoned ‘Centre’ with a density code of R-AC0 under TPS 24. This is proposed to be retained under draft LPS 25, however the “Inner City Residential” precinct is proposed to be re-zoned to ‘Residential’ and controlled primarily by the R-Codes.

The “Inner City Residential” precinct is proposed to be normalised to assist with enabling appropriate land use permissibility across the rest of the centre. Existing TPS 24 provisions and structure plan requirements generally refer to the R-Codes and thereby add an additional layer of complexity and uncertainty to development in this precinct. This approach is supported by the deletion of dual-density codes in this precinct allowing for increased density and the reduction of red tape during the assessment process.

The Morley Activity Centre Structure Plan remains in effect and will provide development standards and requirements in the structure plan area, with the R-AC0 code resolving the ambiguity that currently exists between the Scheme and the structure plan.

The City is required to prepare a new structure plan for the Morley Activity Centre in accordance with State Government requirements, as the structure plan is due to expire in 2028. This work will commence in 2026. A report will be presented to Council at an Ordinary Meeting in due course outlining the requirements, methodology, resourcing, budget and timeframes.

Mertome Village

Mertome Village located at 30 Winifred Road, Bayswater is zoned 'Residential' with a density code of R60 under TPS 24, and is subject to the provisions of Special Control Area 11. The site is proposed to be zoned 'Residential' under draft LPS 25 with a density code of R-AC0. Within the draft LPS 25 additional site and development requirements are proposed to facilitate development in the short term that is consistent with the existing context of the site, as follows:

"In the absence of an approved local development plan, precinct structure plan or local planning policy, all development shall be designed in accordance with the deemed-to-comply provisions of the R60 density code."

This will enable the ongoing use of the site. The City or a proponent may prepare a local development plan to guide a future redevelopment and/or subdivision of the site.

Corner Guildford Road – Slade Street

City and Water Corporation owned properties at the corner of Guildford Road and Slade Street, Bayswater, comprising of Lots 27 and Lot 168, Nos. 466-476 Guildford Road, 125 King William Street, and Nos. 94-106 Slade Street are zoned 'Residential' and 'Medium and High Density Residential' with applicable density codes of R17.5/30 and R25, and 'Special Foreshore Development' with no applicable density code. These sites are proposed to be zoned 'Residential' under draft LPS 25 with a density code of R-AC0. Within the draft LPS 25 additional site and development requirements are proposed to facilitate development in the short term that is consistent with the existing context of the site, as follows:

"In the absence of an approved local development plan, precinct structure plan or local planning policy, all development shall be designed in accordance with the deemed-to-comply provisions of the R60 density code."

Following resolution of Council at the July 2025 Ordinary Meeting, the future of this site is uncertain, and the Additional Site and Development Requirement provides certainty about short-term residential development potential, however enables redevelopment under coordinated planning approach through a local development plan or structure plan.

Guildford Road & Third Avenue East

88-100 Guildford Road, Mount Lawley, 106 Guildford Road, Maylands, and 4-6 Third Avenue, Maylands are zoned 'Medium and High Density Residential' with a density code of R50 under TPS 24. These sites are proposed to be zoned 'Residential' with a density code of R-AC0 under draft LPS 25. Within the draft LPS 25 additional site and development requirements are proposed to enable development of a scale consistent with existing development as the TPS 24 R50 code is not sufficient, while retaining State heritage elements and acknowledging site specific constraints related to access and bushfire, as follows:

1. *In the absence of an approved local development plan, precinct structure plan or local planning policy, all development shall be designed in accordance with the primary controls of the R-AC3 density code, for the purpose of the deemed provisions, where applicable.*
2. *Heritage elements shall be retained and integrated into the design of new development.*
3. *Notwithstanding the primary controls of the R-Codes Volume 2, buildings shall be set back from Guildford Road behind any retained heritage facade or 6 metres behind the road reservation for widening of Guildford Road (whichever is lesser).*

Scheme Maps Amendments

The City has engaged the DPLH to prepare the LPS 25 scheme maps. Final amendments have been requested, comprising items (a) - (j) of Limb 2 of the Officer's Recommendation. At time of finalising the Ordinary Council Meeting Agenda, these amendments are outstanding. The modifications are outlined below:

- (a) Morley Centre Precincts relate to TPS 24 development standards and zoning table for the Morley Activity Centre structure plan area. LPS 25 proposes to rationalise TPS 24 zoning tables into a single table for greater clarity and consistency in land use permissibility, and these precincts are now redundant.
- (b) Character protection areas are no longer supported to be shown on the scheme maps. Deletion of this boundary from the maps does not impact the effectiveness of the *Character Protection Areas Policy*, which is proposed to be retained.
- (c) Core Areas identify specific areas in which apartments can be built on land coded R40. This was a requirement to control the number of apartments that could be constructed under previous versions of the R-Codes and is no longer required.
- (d) Draft LPS 25 does not include any Special Control Areas, and therefore they do not need to be listed in the map legend.
- (e) 154 Wellington Road, Dianella had an approved "Additional Use" under TPS 24, allowing 'Medical Centre' and 'Office' uses to be carried out on the lot, which is zoned 'Medium and High Density Residential'. This site has subsequently been approved for two grouped dwellings and the additional use is considered no longer required. The "A1" label for the additional use has been removed from the maps, however the boundary still appears on this lot.
- (f) 104 Broun Avenue, Morley is situated at the Corner of Broun Ave – Collier Rd, with a motor vehicle sales premise currently operating. This is shown as 'Mixed Use' on the maps, in error, and is intended to be zoned 'Centre' under LPS 25. The R-Code on the maps is correct.
- (g) Motor vehicle sales premises located at the corner of Guildford Rd – Garratt Rd, Bayswater are proposed to be rezoned to 'Service Commercial' under draft LPS 25 to apply a consistent zone which to enable existing land uses. Residential development is not contemplated in the 'Service Commercial' zone and therefore no R-Code should be applied.
- (h) Tranby Lake is proposed to be reserved for 'Environmental Conservation' under draft LPS 25. The appearance of this lot on the maps does not match the map legend.
- (i) 125 King William Street, Bayswater was included in the "ASR8" area coded R-AC0, in error. It is proposed to be zoned 'Residential' R30, consistent with adjacent lots on King William Street.

These modifications align with what is proposed in the scheme text and what has been addressed in the report above.

LEGISLATIVE COMPLIANCE

Section 83A of the *Planning and Development Act 2005* and Regulation 21 of the LPS Regulations requires the City to submit the draft LPS 25 to the WAPC for consent to advertise within 21 days of Council resolving to do so. Under Regulation 21A of the LPS Regulations, the Minister may grant approval to advertise, refuse to advertise, or approve the draft Scheme for advertising with modifications within 90 days of submission.

Following Ministerial approval to advertise the draft Scheme, Regulation 22 of the LPS Regulations sets out the requirements for advertising the Scheme and that it shall be advertised for not less than 90 days.

These legislative requirements form part of the officer recommendation.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR05 - Inability to manage stakeholder expectation through early and ongoing engagement. SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

The City's officers have developed the draft LPS 25 in house, which has resulted in significant savings for the City. Council allocated \$20,000 to the Local Planning Scheme project as part of the FY 25/26 budget, for the purposes of community engagement. It is considered that the majority of the engagement budget will be used for direct mail-out to landowners/occupiers affected by proposed draft LPS 25.

It is possible that additional budget allocation will be required to adequately engage with the community, alongside the use of existing City resources. The City will be preparing its community consultation plan whilst the draft LPS 25 is being considered by the WAPC, and should additional funding be required it will be considered at the mid-year budget review.

In addition to the above, the draft LPS 25 prompts the needs to fully review the City's existing local planning framework which includes Local Planning Policies and Structure Plans, in addition to planning for areas identified in the Local Planning Strategy that have not been dealt with as part of draft LPS 25, due to the scope of the draft Scheme. The report also notes that the Morley Activity Centre Structure Plan expires in 2028 which means a new structure plan process will need to commence in 2026. These reviews will require budget and resourcing considerations by Council.

Item 1: Community engagement and incidentals

Asset Category: New **Source of Funds:** Municipal

LTFP Impacts: This project has not been included in the LTFP

Notes:

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	EMPLOYEE				
1	20,000						20,000

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area: Built

Outcome 2.1 A Connected and Accessible City

Objective 2.1.2 Create liveable neighbourhoods and centres that include consideration of our built heritage.

Objective 2.1.3 Advocate and plan for diverse and quality housing choices utilising a contemporary planning framework that encourages growth.

Key Result Area: Economic

Outcome 4.1 Diverse Economic Opportunities

Objective 4.1.2 Support mixed-use precincts and developments.

Key Result Area: Economic

Outcome 4.2 Distinctive Centres

Objective 4.2.1 Facilitate the activation of City and town centres.

CONCLUSION

The City's TPS 24 is one of the oldest planning schemes in Western Australia and has numerous resultant inconsistencies with the current LPS Regulations and broader State planning framework. Whilst TPS 24 has been progressively amended over its 21-year lifespan, it is inconsistent with the State planning framework, legislation and not fit for purpose to achieve the objectives of the City's Local Planning Strategy.

Draft LPS 25 has been prepared to implement a streamlined and contemporary local planning framework for the City, remove layers of complexity, increase flexibility and residential diversity, and resolve historic planning anomalies, whilst aligning with the Model Provisions set by the State Government.

Draft LPS 25 has been prepared in consultation with the DPLH and Elected Members and reflects the requirements of the current State planning framework, recommendations of Council, and adopts variations which are consistent with established precedent and the Local Planning Strategy.

In light of the above, it is recommended that Council endorse the draft LPS 25 for the purposes of public advertising, which will allow the City to progress to the formal assessment and community consultation phases of the project.

Template - Local Planning Scheme prepared in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*

The following template is provided to assist local government planners and industry in the preparation, review or amendment of their local planning schemes to align with the model provisions, Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

NOTES -

Black text is from the *Planning and Development (Local Planning Schemes) Regulations 2015* and is to remain in the final scheme text.

~~Blue text is also from the *Planning and Development (Local Planning Schemes) Regulations 2015* but is provided for guidance only and must not be included within the final scheme text.~~

Red text is provided as a template for the final form of the scheme, such as title and certification pages or, if in brackets, to assist local government planners and industry in the preparation, review or amendment of their local planning schemes. Text in brackets must not be included within the final scheme text.

Green text is added by the City in draft form.

CITY OF BAYSWATER

LOCAL PLANNING SCHEME NO. 25

Updated to Include AMD
[INSERT/DELETE AS NEEDED]

DISCLAIMER

This is a copy of the Local Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning of any errors or omissions in this document.

LOCAL PLANNING SCHEME GAZETTAL DATE: [INSERT DATE]

**CITY OF BAYSWATER LOCAL PLANNING SCHEME NO. 25
- AMENDMENTS**

AMD NO.	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	

SCHEME DETAILS

CITY OF BAYSWATER **LOCAL PLANNING SCHEME NO. 25**

The City of Bayswater under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

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Part 1 - Preliminary

1. Citation

This local planning scheme is the **City of Bayswater Local Planning Scheme No. 25**.

2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

3. Scheme revoked

The following local planning scheme **is** revoked -

Name **City of Bayswater Town Planning Scheme No.24**

Gazettal date **26 November 2004**

4. Notes do not form part of Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note: The *Interpretation Act 1984* section 32 makes provision in relation to whether headings form part of the written law.

5. Responsibility for Scheme

The **City of Bayswater** is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. Scheme area

This Scheme applies to the area shown on the Scheme Map.

Note: The Scheme area (or part) is also subject to the **Metropolitan** Region planning scheme (see clause 12) and other local planning schemes (see clause 11)

7. Contents of Scheme

(1) In addition to the provisions set out in this document (the **scheme text**), this Scheme includes the following —

- (a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2;
- (b) **the supplemental provisions to the deemed provisions contained in Schedule A to this Scheme**; and
- (c) the Scheme Maps.

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

8. Purposes of Scheme

The purposes of this Scheme are to —

- (a) set out the local government's planning aims and intentions for the Scheme area; and
- (b) set aside land as local reserves for public purposes; and

- (c) zone land within the Scheme area for the purposes defined in this Scheme; and
- (d) control and guide development including processes for the preparation of structure plans and local development plans; and
- (e) set out procedures for the assessment and determination of development applications; and
- (f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and
- (g) make provision for the administration and enforcement of this Scheme; and
- (h) address other matters referred to in Schedule 7 of the Act.

9. Aims of Scheme

The aims of this Scheme are –

- (a) to contribute to achieving the vision and objectives of the City's Council Plan and Local Planning Strategy; and
- (b) to prioritise growth and investment in Planning Areas as identified in the Local Planning Strategy; and
- (c) to ensure planning at the local level is consistent with the Metropolitan Region Scheme and wider regional planning objectives; and
- (d) to encourage greater housing choice, including affordable and accessible housing, to cater for diverse and changing housing needs; and
- (e) to support high-quality, economically viable development that increases urban density, strengthens the local economy, and enhances neighbourhood amenity, while respecting the heritage and character of the City's neighbourhoods and town centres; and
- (f) to encourage public and active transport by supporting pedestrian friendly centres which are connected by sustainable transport options, and high quality cycleways and footpaths; and
- (g) to preserve and enhance the City's industrial areas by protecting their strategic role, preventing encroachment from incompatible uses, and providing appropriate transitions to nearby residential zones; and
- (h) to ensure that development is carried out in an efficient, sustainable and environmentally responsible manner which respects the natural environment; and
- (i) to protect natural habitats and enhance urban tree canopy coverage.

10. Relationship with local laws

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. Relationship with other local planning schemes

There are no other local planning schemes of the City of Bayswater which apply to the Scheme area.

12. Relationship with region planning scheme

The Metropolitan Region Scheme made (or continued) under Part 4 of the Act applies in respect of part or all of the Scheme area.

Note: The authority responsible for implementing the Metropolitan Region Scheme is the Western Australian Planning Commission.

Part 2 – Reserves

13. Regional Reserves

- (1) Regional reserves are marked on the Scheme Map according to the legend on the Scheme Map.
- (2) The lands marked as regional reserves are lands reserved for a public purpose under the **Metropolitan** Region Scheme.

Note: The process of reserving land under a regional planning scheme is separate from the process of reserving land under the *Land Administration Act 1997* section 41.

14. Local reserves

- (1) In this clause –

Department of Main Roads means the department principally assisting in the administration of the *Main Roads Act 1930*;

Western Australian Road Hierarchy means the document of that name available on the website maintained by the Department of Main Roads.

- (2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.
- (3) The objectives of each local reserve are as follows –

Table 1 - Reserve objectives

Reserve name	Objectives
Public Open Space	<ul style="list-style-type: none"> To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s. 152. To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
Environmental conservation	<ul style="list-style-type: none"> To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision. To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves.
Civic and Community	<ul style="list-style-type: none"> To provide for a range of community facilities which are compatible with surrounding development. To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.
Public Purposes	<ul style="list-style-type: none"> To provide for a range of essential physical and community infrastructure.
Infrastructure Services	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of essential infrastructure services.
Education	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of essential education facilities.
Government Services	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of government services.

Reserve name	Objectives
Drainage / Waterway	<ul style="list-style-type: none">• To set aside land required for significant waterways and drainage.
Railways	<ul style="list-style-type: none">• To set aside land required for passenger rail and rail freight services.
District Distributor Road	<ul style="list-style-type: none">• To set aside land required for a district distributor road being a road classified as a Distributor A or Distributor B under the Western Australian Road Hierarchy.
Local Distributor Road	<ul style="list-style-type: none">• To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.
Local Road	<ul style="list-style-type: none">• To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.

15. Additional uses for local reserves

There are no additional uses for land in local reserves that apply to this Scheme.

Part 3 - Zones and use of land

16. Zones

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows –

Table 2 – Zone objectives

Zone name	Objectives
Residential	<ul style="list-style-type: none"> • To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Urban Development	<ul style="list-style-type: none"> • To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • To provide for a range of residential densities to encourage a variety of residential accommodation. • To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development. • To provide an intermediate transitional zone following the lifting of an urban deferred zoning within the Metropolitan Region Scheme.
Light Industry	<ul style="list-style-type: none"> • To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.
General Industry	<ul style="list-style-type: none"> • To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone
Mixed Use	<ul style="list-style-type: none"> • To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. • To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.

Zone name	Objectives
Service Commercial	<ul style="list-style-type: none"> To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites. To provide for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in, the central area, shops and offices or industrial zones.
Centre	<ul style="list-style-type: none"> To designate land for future development as a town centre or activity centre. To accord with the structure planning provisions of this Scheme or any relevant State planning policy.
District Centre	<ul style="list-style-type: none"> To provide a community focal point for people, services, employment and leisure that are highly accessible and do not adversely impact on adjoining residential areas or the existing character and amenity of the district centre. To provide for district centres to focus on weekly needs and services for a wider district catchment. To provide a broad range of employment opportunities to encourage diversity within the district centre. To ensure the design and landscaping of developments is compatible with the existing character and amenity of the centre. To provide a focus for quality medium and high density residential and mixed use development that is compatible with the desired future context of the district centre.
Neighbourhood Centre	<ul style="list-style-type: none"> To provide services for the immediate neighbourhoods, that are easily accessible, which do not adversely impact on adjoining residential areas. To provide for neighbourhood centres to focus on the main daily household shopping and community needs. To encourage high quality, pedestrian-friendly, street-orientated development. To provide a focus for medium density housing. To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
Local Centre	<ul style="list-style-type: none"> To provide for the local community's incidental and convenience needs of goods and services, consistent with this level of the activity centre hierarchy as outlined in the applicable State Planning Policy. To ensure that development is of a scale compatible with surrounding development and does not adversely impact adjoining residential areas. To provide for a pedestrian-dominant streetscape where the primary focus of activity is on the street, the public realm and public open spaces. To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity, and contributes to a sense of place and community. To prioritise walking, cycling and public transport access to and within the centre.
Private Clubs, Institutions and Places of Worship	<ul style="list-style-type: none"> To provide sites for privately owned and operated recreation, institutions and places of worship

Zone name	Objectives
	<ul style="list-style-type: none"> To integrate private recreation areas with public recreation areas wherever possible. To separate potentially noisy engine sports from incompatible uses. To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.

17. Zoning table

The zoning table for this Scheme is as follows –

Table 3 - Zoning Table

USE AND DEVELOPMENT CLASS	ZONES										
	Residential	Mixed Use	Local Centre	Neighbourhood Centre	District Centre	Centre	Private Clubs, Institutions and Places of Worship	Service Commercial	Light Industry	General Industry	Urban Development
abattoir	X	X	X	X	X	X	X	X	X	X	Refer to Clause 18 (7)
animal establishment	X	X	X	X	X	A	X	A	X	X	
betting agency	X	X	A	A	A	D	D	X	X	X	
beverage production facility	X	A	A	A	D	D	X	D	D	P	
bulky goods showroom	X	X	X	D	X	D	X	P	X	X	
caravan park	X	X	X	X	X	X	X	X	X	X	
caretaker's dwelling	X	D	D	D	D	D	D	D	D	D	
car park	X	D	D	D	D	D	X	P	P	P	
child care premises	A	A	D	D	D	D	D	D	X	X	
cinema/theatre	X	D	D	P	P	P	X	D	X	X	
civic use	A	P	P	P	P	P	P	P	P	P	
club premises	X	A	A	A	A	D	P	X	D	D	
commercial vehicle parking	D	X	X	X	X	X	X	P	P	P	
community purpose	A	A	D	P	D	P	P	D	D	X	
consulting rooms	D	D	D	P	P	P	X	D	X	X	

USE AND DEVELOPMENT CLASS	ZONES									
	Residential	Mixed Use	Local Centre	Neighbourhood Centre	District Centre	Centre	Private Clubs, Institutions and Places of Worship	Service Commercial	Light Industry	General Industry
container deposit recycling centre	X	X	X	X	X	X	X	D	P	P
convenience store	X	P	P	P	P	P	X	D	D	X
educational establishment	A	A	D	D	D	D	P	D	A	A
exhibition centre	X	D	X	P	D	P	D	D	D	X
family day care	D	D	D	P	P	P	P	X	X	X
food outlet	X	D	P	P	P	P	X	D	D	D
food outlet with drive-through facility	X	X/A ¹	X/A ¹	D	X/A ²	D	X	D	X	X
fuel depot	X	X	X	X	X	X	X	X	A	P
funeral parlour	X	D	X	D	A	P	D	D	D	X
garden centre	X	X	X	D	D	D	X	D	D	D
grouped dwelling	P	D	D	D	D	D	X	X	X	X
home business	A	D	D	D	D	D	X	X	X	X
home occupation	P	P	P	P	P	P	X	X	X	X
home office	P	P	P	P	P	P	X	X	X	X
home store	A	D	D	D	D	D	X	X	X	X
hospital	X	X	X	X	X	A	D	A	X	X
hosted short-term rental accommodation	P	P	P	P	P	P	X	X	X	X
hotel	X	X	X	A	A	D	X	X	X	X
independent living complex	D	D	D	D	D	D	D	X	X	X
industry	X	X	X	X	X	X	X	X	P/D ³	P
industry - light	X	A	X	X	X	X	X	D	P/D ³	D
liquor store - large	X	X	X	D	X/A ²	P	X	P	X	X
liquor store – small	X	D	P	P	P	P	X	X	X	X
marina	X	X	X	X	X	X	X	X	X	X
marine filling station	X	X	X	X	X	X	X	X	X	X

Refer to Clause 18 (7)

USE AND DEVELOPMENT CLASS	ZONES									
	Residential	Mixed Use	Local Centre	Neighbourhood Centre	District Centre	Centre	Private Clubs, Institutions and Places of Worship	Service Commercial	Light Industry	General Industry
market	X	A	D	P	P	P	D	A	A	X
medical centre	X	D	D	P	D	P	X	D	X	X
motor vehicle, boat or caravan sales	X	A	X	X	X	D	X	P	D	X
motor vehicle repair	X	X	X	A	X	A	X	D	P	P
motor vehicle wash	X	X	X	D	D	P	X	P	P	P
multiple dwelling	P	P	P	P	P	P	X	X	X	X
nightclub	X	X	X	X	A	A	X	X	X	X
office	X	P	D	D	P	P	X	D	X	X
place of worship	A	D	A	A	D	D	P	D	A	X
reception centre	X	D	X	D	P	P	P	D	X	X
recreation - private	X	D	A	D	P	P	D	D	D	X
renewable energy facility	X	A	X	A	A	A	X	D	D	D
residential building	D	D	D	D	D	D	D	X	X	X
residential aged care facility	A	D	D	D	D	D	D	X	X	X
resource recovery centre	X	X	X	X	X	X	X	X	A	D
restaurant/café	X	D	P	P	P	P	X	X	X	X
restricted premises	X	X	X	X	X	A	X	A	X	X
service station	X	X/A ¹	X/A ¹	D	X	D	X	D	D	D
shop - large	X	A	X	P	X/A ²	P	X	D	X	X
shop - small	X	D	P	P	P	P	X	X	X	X
single house	P	D	D	D	D	D	X	X	X	X
small bar	X	D	D	D	P	P	D	X	X	X
tavern	X	X	A	A	D	P	X	D	X	X
telecommunications infrastructure	A	A	D	D	A	P	A	P	P	P
tourist and visitor accommodation	X	X	X	X	D	D	X	X	X	X

Refer to Clause 18 (7)

USE AND DEVELOPMENT CLASS	ZONES										
	Residential	Mixed Use	Local Centre	Neighbourhood Centre	District Centre	Centre	Private Clubs, Institutions and Places of Worship	Service Commercial	Light Industry	General Industry	Urban Development
trade display	X	X	X	X	X	D	X	D	P	X	Refer to Clause 18 (7)
trade supplies	X	X	X	X	X	A	X	D	D	A	
transport depot	X	X	X	X	X	X	X	X	A	D	
unhosted short term rental accommodation	D	D	D	D	D	D	D	X	X	X	
veterinary centre	X	D	D	D	D	D	X	P	D	X	
warehouse/storage	X	X	X	X	X	D	X	D	P	P	
waste disposal facility	X	X	X	X	X	X	X	X	X	A	
waste storage facility	X	X	X	X	X	X	X	X	A	D	

¹ **Food outlet with drive-through facility** and **service station** are an 'A' use in the Local Centre and Mixed Use zones where located on Guildford Road, Morley Drive or Walter Road West.

² **Food outlet with drive-through facility, liquor store – large** and **shop - large** are an 'A' use in the District Centre zone where located on Guildford Road or Benara Road.

³ **Industry** and **industry – light** are a 'D' use where located within 150 metres of the Residential zone or a school.

18. Interpreting zoning table

- (1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.
- (2) The symbols used in the zoning table have the following meanings –
 - P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;
 - I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme;
 - D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
 - A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions;

X means that the use is not permitted by this Scheme.

Notes for this clause:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances 1 application is made for both the carrying out of works on, and the use of, land.
 2. Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement for development approval.
 3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use.
- (3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.
 - (4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table —
 - (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
 - (b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
 - (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.
 - (5) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.
 - (6) *[Deleted: SL 2020/252 r. 32]*
 - (7) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land —
 - (a) a structure plan;
 - (b) *[deleted: SL 2020/252 r. 32]*
 - (c) a local development plan.

19. Additional uses

- (1) Table 4 sets out —
 - (a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and
 - (b) the conditions that apply to that additional use.

Table 4 - Specified additional uses for zoned land in Scheme area

No.	Description of land	Additional use	Conditions
A1	Lot 1 (No. 40) Benara Road, Noranda	Service station – 'D' use	Nil.

- (2) Despite anything contained in the zoning table, land that is specified in **Table 4** to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

20. Restricted uses

There are no restricted uses which apply to this Scheme.

21. Special use zones

There are no special use zones which apply to this Scheme.

22. Non-conforming uses

- (1) Unless specifically provided, this Scheme does not prevent —
 - (a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or
 - (b) the carrying out of development on land if —
 - (i) before the commencement of this Scheme, the development was lawfully approved; and
 - (ii) the approval has not expired or been cancelled.
- (2) Subclause (1) does not apply if —
 - (a) the non-conforming use of the land is discontinued; and
 - (b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.
- (3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government —
 - (a) purchases the land; or
 - (b) pays compensation to the owner of the land in relation to the non-conforming use.

23. Changes to non-conforming use

- (1) A person must not, without development approval —
 - (a) alter or extend a non-conforming use of land; or
 - (b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or
 - (c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or
 - (d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.
- (2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.
- (3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use —
 - (a) is less detrimental to the amenity of the locality than the existing non-conforming use; and
 - (b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

- (1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.
- (2) A register prepared by the local government must set out the following –
 - (a) a description of each area of land that is being used for a non-conforming use;
 - (b) a description of any building on the land;
 - (c) a description of the non-conforming use;
 - (d) the date on which any discontinuance of the non-conforming use is noted.
- (3) If the local government prepares a register under subclause (1) the local government —
 - (a) must ensure that the register is kept up-to-date; and
 - (b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.
- (3A) Subclause (3)(b) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.
- (4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

Part 4 - General development requirements

25. R-Codes

- (1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- (2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.
- (2A) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.
- (3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.
- (4) The R-Codes apply to an area if –
 - (a) the area has a coding number superimposed on it in accordance with subclause (3); or
 - (b) a provision of this Scheme provides that the R-Codes apply to the area.
- (5) The R-Codes can be applied in full or in part, in a provision of the Scheme that applies the R-Codes.

26. Modification of R-Codes

- (1) Where land is developed at a density and/or plot ratio exceeding that provided for under the relevant density coding, then provided such development has been lawfully established, the local government may permit a variation to the minimum site area and/or the plot ratio requirements under this Scheme, in order to enable redevelopment to take place up to the same dwelling density and/or plot ratio as the pre-existing development.

Note: This clause allows the redevelopment of existing residential buildings with densities greater than those set out in the Scheme maps to facilitate appropriate demolition and redevelopment of such buildings.

27, 28. Deleted: SL 2024/25 r.50

29. Other planning codes to be read as part of Scheme

There are no other planning codes that are to be read as part of the Scheme.

30. Modification of planning codes

There are no modifications to a planning code that, under clause 29, is to be read as part of the Scheme.

31. Environmental conditions

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

32. Additional site and development requirements

- (1) Schedule B sets out requirements relating to development that are additional to those set out in the R-Codes or other planning codes listed under clause 29,

precinct structure plans, local development plans or State or local planning policies.

- (2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes or other planning code listed under clause 29, a precinct structure plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.

33. Additional site and development requirements for areas covered by structure plan or local development plan

There are no additional requirements that apply to this Scheme.

34. Variations to site and development requirements

- (1) In this clause —

additional site and development requirements means requirements set out in clauses 32 and 33.

- (2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.
- (3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.
- (4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must —
 - (a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions; and
 - (b) have regard to any expressed views prior to making its determination to grant development approval under this clause.
- (5) The local government may only approve an application for development approval under this clause if the local government is satisfied that —
 - (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and
 - (b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

35. Restrictive covenants

- (1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.
- (2) If subclause (1) operates to extinguish or vary a restrictive covenant —

- (a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
- (b) the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

Part 5 - Special control areas

36. Special control areas

There are no special control areas which apply to this Scheme.

Part 6 - Terms referred to in Scheme

Division 1 - General definitions used in Scheme

37. Terms used

- (1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows –

<i>cabin</i>	means a building that — (a) is an individual unit other than a chalet; and (b) forms part of — (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period;
<i>chalet</i>	means a building that — (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) forms part of — (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park — is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period;
<i>commercial vehicle</i>	means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including – (a) a utility, van, truck, tractor, bus or earthmoving equipment; and (b) a vehicle that is, or is designed to be, an attachment to a vehicle referred to in paragraph (a);
<i>floor area</i>	has the meaning given in the Building Code;
<i>plot ratio</i>	means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located;
<i>precinct</i>	means a definable area where particular planning policies, guidelines or standards apply;
<i>predominant use</i>	means the primary use of premises to which all other uses carried out on the premises are incidental;
<i>retail</i>	means the sale or hire of goods or services to the public;
<i>Scheme commencement day</i>	means the day on which this Scheme comes into effect under section 87(4) of the Act;
<i>wholesale</i>	means the sale of goods or materials to be sold by others.

- (2) A word or expression that is not defined in this Scheme —
- (a) has the meaning it has in the *Planning and Development Act 2005*; or
 - (b) if it is not defined in that Act – has the same meaning as it has in the R-Codes.

Division 2 - Land use terms used in Scheme

38. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows —

<i>abattoir</i>	means premises used commercially for the slaughtering of animals for the purposes of consumption as food products;
<i>animal establishment</i>	means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry — intensive or veterinary centre;
<i>betting agency</i>	means an office or totalisator agency established under the <i>Racing and Wagering Western Australia Act 2003</i> ;
<i>beverage production facility</i>	means premises – <ul style="list-style-type: none"> (a) the subject of a producer's licence authorising the production of beer, cider or spirits granted under the <i>Liquor Control Act 1988</i>, or; (b) used for the production of viticultural produce and associated sale of the produce, or; (c) used for the production and/or bottling of non-alcoholic beverages for human consumption;
<i>bulky goods showroom</i>	means premises – <ul style="list-style-type: none"> (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes – <ul style="list-style-type: none"> (i) automotive parts and accessories; (ii) camping, outdoor and recreation goods; (iii) electric light fittings; (iv) animal supplies including equestrian and pet goods; (v) floor and window coverings; (vi) furniture, beddings, furnishings, fabrics, manchester and homewares; (vii) household appliances, electrical goods and home entertainment goods; (viii) party supplies; (ix) office equipment and supplies; (x) babies' and children's goods, including play equipment and accessories; (xi) sporting, cycling, leisure, fitness goods and accessories; (xii) swimming pools; or (b) used to sell goods and accessories by retail if – <ul style="list-style-type: none"> (i) a large area is required for the handling, display or storage of the goods; or

	(ii) vehicular access is required to the premises for the purpose of collection of purchased goods;
caravan park	means premises that are a caravan park as defined in the <i>Caravan Parks and Camping Grounds Act 1995</i> section 5(1);
caretaker's dwelling	means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant;
car park	means premises used primarily for parking vehicles whether open to the public or not but does not include – (a) any part of a public road used for parking or for a taxi rank; or (b) any premises in which cars are displayed for sale;
child care premises	means premises where – (a) an education and care service as defined in the <i>Education and Care Services National Law (Western Australia)</i> section 5(1), other than a family day care service as defined in that section, is provided; or (b) a child care service as defined in the <i>Child Care Services Act 2007</i> section 4 is provided;
cinema/theatre	means premises where the public may view a motion picture or theatrical production;
civic use	means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes;
club premises	means premises used by a legally constituted club or association or other body of persons united by a common interest;
commercial vehicle parking	means premises used for parking of one or 2 commercial vehicles but does not include – (a) any part of a public road used for parking or for a taxi rank; or (b) parking of commercial vehicles incidental to the predominant use of the land;
community purpose	means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit;
consulting rooms	means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;
container deposit recycling centre	has the meaning given in the deemed provisions;
convenience store	means premises – (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and (b) operated during hours which include, but may extend beyond, normal trading hours; and (c) the floor area of which does not exceed 300m ² net lettable area;
educational establishment	means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution;

exhibition centre	means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum or art gallery;
family day care	means premises where a family day care service as defined in the <i>Education and Care Services National Law (Western Australia)</i> is provided;
food outlet	means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten – (a) without further preparation; and (b) primarily off the premises; and (c) does not include premises with a facility for drive-through service;
food outlet with drive-through facility	means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten – (a) without further preparation; and (b) primarily off the premises;
fuel depot	means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used – (a) as a service station; or (b) for the sale of fuel by retail into a vehicle for use by the vehicle;
funeral parlour	means premises used – (a) to prepare and store bodies for burial or cremation; (b) to conduct funeral services;
garden centre	means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens;
grouped dwelling	has the meaning given in the R-Codes;
home business	means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession – (a) does not involve employing more than 2 people who are not members of the occupier's household; and (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and (c) does not occupy an area greater than 50m ² ; and (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and (f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;
home occupation	means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that – (a) does not involve employing a person who is not a member of the occupier's household; and (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and (c) does not occupy an area greater than 20m ² ; and

- (d) does not involve the display on the premises of a sign with an area exceeding 0.2m²; and
- (e) does not involve the retail sale, display or hire of any goods; unless the sale, display or hire is done only by means of the Internet; and
- (f) does not –
 - (i) require a greater number of parking spaces than normally required for a single dwelling; or
 - (ii) result in an increase in traffic volume in the neighbourhood;
 and
- (g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
- (h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation —

- (a) is solely within the dwelling; and
- (b) does not entail clients or customers travelling to and from the dwelling; and
- (c) does not involve the display of a sign on the premises; and
- (d) does not require any change to the external appearance of the dwelling;

home store means a shop attached to a dwelling that —

- (a) has a net lettable area not exceeding 100m²; and
- (b) is operated by a person residing in the dwelling;

hospital means premises used as a hospital as defined in the *Health Services Act 2016* section 8(4);

hosted short-term rental accommodation has the meaning given in the deemed provisions;

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises;

independent living complex means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility;

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes —

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes;

industry — light means premises —

	<p>(a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises, will not cause any injury to, or will not adversely affect the amenity of the locality by reason of the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water or other waste products; and</p> <p>(b) the establishment of which will not, or the conduct of which does not, impose an undue load on any existing or proposed service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like services;</p>
liquor store – large	means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of more than 300 m ² ;
liquor store – small	means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of not more than 300 m ² ;
marina	<p>means —</p> <p>(a) premises used for providing mooring, fuelling, servicing, repairing, storage and other facilities for boats, including the associated sale of any boating gear or equipment; and</p> <p>(b) all jetties, piers, embankments, quays, moorings, offices and storerooms used in connection with the provision of those services;</p>
marine filling station	means premises used for the storage and supply of liquid fuels and lubricants for marine craft;
market	means premises used for the display and sale of goods from stalls by independent vendors;
medical centre	means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;
motor vehicle, boat or caravan sales	means premises used to sell or hire motor vehicles, boats or caravans;
motor vehicle repair	<p>means premises used for or in connection with —</p> <p>(a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or</p> <p>(b) repairs to tyres other than recapping or re-treading of tyres;</p>
motor vehicle wash	means premises primarily used to wash motor vehicles;
multiple dwelling	has the meaning given in the R-Codes;
nightclub	means premises the subject of a nightclub licence granted under the <i>Liquor Control Act 1988</i> ;
office	means premises used for administration, clerical, technical, professional or similar business activities;
place of worship	means premises used for religious activities such as a chapel, church, mosque, synagogue or temple;
reception centre	means premises used for hosted functions on formal or ceremonial occasions;
recreation - private	<p>means premises that are —</p> <p>(a) used for indoor or outdoor leisure, recreation or sport; and</p> <p>(b) not usually open to the public without charge;</p>

renewable energy facility	means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary;
residential aged care facility	<p>means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes;</p> <ul style="list-style-type: none"> (a) appropriate staffing to meet the nursing and personal care needs of residents; (b) meals and cleaning services; (c) furnishings, furniture and equipment. <p>This may consist of multiple components that include communal amenities and land uses for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short term) care and an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility;</p>
residential building	has the meaning given in the R-Codes;
resource recovery centre	means premises other than a waste disposal facility used for the recovery of resources from waste;
restaurant/cafe	means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the <i>Liquor Control Act 1988</i> ;
restricted premises	<p>means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of —</p> <ul style="list-style-type: none"> (a) publications that are classified as restricted under the <i>Classification (Publications, Films and Computer Games) Act 1995</i> (Commonwealth); or (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or (c) smoking-related implements;
service station	<p>means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for —</p> <ul style="list-style-type: none"> (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles; and (c) may include facility for the charging of electric vehicles;
shop - large	means premises other than a bulky goods showroom, a liquor store - large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services, with a net lettable area of more than 1500m ² ;
shop - small	means premises other than a bulky goods showroom, a liquor store - large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services, with a net lettable area of not more than 1500m ² ;
single house	has the meaning given in the R-Codes;

small bar	means premises the subject of a small bar licence granted under the <i>Liquor Control Act 1988</i> ;
tavern	means premises the subject of a tavern licence granted under the <i>Liquor Control Act 1988</i> ;
telecommunications infrastructure	means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network;
tourist and visitor accommodation	<p>(a) means a building, or a group of buildings forming a complex, that —</p> <ul style="list-style-type: none"> (i) is wholly managed by a single person or body; and (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and (iii) may include on-site services and facilities for use by guests; and (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; <p>and</p> <p>(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but</p> <p>(c) does not include any of the following —</p> <ul style="list-style-type: none"> (i) an aged care facility as defined in the <i>Land Tax Assessment Act 2002</i> section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation; (iv) a lodging-house as defined in the <i>Health (Miscellaneous Provisions) Act 1911</i> section 3(1); (v) a park home park; (vi) a retirement village as defined in the <i>Retirement Villages Act 1992</i> section 3(1); (vii) a road house; (viii) workforce accommodation;
trade display	means premises used for the display of trade goods and equipment for the purpose of advertisement;
trade supplies	<p>means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for the following purposes including goods which may be assembled or manufactured off the premises —</p> <ul style="list-style-type: none"> (a) automotive repairs and servicing; (b) building including repair and maintenance; (c) industry; (d) landscape gardening; (e) provision of medical services; (f) primary production; (g) use by government departments or agencies, including local government;

<i>transport depot</i>	means premises used primarily for the parking or garaging of 3 or more commercial vehicles including — (a) any ancillary maintenance or refuelling of those vehicles; and (b) any ancillary storage of goods brought to the premises by those vehicles; and (c) the transfer of goods or persons from one vehicle to another;
<i>unhosted short-term rental accommodation</i>	has the meaning given in the deemed provisions;
<i>veterinary centre</i>	means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders;
<i>warehouse / storage</i>	means premises including indoor or outdoor facilities used for — (a) the storage of goods, equipment, plant or materials; or (b) the display or sale by wholesale of goods;
<i>waste disposal facility</i>	means premises used — (a) for the disposal of waste by landfill; or (b) the incineration of hazardous, clinical or biomedical waste;
<i>waste storage facility</i>	means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale;

Schedule A – Supplemental provisions to the deemed provisions

These provisions are to be read in conjunction with the deemed provisions (Schedule 2, Part 7) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* (amended).

Part 3 – Heritage protection

13B. Significant tree register

- (1) The local government may establish and maintain a significant tree register to identify trees within the Scheme area that are worthy of preservation.
- (2) The significant tree —
 - (a) Must set out a description of each tree, its location and the reason for its entry in the significant tree register; and
 - (b) Must be available, with the scheme documents, for public inspection during business hours at the offices of the local government; and
 - (c) May be published on the website of the local government.
- (3) The local government must not enter a tree or remove a tree from the significant tree register unless the local government has received a written nomination from the owner of the land which contains the tree. A written nomination can only be made by the owner of the land which contains the tree.
- (4) Upon receiving a written nomination in accordance with sub-clause (3), the local government may —
 - (a) Carry out any other consultation the local government considers appropriate; and
 - (b) Following any consultation and consideration of the submissions made on the proposal, resolve that that tree be entered into the significant tree register with or without modifications, or that the tree be removed from the significant tree register.
- (5) If the local government enters a tree in the significant tree register or modifies an entry of a tree in the significant tree register, the local government must give notice of the entry or modification to each owner and occupier of the land which contains the tree.
- (6) The local government may require assessment or certification by an arboriculturist to be carried out prior to the determination of an application for development approval for land which contains a tree identified on the significant tree register.
- (7) Any tree included on the local government's significant tree register prior to clause 13B coming into effect continues under this scheme and is taken to be on the significant tree register.

Part 7 – Requirement for development approval

60A. Development for which development approval is required

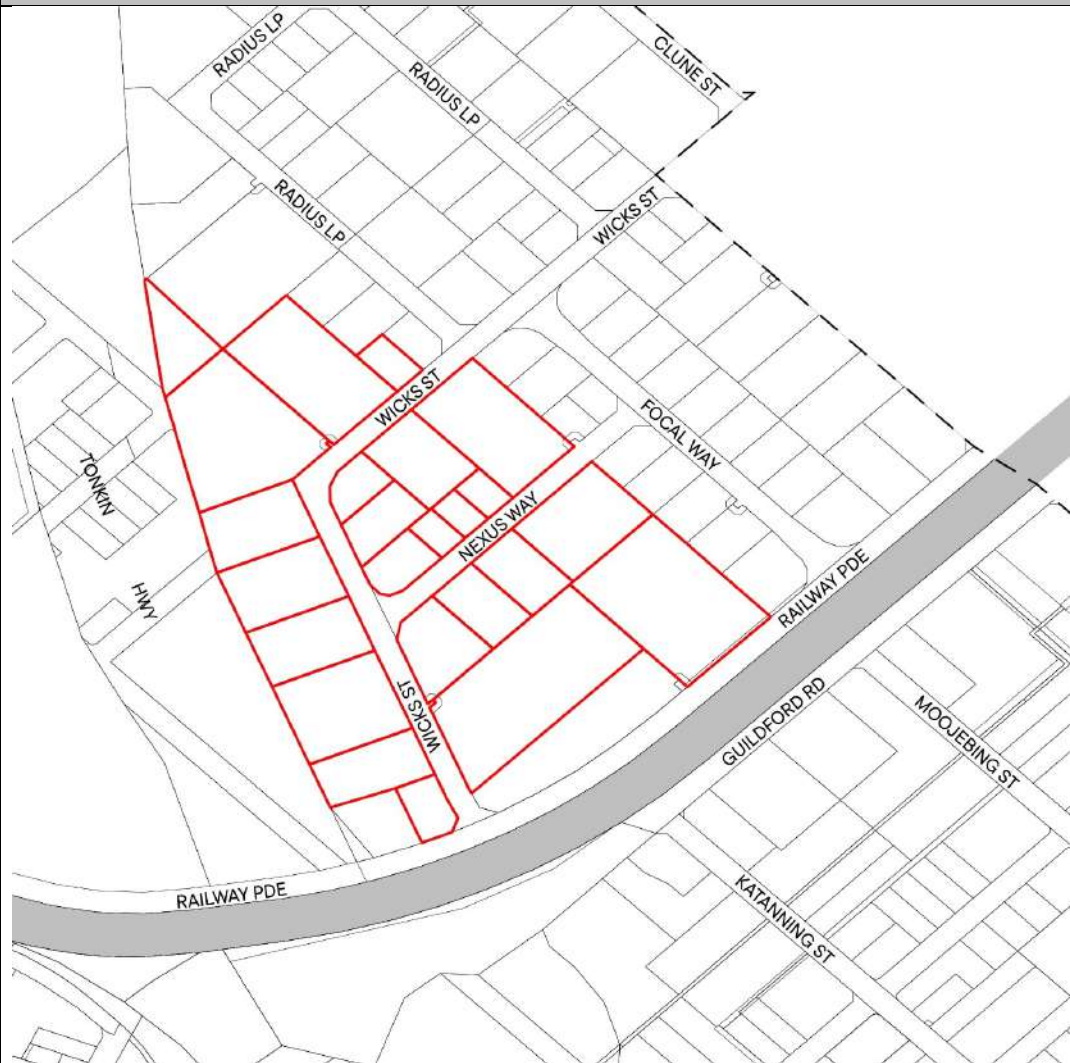
Development approval of the local government is required prior to the removal, destruction, and/or interference with any tree included on the local government's significant tree register.

Schedule B – Additional Site and Development Requirements

ASR1 – All zoned land
<p>Replacement street tree</p> <ol style="list-style-type: none"> Where development necessitates the removal of an existing street tree or street trees, Council may impose a condition of development approval requiring one new tree to be provided for each existing street tree removed, adjacent to the site, by the landowner/developer, where space is available.
ASR2 – All zoned land
<p>Land affected by road widening</p> <ol style="list-style-type: none"> Any proposed building shall be setback from the road or right of way as if the road or right of way had been already constructed or widened, unless otherwise approved by the local government or the Western Australian Planning Commission. Where a lot is affected by road widening, the area affected shall be included as part of the lot for the purpose of calculating the minimum and average site area in determining development potential for the remaining part of the lot.
ASR3 – All land zoned Residential, Mixed Use, Local Centre, Neighbourhood Centre or District Centre
<p>Non-residential development</p> <ol style="list-style-type: none"> All new non-residential development shall be designed in accordance with the building height, setbacks, plot ratio or open space (as applicable) requirements of the R-Codes with regard to the assigned density code, unless otherwise specified in a precinct structure plan, local development plan or local planning policy.
ASR4 – All zoned land
<p>Ceding of rights-of-way and laneway widening</p> <ol style="list-style-type: none"> The owner of land abutting a right-of-way or laneway may be required to, at the time of developing or subdividing the land – <ol style="list-style-type: none"> cede to the local government that part of the land affected by the right-of-way or laneway; and construct the relevant section of the right-of-way or laneway to the satisfaction of the local government, or alternatively, make a financial contribution to such works. The intention expressed in subclause (1) may be reinforced by a condition of subdivision or development approval.

ASR5 – Tonkin Industrial Estate

Lot 186 (No. 10) Railway Parade; and Lot 188 (No. 1), Lot 169 (No. 3), Lot 185 (No. 4), Lot 168 (No. 5), Lot 184 (No. 8), Lot 167 (No. 9), Lot 166 (No. 11), Lot 52 (No. 12), Lot 165 (No. 13), Lot 164 (No. 15), Lot 51 (No. 16), Lot 141 (No. 17), Lot 58 (No. 18), Lot 163 (No. 19), & Lot 170 (No. 20) Wicks Street; and Lot 800 (No. 5), Lot 182 (No. 7), Lot 183 (No. 9), Lot 57 (No. 10), Lot 56 (No. 12), Lot 55 (No. 14), Lot 53 (No. 16) Nexus Way; and Part Lot 304 (No. 9B) Radius Loop, Bayswater

**Tonkin Industrial Estate stormwater disposal**

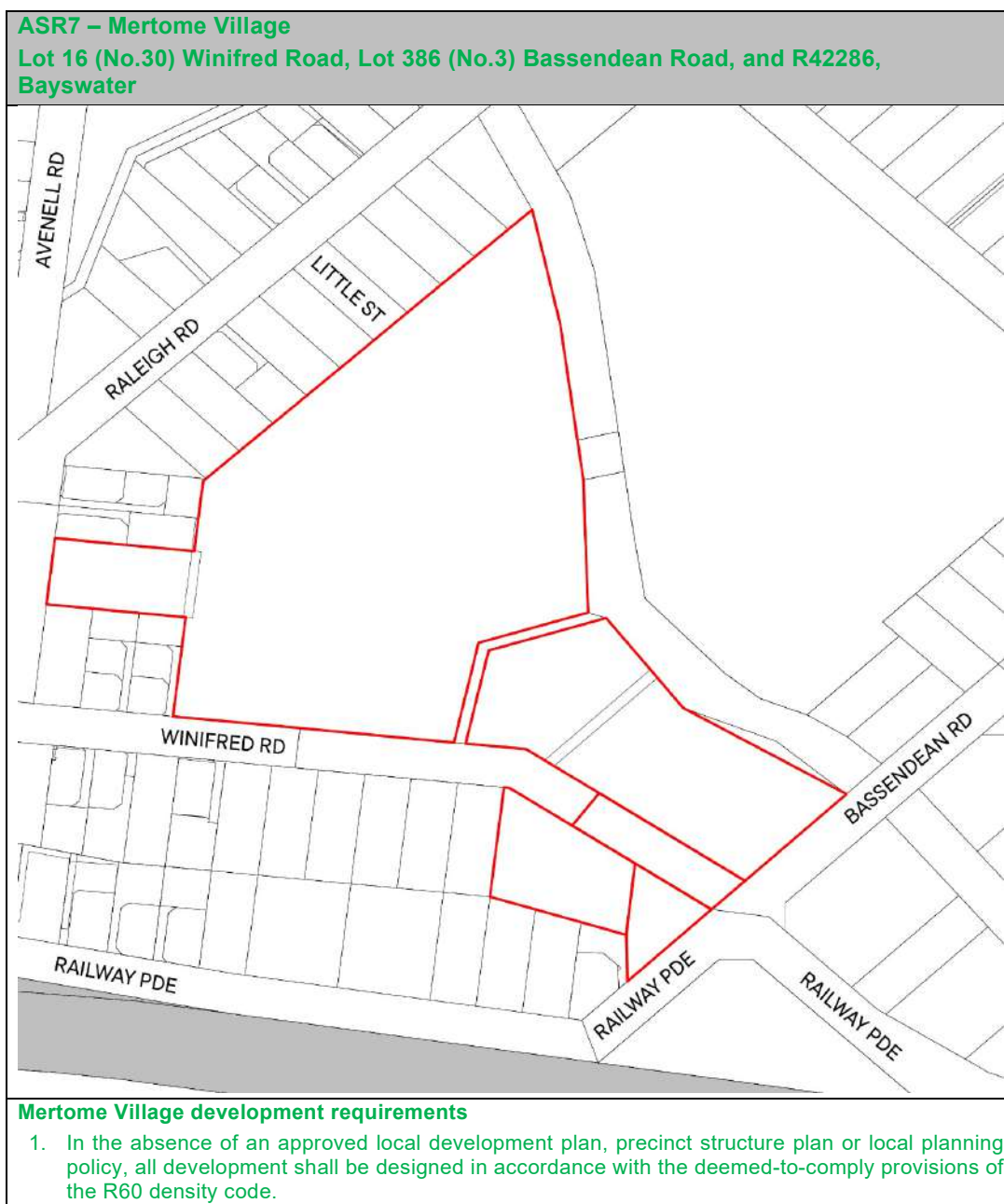
1. Stormwater shall not be allowed to infiltrate water via soakwells. All stormwater runoff shall be collected by lot connection pits and piped to the southern bioretention basin where it will be attenuated and managed (i.e. first flush treatment), prior to flowing to the Water Corporation drainage system.

ASR6 – Maylands Town Centre
 Eighth Avenue between Whatley Crescent and Guildford Road; Guildford Road between Seventh Avenue and Ninth Avenue; Whatley Crescent between Eighth Avenue and Ninth Avenue; and Lot 54 (No.170) and Lot 53 (No.172) Whatley Crescent, Maylands



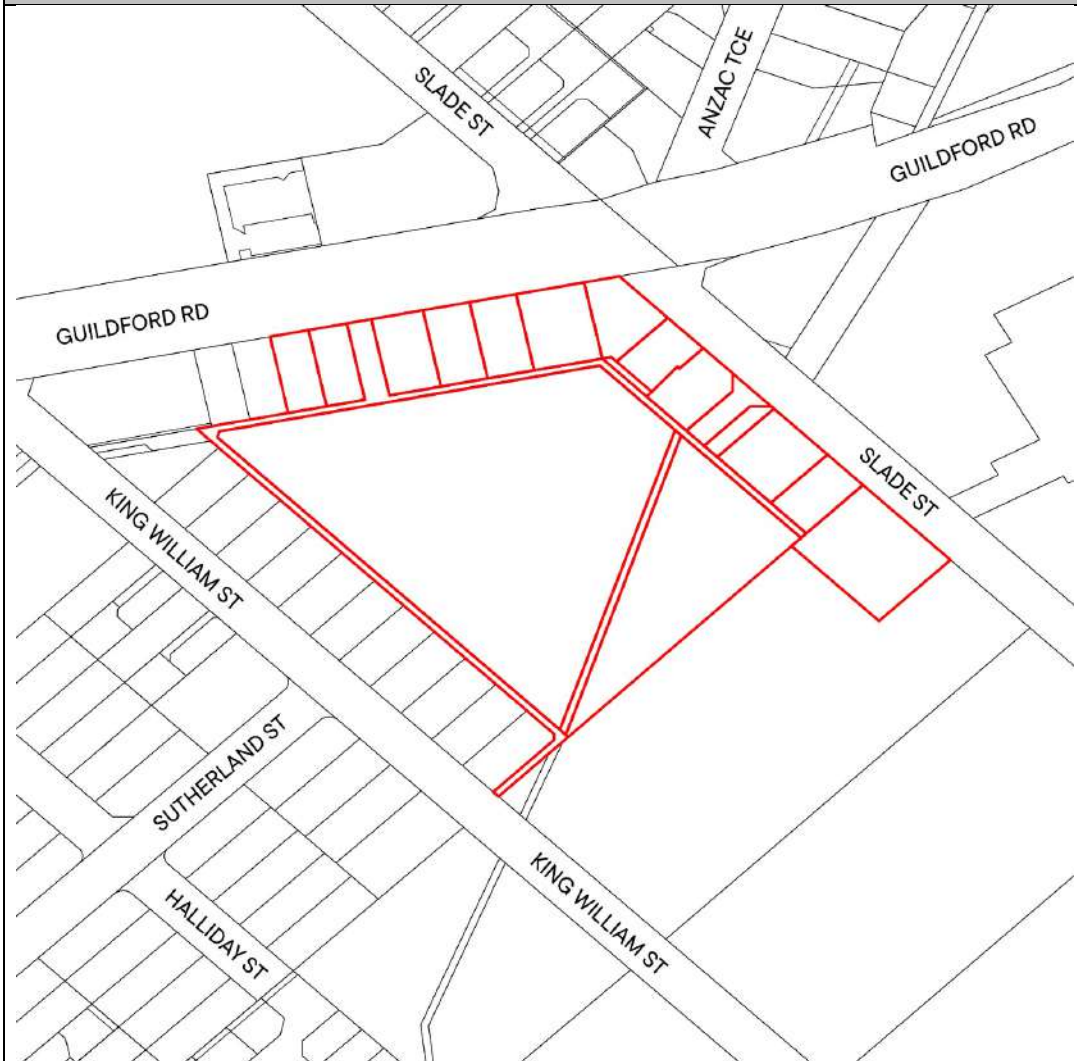
Maylands Activity Centre Main Street Precinct

1. Buildings are to be designed so that the ground floor space fronting a street (that is not a laneway) is to be used by land uses other than dwellings and / or accommodation.
2. The ground floor space of the building fronting the street may be used by dwellings and / or accommodation land uses as an interim, if the space is designed to adaptively be used by other land uses.
3. The ground floor space of the building fronting the street may be used as access to a lobby / foyer area that serves dwellings and / or accommodation land uses.



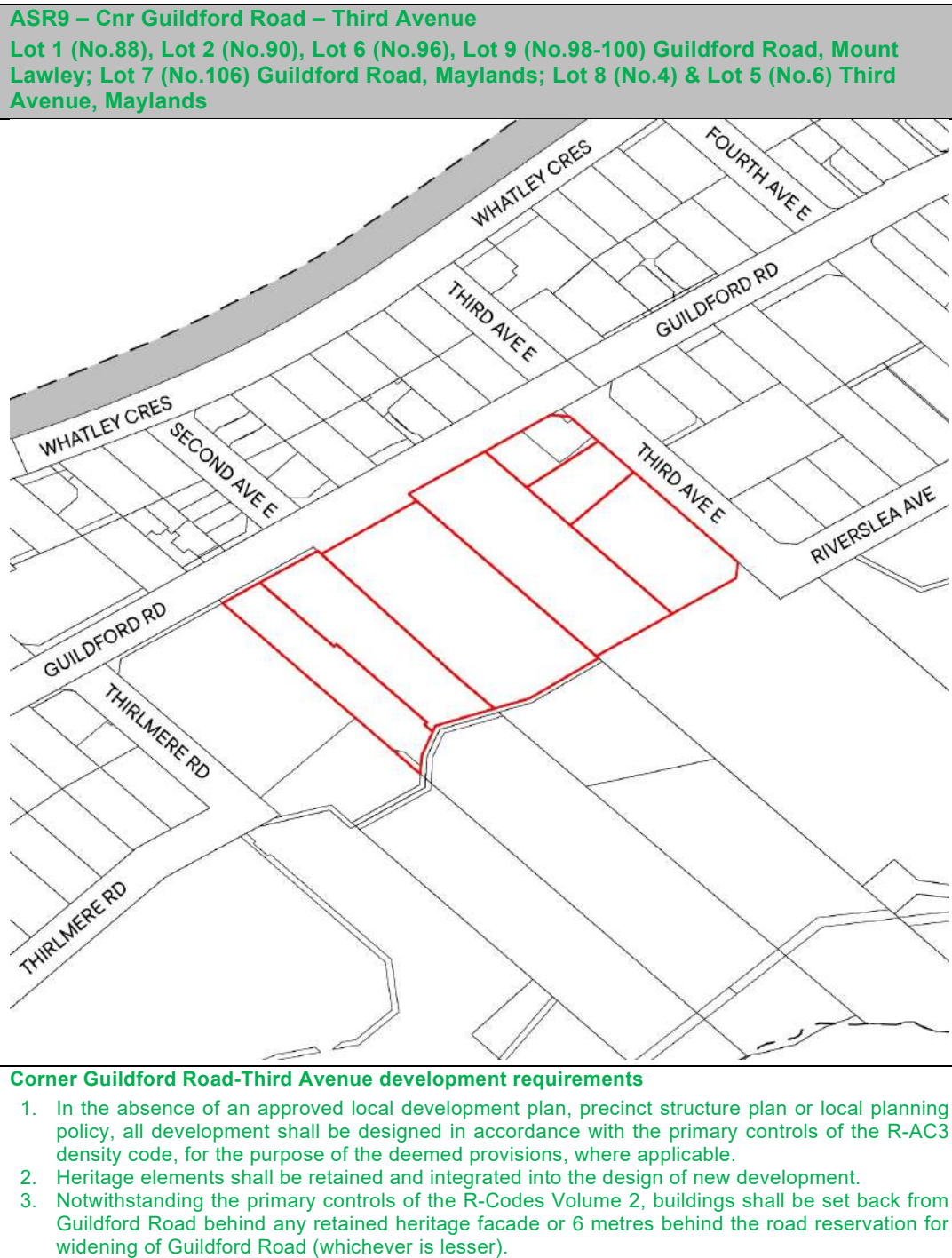
ASR8 – Corner Guildford Road – Slade Street


Lot 27, Lot 168, Lot 17 (No. 466), Lot 18 (No. 468), Lot 19 (No. 470), Lot 20 (No. 472), Lot 21 (No. 474) & Lot 22 (No. 176) Guildford Road; and Lot 66, Lot 23 (No. 94), Lot 24 (No. 96), Lot 29 (No. 98), Lot 25 (No. 102), Lot 26 (No. 104) & Lot 4 (No. 106) Slade Street, Bayswater.



Corner Guildford Road-Slade Street development requirements

1. In the absence of an approved local development plan, precinct structure plan or local planning policy, all development shall be designed in accordance with the deemed-to-comply provisions of the R60 density code.



<p>ASR10 – St. John of God Hospital Mount Lawley Lot 803 (No.5) Thirlmere Road, Mount Lawley</p>

<p>St. John of God Hospital Mount Lawley 'Urban Development' zone</p> <ol style="list-style-type: none"> 1. A precinct structure plan for the site is required to be prepared and approved in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> prior to any major development or substantive redevelopment occurring on the site. 2. In the absence of an approved precinct structure plan, 'hospital' is a 'P' use. This may consist of multiple components that include communal amenities and facilities for patients and staff that are incidental and ancillary to the predominant use. Minor development that is consistent with and does not increase the existing development intensity of the site may be approved by the local government. 3. In addition to the requirements of this Scheme and any relevant State Planning Policy, a precinct structure plan for this site shall include the following – <ol style="list-style-type: none"> (a) Killowen House shall be retained and integrated in future development plans.

COUNCIL RESOLUTION TO ADVERTISE LOCAL PLANNING SCHEME

Adopted by resolution of the Council of the **[INSERT LOCAL GOVERNMENT]** at the **[INSERT MEETING TYPE]** Meeting of Council held on the **[DATE]**

CHIEF EXECUTIVE OFFICER

PRESIDENT/ MAYOR

COUNCIL RESOLUTION TO SUPPORT / NOT SUPPORT* SCHEME FOR APPROVAL

Council resolved to **support / not support*** approval of the draft Scheme of the **[INSERT LOCAL GOVERNMENT]** at the **[INSERT MEETING TYPE]** Meeting of Council held on the **[DATE]**

The Common Seal of the **[INSERT LOCAL GOVERNMENT]** was
hereunto affixed by authority of a resolution
of the Council in the presence of:

CHIEF EXECUTIVE OFFICER

PRESIDENT/ MAYOR

****delete whichever is not applicable***

WAPC Recommended for Approval

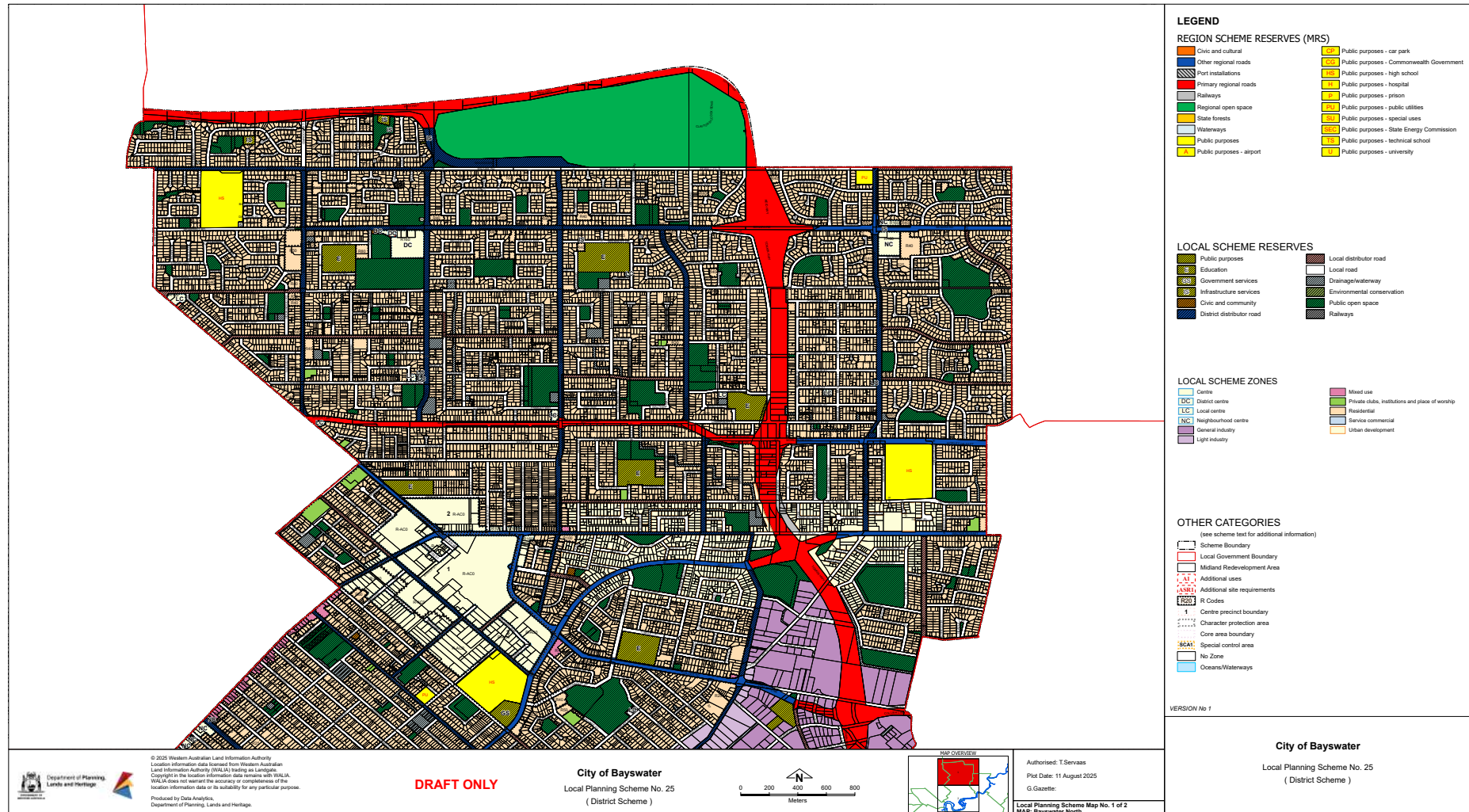
**Delegated under S.16 of the Planning
and Development Act, 2005**

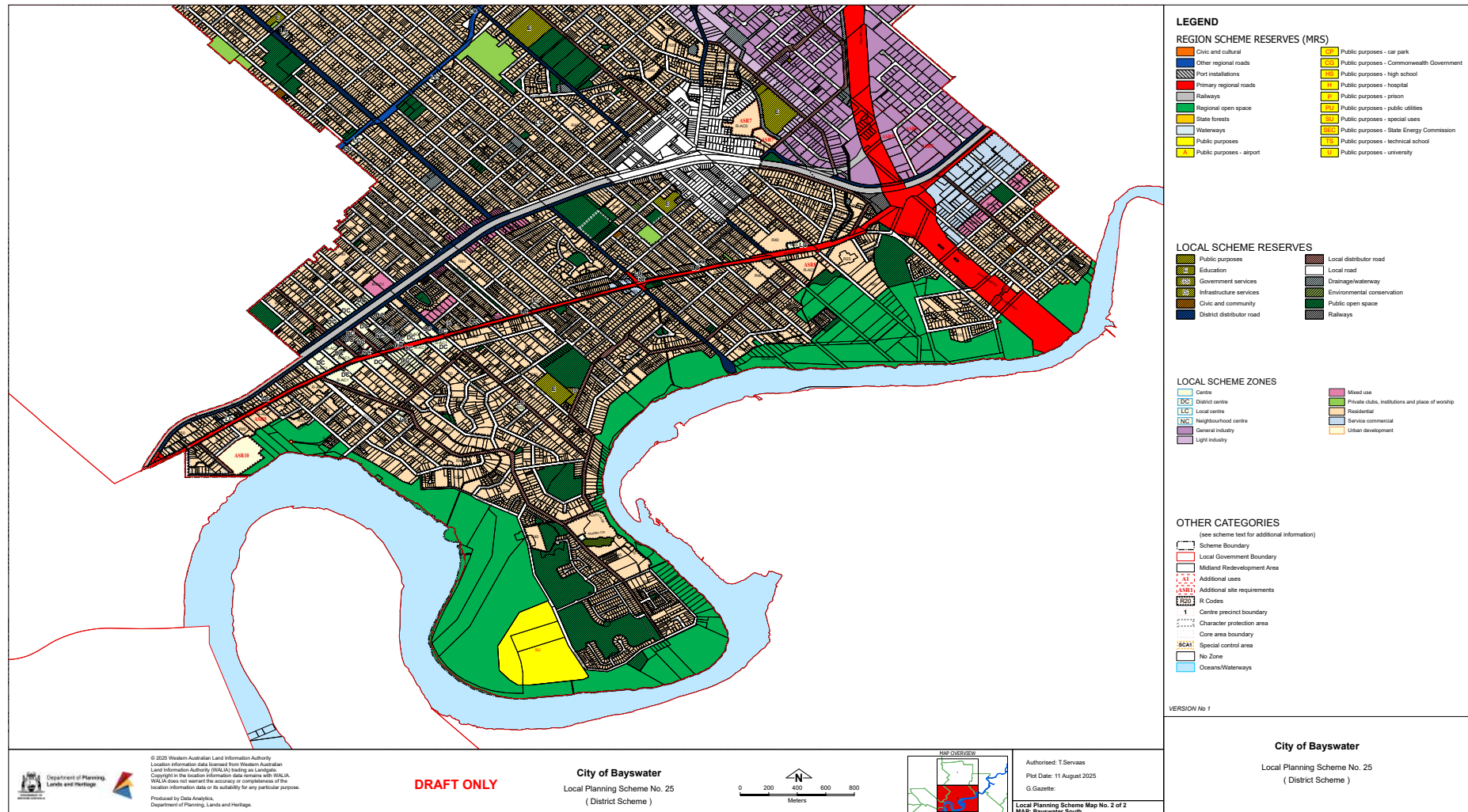
Date: _____

Approval Granted

MINISTER FOR PLANNING

Date: _____







Draft Local Planning Scheme No. 25 - Summary of Changes

Ref.	Summary of change	Rationale
1	Align draft LPS 25 with the LPS Regulations by deleting TPS 24 Parts which are covered by the Deemed Provisions	<p>The Report of Review of TPS 24 identified numerous inconsistencies with both the Model and Deemed provisions of the LPS Regulations. Inconsistencies with the Deemed Provisions create usability issues for TPS 24.</p> <p>The following TPS 24 Parts are proposed to be deleted as they are already read as part of LPS 25 via the Deemed Provisions:</p> <p><i>Part 2 – Administration</i> <i>Part 3 – Use and development of land</i> <i>Part 5 – Heritage and the control of advertisements</i> <i>Appendix 7, 8 & 9</i></p>
2	Align draft LPS 25 with the LPS Regulations by deleting TPS 24 Parts which are inconsistent with the Model Provisions	<p>The Report of Review of TPS 24 identified numerous inconsistencies with both the Model and Deemed provisions of the LPS Regulations. Inconsistencies with the Model Provisions will generally not be supported in LPS 25. Variations can be proposed to meet local context, however will be by exception and require approval of the WAPC.</p>
		<p><i>Part 4 – Non-conforming uses</i></p> <p>Provisions related to non-conforming uses are contained within Model <i>Part 4 – General development requirements</i> and are not a stand-alone Part of LPS 25. The intent of these provisions in LPS 25 is consistent with TPS 24.</p>
		<p><i>Part 9 – Development – Other zones</i></p> <p>TPS 24 Part 9 lists zones and zone objectives. This is redundant with Model <i>Part 3 – Zones and the use of land</i>, which contains all proposed LPS 25 zones and zone objectives.</p>
		<p>Appendix 4 - 6 <i>Visual Truncations;</i> <i>Parking Standards;</i> <i>Parking Facility Design Requirements</i></p> <p>These are technical design requirements controlled by Australian Standards, alternative legislation and City standards, and are not matters to be controlled by a local planning scheme.</p>
		<p>Appendix 11 <i>Home Office Registration Checklist</i></p> <p>This is a City form and not a matter to be controlled by a local planning scheme.</p>
		<p><i>Precinct Development Plan</i></p> <p>TPS 24 contains a stand-alone schedule comprised of a development plan for land bound by Whatley Cres, Sixth Ave, Guildford Rd, and Central Ave, Maylands. This site has been developed in accordance with that plan and does not require scheme control for site layout.</p>
3	Align the local reserves of draft LPS 25 with the Model local scheme reserves	Draft LPS 25 proposes 4 new local reserves, 2 new road reserves, and renaming of various other TPS 24 reserves:



		Environmental Conservation	New reserve proposed to apply to Tranby Lake which is zoned 'Medium and High Density Residential' under TPS 24.
		Civic and Community	New reserve proposed to apply to publicly owned reserves which contain community infrastructure, and which do not comfortably fit the definition of one of the 'Public Purposes' reserve categories.
		Government Services	New public purposes reserve proposed to apply to the City's Civic Centre and depot sites.
		Railways	Most passenger and freight rail reserves are reserved under the MRS, however there is a portion of land in the western corner of the Tonkin Hwy-Guildford Rd interchange which contains the MEL southern dive and above ground PTA infrastructure. This land is zoned 'Medium and High Density Residential' under TPS 24. It is considered more reasonable that this land is reserved under the MRS, but in the absence of that, reserving it under LPS 25 provides similar utility.
		District Distributor Road	New reserve which applies to Distributor A and Distributor B roads as classified under the MRWA functional road hierarchy.
		Local Road	New reserve which applies to Access roads as classified under the MRWA functional road hierarchy. These are currently unzoned land under TPS 24.
		Public Open Space	Replaces TPS 24 'Local Public Open Space'
		Infrastructure Services	Public purposes reserve which replaces TPS 24 'Public Purposes : State Energy Commission' and 'Public Purposes : Water Sewerage and Drainage'
		Education	Public purposes reserve which replaces TPS 24 'Public Purposes : Kindergarten' and 'Public Purposes : Primary School'
		Drainage / Waterway	Replaces TPS 24 'Drainage'
		Local Distributor Road	Applies to Local Distributor roads as classified under the MRWA functional road hierarchy, and corrects historic misalignment under TPS 24.
4	Align the zones of draft LPS 25 with the Model zones	Draft LPS 25 proposes 5 new zones and renaming of various other TPS 24 zones:	
		Urban Development	TPS 24 Amd. 100 proposes the addition of the Urban Development zone to TPS 24 for the Morley Station Precinct. LPS 25 proposes to adopt this, and apply the zone to MSP as well as the SJOG Mt. Lawley site, per landowner request, in order to facilitate future structure planning.
		Service Commercial	Proposed to apply to the Bayswater Car Rental and Mazda sites, to apply a uniform zone consistent with current land use, as well as the Ashfield District Centre portion of the Bayswater Industrial Area, to align with the MRS and facilitate further commercial outcomes in this precinct, consistent with recent development activity.



		District Centre	<p>A non-Model zone proposed by the City in acknowledgement of the differences in scale, character and desired land uses between the Morley and Maylands centres.</p> <p>This is proposed to apply to the Maylands activity centre and Hawaiians Noranda, consistent with their classifications under SPP 4.2 – Activity Centres and the City’s Local Planning Strategy.</p> <p>There is precedent in recent approved schemes for the inclusion of a District Centre zone (e.g. Bassendean, Victoria Park) and DPLH officers have expressed support for this approach and rationale.</p>
		Neighbourhood Centre	<p>A non-Model zone proposed by the City to reflect the scale and land use context of the Bedford commercial precinct and the Beechboro Central Shopping Centre.</p> <p>SPP 4.2 outlines that lower order centres (neighbourhood and local) should be identified through the local planning framework. The City’s Local Planning Strategy does not include “Neighbourhood Centre” as a centre category, however it is considered that these areas are consistent with the scale and definitions contained in SPP 4.2.</p> <p>The City of Stirling draft LPS 4 proposes the ‘Neighbourhood Centre’ zone for the portion of the Bedford commercial precinct which sits within their area, thereby increasing consistency across the precinct.</p> <p>The WAPC <i>Consistent Local Planning Schemes Report</i> recommends the addition of the ‘Neighbourhood Centre’ zone to the Model Provisions by way of future amendment.</p>
		Local Centre	<p>A non-Model zone proposed by the City to apply to numerous non-Model commercial zones within TPS 24. These are proposed to apply in a manner largely consistent with the Local Planning Strategy.</p> <p>The WAPC <i>Consistent Local Planning Schemes Report</i> recommends the addition of the ‘Neighbourhood Centre’ zone to the Model Provisions by way of future amendment, and there is precedent in recently approved local planning schemes for this approach.</p>
		Residential	<p>Replaces TPS 24 ‘Medium and High Density Residential’ and applies to TPS 24 ‘Residential’</p>



		Private Clubs, Institutions and Places of Worship	This zone exists in TPS 24, however currently there is no land under this zone. LPS 25 proposes to replace the TPS 24 'Public Purposes : Religious Institutions' reserve, where it is privately owned, as well as privately owned education establishments.
5	Provide clarity and consistency for zoning and land use control	TPS 24 contains 15 zones, in addition to Morley and Maylands which contain Centre Precincts and Special Control Areas, which effectively operate as 12 additional zones, controlled in two additional zoning tables. LPS 25 proposes 11 zones and one zoning table to provide greater consistency to land use across the City. The rationalisation of the Morley and Maylands zones, and implications for other zones are as follows:	
		Morley Activity Centre	<p>Zoned 'Centre', generally with a density code of R-AC0 under TPS 24, with five Centre Precincts controlling land use, and development standards contained within the Scheme.</p> <p>It is proposed to consolidate the three core precincts of the centre into the 'Centre' zone, with consistent land use permissibility applied across these precincts through the zoning table. It is proposed to retain the R-AC0 code, giving effect to the development standards in the structure plan.</p> <p>The City's Civic Centre in Precinct 4 (Civic and Education) is proposed to be re-zoned to the 'Government Services' reserve, and John Forrest SHS is already reserved under the MRS.</p> <p>Precinct 5 (Inner City Residential) is proposed to be re-zoned to 'Residential', with new density codes applied (see below for discussion regarding dual-density coded areas).</p>
		Maylands Town Centre	<p>Zoned 'Maylands Activity Centre Zone', generally with a density code of R-AC0 under TPS 24 and seven Special Control Areas controlling land use and development standards.</p> <p>It is proposed to re-zone SCA1, 2, 3, 6 and 7 to 'District Centre' with density codes applied that are consistent with their TPS 24 SCA provisions.</p> <p>Land use permissibility will be controlled within the zoning table, with conditional permissibility applying to development with frontage to Guildford Road, acknowledging the distinct context and SCA provisions.</p> <p>It is proposed to re-zone SCA 4 (Character Residential Precinct) to 'Residential' and retain TPS 24 density codes.</p>



			Conditional permissibility is a variation to Model Provisions and requires approval of the WAPC.
		Residential	<p>Generally no change is proposed to land currently zoned 'Medium and High Density Residential' or their density codes, except for a change in zone name (see below for discussion regarding dual-density coded areas).</p> <p>Greater flexibility is proposed to accommodate some of the changes to centres, including contemplation of child care premises, aged care facilities and consulting rooms.</p>
		Mixed Use	<p>The application of the 'Mixed Use' zone in LPS 25 is proposed to be substantially different from that in TPS 24, where it currently applies to the Bedford commercial precinct, the Meltham Station Precinct, and a small area of residential development on Clavering Rd.</p> <p>Conditional permissibility is proposed to apply where sites have frontage to Guildford Rd, Morley Dve and Walter Rd W, allowing drive-through food outlets and service stations, which are otherwise not permitted in the zone.</p> <p>Land use permissibility has been designed to facilitate areas of existing non-residential development which do not fit the classification of a "centre" in accordance with SPP 4.2 or the Local Planning Strategy, and is proposed to apply to the following areas:</p> <ul style="list-style-type: none"> • Walter Rd W between the Bedford commercial precinct and Morley Activity Centre; • Meltham Station Precinct; • Ashfield Industrial area, as a buffer between the proposed 'Service Commercial' zone and existing residential uses; • 197 Collier Road, which is a 'Special Purpose' zone under TPS 24 and does not comfortably sit as a centre, nor within the adjacent residential or industrial lands; • Maylands sites zoned 'General Industry' under TPS 24, to enable existing non-residential uses while allowing a transition to lower impact uses more compatible with surrounding residential; • SCA 5 (One Kennedy / Ross' Site) as it is fully developed as a mixed use building and does not require the flexibility of the 'District Centre' zone.



		Urban Development	Land use is not proposed to be controlled within the scheme in the 'Urban Development' zone, instead the scheme gives effect to a structure plan which provides greater flexibility in the early stages of implementing land use change in planned precincts.
		Light Industry	The approach to land use permissibility in LPS 25 is proposed to remain largely consistent with TPs 24, however it is proposed to widen the area of land zoned 'Light Industry'. With the Morley Station amendment, there will be no 'Light Industry' zoned land remaining in the City under TPS 24. LPS 25 proposes to rezone portions of 'General Industry' zoned land in the Bayswater Industrial Area to provide a more compatible buffer to existing sensitive land uses and introduce greater diversity within the City's industrial areas.
		General Industry	As per Light Industry. In addition, the Ashfield area is proposed to be rezoned to 'Service commercial', and the remnant industrial zones in Maylands are proposed to be re-zoned to either 'Residential' (Sussex Street) or 'Mixed Use' (Whatley Cres & Foundry St). Each of these areas are zoned 'Urban' under the MRS and, in the Maylands sites, 'General Industry' is inconsistent with the surrounding residential areas.
		Service Commercial	Flexibility in land use permissibility is proposed as well as diversity of industrial/commercial land uses, as a hybrid of light industry and more traditional commercial, as well as supporting large format retail, car sales, drive-through food outlets and service stations.
		Centre	See Morley Activity Centre above
		District Centre	See Maylands Town Centre above. Also proposed to apply to Hawaiian's Noranda, allowing ongoing development consistent with current uses, as well as allowing residential uses should comprehensive redevelopment be proposed. Conditional permissibility allows drive-through food outlets, large liquor stores and large shops where they have frontage to Guildford Rd or Benara Rd, otherwise they are not permitted. It is anticipated that the 'District Centre' zone will apply to the Bayswater Town Centre when it is returned to the City in the future. There is currently no timeline for this.



		Neighbourhood Centre	The City has constructed land use permissibility specifically to enable the ongoing operations of both the Bedford and Beechboro centres, as well as allowing residential uses should comprehensive redevelopment be proposed.
		Local Centre	<p>Local Centres are proposed to serve the daily needs of the local community, and development to be compatible with surrounding residential land uses. Small scale and low impact non-residential uses are generally permitted, as well as residential to enable future mixed use development to occur.</p> <p>A number of local centres are located on Guildford Rd and exhibit distinct land use context as a result. Conditional permissibility is therefore proposed, allowing drive-through food outlets and service stations where they are located on Guildford Rd, Morley Dve or Walter Rd W, to avoid the creation of non-conforming uses.</p> <p>Under TPS 24, many of these centres are zoned 'Business' which does not allow any residential uses, despite a number of them containing existing single houses. The addition of contemplated residential uses resolves numerous non-conforming use issues across the City.</p>
		Private Clubs, Institutions and Places of Worship	<p>The intention of this zone is for community or religious purposes, and is generally applied to privately owned land under LPS 25.</p> <p>Land uses typically associated with private clubs, education facilities, community facilities and places of worship are contemplated in this zone, and permissibility is largely consistent with TPS 24.</p>
6	Remove layers of complexity and ensure development standards are in the most appropriate planning document	<p>Historically, TPS 24 has used SCAs due to deficiencies in the State planning framework. For example, the redevelopment of the Ross' site in Maylands could not have been approved at the height or with the development standards under the version of the R-Codes in effect at that time.</p> <p>The planning framework has been substantially modified over the past decade, with the introduction of the LPS Regulations, the Action Plan for Planning Reform, and amendments to the R-Codes. It is considered in most cases, the R-Codes provide sufficient control over development within TPS 24 SCAs and, where they don't, more appropriate mechanisms exist within the planning framework, e.g. policies, structure plans and local development plans.</p> <p>The City has 15 SCAs, and their provisions are generally not consistent with the purpose of SCAs generally, and not supported by DPLH to be retained in LPS 25.</p>	



		SCA 1 – Maylands Activity Centre Zone - Main Street Precinct	<ul style="list-style-type: none"> Proposed 'District Centre' zone R-Codes to control primary building controls Zoning table to control land use permissibility Future local planning policy to control additional development standards, e.g. character, building controls where non-res only
		SCA 2 – Maylands Activity Centre Zone – Guildford Road Precinct	<ul style="list-style-type: none"> Proposed 'District Centre' zone R-Codes to control primary building controls Zoning table (including conditions) to control land use permissibility Future local planning policy to control additional development standards, e.g. building controls where non-res only
		SCA 3 – Maylands Activity Centre Zone – Town Centre Extension Precinct	<ul style="list-style-type: none"> Proposed 'District Centre' zone R-Codes to control primary building controls Zoning table to control land use permissibility Future local planning policy to control additional development standards, e.g. character, building controls where non-res only
		SCA 4 – Maylands Activity Centre Zone – Character Residential Precinct	<ul style="list-style-type: none"> Proposed 'Residential' zone R-Codes to control primary building controls Zoning table to control land use permissibility Future/amended local planning policy to control additional development standards, e.g. character
		SCA 5 – Maylands Activity Centre Zone – Ross's Site Redevelopment Precinct	<ul style="list-style-type: none"> Site already fully developed Proposed 'Mixed Use' zone R-Codes to control primary building controls Zoning table to control land use permissibility
		SCA 6 – Maylands Activity Centre Zone – Civic Precinct	<ul style="list-style-type: none"> The RISE Proposed 'District Centre' zone R-Codes to control primary building controls Zoning table to control land use permissibility Future local planning policy to control additional development standards, e.g. building controls where non-res only
		SCA 7 – Residential Zone - Peninsula Tavern	<ul style="list-style-type: none"> Proposed 'District Centre' zone R-Codes to control primary building controls (for residential development) Zoning table to control land use permissibility



			<ul style="list-style-type: none"> • Future local planning policy to control additional development standards, e.g. building controls where non-res only
		SCA 8 – Residential Zone – Cnr King William St–Guildford Rd	<ul style="list-style-type: none"> • Proposed 'Residential' zone • R-Codes to control primary building controls • Zoning table to control land use permissibility
		SCA 9 – Cnr Guildford Rd-Charles St	<ul style="list-style-type: none"> • Site already fully developed • Proposed 'Mixed Use' zone • R-Codes to control primary building controls • Zoning table to control land use permissibility
		SCA 10 – General Industry Zone – Tonkin Industrial Estate	<ul style="list-style-type: none"> • Retain 'General Industry' zone • Additional Site and Development Requirements to control site specific stormwater disposal requirements • Future local planning policy to control development standards • Zoning table to control land use permissibility
		SCA 11 – Residential Zone – Mertome Village	<ul style="list-style-type: none"> • Retain 'Residential' zone • Additional Site and Development Requirements to control interim development standards and facilitate future detailed planning for comprehensive redevelopment • Zoning table to control land use permissibility
		SCA 12 – Bayswater Town Centre Commercial Precinct	<ul style="list-style-type: none"> • Within Metronet East Redevelopment Scheme area – not controlled by LPS 25 • Subject to future normalisation • Anticipate 'District Centre' zone, with development standards provided by the Bayswater Town Centre Structure Plan • May be supported by future local planning policy if necessary
		SCA 13 – Maylands Activity Centre Zone – Guildford Road Residential Precinct	<ul style="list-style-type: none"> • Proposed 'Residential' zone • R-Codes to control primary building controls • Zoning table to control land use permissibility
		SCA 15 – Meltham Station Precinct	<ul style="list-style-type: none"> • Retain TPS 24 zones and density codes • Structure plan remains in effect to guide development standards, with the Scheme and R-Codes in effect where there are gaps
		SCA 18 – Residential Zone – Third Avenue Maylands	<ul style="list-style-type: none"> • Retain 'Residential' zone • Additional Site and Development Requirements to control development standards and give effect to the R-Codes • Zoning table to control land use permissibility



7	Deletion of Character Protection Areas from the scheme text and maps	<p>Character Protection Areas are currently identified on the TPS 24 scheme maps, and given effect by cl. 8.5.5, and development standards are controlled in the Character Protection Areas local planning policy.</p> <p>Character Protection Areas are not required to be shown on the scheme maps, and the policy is given no greater weight through the scheme provision, therefore CPAs will not form part of LPS 25. The CPA Policy will remain in effect and continue to operate as it currently does.</p>				
8	Deletion of dual-density codes	<p>The City has a number of areas which are assigned dual-density codes under TPS 24, they are:</p> <ul style="list-style-type: none">• Noranda, north of Widgee Rd – R17.5/35, R20/40 and R20/35• Guildford Rd, Bayswater – R17.5/30• Morley Activity Centre Inner City Residential Precinct – R40/60 and R60/100 <p>Dual-density codes operate to allow development at the base density code by right, with specific conditions to allow development at the higher code. Little development has occurred at the higher code in these areas, and it is considered more contemporary practice to assign a “maximum” density code which allows residential development up to that code.</p> <p>The proposed approach to rationalising dual-codes in LPS 25 is as follows:</p> <table><tr><td>Noranda</td><td><ul style="list-style-type: none">• Adopt a higher R25 code as the baseline for this precinct for consistency with adjacent established residential areas. This provides greater certainty regarding development potential for these residential lots• Adopt the R40 density code for lots which already meet the TPS 24 conditions, namely, a minimum site area of 1300m²• Adopt the R40 density code for lots which directly abut POS, consistent with the Local Planning Strategy.</td></tr><tr><td>Guildford Road</td><td><ul style="list-style-type: none">• Dual-code conditions relate to availability of alternative access (e.g. secondary street or ROW)• LPS 25 proposes to adopt the higher R30 density code for the following reasons:<ul style="list-style-type: none">- R30 is still relatively low-density and most lots can generally only achieve a single additional dwelling at most- the majority of lots already have alternative access available- use of a secondary street or ROW where available is already a requirement of the R-Codes- as a State road, any subdivision or development will require referral to MRWA who may condition access requirements, if necessary</td></tr></table>	Noranda	<ul style="list-style-type: none">• Adopt a higher R25 code as the baseline for this precinct for consistency with adjacent established residential areas. This provides greater certainty regarding development potential for these residential lots• Adopt the R40 density code for lots which already meet the TPS 24 conditions, namely, a minimum site area of 1300m²• Adopt the R40 density code for lots which directly abut POS, consistent with the Local Planning Strategy.	Guildford Road	<ul style="list-style-type: none">• Dual-code conditions relate to availability of alternative access (e.g. secondary street or ROW)• LPS 25 proposes to adopt the higher R30 density code for the following reasons:<ul style="list-style-type: none">- R30 is still relatively low-density and most lots can generally only achieve a single additional dwelling at most- the majority of lots already have alternative access available- use of a secondary street or ROW where available is already a requirement of the R-Codes- as a State road, any subdivision or development will require referral to MRWA who may condition access requirements, if necessary
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		Morley Activity Centre	<ul style="list-style-type: none"> As described above, LPS 25 proposes to re-zone the Inner City Residential Precinct to 'Residential'. It is generally proposed to adopt the higher of the dual-codes for the following reasons: <ul style="list-style-type: none"> The key qualifying condition for the higher code is the construction of apartments Apartments may be constructed at R40, R60 and R100 under the R-Codes, therefore nothing is lost nor gained by adopting the higher code The Local Planning Strategy recommends directing dwelling growth and higher density development within activity centres The deletion of dual-code criteria provides greater certainty to developers
9	Removing restrictions on apartments in R40 coded areas	<p>A significant portion of 'Residential' zoned land in the City has a R40 density code. Under the R-Codes, dwelling yield is effectively doubled when constructing apartments instead of grouped dwellings. TPS 24 cl. 8.5.9 contains provisions which limit the dwelling yield for apartment developments on land with a density code of R40 by applying the site area requirement for grouped dwellings. This restriction was introduced at a time when it was considered that the built form controls of the R-Codes were unsatisfactory for this building typology.</p> <p>The R-Codes now allow apartments to be built at all density codes above R10. This means that cl.8.5.9 would not limit apartment development on any residential land in the City, except for that coded R40, i.e. apartments can be built at R30 but not at R40.</p> <p>Limiting dwelling yield by applying the site area requirements for grouped dwellings to apartments is not considered to result in good design outcomes and instead results in unreasonable impacts on development feasibility, and grouped dwellings and apartments generally have the same development standards under Vol.1 of the R-Codes, resulting in comparable design outcomes at potentially higher yield.</p>	
10	Introduction of new Additional Site and Development Requirements	<p>Additional Site and Development Requirements are incorporated under cl. 32 of the Model Provisions, and allow for general or site specific development requirements. LPS 25 proposes the following:</p>	
		ASR1 – Replacement street tree	Retention of TPS 24 cl. 8.3.9.4 This is retained in LPS 25 following the removal of street tree provisions in the draft <i>Tree Retention</i> local planning policy
		ASR2 – Land affected by road widening	Clarifies the City's approach to calculating site area and setback requirements when a lot is affected by road widening



		ASR3 – R-Codes apply to non-residential development	Stipulates that non-residential development on land which has an assigned density code shall be designed in accordance with the requirements of the R-Codes
		ASR4 – Ceding of land for ROWs	Clarifies that the City may require landowners to cede a portion of land as a condition of subdivision or development approval to enable the widening of an abutting ROW so that it may be dedicated in the future. A number of ROWs in the City are not wide enough for development to take primary access from, and this mechanism allows the City to acquire that land through development.
		ASR5 – Tonkin Industrial Estate stormwater requirements	A portion of the Tonkin Industrial Estate is subject to specific stormwater disposal conditions through the Urban Water Management Plan prepared for the subdivision. This provision provides line-of-sight between planning and engineering and clarifies the lots affected by this requirement. The provision in TPS 24 SCA 10 lacks this clarity.
		ASR6 – Maylands town centre residential land use restriction	Retains TPS 24 SCA 1 provision which protects ground floor active uses from being displaced by residential land uses on 8 th Ave, Whatley Cres and Guildford Rd, between 7 th -9 th Aves.
		ASR7 – Mertome Village development requirements	<p>Mertome Village is zoned 'Residential' with a density code of R60 under TPS 24, and is covered by SCA 11 which allows significant variations to the provisions of the R60 code (specifically with regard to building height). LPS 25 proposes to retain the 'Residential' zone and apply the R-AC0 code requiring development standards to be set through the local planning framework.</p> <p>This provision allows the continued operation and development of the site at a scale consistent with the existing development, however allows for comprehensive redevelopment to be controlled by a future local development plan, structure plan or local planning policy.</p>
		ASR8 – Cnr Guildford Rd-Slade St development requirements	<p>It is expected that future comprehensive redevelopment of this site will require amalgamation and a unique design response to resolve site constraints. Portions of this site are zoned 'Medium and High Density Residential' R17.5/30 and others 'Special Foreshore Development' with no density code under TPS 24. LPS 25 proposes to re-zone the site to 'Residential' and apply the R-AC0 density code.</p> <p>This site was approved by Council to progress to EOI for disposal at the July OCM. Given that the future of this site is uncertain, this provision allows portions to be developed at a higher density than currently</p>



			permitted, but requires a local development plan, structure plan or local planning policy to guide future comprehensive redevelopment.
		ASR9 – Guildford Rd	<p>This area is zoned 'Residential' R50 under TPS 24, with part being subject to SCA 18. 96 Guildford Rd contains an existing multiple dwelling development of 10 storeys, and 88-90 Guildford Rd has previously been approved for a 7 storey short-term accommodation development. These lots are also variously impacted by road widening, heritage, and bushfire risk.</p> <p>It is proposed to retain the 'Residential' zone and apply the R-AC0 code. This provision retains SCA 18 provisions related to setbacks and heritage, and applies the R-AC3 development standards.</p>
		ASR10 – SJOG Mt Lawley	<p>This site is zoned 'Special Purpose' under TPS 24, with hospital being the only permitted use.</p> <p>The landowners have indicated that they are investigating the future of this site and have requested to be re-zoned to 'Urban Development' to facilitate future structure planning if redevelopment is proposed. This approach is the City's preference for the appropriate planning instrument to guide redevelopment of this site.</p> <p>This provision requires a precinct structure plan to be prepared for the redevelopment of the site, whilst enabling the continued operation of the hospital, including minor and incidental development to occur in the interim.</p>
11	Supplemental Provisions to the Deemed Provisions	Schedule A of the Model Provisions allows local governments to supplement the Deemed Provisions to deal with circumstances not appropriately covered. TPS 24 contains provisions related to the Significant Tree Register and that approval is required for the removal of a tree on the Register. These provisions are proposed to be retained in LPS 25.	
12	Align with Model land use terms and definitions	LPS 25 proposes to adopt Model land use terms and definitions in most instances, excepting those which do not apply to the City (e.g. rural land uses).	
		The following variations are proposed:	
		Beverage production facility	<p>New land use term proposed to replace 'brewery' and 'winery' but with potential application to distilleries and other non-alcoholic beverage production facilities.</p> <p>This is a recommendation of the <i>Consistent Local Planning Schemes Report</i>.</p>



		Food outlet; Food outlet with drive-through facility	New land use terms proposed to replace and provide greater utility over the Model 'fast food outlet' term. This is a recommendation of the <i>Consistent Local Planning Schemes Report</i> .
		Independent living complex; Residential aged care facility	New land use terms proposed by the WAPC Position Statement – <i>Residential Accommodation for Ageing Persons</i> . This is a recommendation of the <i>Consistent Local Planning Schemes Report</i> .
		Industry - light	LPS 25 proposes to retain the TPS 24 definition over the Model definition as it provides greater guidance and less ambiguity about what constitutes the 'industry – light' land use.
		Renewable energy facility	New land use term proposed by the WAPC Position Statement – <i>Renewable Energy Facilities</i> . This is a recommendation of the <i>Consistent Local Planning Schemes Report</i> .
		Shop – large; Shop - small	New land use terms proposed to replace and provide greater utility over the Model 'shop' term, with conditions related to NLA. This is a recommendation of the <i>Consistent Local Planning Schemes Report</i> .

10.2 Corporate Services Directorate Reports

10.2.1 Financial Report for the Period Ended 31 July 2025

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> 1. Monthly Financial Statement Snapshot [10.2.1.1 - 1 page] 2. Executive Summary and Statement of Financial Activity Significant Variances [10.2.1.2 - 5 pages] 3. Statement of Financial Activity [10.2.1.3 - 1 page] 4. Statement of Financial Position [10.2.1.4 - 1 page] 5. Net Current Assets [10.2.1.5 - 1 page] 6. Cash Backed Reserves Report [10.2.1.6 - 1 page] 7. Capital Acquisitions & Non-Operating Grants Report [10.2.1.7 - 16 pages]
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

This report details the financial reports for the period ended 31 July 2025 including, Monthly Financial Statements with supporting information (**Attachments 1 to 5**), Cash Backed Reserve Report (**Attachment 6**) and Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**).

COUNCIL RESOLUTION **(OFFICER'S RECOMMENDATION)**

That Council:

1. Receives the financial reports for the period ended 31 July 2025, comprising:
 - (a) Monthly Financial Statements with supporting information (**Attachments 1 to 5**);
 - (b) Cash Backed Reserve Report (**Attachment 6**);
 - (c) Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**);
2. Approves the request for fleet asset write-off as per Table 1 detailed in this report;

Cr Sally Palmer Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 9/0

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Nil.

BACKGROUND

The *Local Government Act 1995* in conjunction with regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* requires a monthly Statement of Financial Activity to be presented to Council. This Statement is to include:

- (a) Annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c) of the *Local Government Act 1995*;
- (b) Budget estimates to the end of the month to which the statement relates;
- (c) Actual amounts of expenditure, revenue and income to the end of the month to which these statements relate;
- (d) The material variances between the comparable amounts referred to in paragraphs (b) and (c); and
- (e) The net current assets at the end of the month to which the statement relates.

Regulation 35(1) of the *Local Government (Financial Management) Regulations 1996* requires a monthly Statement of Financial Position showing the financial position of the local government as at the last day of the previous month, and:

- (a) The financial position of the local government as at the last day of the previous financial year; or
- (b) If the previous month is June, the financial position of the local government as at the last day of the financial year before the previous financial year.

At its meeting on 1 July 2025, Council adopted the Annual Budget for the 2025/26 financial year. The figures in this report are compared to the adopted budget and subsequent amendments as approved by Council throughout the financial year.

Regulation 34(5) determines the mechanism required to ascertain the definition of material variances which are required to be reported to Council as part of the monthly report. It also requires Council to adopt a 'percentage or value' for what it will consider to be material variances on an annual basis. The material variance adopted by the Council for the 2025/26 Budget is \$50,000 or 10% of the appropriate base, whichever is the higher.

EXTERNAL CONSULTATION

In accordance with section 6.2 of the *Local Government Act 1995*, the adopted budget was prepared having regard to the Community Strategic Plan, prepared under section 5.56 of the *Local Government Act 1995*, which was made available for public comment.

OFFICER'S COMMENTS

The financial statements for the reporting period are submitted in the form of:

- Monthly Financial Statements with supporting information (**Attachments 1 to 5**);
- Cash Backed Reserve Report (**Attachment 6**); and
- Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**);

The Monthly Financial Statement Snapshot (**Attachment 1**) summarises total capital and operating expenditure. Details of the material variances are outlined in the Executive Summary and Statement of Financial Activity Significant Variances Report (**Attachment 2**).

The Statement of Financial Activity (**Attachment 3**) reports the financial performance of the City after adjusting for non-cash items (depreciation, provisions, etc.) by Nature and Type.

The Statement of Financial Position (**Attachment 4**) reports the financial position of the City as at the last day of the previous month.

The City's net current assets are outlined in (**Attachment 5**) with details of any adjustments.

All of the reserve accounts are cash-backed and supported by funds held in financial institutions as set out in the City's Investment Policy (**Attachment 6**).

The projects summarised in the Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**) detail the capital (actual and committed) expenditure for the period ended 31 July 2025.

Table 1: Request for Approval – Fleet Asset Write-Off

Asset Number	Description	Current Asset Cost	Current Depreciation	Written Down Value
F00502	Ford Ranger 2019 75 Single CC XL 2.2L 6M 4x2 - 769BAY	38,057.27	20,297.30	17,759.97
F00496	Toyota Camry 2.5 Hybrid CVT Ascent Sedan Auto, white - 1GXN344	25,511.75	14,240.74	11,271.01
	Total:	63,569.02	34,538.04	29,030.98

Asset Management & Financial Services, in coordination with the Fleet Department, has completed a comprehensive review of plant and equipment stocktake. Two items identified for write-off individually exceed the CEO's delegation limit of \$10,000 as per Delegation EF-D05 Disposing of Property.

These assets were not processed through the standard disposal procedure as they resulted from prior year insurance claims. Internal processes have since been updated to ensure future compliance.

Council approval is now required to write off these assets from the City's financial asset register, that have a combined written down value of \$29,030.98. It is worth noting this is a non-cash transaction and has no impact on the rate setting budget.

LEGISLATIVE COMPLIANCE

Section 6.4 of the *Local Government Act 1995* requires a local government to prepare an annual financial report for the preceding year and such other financial reports as are prescribed. Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the local government to prepare each month a statement of financial activity reporting on the source and application of funds as set out in the annual budget.

Regulation 35(1) of the *Local Government (Financial Management) Regulations 1996* requires the local government to prepare each month a Statement of Financial Position showing the financial position of the local government.

Section 3.58 of the *Local Government Act 1995* defines the power to dispose of property.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

All amounts quoted in this report are exclusive of GST.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Council Plan 2025-2035, the following applies:

Key Result Area: Leadership and Governance
Outcome 5.1 Good Governance
Objective 5.1.1 Provide ethical and accountable governance.

CONCLUSION

In light of the above, it is recommended that Council receives the financial reports for the period ended 31 July 2025 and approves the request for fleet asset write-off contained in Table 1.

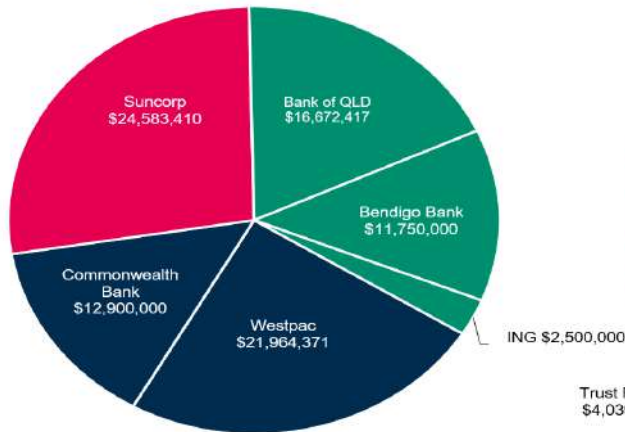
Monthly Financial Statement Snapshot

July 2025

Term Deposits by Bank

(refer to investment report)

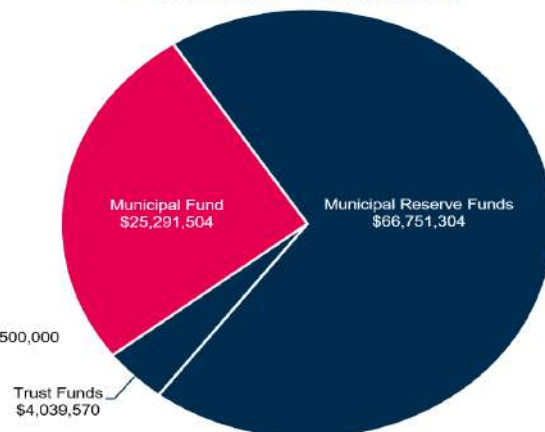
■ A-1+ ■ A-1 ■ A-2



Total Cash and Cash Equivalents

(including cash at bank, term deposits and trust funds)

■ Restricted ■ Unrestricted



	Debtor				Trade Creditors
	Sundry	Infringement	Recreation	Total	
Total Outstanding	\$130,589	\$488,216	\$628,940	\$1,247,745	\$627,825
Not yet due	0%	0%	8%	4%	0%
Current	83%	6%	49%	36%	90%
Over 30 days	11%	2%	25%	14%	10%
Over 60 days	6%	92%	18%	46%	0%

Rates & Charges	
Collected	9.79%
Total Outstanding	\$79,812,310
Deferred Rates	\$866,140

Payment Options	YTD 2025/26	2024/25
Payment in Full	2,962	20,832
Instalment	2,086	8,467
Rates Smoothing	2,884	2,712
Arrangement	544	657
None Selected	25,190	1,098

Capital

	Adopted Budget	YTD Adopted Budget	YTD Actual	YTD %
Revenue	\$10,948,314	\$20,361	\$0	0%
Expenditure	\$31,840,656	\$439,640	\$533,358	121%

Operating

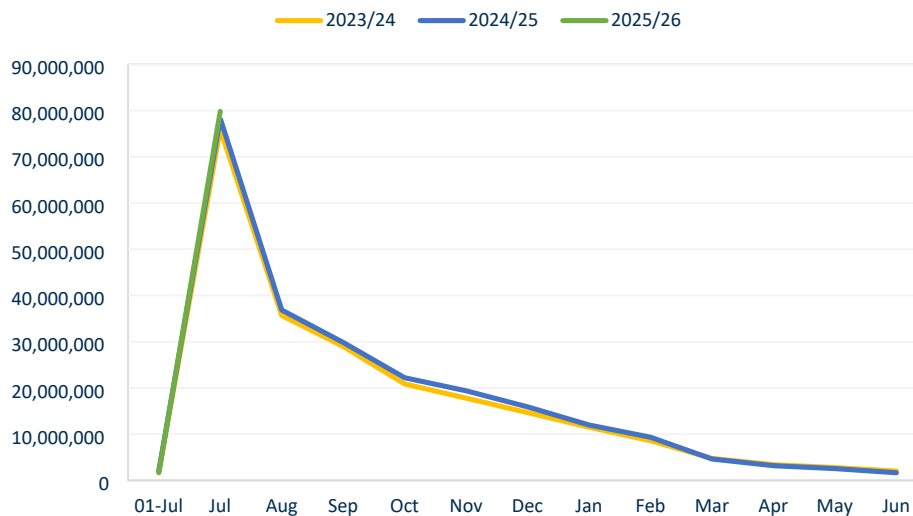
	Adopted Budget	YTD Adopted Budget	YTD Actual	YTD %
Revenue	\$102,176,032	\$79,235,044	\$79,374,079	100%
Expenditure	\$105,082,673	\$9,927,442	\$7,233,344	73%

City of Bayswater Executive Summary for the period 1 July 2025 to 31 July 2025

Revenue

The annual rate notices were issued on 18 July with a due date of 22 August for full payment or 1st instalment, with the last instalment due in March 2026. To date 9.79% of the total rate revenue raised has been received, with 2,962 (9%) of properties paid in full and 5,514 (16%) properties nominating a payment option.

Rates Receivable



(Note: includes all charges on rates notice including ESL and rubbish fees)

Debtors

Currently, there is a total of \$1.2M of outstanding debts of which \$131K relates to sundry debtors, 83% of which are not due yet; \$488K to infringement debts and \$629K to recreation debts.

Capital

Capital revenue is recognised once the expenditure has been incurred and performance obligations met. The annual budget includes an allocation of \$10.9M for capital revenue with the majority of income expected in later periods.

Capital expenditure related to payments for property, plant and equipment is \$167K lower than the year-to-date budget. Expenditure for projects such as Plant and Equipment Replacement Program and Emergency Building Item Replacement have been budgeted but not yet incurred.

Expenditure related to payments for construction of infrastructure is \$260K ahead of the year-to-date budget mainly due to several projects that were expected to be completed in 2024/25 have continued into the new financial year. These projects will be considered as part of the final carry forward review.

Operating

Year-to-date operating revenue (including rates) is slightly ahead of the year-to-date budget which is predominantly due to interest revenue being higher than anticipated.

Operating expenditure is 27% lower in comparison to the year-to-date budget. The variance is largely due to budget timing issues such as the annual budget amount for profit/loss on asset disposals being allocated in July however actual disposals will not occur until later into the year. Employee costs are lower than anticipated due to the budget spread allowing for 2 pay-runs in July, however those costs that relate to 2024-25 have been recognised (accrued) in June and the year-to-date actuals do not include salary and wages from the last pay period in July (pay period ending 1 August 2025).

**City of Bayswater
Statement of Financial Activity
Significant Variances
For the period 1 July 2025 to 31 July 2025**

Operating activities
Revenue from operating activities

Nature or Type	YTD Amended Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
General rates • Immaterial variance.	54,482,585	54,472,859	(9,726)
Rates excluding general rates • Immaterial variance.	8,500,655	8,486,040	(14,615)
Grants, subsidies, and contributions • Funding for various minor projects such as Crossover contributions, Arbor Park Sedgeland Planting and Bayswater SES operating grant has been budgeted but not yet received.	61,293	6,935	(54,357)
Fees and charges • Mainly relates to the spread of the Domestic and Commercial refuse charges budget. • Timing of revenue from Rangers and Security fines and penalties has also contributed to the variance.	15,724,215	15,671,856	(52,359)
Interest revenue • The variance is due to the budget spread of interest income with the actuals impacted by the number of term deposits maturing during the month.	436,746	643,326	206,581
Other revenue • Minor variance related to timing of workers compensation insurance claims and Community Leasing reimbursements.	29,551	93,063	63,512
Total	79,235,044	79,374,079	139,035

Expenditure from operating activities

Nature or Type	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<p>Employee costs</p> <ul style="list-style-type: none"> Employee costs are lower than expected due to the budget spread allowing for 2 pay-runs in July, however the costs that relate to 2024-25 have been recognised (accrued) in June and the year-to-date actuals do not include salary and wages from the last pay period in July (pay period ending 1 August 2025). This timing discrepancy will correct itself once the final pay period in July has been processed. 	(4,004,597)	(3,392,541)	612,055
<p>Material and contracts</p> <p>The variance is due to several projects that are behind the year-to-date budget, such as:</p> <ul style="list-style-type: none"> Digital Solutions and Services TechnologyOne software license (\$890K) budgeted in July but accounted for evenly on a monthly basis and costs related to Information Services network maintenance (\$66K) coming in below budget. Parks and Gardens project expenditure is below budget by \$377K for projects such as Tree Planting Program (\$76K), Powerline Clearance (\$65K) and Street Tree Maintenance Program (\$39K). Bayswater Waves operating expenditure is \$163K below year-to-date budget due to budget timing for items such as contract building maintenance, subscriptions & licenses and equipment lease/hire. Sustainability and Environment projects such as Maylands Lakes (\$30K) and Arbor Park (\$21K) are behind budget with funds committed. 	(3,602,665)	(1,684,200)	1,918,464
<p>Utility charges</p> <ul style="list-style-type: none"> Minor variance due to invoices for utilities not yet received. 	(280,991)	(350,777)	(69,786)
<p>Depreciation</p> <ul style="list-style-type: none"> Immaterial variance. 	(1,109,198)	(1,126,721)	(17,524)
<p>Insurance</p> <ul style="list-style-type: none"> Budget spread issue related to the annual insurance premium instalments. 	(734,705)	(550,682)	184,023
<p>Other expenditure</p> <ul style="list-style-type: none"> Minor variance relating to the timing of bad debt, superannuation and donations. 	(54,536)	(92,727)	(38,191)
<p>Finance costs</p> <ul style="list-style-type: none"> Immaterial variance. 	(33,576)	(35,695)	(2,118)

Nature or Type	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Profit/(Loss) on asset disposal <ul style="list-style-type: none"> Budget spread issue with the full annual budget amount being allocated in July however asset disposals will not occur until later into the year. 	(107,174)	0	107,174
Total	(9,927,442)	(7,233,344)	2,694,098

Discontinued operations

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<ul style="list-style-type: none"> The variance is due to net expenditure related to the aged accommodation being slightly ahead of the year-to-date budget. 	(10,745)	(16,802)	(6,057)

Non-cash operating activities excluded from the budget

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Non-cash operating activities <ul style="list-style-type: none"> Immaterial variance. 	1,223,143	1,229,304	6,162

Investing activities

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Capital grants, subsidies and contributions <ul style="list-style-type: none"> Grant revenue is recognised as expenditure is incurred and performance obligations met. Revenue has been budgeted but not yet received/recognised for Roads to Recovery projects. 	20,361	0	(20,361)
Proceeds from disposal of assets <ul style="list-style-type: none"> The variation is due to the budget spread of proceeds from plant and fleet disposals with a majority of disposals occurring later in the financial year. 	586,826	3,432	(583,394)

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Payments for property, plant, and equipment <ul style="list-style-type: none"> Budget spread issue as expenditure for projects such as Plant and Equipment replacement program and Emergency Building Item Replacement has been budgeted but not yet incurred. The variance has also been offset by several projects that were expected to be completed in 24/25 but have continued into the new financial year. These projects will be considered as part of the final carry forward review. 	(284,983)	(118,298)	166,686
Payments for construction and infrastructure <ul style="list-style-type: none"> The variance is due to budget timing as several projects that were expected to be completed in 24/25 have continued into the new financial year. These projects will be considered as part of the final carry forward review. 	(154,657)	(415,060)	(260,403)

Financing activities

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Payment for principal portion of lease liability <ul style="list-style-type: none"> Immaterial variance due to budget being allocated later in the financial year. 	0	2,118	2,118
Transfer to reserves <ul style="list-style-type: none"> This relates to the transfer to investment income on reserve funds. The variance is due to the budget spread of interest income with the actual impacted by term deposits maturing during the month. 	(202,461)	(436,117)	(233,655)

City of Bayswater
Statement of Financial Activity
for the period 1 July 2025 to 31 July 2025

	Budget	Amended Budget	YTD Amended Budget	YTD Actual	Variance	Variance %
	\$	\$	\$	\$	\$	%
Operating activities						
Revenue from operating activities						
General Rates	54,762,355	54,762,355	54,482,585	54,472,859	(9,726)	(0%)
Rates excluding general rates	8,500,655	8,500,655	8,500,655	8,486,040	(14,615)	(0%)
Grants, subsidies and contributions	3,915,142	3,915,142	61,293	6,935	(54,357)	(89%)
Fees and charges	28,242,380	28,242,380	15,724,215	15,671,856	(52,359)	(0%)
Interest revenue	5,685,017	5,685,017	436,746	643,326	206,581	47%
Other revenue	1,070,484	1,070,484	29,551	93,063	63,512	215%
	102,176,032	102,176,032	79,235,044	79,374,079	139,035	0%
Expenditure from operating activities						
Employee costs	(47,733,544)	(47,733,544)	(4,004,597)	(3,392,541)	612,055	(15%)
Materials and contracts	(37,842,949)	(37,842,949)	(3,602,665)	(1,684,200)	1,918,464	(53%)
Utility charges	(4,062,400)	(4,062,400)	(280,991)	(350,777)	(69,786)	25%
Depreciation	(13,310,371)	(13,310,371)	(1,109,198)	(1,126,721)	(17,524)	2%
Insurance	(1,274,676)	(1,274,676)	(734,705)	(550,682)	184,023	(25%)
Other expenditure	(366,775)	(366,775)	(54,536)	(92,727)	(38,191)	70%
Finance costs	(384,785)	(384,785)	(33,576)	(35,695)	(2,118)	6%
Profit/(Loss) on asset disposal	(107,174)	(107,174)	(107,174)	0	107,174	(100%)
	(105,082,673)	(105,082,673)	(9,927,442)	(7,233,344)	2,694,098	(27%)
Discontinued operations	(227,075)	(227,075)	(10,745)	(16,802)	(6,057)	56%
Non-cash amounts excluded from operating activities						
	13,037,051	13,037,051	1,223,143	1,229,304	6,162	1%
Amount attributable to operating activities	9,903,335	9,903,335	70,520,000	73,353,237	2,833,238	4%
Investing activities						
Inflows from investing activities						
Capital grants, subsidies and contributions	10,948,314	10,948,314	20,361	0	(20,361)	(100%)
Proceeds from disposal of assets	586,826	586,826	586,826	3,432	(583,394)	(99%)
	11,535,140	11,535,140	607,187	3,432	(603,755)	(99%)
Outflows from investing activities						
Payments for property, plant and equipment	(14,910,904)	(14,910,904)	(284,983)	(118,298)	166,686	(58%)
Payments for construction of infrastructure	(16,929,752)	(16,929,752)	(154,657)	(415,060)	(260,403)	168%
	(31,840,656)	(31,840,656)	(439,640)	(533,358)	(93,718)	21%
Amount attributable to investing activities	(20,305,516)	(20,305,516)	167,547	(529,926)	(697,473)	(416%)
Financing activities						
Inflows from financing activities						
Transfer from reserves	14,450,385	14,450,385	0	0	0	No Budget
	14,450,385	14,450,385	0	0	0	No Budget
Outflows from financing activities						
Repayment of borrowings	(967,747)	(967,747)	0	0	0	No Budget
Payment for principal portion of lease liability	(118,343)	(118,343)	0	2,118	2,118	No Budget
Transfer to reserves	(3,859,714)	(3,859,714)	(202,461)	(436,117)	(233,655)	115%
	(4,945,804)	(4,945,804)	(202,461)	(433,999)	(231,538)	114%
Amount attributable to financing activities	9,504,581	9,504,581	(202,461)	(433,999)	(231,538)	114%
Movement in surplus or (deficit)						
Surplus or (deficit) at the start of the financial year	897,600	897,600	897,600	9,717,947	8,820,347	983%
Amount attributable to operating activities	9,903,335	9,903,335	70,520,000	73,353,237	2,833,238	4%
Amount attributable to investing activities	(20,305,516)	(20,305,516)	167,547	(529,926)	(697,473)	(416%)
Amount attributable to financing activities	9,504,581	9,504,581	(202,461)	(433,999)	(231,538)	114%
Surplus or (deficit) after imposition of general rates	0.00	0.00	71,382,685	82,107,259	10,724,574	15%

City of Bayswater
Statement of Financial Position
For the period ended 31 July 2025

	Opening Balance	Closing Balance
	\$	\$
Current assets		
Cash and cash equivalents	89,780,863	92,042,808
Trade and other receivables	7,676,372	84,001,723
Inventories	2,990,514	2,992,045
Prepayments	501,568	1,347,040
Total Current assets	100,949,317	180,383,616
Non-current assets		
Trade and other receivables (NCA)	1,067,117	1,010,579
Other financial assets	2,942,033	2,942,033
Property, plant and equipment	563,151,718	562,784,940
Infrastructure	232,603,369	232,394,190
Investment Property	10,140,000	10,140,000
Right of use assets	545,050	538,927
Controlled & associated entities & joint venture interests	38,940,961	38,940,961
Total Non-current assets	849,390,247	848,751,630
Total Assets	950,339,564	1,029,135,246
Current liabilities		
Trade and other payables	13,065,490	18,306,660
Other financial liabilities at amortised costs	967,747	967,747
Lease liabilities	215,174	232,007
Provisions	7,239,684	7,887,090
Grant Liabilities	4,951,367	5,663,367
Contract Liabilities	4,188,329	4,200,207
Clearing accounts	(4,031,888)	(4,023,779)
Total Current liabilities	26,595,904	33,233,299
Non-current liabilities		
Other financial liabilities at amortised cost	7,523,609	7,523,609
Lease liabilities	3,401,120	3,401,120
Provisions	343,677	378,031
Total Non-current liabilities	11,268,405	11,302,759
Total Liabilities	37,864,309	44,536,058
Net Assets	912,475,255	984,599,188
Equity		
Retained surplus	240,870,328	312,558,145
Reserves - cash backed	67,597,668	68,033,785
Revaluation surplus	604,007,259	604,007,259
Total Equity	912,475,255	984,599,188

**City of Bayswater
Net Current Assets
as at 31 July 2025**

Municipal and Aged Persons Homes	Opening Balance	Closing Balance
	\$	\$
Current assets		
Cash and cash equivalents	89,780,863	92,042,808
Trade and other receivables	7,676,372	84,001,723
Inventories	2,990,514	2,992,045
Prepayments	501,568	1,347,040
Total	100,949,317	180,383,616
Current liabilities		
Trade and other payables	(13,065,490)	(18,306,660)
Other financial liabilities at amortised costs	(967,747)	(967,747)
Lease liabilities	(215,174)	(232,007)
Provisions	(7,239,684)	(7,887,090)
Grant Liabilities	(4,951,367)	(5,663,367)
Contract Liabilities	(4,188,329)	(4,200,207)
Clearing accounts	4,031,888	4,023,779
Total	(26,595,904)	(33,233,299)
Net current assets	74,353,413	147,150,317
Restricted - Reserves	(67,597,668)	(68,033,785)
Cash backed employee provisions	1,812,249	1,823,941
Current Portion of Lease Liabilities	182,205	199,038
Current Portion of borrowings	967,747	967,747
	9,717,947	82,107,259

**City of Bayswater
Cash Backed Reserves
for the period 1 July 2025 to 31 July 2025**

	Adopted Budget				Actual			
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Bayswater Bowling Club Capital Improvements Reserve	11,851	536	0	12,387	11,889	77	0	11,965
Bayswater City Soccer Club Rooms Redevelopment Reserve	9,703	439	0	10,142	102,419	661	0	103,080
Bayswater Tennis Club Reserve	131,157	5,937	0	137,094	131,723	850	0	132,573
Buildings and Facilities Reserve	8,145,399	368,707	(1,005,000)	7,509,106	9,848,790	63,541	0	9,912,331
Cash in Lieu - Public Open Space	1,104,947	50,016	0	1,154,963	1,104,891	7,128	0	1,112,019
City Buildings and Amenities Reserve	0	0	0	0	0	95,582	0	95,582
Climate Action Reserve	3,203,659	265,016	0	3,468,675	3,303,295	21,312	0	3,324,607
Fleet and Plant Renewal/Upgrade Reserve	3,826,788	173,222	(461,000)	3,539,010	3,838,523	24,765	0	3,863,288
FOGO Reserve	2,666,340	120,694	(400,000)	2,387,034	2,994,882	19,322	0	3,014,204
General Waste Management Reserve	6,361,435	287,955	(50,000)	6,599,390	7,713,075	49,762	0	7,762,837
Information and Communication Technology (ICT) Reserve	4,911,351	222,316	(719,000)	4,414,667	6,178,928	39,864	0	6,218,792
Long Service Leave and Entitlements Reserve	1,806,394	81,768	0	1,888,162	1,812,249	11,692	0	1,823,941
Major Capital Works Reserve	16,647,595	1,381,916	(9,615,385)	8,414,126	14,815,163	0	0	14,815,163
Morley Library Seed Reserve	1,048,514	47,462	0	1,095,976	1,050,903	6,780	0	1,057,683
Noranda Netball Courts Reserve	79,627	3,604	0	83,231	79,884	515	0	80,399
Rates Smoothing Reserve	629,108	288,477	(670,000)	247,585	630,542	4,068	0	634,610
Recreation Renewal/Upgrade Reserve	4,730,723	214,140	(830,000)	4,114,863	5,211,554	33,623	0	5,245,177
Strategic Property Reserve	1,472,374	66,648	0	1,539,022	979,599	6,320	0	985,919
Transport Renewal/Upgrade Reserve	6,204,692	280,861	(700,000)	5,785,553	7,789,360	50,254	0	7,839,614
Total	62,991,657	3,859,714	(14,450,385)	52,400,986	67,597,668	436,117	0	68,033,785

**City of Bayswater
Capital Acquisitions & Non-Operating Grants
for the period 1 July 2025 to 31 July 2025**

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Non-operating grants, subsidies and contributions - summary						
1622 Buildings	(2,400,018)	(2,400,018)	0	0	0	(2,400,018)
1702 Roads	(4,338,693)	(4,338,693)	(20,361)	0	0	(4,338,693)
1712 Footpath	(11,000)	(11,000)	0	0	0	(11,000)
1732 Park development	(4,176,463)	(4,176,463)	0	0	0	(4,176,463)
1742 Other infrastructure	(22,140)	(22,140)	0	0	0	(22,140)
	<u>(10,948,314)</u>	<u>(10,948,314)</u>	<u>(20,361)</u>	<u>0</u>	<u>0</u>	<u>(10,948,314)</u>
Capital acquisitions - summary						
Purchase of property, plant and equipment						
1622 Buildings	11,017,609	11,017,609	75,400	40,810	981,692	9,995,107
1632 Furniture and equipment	1,797,463	1,797,463	0	77,488	526,353	1,193,622
1652 Plant and equipment	2,095,832	2,095,832	209,583	0	825,816	1,270,016
	<u>14,910,904</u>	<u>14,910,904</u>	<u>284,983</u>	<u>118,298</u>	<u>2,333,861</u>	<u>12,458,746</u>
Purchase and construction of infrastructure assets						
1702 Roads	5,874,787	5,874,787	152,657	71,977	1,226,714	4,576,096
1712 Footpath	982,910	982,910	2,000	12,797	3,870	966,243
1722 Drainage	67,780	67,780	0	0	0	67,780
1732 Park development	9,954,682	9,954,682	0	67,602	1,958,056	7,929,024
1742 Other infrastructure	49,593	49,593	0	262,684	0	(213,091)
	<u>16,929,752</u>	<u>16,929,752</u>	<u>154,657</u>	<u>415,060</u>	<u>3,188,640</u>	<u>13,326,052</u>
Total by Work in Progress Natural Account	<u>31,840,656</u>	<u>31,840,656</u>	<u>439,640</u>	<u>533,358</u>	<u>5,522,501</u>	<u>25,784,797</u>

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Buildings						
Building major capital works						
81064 Lightning Park - facility upgrades	0	0	0	0	570	(570)
81065 Morley Noranda Recreation Club - facility upgrades	750,000	750,000	0	0	744,786	5,214
81201 Pat O'Hara Rugby Club	0	0	0	0	23,690	(23,690)
81250 Morley Sport and Rec Renewal - Aircon	50,000	50,000	0	0	0	50,000
81265 Various Items Replacement	0	0	0	22,298	9,533	(31,831)
81337 Maylands Brickworks Reserve Renewal - Structure	227,500	227,500	0	0	0	227,500
81341 Noranda Soccer Changroom Upgrade	143,150	143,150	0	0	0	143,150
81384 Civic Centre Chiller replacement stage 2A	450,000	450,000	0	0	0	450,000
81389 De Lacy Reserve Clubrooms - Maylands Cricket club- Hot wate	20,000	20,000	0	0	0	20,000
81393 Lightning Park - sewer connection	140,000	140,000	0	0	0	140,000
81400 Morley Sport and Rec Court 3 flooring replacement	500,000	500,000	0	0	0	500,000
81403 Pat O'Hara Reserve - Rugby Clubrooms and Changerooms - Upgra	1,500,000	1,500,000	0	0	0	1,500,000
81533 Crimea Park Cricket Clubroom - Kitchen Upgrade - Comm Grant	12,263	12,263	0	0	0	12,263
81534 Lower Hillcrest Res - RAL Pavilion & Clubrooms (Cricket Club	14,296	14,296	0	0	0	14,296
81535 Maylands Sport Rec Club - Function bar upgrade - Comm Grant	72,113	72,113	0	0	0	72,113
81536 MSRC - Court 5 Audio system - Comm Grant	22,105	22,105	0	0	0	22,105
81537 Senses/WA Ballet Building - Wooden decking upgrade - Comm G	18,182	18,182	0	0	0	18,182
	3,919,609	3,919,609	0	22,298	778,579	3,118,732
Building minor capital works						
80974 Waste Transfer Facility - fire suppression system	0	0	0	0	39,075	(39,075)
80992 Waste Transfer Station - upgrade office, showers & toilets	0	0	0	0	8,270	(8,270)
81235 Bedford Hall Renewal - Flooring	0	0	0	0	4,257	(4,257)
81240 Houghton Reserve Pavillion - Upgrade disability access ent	0	0	0	0	9,930	(9,930)
81257 Paddy Walker Works Depot - Mechanical Work Shop renew floor	0	0	0	5,924	2,016	(7,940)

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
81264 Various Hot Water Systems Replacement	0	0	0	0	11,952	(11,952)
81368 MSRC Renewal - Backboard Replacement	0	0	0	1,240	14,776	(16,016)
81371 Bedford Filipino Club Renewal – Aircon	20,000	20,000	0	0	0	20,000
81385 Civic Centre Refurbishing	100,000	100,000	0	0	0	100,000
81386 Civic Centre Secuirty & access control upgrade	120,000	120,000	0	0	0	120,000
81390 Ellis House - Retaining Wall	50,000	50,000	0	0	0	50,000
81391 Emergency building Item Replacement	100,000	100,000	50,000	0	0	100,000
81392 Houghton Park Clubroom - Hot water System Replacement 1	20,000	20,000	0	0	0	20,000
81394 Lower Hillcrest - RAL Massie Pavilion - Cool Room Replacem	30,000	30,000	0	7,687	0	22,313
81395 Lower Hillcrest Replacement Posts	40,000	40,000	0	0	0	40,000
81396 Maylands Peninsula Golf Course - Curators shed - Security Sy	10,000	10,000	0	0	7,018	2,982
81397 Maylands Sport & Recreation Powerboard upgrade	50,000	50,000	0	0	0	50,000
81398 Morley Sport and Rec - Re-roof stage 4 and 5 - stage 2	250,000	250,000	0	0	0	250,000
81399 Morley Sport and Rec -replace group fitness ceiling	45,000	45,000	0	0	0	45,000
81402 Paddy Walker Works Depot - Line marking and wall painting o	20,000	20,000	0	0	0	20,000
81405 Riverslea Lodge Aged Care Facilities - annual allocation	20,000	20,000	2,000	0	0	20,000
81406 SES Headquarters - Roof Painting	25,000	25,000	0	0	0	25,000
81409 Various New Roof Safety Systems	40,000	40,000	3,200	0	12,304	27,696
81517 Morley Sport and Rec - Unplanned capital replacement	40,000	40,000	3,200	0	0	40,000
81518 Morley Sport and Rec - Court 1 grandstand rectification - s	120,000	120,000	0	0	0	120,000
81519 Morley Sport and Rec -replace backboards and mounting syste	150,000	150,000	0	0	0	150,000
81531 Security Improvements	0	0	0	0	5,556	(5,556)
	1,250,000	1,250,000	58,400	14,851	115,154	1,119,995

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Aquatic facilities						
81234 Bayswater Waves Renewal - Roof	0	0	0	0	7,295	(7,295)
81379 Bayswater Waves - Health club replace aged marine carpet ki	10,000	10,000	0	0	0	10,000
81380 Bayswater Waves - Upgrade Hydrotherapy air handling - stage	80,000	80,000	0	0	0	80,000
81381 Bayswater Waves -Large equipment storage shed	75,000	75,000	0	0	0	75,000
81382 Bayswater Waves Gym Air Handling Unit Replacement	30,000	30,000	0	0	0	30,000
81513 Bayswater Waves - Variable Speed Dr on pumps Replacement	20,000	20,000	0	0	0	20,000
81514 Bayswater Waves - Security lockers for the gym	10,000	10,000	0	0	0	10,000
81515 Bayswater Waves Upgrade Hydrotherapy gate to auto-close gate	15,000	15,000	15,000	0	0	15,000
	240,000	240,000	15,000	0	7,295	232,705
Aged care facilities						
81378 Aged Persons Homes - Mertome Gardens	25,000	25,000	2,000	0	0	25,000
	25,000	25,000	2,000	0	0	25,000
Community capital requests						
81383 Bedford Junior Cricket Club AC replacements	10,000	10,000	0	0	0	10,000
81401 Noranda Sporting Complex - Roofing renewal	150,000	150,000	0	0	0	150,000
	160,000	160,000	0	0	0	160,000
Park development construction						
81532 FrankDrago Resreve Redevelopment (excl changerooms)	5,000,000	5,000,000	0	0	0	5,000,000
	5,000,000	5,000,000	0	0	0	5,000,000
Other infrastructure renewal						
81220 Maylands Brickwork Rectification	200,000	200,000	0	3,661	0	196,339
	200,000	200,000	0	3,661	0	196,339

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Administration Buildings						
81236 Civic Centre Renewal - Aircon	0	0	0	0	5,900	(5,900)
	0	0	0	0	5,900	(5,900)
Halls & Community Centres						
81253 Olive Tree house - Staff relocation	0	0	0	0	5,809	(5,809)
	0	0	0	0	5,809	(5,809)
Water Facilities						
80688 Bayswater Waves - Aircon replacement	20,000	20,000	0	0	0	20,000
	20,000	20,000	0	0	0	20,000
Sport & Recreation Facilities						
81407 The RISE - Lighting Upgrade (Stage 2)	30,000	30,000	0	0	0	30,000
81408 The RISE - sports courts ducting for AC	100,000	100,000	0	0	0	100,000
81516 The RISE Replace court backboards	20,000	20,000	0	0	0	20,000
	150,000	150,000	0	0	0	150,000
Heritage Buildings						
81404 Peninsula Hotel (Dome) Balcony repairs	30,000	30,000	0	0	0	30,000
	30,000	30,000	0	0	0	30,000
Libraries						
80683 Bayswater Library - Aircon Replacement	15,000	15,000	0	0	0	15,000
	15,000	15,000	0	0	0	15,000
Other Buildings						
80641 Dog Pound - Airconditioning replacement	8,000	8,000	0	0	3,046	4,954
	8,000	8,000	0	0	3,046	4,954

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Sustainable Environment						
81183 Emission Reduction and Renewable Energy Delivery	0	0	0	0	65,909	(65,909)
	0	0	0	0	65,909	(65,909)
Total Buildings	11,017,609	11,017,609	75,400	40,810	981,692	9,995,107
Furniture and equipment						
Furniture and equipment						
81497 Library IT Equipment Renewal	30,000	30,000	0	0	1,189	28,811
	30,000	30,000	0	0	1,189	28,811
IT capital						
81111 Information Services - Network Infra Replacement Program	0	0	0	77,488	446,690	(524,178)
81512 Sport and Recreation IT Equipment Renewal (Wellington Room W	10,250	10,250	0	0	0	10,250
81523 Audio Visual Equipment Renewal	102,500	102,500	0	0	14,401	88,099
81525 Network Infrastructure Server Renewal-1	50,738	50,738	0	0	0	50,738
81526 Network Infrastructure Server Renewal-2	16,913	16,913	0	0	0	16,913
81527 Network Infrastructure Storage Device Renewal	135,300	135,300	0	0	0	135,300
81528 Network Infrastructure Switch Renewal	162,360	162,360	0	0	0	162,360
81529 Network Infrastructure UPS Renewal	38,335	38,335	0	0	0	38,335
	516,396	516,396	0	77,488	461,091	(22,183)
IT renewal						
81354 Information Services - Council chambers system Replacement	0	0	0	0	44,291	(44,291)
81355 Information Services - End User Devices Replacement Program	845,250	845,250	0	0	0	845,250
81524 End User Devices - Workstation Buffer stock	78,780	78,780	0	0	0	78,780
	924,030	924,030	0	0	44,291	879,739

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
CCTV Renewal						
81520 CCTV (Body Cameras) Renewal	29,377	29,377	0	0	0	29,377
81521 CCTV (Fixed Cameras) Renewal	235,750	235,750	0	0	0	235,750
81522 CCTV (Vehicle Cameras) Renewal	61,910	61,910	0	0	0	61,910
	327,037	327,037	0	0	0	327,037
Other infrastructure construction						
81219 MSRC-Technology Infrastructure	0	0	0	0	1,600	(1,600)
	0	0	0	0	1,600	(1,600)
Water Facilities						
81114 Bayswater Waves - unplanned capital	0	0	0	0	18,182	(18,182)
	0	0	0	0	18,182	(18,182)
Total Furniture and equipment	1,797,463	1,797,463	0	77,488	526,353	1,193,622
Plant and equipment						
Building minor capital works						
81108 Install and commission above ground fuel system	0	0	0	0	961	(961)
	0	0	0	0	961	(961)
Plant and equipment						
81110 Plant and Equipment replacement program	2,095,832	2,095,832	209,583	0	824,855	1,270,977
	2,095,832	2,095,832	209,583	0	824,855	1,270,977
Total Plant and equipment	2,095,832	2,095,832	209,583	0	825,816	1,270,016

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Roads						
Parking Services						
81361 45 Ninth Ave Maylands-Carpark	0	0	0	0	2,365	(2,365)
	0	0	0	0	2,365	(2,365)
Building minor capital works						
81191 Pat O'Hara Reserve - Morley Sport and Recreation Centre rede	0	0	0	2,419	4,515	(6,934)
	0	0	0	2,419	4,515	(6,934)
Road construction						
81063 Low Cost Urban Safety Program	0	0	0	1,364	0	(1,364)
81083 Low Cost Urban Safety Design & Construction-Shearn Park	0	0	0	0	108,579	(108,579)
81336 LCURS - Road Safety Treatments	2,050,000	2,050,000	0	1,567	37,266	2,011,166
	2,050,000	2,050,000	0	2,932	145,845	1,901,223
Road renewal						
81293 Resurface Intersection- Russell Street to Bishop Street	0	0	0	1,566	0	(1,566)
81538 Walter Rd West Slow Lanes Repair	0	0	0	1,189	65,676	(66,865)
81539 Crimea Str Slow Lanes Repair	0	0	0	1,664	70,261	(71,925)
	0	0	0	4,419	135,937	(140,356)
Roads to recovery						
81314 Road Resurface Reman Rd from Langley Rd to Cul-De-Sac (R2R)	0	0	0	0	265	(265)
	0	0	0	0	265	(265)

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Black spot state						
81279 Intersection upgrade Benara Road / Emberson Road	0	0	0	0	11,336	(11,336)
	0	0	0	0	11,336	(11,336)
Base road grant						
81300 Road Resurface Bromley St from Burnett St to Rothbury Rd	0	0	0	2,821	112,706	(115,527)
81301 Road Resurface Burnett St from McGregor St to Mallion St	0	0	0	11,666	57,280	(68,945)
81305 Road Resurface Feredy St from Bromley St to Burnett St	0	0	0	3,884	30,398	(34,282)
81308 Road Resurface Hudson St from Langley Rd to Rothbury Rd	0	0	0	10,413	40,355	(50,768)
81309 Road Resurface McGregor St from Broun Ave to Burnett St	0	0	0	17,864	28,816	(46,680)
81317 Road Resurface Ward Pl from Feredy St to Cul-De-Sac	0	0	0	0	8,786	(8,786)
81413 Intersection Upgrade Benara Rd / Crimea St - stage 1 design	41,000	41,000	0	0	0	41,000
81428 Resurface Broun Av southbound from Russell St to Collier Rd	280,900	280,900	0	0	373	280,527
81429 Resurface Caledonian Av From Swan View Terraceto Guildford	335,300	335,300	0	0	20,745	314,555
81430 Resurface Crimea St from Morley Dr to Walter Rd	690,030	690,030	0	0	6,717	683,313
81431 Resurface Duffy St From Clune Stto Jackson St	80,000	80,000	0	2,161	68,533	9,306
81432 Resurface Embleton Kindergarten & Infant Health Centre Carpa	22,000	22,000	7,260	0	23,736	(1,736)
81433 Resurface Hubert Rd From Joseph Stto Richard St	98,700	98,700	32,571	0	93,813	4,887
81434 Resurface Intersection- Broun Av to Coode St	305,000	305,000	0	0	373	304,627
81435 Resurface Joseph St From Caledonian Avto Peninsula Rd	111,200	111,200	0	2,090	85,428	23,682
81436 Resurface Margaret St From Hubert Rdto Caledonian Av (R2R)	61,700	61,700	20,361	3,871	39,786	18,044
81437 Resurface Mephan St From Caledonian Avto Darby St	101,800	101,800	0	0	373	101,427
81438 Resurface Mt Prospect Cr From Caledonian Avto Kathleen Av	101,200	101,200	33,396	2,742	83,041	15,417
81439 Resurface Puntie Cr From East Stto Cul-De-Sac (R2R)	71,500	71,500	0	1,058	64,428	6,015
81440 Resurface Queen St from McGann St to Kelvin St (R2R)	144,500	144,500	0	0	5,964	138,536

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
81441 Resurface Queen St from McGann St to Norco Way (R2R)	75,000	75,000	0	0	747	74,253
81442 Resurface Richard St From Peninsula Rdto Swan View Terrace	98,500	98,500	32,505	817	77,858	19,825
81443 Resurface Sherwood St From Caledonian Avto Darby St (R2R)	117,500	117,500	0	0	6,255	111,245
81444 Resurface Susan St From Hubert Rdto Kelvin St	70,800	70,800	23,364	2,820	48,610	19,370
81445 Resurface Travancore Av From Eighth Avto Puntie Crescent	19,957	19,957	0	0	18,286	1,671
81446 Road resurface Crimea St from Halverson to Morley Dr	303,700	303,700	0	0	373	303,327
81447 Roberts St traffic treatments stage 1	140,000	140,000	0	0	0	140,000
81448 Traffic Management Devices (excl for accessibility improve	40,000	40,000	3,200	0	0	40,000
81530 Traylen St Traffic treatments	78,000	78,000	0	0	0	78,000
	3,388,287	3,388,287	152,657	62,207	923,781	2,402,299
Park development construction						
81388 Guildford Pedestrian Crossing (Safe Routes to School Plan) S	300,000	300,000	0	0	0	300,000
	300,000	300,000	0	0	0	300,000
Sporting Reserves						
81281 Morley Sport and Recreation carpark (Pat O'Hara) Stage 2	0	0	0	0	2,671	(2,671)
	0	0	0	0	2,671	(2,671)
Recreation Reserves						
81322 Waterland Carpark Expansion	136,500	136,500	0	0	0	136,500
	136,500	136,500	0	0	0	136,500
Total Roads	5,874,787	5,874,787	152,657	71,977	1,226,714	4,576,096

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Footpath						
Footpath construction						
81289 Pathway Expansion Program - Mahogany Road	0	0	0	0	250	(250)
81375 Strutt Reserve footpath installation	0	0	0	12,471	0	(12,471)
81412 Design New/Upgrade pathway (Cycling)-Walter Rd East from Bee	22,000	22,000	0	0	0	22,000
81422 New pathway (Arterial)-Beaufort St from Drummond St to Birke	61,645	61,645	0	0	0	61,645
81423 New pathway (Local Access) - Bellew Way from McGilvray Av to	78,709	78,709	0	0	0	78,709
81424 New pathway (Local Access)-Wholley St from Traylen Rd to Dar	55,556	55,556	0	0	0	55,556
81425 Pathway Expansion	690,000	690,000	0	0	0	690,000
81426 Pathway Renewal - Various Locations	50,000	50,000	0	0	0	50,000
81427 Pathways accessibility upgrades - Various Locations	25,000	25,000	2,000	0	0	25,000
	982,910	982,910	2,000	12,471	250	970,189
Park development construction						
81104 New Path - Hester/Evans/Drake	0	0	0	325	3,620	(3,946)
	0	0	0	325	3,620	(3,946)
Total Footpath	982,910	982,910	2,000	12,797	3,870	966,243

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Drainage						
Sustainable environment						
81417 New Drainage at 14 Hill St, Bayswater	13,556	13,556	0	0	0	13,556
81418 New Drainage at 2-16 Viscount Rd, Morley	13,556	13,556	0	0	0	13,556
81419 New Drainage at 4a Jakobsons Way, Morley	13,556	13,556	0	0	0	13,556
81420 New Drainage at 5 Bagden Place, Morley	13,556	13,556	0	0	0	13,556
81421 New Drainage at 6 Jakobsons Way, Morley	13,556	13,556	0	0	0	13,556
	67,780	67,780	0	0	0	67,780
Total Drainage	67,780	67,780	0	0	0	67,780
Park development						
Footpath construction						
81498 Bayswater Bowling Club Synthetic Green Upgrade	471,586	471,586	0	0	0	471,586
	471,586	471,586	0	0	0	471,586
Park development construction						
80242 Riverbank restoration	0	0	0	0	46,664	(46,664)
81171 Program - Natural Environment Improvement - Foreshore River	0	0	0	1,102	5,545	(6,647)
81271 Public Bin Renewal Program	0	0	0	0	6,923	(6,923)
81323 Bore Pump Renewal Program	0	0	0	0	6,460	(6,460)
81324 Further Greening of Guildford Road	0	0	0	21,687	4,723	(26,410)
81325 Irrigation Renewal Program	0	0	0	0	4,671	(4,671)
81328 Median Island Tree Planting Program	0	0	0	17,796	41,129	(58,924)
81358 Halliday Hosue-Retic	0	0	0	0	700	(700)
81360 Mayland Lakes Tank Installation	0	0	0	1,335	0	(1,335)
81362 Wymond park outdoor exercise equipment	0	0	0	0	49,150	(49,150)
81410 Maylands Lakes Masterplan Implementation	2,400,000	2,400,000	0	1,368	418,471	1,980,161

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
81411 Public Bin Renewal Program	45,000	45,000	0	0	0	45,000
81449 Bayswater Waves entry statement landscaping	30,000	30,000	0	0	0	30,000
81450 Gordon Reserve Bore Pumps Renewal	13,000	13,000	0	0	0	13,000
81451 Gus Weimar Park Bore Pumps Renewal	11,700	11,700	0	0	6,933	4,767
81452 Hampton Square Reserve - Bulgarian Society Club Bore Pumps R	5,500	5,500	0	0	0	5,500
81453 Jakobsons Reserve Bore Pumps Renewal	15,600	15,600	0	0	11,246	4,354
81454 Logan Reserve Bore Pumps Renewal	11,500	11,500	0	0	4,998	6,502
81455 Noranda Infant Helath Centre - 2 Garson Court Bore Pumps Ren	15,600	15,600	0	0	5,481	10,119
81456 Noranda Community & Family Centre - 9 Garson Court Bore Pum	4,600	4,600	0	0	0	4,600
81457 Peters Place Bore Pumps Renewal	15,600	15,600	0	0	11,679	3,921
81458 Plowmans Park Bore Pumps Renewal	18,200	18,200	0	0	5,448	12,752
81459 Ranger and Security Office - 21 Raymond Av Bore Pumps Renewa	7,000	7,000	0	0	6,507	493
81460 Embleton Golf Course Bore Pumps Renewal	58,500	58,500	0	0	17,623	40,877
81461 Flora Reserve Bore Pumps Renewal	11,100	11,100	0	0	8,490	2,610
81462 Gibbney Reserve Bore Pumps Refurbishment	8,500	8,500	0	0	6,759	1,741
81463 Grand Promenade Reserve Bore Pumps Refurbishment	8,500	8,500	0	0	7,201	1,299
81464 Halliday Park Bore Pumps Refurbishment	6,500	6,500	0	0	6,212	288
81465 Lower Hillcrest Reserve Bore Pumps Refurbishment	8,500	8,500	0	0	6,390	2,110
81466 Houghton Park Bore Pumps Refurbishment	8,500	8,500	0	0	6,337	2,163
81467 Joan Rycroft Reserve Bore Pumps Refurbishment	6,500	6,500	0	0	7,547	(1,047)
81468 Pat O'Hara Reserve Bore Pumps Refurbishment	8,500	8,500	0	0	6,447	2,053
81469 R A Cook Reserve Bore Pumps Refurbishment	8,500	8,500	0	0	5,687	2,813
81470 Shearn Memorial Park Bore Pumps Refurbishment	5,200	5,200	0	0	6,470	(1,270)
81471 FJ Beales Park Bore Pumps Refurbishment	7,200	7,200	0	0	5,502	1,698
81472 Civic Centre Flag Pole	7,800	7,800	0	0	3,953	3,847
81473 Addlestone Reserve Irrigation Cabinet Renewal	10,500	10,500	0	0	0	10,500
81474 Lower Hillcrest Reserve Irrigation Cabinet Renewal	10,800	10,800	0	0	22,276	(11,476)

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
81475 Joan Rycroft Reserve Irrigation Cabinet Renewal	10,700	10,700	0	0	0	10,700
81476 King William Supply Bore Irrigation Cabinet Renewal	15,600	15,600	0	0	0	15,600
81477 Median - Crimea Benara Irrigation Cabinet Renewal	10,700	10,700	0	0	23,250	(12,550)
81478 Sherbrooke Reserve Irrigation Cabinet Renewal	10,400	10,400	0	0	23,442	(13,042)
81479 Verge - Catherine St - The Strand to Lawrence St Irrigation	10,400	10,400	0	0	16,409	(6,009)
81480 Verge - Paperbark Dr Irrigation Cabinet Renewal	10,500	10,500	0	0	0	10,500
81481 Bayswater Waves - Operations Irrigation Cabinet Renewal	10,500	10,500	0	0	0	10,500
81482 City Wide - Irrigation system design	102,500	102,500	0	0	0	102,500
81483 Addlestone Reserve Irrigation System Renewal	53,813	53,813	0	0	0	53,813
81484 Noranda Sporting Complex - Running Track - Soccer Irrigation	409,703	409,703	0	0	0	409,703
81485 Pat O'Hara Reserve / Morley Recreation Irrigation System Ren	367,463	367,463	0	0	0	367,463
81486 Arbor Park Irrigation System Renewal	584,363	584,363	0	0	0	584,363
81487 Puntie Crescent Reserve Irrigation System Renewal	20,756	20,756	0	0	0	20,756
81488 Bath St / Tranby Reserve Irrigation System Renewal	192,700	192,700	0	0	0	192,700
81489 Median Island Tree Planting Program	100,000	100,000	0	0	0	100,000
81490 Morley Community Centre Garden	37,000	37,000	0	0	0	37,000
81491 Overhead Power Pole renewal	52,000	52,000	0	0	60,896	(8,896)
81492 Park Furniture Renewal Program	50,000	50,000	0	0	0	50,000
81493 Park signage renewal	30,000	30,000	0	0	3,280	26,720
81494 Passive Park Lights - Renewal Program	25,625	25,625	0	0	0	25,625
81495 Passive Park Lights - Replacement Riverside Gardens - pole	91,840	91,840	0	0	0	91,840
81496 Strutt Reserve Irrigation Modification	15,000	15,000	0	0	0	15,000
81499 Jakobsons Reserve (North) Playground Renewal	70,000	70,000	0	0	0	70,000
81500 Maylands Tennis Court Redevelopment (CSRFF)	729,883	729,883	0	0	19,120	710,763
81501 Redcliff Bridge Bike Track surface repair	42,000	42,000	0	0	38,121	3,879
81502 Renewal of Crimea - Catch Net Fencing	30,000	30,000	0	0	0	30,000
81503 Renewal of Delacy Synthetic Cricket Match Wickets	8,000	8,000	0	0	0	8,000

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
81504 Renewal of Delacy Synthetic Cricket Practice Wickets	50,000	50,000	0	0	0	50,000
81505 Renewal of Deschamp Synthetic Cricket Practice Wickets	50,000	50,000	0	0	0	50,000
81506 Renewal of Emberson - LJ Run Up Courts	10,000	10,000	0	0	0	10,000
81507 Renewal of Gibbney Goals	20,000	20,000	0	0	0	20,000
81508 Renewal of Grand Prom Synthetic Cricket Practice Wickets	32,000	32,000	0	0	0	32,000
81509 Renewal of Noranda Sport Athletics Synthetic Cricket Match W	10,000	10,000	0	0	0	10,000
81510 Riverside Gardens Playground Renewal	400,000	400,000	0	0	0	400,000
81511 Swan Lake Reserve Playground Renewal	65,000	65,000	0	0	0	65,000
	6,496,846	6,496,846	0	43,288	938,140	5,515,418
Tree management						
81165 Riverside Gardens Urban Forest	0	0	0	0	12,831	(12,831)
81344 Riverside Gardens Urban Forest (Advocacy Project)	1,896,250	1,896,250	0	4,188	996,273	895,789
	1,896,250	1,896,250	0	4,188	1,009,105	882,957
Playground						
81343 Riverside Gardens Playground Renewal	0	0	0	18,559	0	(18,559)
	0	0	0	18,559	0	(18,559)
Floodlights						
81231 Crimea Park floodlight renewal	90,000	90,000	0	0	0	90,000
	90,000	90,000	0	0	0	90,000
Other infrastructure construction						
81062 Tranby House Reserve Foreshore - rehab and revegetation	1,000,000	1,000,000	0	1,567	10,812	987,621
	1,000,000	1,000,000	0	1,567	10,812	987,621
Total Park development	9,954,682	9,954,682	0	67,602	1,958,056	7,929,024

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Other infrastructure						
Street lights						
81318 Street Lightpole Upgrade	0	0	0	262,684	0	(262,684)
	0	0	0	262,684	0	(262,684)
Other infrastructure construction						
81414 New Bus Shelter no 16211, Wolseley Rd	16,531	16,531	0	0	0	16,531
81415 New Bus Shelter no 16215, Wolseley Rd	16,531	16,531	0	0	0	16,531
81416 New Bus Shelter no 16512, Tranby Rd	16,531	16,531	0	0	0	16,531
	49,593	49,593	0	0	0	49,593
Total Other infrastructure	49,593	49,593	0	262,684	0	(213,091)
Total capital projects	31,840,656	31,840,656	439,640	533,358	5,522,501	25,784,797

10.2.2 List of Payments for the Month of July 2025

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> 1. Schedule of Accounts - Municipal Fund [10.2.2.1 - 10 pages] 2. Schedule of Accounts - Trust Fund [10.2.2.2 - 1 page] 3. Summary of Corporate Credit Card Expenses [10.2.2.3 - 1 page] 4. Summary of Corporate Purchase Card Expenses [10.2.2.4 - 4 pages] 5. Electronic Fund Transfers [10.2.2.5 - 1 page]
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

This report presents the list of payments, comprising **Attachments 1, 2, 3 4 and 5** made under delegated authority for the month of July 2025 in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council receives the list of payments for the month of July 2025 made under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* comprising:

1. Schedule of Accounts – Municipal Fund (**Attachment 1**);
2. Schedule of Accounts – Trust Fund (**Attachment 2**);
3. Summary of Corporate Credit Card Expenses (**Attachment 3**); and
4. Summary of Corporate Purchase Card Expenses (**Attachment 4**); and
5. Electronic Fund Transfers (**Attachment 5**).

Cr Sally Palmer Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 9/0

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Nil.

BACKGROUND

Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's Municipal and Trust Funds in addition to Aged Care accounts in accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*.

A list of accounts paid is to be provided to Council where such delegation is made.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

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

Payments drawn from the Municipal Account for the month of July 2025 are included in **Attachment 1**.

Payments drawn from the Trust Fund for the month of July 2025 are included in **Attachment 2**.

Payments made via corporate credit and purchase cards are included in **Attachment 3 and Attachment 4** respectively. Regulation 13(A) of the Local Government (Financial Management) Regulations 1996 was updated requiring the reporting of payments by employees via purchase cards (i.e. in addition to Credit Cards) to be reported from 1 October 2023. Purchase Cards used by employees include BP (Fuel) and Bunnings Cards with those transactions reported separately but the total spend is included in payments from the Municipal Account.

All other payments of a direct debit nature made from the Municipal and Aged Persons Homes Accounts including bank fees; payroll payments; and other direct payment arrangements, are represented in **Attachment 5**.

All payments are summarised in **Table 1**.

Table 1

<i>Payment Type</i>	<i>Reference</i>	<i>Amount \$</i>
<i>Municipal Account</i> BPay Direct Credits Electronic Fund Transfers (EFTs)	BP000298-299 DC000797-806 EF092459-092782 EF092784-092923 EF092925-093205	\$10,758,175.55
<i>Trust Fund</i> Electronic Fund Transfers (EFTs)	EF092783 EF092924	\$33,549.97
<i>Credit Card Expenses</i>	28 June 2025 to 29 July 2025	\$18,404.79
<i>Direct Debit and Other Electronic Fund Transfer</i>	1 July 2025 to 31 July 2025	\$13,724,695.93
	Total	\$24,534,826.24

LEGISLATIVE COMPLIANCE

Regulation 13 of the *Local Government (Financial Management) Regulations 1996*.

The City's *Procurement Policy* applies.

Council has delegated to the CEO the exercise of its authority to make payments from the Municipal and Trust Funds and the Aged Care Homes accounts. Therefore, in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid by the CEO is prepared each month showing each account paid since the list was prepared.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

All accounts are for goods and services that have been duly incurred and authorised for payment in accordance with the budget allocation and statutory obligations. This provides for the effective and timely payment of the City's contractors and other creditors.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Strategic Community Plan 2025-2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.
Objective 5.1.2	Ensure resource sustainability for future generations.

CONCLUSION

That Council notes the List of Payments for the month of July 2025 comprising **Attachments 1, 2, 3, 4 and 5.**

City of Bayswater

List of Payment - Municipal

for the period 1 July 2025 to 31 July 2025

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
BP000298	16/07/25	Department of Transport	Licence and permit renewal	58,472.90
BP000299	24/07/25	Coca Cola Europacific Partners Australia Pty Ltd	Kiosk stock	5,628.82
DC000797	09/07/25	Superchoice	Payroll payment	263,944.56
DC000798	09/07/25	Easisalary Pty Ltd	Payroll payment	8,019.68
DC000799	23/07/25	Easisalary Pty Ltd	Payroll payment	8,019.68
DC000800	23/07/25	Superchoice	Payroll payment	277,701.55
DC000801	23/07/25	Western Australia Treasury Corporation	Loan repayments	43,643.42
DC000802	23/07/25	Department of Justice/Fines Enforcement Registry	Fees and charges	86.00
DC000803	28/07/25	Superchoice	Payroll payment	2,167.72
DC000804	28/07/25	Superchoice	Payroll payment	3,253.37
DC000805	29/07/25	Department of Justice/Fines Enforcement Registry	Fees and charges	7,434.00
DC000806	29/07/25	Department of Justice/Fines Enforcement Registry	Fees and charges	497.30
EF092459	01/07/25	A1 Locksmiths	Building maintenance and services	752.00
EF092460	01/07/25	AAAC Towing Pty Ltd	Vehicle towing	392.70
EF092461	01/07/25	Aarco Environmental Solutions Pty Ltd	Environmental health services and supplies	2,200.00
EF092462	01/07/25	Acclaimed Catering Pty Ltd	Functions and events catering expenses	677.60
EF092463	01/07/25	Aceway Unit Trust T/A City Toyota	Plant and vehicle repairs	290.00
EF092464	01/07/25	ADT Security	Building maintenance and services	56.42
EF092465	01/07/25	Alyka Pty Ltd	Software maintenance	2,255.00
EF092466	01/07/25	AMS Technology Group Pty Ltd	Building maintenance and services	27,697.04
EF092467	01/07/25	Apac Aid Incorporated	Garden maintenance	2,002.00
EF092468	01/07/25	Arbor West Pty Ltd T/A Classic Tree Services	Garden maintenance	73,326.00
EF092469	01/07/25	Auscontact Association Ltd	Staff training, development and support	1,480.00
EF092470	01/07/25	Aussie Pool Covers Pty Ltd T/A Aussie Pool Covers	Construction and civil works payments	16,441.70
EF092471	01/07/25	Australasian Events Pty Ltd T/A Ace Security and Events Services	Buildings and events security expenses	742.50
EF092472	01/07/25	Australian Services Union	Payroll payment	236.50
EF092473	01/07/25	Australian Taxation Office	Payroll payment	306,352.00
EF092474	01/07/25	Avantgarde Technologies Pty Ltd	IT network maintenance	21,648.00
EF092475	01/07/25	Tony Aveling & Associates Pty Ltd T/A Aveling Training & Consulting	Staff training, development and support	90.00
EF092476	01/07/25	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF092477	01/07/25	Blackhawk Network (Australia) Pty Ltd	Awards and scholarships	10,628.90
EF092478	01/07/25	BOC Ltd	Pest control	20.69
EF092479	01/07/25	Boris Kazakov T/A Diet Biz	Marketing and promotional material	660.00
EF092480	01/07/25	Bormaz Contracting Pty Ltd	Garden maintenance	21,411.50
EF092481	01/07/25	Boyan Electrical Services	Electrical installation and repair	29,109.86
EF092482	01/07/25	Brownes Foods Operations Pty Ltd	Staff amenities	150.50
EF092483	01/07/25	Bunnings Group Ltd	Engineering works materials	20,994.68
EF092484	01/07/25	Business News Pty Ltd	Licence and permit renewal	440.00
EF092485	01/07/25	Child Support Agency	Payroll payment	1,540.07
EF092486	01/07/25	CNW Pty Ltd	Building supplies and hardware	1,091.23
EF092487	01/07/25	Cohera-Tech Pty Limited	Construction and civil works payments	10,886.40
EF092488	01/07/25	Contra-flow Pty Ltd	Traffic management	3,622.17
EF092489	01/07/25	DDL Australia Pty Ltd T/A Lumify Group	Staff training, development and support	38,500.00
EF092490	01/07/25	Diana Kudsee	Youth and seniors community activities	320.00
EF092491	01/07/25	Robert Walters Pty Ltd	Labour hire and temporary replacement	5,131.69
EF092492	01/07/25	The Trustee for BEZ Family Trust T/A DVA Fabrications	Minor equipment purchase	4,263.60
EF092493	01/07/25	E Fire & Safety	Fire suppression and alarm monitoring	27.50
EF092494	01/07/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	245,875.11
EF092495	01/07/25	Ecocycle Pty Ltd	Waste collection and hygiene services	538.98
EF092496	01/07/25	Emma-Jane Maree Hunt T/A Emma-Jane's Weaving & Bush Collection	Youth and seniors community activities	600.00
EF092497	01/07/25	Evertop Investments Pty Ltd T/A Jim Kidd Sports	Recreation and gymnasium equipment	501.60
EF092498	01/07/25	Exbo Signage and Digital Pty Ltd T/A Bokay Signage	Marketing and promotional material	1,937.93
EF092499	01/07/25	Excel Consulting Solutions Pty Ltd	Staff training, development and support	11,000.00
EF092500	01/07/25	The Trustee for Mcquoid Family Trust Find Wise Location Services	Construction and civil works technical support	539.00
EF092501	01/07/25	Fiona Caroline Blackham T/A Gaia Permaculture	Staff training, development and support	450.00
EF092502	01/07/25	Fleet Fitness	Building maintenance and services	262.79
EF092503	01/07/25	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	2,290.93
EF092504	01/07/25	Fuel Distributors of WA Pty Ltd	Fuel and oil	33,934.79
EF092505	01/07/25	Garden Care West (WA)	Garden maintenance	528.00
EF092506	01/07/25	GFG Temporary Assist	Labour hire and temporary replacement	7,804.50
EF092507	01/07/25	GHD Pty Ltd	Labour hire and temporary replacement	28,250.41
EF092508	01/07/25	Goldfoam Investments Pty Ltd T/A Midland Mowers	Plant and vehicle repairs	65.00
EF092509	01/07/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	3,054.33
EF092510	01/07/25	Health Insurance Fund of WA	Payroll payment	74.40
EF092511	01/07/25	Helene Pty Ltd	Labour hire and temporary replacement	3,506.18
EF092512	01/07/25	Hinco Group Pty Ltd T/A Hinco Instruments	Equipment purchases	1,864.42
EF092513	01/07/25	Hospital Benefit Fund of WA	Payroll payment	894.94
EF092514	01/07/25	ICU Solarcam Pty Ltd	Buildings and events security expenses	836.00
EF092515	01/07/25	The Trustee for The Anza Family Trust T/A Instant Tree Nursery Pty Ltd	Garden maintenance	1,383.79
EF092516	01/07/25	IPA By Synergie Pty Ltd	Labour hire and temporary replacement	1,633.50
EF092517	01/07/25	IRP Pty Ltd	Labour hire and temporary replacement	6,254.93
EF092518	01/07/25	J.Blackwood & Son Pty Ltd T/A Blackwoods Atkins	Kiosk stock	6,557.32
EF092519	01/07/25	James Bennett Pty Ltd	Book purchases	18.39
EF092520	01/07/25	John Martin Robley T/A Noranda Veterinary Clinic	Animal supplies and services	55.00
EF092521	01/07/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens materials	264.50
EF092522	01/07/25	Kit Stasia Prendergast	Community engagement framework	880.00
EF092523	01/07/25	Bedford-Dianella Vet Centre	Refund animal sterilisation	55.00

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
EF092524	01/07/25	Linemarking WA Pty Ltd	Parking bays marking	4,223.18
EF092525	01/07/25	Luke Donovan Riley T/A Luke Riley Creative	Photography / video production	4,455.00
EF092526	01/07/25	Marsh Pty Ltd	Professional consultancy services	46,557.50
EF092527	01/07/25	Max & Claire Pty Ltd T/A Ergolink	Equipment maintenance	3,099.86
EF092528	01/07/25	Maxwell Robinson & Phelps	Pest control	222.20
EF092529	01/07/25	McInerney Ford	Plant and vehicle parts and materials	863.01
EF092530	01/07/25	McLeods Lawyers Pty Ltd	Legal expenses and court costs	8,800.88
EF092531	01/07/25	MDM Entertainment Pty Ltd	Library book stock and materials	202.90
EF092532	01/07/25	Merchandising Libraries Pty Ltd	Marketing and promotional material	3,465.59
EF092533	01/07/25	Modern Teaching Aids Pty Ltd	Youth and seniors community activities	821.21
EF092534	01/07/25	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	1,411.02
EF092535	01/07/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Garden maintenance	3,669.60
EF092536	01/07/25	Natasha Gayle Birch T/A Brainbox Marketing	Marketing and promotional material	990.00
EF092537	01/07/25	Natural Area Holdings Pty Ltd	Parks and gardens plants and trees	836.00
EF092538	01/07/25	Nguyen Family Trading Pty Ltd T/A Fully Promoted Morley	Staff uniforms and protective equipment	254.35
EF092539	01/07/25	Novated Lease Australia Pty Ltd	Payroll payment	1,337.11
EF092540	01/07/25	Officeworks Ltd T/A Officeworks	Minor equipment purchase	779.04
EF092541	01/07/25	PAV Sales & Installation	Minor equipment purchase	49,337.66
EF092542	01/07/25	Paywise Pty Ltd	Payroll payment	5,162.92
EF092543	01/07/25	Pettit Nominees Pty Ltd T/A P&M Automotive Equipment	Plant and vehicle parts and materials	209.00
EF092544	01/07/25	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	5,080.98
EF092545	01/07/25	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	33,778.74
EF092546	01/07/25	Programmed Property Services Pty Ltd	Building maintenance and services	5,786.00
EF092547	01/07/25	Brenfield Pty Ltd T/A Promolab	Staff uniforms and protective equipment	3,072.30
EF092548	01/07/25	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	902.00
EF092549	01/07/25	RCM Systems Pty Ltd	Equipment maintenance	11.00
EF092550	01/07/25	Rentokil Initial Pty Ltd	Building maintenance and services	5,627.15
EF092551	01/07/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	195.99
EF092552	01/07/25	The Trustee for Reed Trading Trust T/A Resource Furniture	Minor equipment purchase	1,445.95
EF092553	01/07/25	R & M Associates Pty Ltd T/A The Drug Detection Agency - Kewdale	Medical services and materials	348.15
EF092554	01/07/25	RTV Computers Pty Ltd	Minor equipment purchase	1,534.50
EF092555	01/07/25	The Trustee for the Hall Family Trust T/A The Organising School	Youth and seniors community activities	400.00
EF092556	01/07/25	St John Ambulance Western Australia Ltd	Staff training, development and support	368.25
EF092557	01/07/25	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	194.04
EF092558	01/07/25	Stratco (WA) Pty Ltd	Building supplies and hardware	1,003.76
EF092559	01/07/25	Stuart John Barrow T/A Jost Services	Aquatic maintenance and services	767.80
EF092560	01/07/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Parks and gardens contract payments	2,200.00
EF092561	01/07/25	Syrinx Environmental Pty Ltd	Professional consultancy services	20,765.03
EF092562	01/07/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	318.82
EF092563	01/07/25	Techworks Plumbing Pty Ltd Techworks Plumbing Pty Ltd	Building maintenance and services	395.21
EF092564	01/07/25	The First Aid Group Pty Ltd	Minor equipment purchase	2,307.56
EF092565	01/07/25	T.M Coghill & J Reeves T/A Technologically Speaking	Youth and seniors community activities	330.00
EF092566	01/07/25	The Patio Factory Perth Pty Ltd	Construction and civil works payments	8,150.00
EF092567	01/07/25	The Trustee for Rabblement Trust	Book purchases	2,790.40
EF092568	01/07/25	The Trustee for The Butcher Family Trust T/A Animal Pest Management Services	Animal supplies and services	9,900.00
EF092569	01/07/25	The Trustee for the Critters Trust T/A Critters Up Close	Marketing and promotional material	570.00
EF092570	01/07/25	The Trustee For the Dry Cleaning Family Trust T/A New Look Dry Cleaners Morley	Cleaning services	1,084.60
EF092571	01/07/25	The Trustee for the Dzodzoz Family Trust	Parks and gardens contract payments	89,452.15
EF092572	01/07/25	The Trustee for The Herbert Family Trust T/A Repeat Plastics (WA)	Parks and gardens materials	4,180.00
EF092573	01/07/25	The Trustee for the Map World Trust	Printing and graphic design expenses	179.90
EF092574	01/07/25	The Trustee for the S & S Carrick Family Trust	Professional consultancy services	550.00
EF092575	01/07/25	The LGRCEU (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	880.00
EF092576	01/07/25	Chittering Valley Worm Farm	Refund health centre memberships	3,106.07
EF092577	01/07/25	Town Team Movement Ltd	Community engagement framework	2,200.00
EF092578	01/07/25	TPG Telecom	IT network maintenance	5,276.70
EF092579	01/07/25	Tocojopa Pty Ltd T/A T-Quip	Plant and vehicle repairs	309.09
EF092580	01/07/25	Trailer Parts Pty Ltd T/A Martins Trailer Parts	Plant and vehicle parts and materials	151.93
EF092581	01/07/25	Twins (WA) Pty Ltd	Functions and events catering expenses	2,436.00
EF092582	01/07/25	Two Way Hire and Sales	Minor equipment purchase	3,228.50
EF092583	01/07/25	Ulverscroft Australia Pty Ltd	Library book stock and materials	116.14
EF092584	01/07/25	Unilever Australia Limited	Kiosk stock	641.01
EF092585	01/07/25	VTP Engineering	Professional consultancy services	1,100.00
EF092586	01/07/25	WA Local Government Association	Staff training, development and support	654.50
EF092587	01/07/25	Walcott Industries Pty Ltd	Building maintenance and services	46,332.00
EF092588	01/07/25	Warequip Solutions Pty Ltd	Minor equipment purchase	363.00
EF092589	01/07/25	Wattleup Tractors	Plant and vehicle parts and materials	494.00
EF092590	01/07/25	West Australian Newspapers Ltd	Memberships and subscriptions	416.00
EF092591	01/07/25	West Build Products Pty Ltd	Depot stores and consumables	2,246.46
EF092592	01/07/25	Westworks Group	Professional consultancy services	25,080.00
EF092593	01/07/25	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	180.00
EF092594	01/07/25	Work Health and Safety Foundation	Staff training, development and support	995.00
EF092595	01/07/25	Workpower Inc	Parks and gardens plants and trees	4,084.07
EF092596	01/07/25	WPC Group Ltd	Labour hire and temporary replacement	6,260.27
EF092597	01/07/25	Zornitsa Krasteva Damatova	Youth and seniors community activities	1,400.00
EF092598	02/07/25	AlintaGas Sales Pty Ltd	Gas usage charges	293.55
EF092599	02/07/25	Andrew Cox and Associates Pty Ltd	Sitting fee	400.00
EF092600	02/07/25	Anne Courtney	Refund bond	500.00
EF092601	02/07/25	Associated and Catholic Colleges of WA	Refund bond	350.00
EF092602	02/07/25	ClayMake Studio	Grants and funding	3,300.00
EF092603	02/07/25	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	1,236.20
EF092604	02/07/25	Dat Nguyen and Hoang An Tran	Refund crossover	545.73
EF092605	02/07/25	Department of Planning, Lands and Heritage	Refund development application fee	261.00

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
EF092606	02/07/25	Edward Nguyen	Refund crossover	545.74
EF092607	02/07/25	Graham Hoskins	Refund residential verge deposit	1,560.00
EF092608	02/07/25	Helen Smith	Staff allowances and reimbursements	138.04
EF092609	02/07/25	IMG Group Holdings Pty Ltd T/A Threat Protect Group Pty Ltd	Memberships and subscriptions	1,848.00
EF092610	02/07/25	Jade-Anne Nguyen	Refund crossover	545.73
EF092611	02/07/25	JB Hi-Fi Group Pty Ltd	Minor equipment purchase	31,432.50
EF092612	02/07/25	Jennifer Margaret Dunstan	Refund animal sterilisation	150.00
EF092613	02/07/25	Joanne and Hamish Garland	Refund residential verge deposit	1,560.00
EF092614	02/07/25	John Vlemmix	Refund health centre memberships	184.20
EF092615	02/07/25	Kelli Bradbrook	Staff allowances and reimbursements	443.64
EF092616	02/07/25	LGISWA	Insurance premium	317,383.00
EF092617	02/07/25	Marko Rnjai	Refund crossover	1,416.69
EF092618	02/07/25	Milton Green Pty Ltd T/A Beyond Skateboarding	Construction and civil works technical support	2,805.00
EF092619	02/07/25	Redink Homes Pty	Refund residential verge deposit	1,485.23
EF092620	02/07/25	Robert Lindsay	Refund animal sterilisation	16.60
EF092621	02/07/25	Roma Eacott	Refund rates overpayment	910.84
EF092622	02/07/25	Scott Bradley	Refund rates overpayment	1,802.97
EF092623	02/07/25	Scott Russo	Crossover subsidy	735.00
EF092624	02/07/25	Shona Zulsdorf	Sitting fee	400.00
EF092625	02/07/25	Shuk Yan Leung	Refund health centre memberships	99.00
EF092626	02/07/25	The Trustee for S & H Unit Trust T/A Stewart & Heaton Clothing Co Pty Ltd	Staff uniforms and protective equipment	2,089.31
EF092627	02/07/25	Synergy	Electricity charges (other than street lighting)	173,608.68
EF092628	02/07/25	Water Corporation	Water usage charges	27,631.85
EF092629	02/07/25	Western Australia Police	Volunteer reimbursements and expenses	54.00
EF092630	02/07/25	William Raymond Till	Professional consultancy services	1,660.00
EF092631	02/07/25	Wiseclimb Investments	Refund residential verge deposit	1,560.00
EF092632	09/07/25	Alice Pennycoot	Catio rebate	500.00
EF092633	09/07/25	Australia Post	Postage and courier charges	19,397.19
EF092634	09/07/25	Brittany Kulick	Professional consultancy services	850.00
EF092635	09/07/25	Byprogress Pty Ltd T/A Monsterball Amusements	Equipment hire	3,645.00
EF092636	09/07/25	Carolyn Bagini	Refund crossover	1,190.87
EF092637	09/07/25	Catherine Burnside	Catio rebate	500.00
EF092638	09/07/25	Chang-Leng Victoria Jennifer	Catio rebate	500.00
EF092639	09/07/25	Department of Finance	Refund rates overpayment	750.00
EF092640	09/07/25	Easisalary Pty Ltd	Payroll payment	1,728.84
EF092641	09/07/25	Elli Petersen-Pik	Councillor allowances and reimbursements	53.99
EF092642	09/07/25	Filomena Piffaretti	Councillor allowances and reimbursements	39.37
EF092643	09/07/25	Form Homes	Refund residential verge deposit	1,560.00
EF092644	09/07/25	Jen and Ryan Turner	Refund residential verge deposit	1,560.00
EF092645	09/07/25	LC & PA Squire	Refund residential verge deposit	780.00
EF092646	09/07/25	Michael and Renae Flegg	Refund residential verge deposit	1,560.00
EF092647	09/07/25	Mrs R L Broadbent Mr L Whorral	Catio rebate	500.00
EF092648	09/07/25	The Trustee for The Broomhead Family Trust T/A The Broomhead Family Trust	Garden maintenance	7,073.00
EF092649	09/07/25	Petit Homes	Refund residential verge deposit	1,485.23
EF092650	09/07/25	Rhys Allix	Waterwise verge rebate	500.00
EF092651	09/07/25	Rugby WA	Refund bond	350.00
EF092652	09/07/25	Shree Swaminarayan Temple (Mandir) Perth	Refund bond	1,000.00
EF092653	09/07/25	Silvermark Pty Ltd T/A Guardall Security	Equipment maintenance	594.00
EF092654	09/07/25	Star G Gianetti	Waterwise verge rebate	500.00
EF092655	09/07/25	Stephen Knox	Catio rebate	500.00
EF092656	09/07/25	United Relief Australia	Refund bond	1,000.00
EF092657	09/07/25	Vu Le	Refund health centre memberships	42.41
EF092658	09/07/25	Western Australia Myanmar Democratic Net	Refund bond	1,000.00
EF092659	09/07/25	Yasmine Rastegar	Waterwise verge rebate	250.00
EF092660	09/07/25	A. Richards Pty Ltd T/A Richgro Garden Products	Parks and gardens materials	547.00
EF092661	09/07/25	AAAC Towing Pty Ltd	Vehicle towing	392.70
EF092662	09/07/25	Access Without Barriers Pty Ltd T/A AWB Co	Construction and civil works payments	14,269.20
EF092663	09/07/25	Acclaimed Catering Pty Ltd	Functions and events catering expenses	1,031.75
EF092664	09/07/25	AFGRi Equipment Australia Pty Ltd	Construction and civil works payments	191,400.00
EF092665	09/07/25	AFL Sports Ready Ltd	Labour hire and temporary replacement	22,348.71
EF092666	09/07/25	ALS Library Services Pty Ltd	Book purchases	1,467.90
EF092667	09/07/25	Amazon Web Services Australia Pty Ltd	IT network maintenance	7,377.54
EF092668	09/07/25	AMS Technology Group Pty Ltd	Building maintenance and services	2,608.79
EF092669	09/07/25	Apace Aid Incorporated	Garden maintenance	1,226.50
EF092670	09/07/25	Auscontact Association Ltd	Staff training, development and support	880.00
EF092671	09/07/25	Australasian Events Pty Ltd T/A Ace Security and Events Services	Buildings and events security expenses	759.00
EF092672	09/07/25	Australia and New Zealand Recycling Platform Ltd	Waste collection and hygiene services	3,008.75
EF092673	09/07/25	Avantgarde Technologies Pty Ltd	IT network maintenance	180,400.00
EF092674	09/07/25	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	338.80
EF092675	09/07/25	Beak Engineering (Aust) Pty Ltd T/A Ausnet Industries	Equipment purchases	649.00
EF092676	09/07/25	BGC (Australia) Pty Ltd T/A BGC Concrete	Construction and civil works payments	206.36
EF092677	09/07/25	BOC Ltd	Pest control	9.90
EF092678	09/07/25	Boyan Electrical Services	Electrical installation and repair	3,562.24
EF092679	09/07/25	Bridgestone Aust Ltd	Plant and vehicle repairs	5,848.25
EF092680	09/07/25	Brolly Australasia Pty Ltd	Memberships and subscriptions	5,781.60
EF092681	09/07/25	Brownes Foods Operations Pty Ltd	Staff amenities	111.80
EF092682	09/07/25	Bunnings Group Ltd	Engineering works materials	1,844.98
EF092683	09/07/25	City of Joondalup	Staff leave and entitlement	2,451.94
EF092684	09/07/25	City of Perth	Staff leave and entitlement	13,676.00
EF092685	09/07/25	Cleanaway Pty Ltd	Waste collection and hygiene services	570.17
EF092686	09/07/25	Cleantex Pty Ltd	Staff uniforms and protective equipment	703.97
EF092687	09/07/25	Cleverpatch Pty Ltd	Youth and seniors community activities	1,306.27

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
EF092688	09/07/25	Code Research Pty Ltd T/A PWD (Australia)	Marketing and promotional material	3,870.00
EF092689	09/07/25	Cohera-Tech Pty Limited	Construction and civil works payments	10,765.58
EF092690	09/07/25	Contra-flow Pty Ltd	Traffic management	8,625.81
EF092691	09/07/25	Culture Counts (Australia) Pty Ltd	Licence and permit renewal	2,200.00
EF092692	09/07/25	Customers of SirsiDynix Australasia - COSA Incorporated	Licence and permit renewal	149.00
EF092693	09/07/25	Data Diction Pty Ltd	Licence and permit renewal	4,400.00
EF092694	09/07/25	Definet Pty Ltd	Software maintenance	14,135.11
EF092695	09/07/25	Direct Communications Pty Ltd	Equipment maintenance	1,149.06
EF092696	09/07/25	Djena Boodja-K Pty Ltd	Professional consultancy services	2,200.00
EF092697	09/07/25	Dymocks Books Morley Pty Ltd	Book purchases	3,117.47
EF092698	09/07/25	E Fire & Safety	Fire suppression and alarm monitoring	598.31
EF092699	09/07/25	Eastern Merchant Pty Ltd T/A Maylands Park Lottery Centre and News Agency	Memberships and subscriptions	64.00
EF092700	09/07/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	77,188.29
EF092701	09/07/25	Ecocycle Pty Ltd	Waste collection and hygiene services	478.23
EF092702	09/07/25	Environment House Inc	Engineering works materials	935.00
EF092703	09/07/25	Environmental Health Australia (WA) Inc.	Environmental health services and supplies	3,100.00
EF092704	09/07/25	Europcar WA	Insurance excess	2,000.00
EF092705	09/07/25	Everability Group Limited T/A Guide Dogs WA	Equipment maintenance	3,252.50
EF092706	09/07/25	Evertop Investments Pty Ltd T/A Jim Kidd Sports	Recreation and gymnasium equipment	1,183.60
EF092707	09/07/25	Fleet Fitness	Building maintenance and services	551.43
EF092708	09/07/25	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	2,014.98
EF092709	09/07/25	Gatecrasher Advertising Pty Ltd	Marketing and promotional material	1,784.26
EF092710	09/07/25	GFG Temporary Assist	Labour hire and temporary replacement	12,463.01
EF092711	09/07/25	GHD Pty Ltd	Labour hire and temporary replacement	9,017.25
EF092712	09/07/25	Golf Car Rentals Pty Ltd T/A Golf Car World	Construction and civil works payments	30,646.00
EF092713	09/07/25	Group Maintenance (1982) Pty Ltd	Building maintenance and services	217.25
EF092714	09/07/25	Hames Sharley (WA) Pty Ltd	Construction and civil works payments	6,443.80
EF092715	09/07/25	Hart Sport Australia Pty Ltd	Youth and seniors community activities	1,907.10
EF092716	09/07/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	7,835.31
EF092717	09/07/25	Helene Pty Ltd	Labour hire and temporary replacement	7,012.36
EF092718	09/07/25	Heritage Way Pty Ltd	Parks and gardens plants and trees	1,504.03
EF092719	09/07/25	The Trustee for M R Hoskins Family Trust T/A A E Hoskins & Sons	Building maintenance and services	3,509.00
EF092720	09/07/25	ICU Solarcam Pty Ltd	Buildings and events security expenses	1,254.00
EF092721	09/07/25	IRP Pty Ltd	Labour hire and temporary replacement	2,632.03
EF092722	09/07/25	J.G Abberton & Others Lavan T/A Lavan	Legal expenses and court costs	4,918.54
EF092723	09/07/25	Janis Rudolfs Nedela Galleary East	Art and craft	3,300.00
EF092724	09/07/25	Josh Byrne and Associates	Professional consultancy services	5,748.60
EF092725	09/07/25	JSP Solutions Pty Ltd	Aquatic maintenance and services	695.00
EF092726	09/07/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens materials	1,018.87
EF092727	09/07/25	Kasse Marie McCumiskey	Youth and seniors community activities	480.00
EF092728	09/07/25	Landgate	Gross rental valuation charges	919.55
EF092729	09/07/25	Lindy Australia Pty Ltd	Minor equipment purchase	199.00
EF092730	09/07/25	Linemarking WA Pty Ltd	Parking bays marking	603.33
EF092731	09/07/25	Luke Donovan Riley T/A Luke Riley Creative	Photography / video production	396.00
EF092732	09/07/25	Major Motors Pty Ltd	Plant and vehicle parts and materials	242.22
EF092733	09/07/25	Marc David Cirket Ford T/A Openscope Construction	Construction and civil works tools and materials	1,010.90
EF092734	09/07/25	Max & Claire Pty Ltd T/A Ergolink	Equipment maintenance	1,404.66
EF092735	09/07/25	McIntosh Holdings Pty Ltd	Plant and vehicle repairs	2,115.13
EF092736	09/07/25	MDM Entertainment Pty Ltd	Library book stock and materials	2,251.61
EF092737	09/07/25	Message4U Pty Ltd T/A Sinch MessageMedia	Memberships and subscriptions	205.54
EF092738	09/07/25	Michael David Emond	Professional consultancy services	1,245.00
EF092739	09/07/25	Mobile Sentinel Pty Ltd T/A Little Rippers Technology	Animal supplies and services	11,672.10
EF092740	09/07/25	Modern Teaching Aids Pty Ltd	Youth and seniors community activities	961.29
EF092741	09/07/25	Moffat Pty Ltd	Building maintenance and services	338.25
EF092742	09/07/25	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	1,278.66
EF092743	09/07/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Garden maintenance	14,784.00
EF092744	09/07/25	National Association for the Visual Arts Ltd	Licence and permit renewal	96.00
EF092745	09/07/25	Natural Area Holdings Pty Ltd	Parks and gardens plants and trees	34,187.41
EF092746	09/07/25	Nilfisk Pty Ltd	Equipment maintenance	141.90
EF092747	09/07/25	Philip Gresley	Sitting fee	500.00
EF092748	09/07/25	Planning Institute of Australia	Staff training, development and support	1,005.00
EF092749	09/07/25	Pool & Pump Service & Repairs Pty Ltd	Minor equipment purchase	16,040.03
EF092750	09/07/25	Programmed Property Services Pty Ltd	Building maintenance and services	33,201.30
EF092751	09/07/25	Brenfield Pty Ltd T/A Promolab	Staff uniforms and protective equipment	3,848.90
EF092752	09/07/25	Protek Carpentry and Fencing Services Pty Ltd	Building maintenance and services	8,024.73
EF092753	09/07/25	Purple Communications Australia Pty Ltd T/A Cannings Purple	Professional consultancy services	5,665.00
EF092754	09/07/25	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	852.50
EF092755	09/07/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	4,305.45
EF092756	09/07/25	Ricoh Australia Pty Ltd	Photocopying contract charges	4,455.48
EF092757	09/07/25	Royal Life Saving Society	Staff training, development and support	546.00
EF092758	09/07/25	RTS Training	Staff training, development and support	135.00
EF092759	09/07/25	Rubek Automatic Doors	Building maintenance and services	297.00
EF092760	09/07/25	Scott Printers Pty Ltd	Printing and graphic design expenses	1,212.20
EF092761	09/07/25	Security Management Australasia Pty Ltd	Buildings and events security expenses	550.00
EF092762	09/07/25	Site Sentry Pty Ltd	Equipment maintenance	2,112.00
EF092763	09/07/25	St John Ambulance Western Australia Ltd	Staff training, development and support	4,238.78
EF092764	09/07/25	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	298.45
EF092765	09/07/25	Stiles Electrical & Communication Services Pty Ltd	Electrical installation and repair	80,068.00
EF092766	09/07/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Parks and gardens contract payments	18,755.00
EF092767	09/07/25	Sydney Tools Pty Ltd	Minor equipment purchase	3,097.00
EF092768	09/07/25	Terrestrial Ecosystems	Environmental health services & supplies	40,500.00
EF092769	09/07/25	The Trustee For the Dry Cleaning Family Trust T/A New Look Dry Cleaners Morley	Cleaning services	785.40

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF092770	09/07/25	The Trustee for The Herbert Family Trust T/A Repeat Plastics (WA)	Parks and gardens materials	4,180.00
EF092771	09/07/25	The Trustee for the Turton Family Trust T/A Magpies Magazine	Library book stock and materials	57.00
EF092772	09/07/25	Totally Board Pty Ltd	Youth and seniors community activities	400.00
EF092773	09/07/25	TPG Telecom	IT network maintenance	5,276.70
EF092774	09/07/25	Tocopeja Pty Ltd T/A T-Quip	Plant and vehicle repairs	93.95
EF092775	09/07/25	Tredwell Management Services Pty Ltd	Professional consultancy services	5,495.60
EF092776	09/07/25	Veolia Water Operations Pty Ltd	Construction and civil works payments	4,218.50
EF092777	09/07/25	Walcott Industries Pty Ltd	Building maintenance and services	12,023.00
EF092778	09/07/25	Silver Star Wanda'ers Line Dancing Group	Youth and seniors community activities	640.00
EF092779	09/07/25	Western Power	Construction and civil works payments	3,851.16
EF092780	09/07/25	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	300.60
EF092781	09/07/25	WPC Group Ltd	Labour hire and temporary replacement	7,677.81
EF092782	09/07/25	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	1,546.88
EF092784	16/07/25	101 Residential Pty Ltd	Refund residential verge deposit	1,400.00
EF092785	16/07/25	101 Residential Pty Ltd	Refund residential verge deposit	1,435.00
EF092786	16/07/25	101 Residential Pty Ltd	Refund residential verge deposit	1,435.00
EF092787	16/07/25	101 Residential Pty Ltd	Refund residential verge deposit	1,400.00
EF092788	16/07/25	AlintaGas Sales Pty Ltd	Gas usage charges	41.75
EF092789	16/07/25	C.F.C. Holdings Pty Ltd T/A Construction Equipment Australia	Plant and vehicle repairs	94.80
EF092790	16/07/25	Coastview Australia Pty Ltd	Refund residential verge deposit	985.23
EF092791	16/07/25	Elizabeth Nguyen Tran Thao Nguyen	Refund bond	780.00
EF092792	16/07/25	ESTL Christopher Rodney Tyler	Refund rates overpayment	753.99
EF092793	16/07/25	Fel Cotruta	Staff allowances and reimbursements	286.95
EF092794	16/07/25	Francois Ternel	Refund crossover	442.50
EF092795	16/07/25	J & D Audino	Refund residential verge deposit	1,560.00
EF092796	16/07/25	JN & ME Nagajek	Refund residential verge deposit	1,560.00
EF092797	16/07/25	Johanna Ellison	Refund crossover	1,647.50
EF092798	16/07/25	Kirsten Masagi	Refund crossover	442.50
EF092799	16/07/25	Manor Home Builders Pty Ltd	Refund residential verge deposit	750.00
EF092800	16/07/25	Mark Hutchinson	Refund residential verge deposit	1,560.00
EF092801	16/07/25	My Homes WA Pty Ltd	Refund residential verge deposit	1,400.00
EF092802	16/07/25	P.E. Tupe & K.P. Tupe	Refund residential verge deposit	750.00
EF092803	16/07/25	P.Jones	Refund residential verge deposit	480.00
EF092804	16/07/25	Red Ink Homes Pty Ltd	Refund residential verge deposit	1,485.23
EF092805	16/07/25	Shana Kane	Refund residential verge deposit	1,485.23
EF092806	16/07/25	SSG (WA) Pty Ltd	Refund residential verge deposit	1,560.00
EF092807	16/07/25	Synergy	Electricity charges (other than street lighting)	20,133.58
EF092808	16/07/25	Veridiana Gravina	Refund residential verge deposit	1,560.00
EF092809	16/07/25	Vinsan Contracting Pty Ltd	Refund residential verge deposit	1,560.00
EF092810	16/07/25	Water Corporation	Water usage charges	9,534.38
EF092811	15/07/25	ADT Security	Building maintenance and services	61.22
EF092812	15/07/25	Andrew John Smith T/A AJS Machinery	Plant and vehicle parts and materials	2,530.00
EF092813	15/07/25	Alyka Pty Ltd	Software maintenance	7,963.00
EF092814	15/07/25	Amazon Web Services Australia Pty Ltd	IT network maintenance	78,100.00
EF092815	15/07/25	Antonio D'Onofrio	Citizenship expenses	200.00
EF092816	15/07/25	Aquamonix Pty Ltd	Parks and gardens materials	330.00
EF092817	15/07/25	Architectural Ceiling Systems Pty Ltd T/A Ceiling Manufacturers of Australia	Building supplies and hardware	164.56
EF092818	15/07/25	Asphaltech Pty Ltd	Engineering works materials	275,016.05
EF092819	15/07/25	Australia Post	Publications	19,086.68
EF092820	15/07/25	Australia Post Secure Pay	Fees and charges	3,342.74
EF092821	15/07/25	Australian Museums and Galleries Association	Memberships and subscriptions	161.00
EF092822	15/07/25	Australian Services Union	Payroll payment	236.50
EF092823	15/07/25	Australian Taxation Office	Payroll payment	314,233.00
EF092824	15/07/25	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF092825	15/07/25	BOC Ltd	Pest control	253.01
EF092826	15/07/25	Boyan Electrical Services	Electrical installation and repair	2,387.00
EF092827	15/07/25	BP Australia Pty Ltd	Fuel and oil	2,007.16
EF092828	15/07/25	Bridgestone Aust Ltd	Plant and vehicle repairs	445.52
EF092829	15/07/25	Brownes Foods Operations Pty Ltd	Staff amenities	150.50
EF092830	15/07/25	Bunnings Group Ltd	Engineering works materials	4,026.43
EF092831	15/07/25	Burgess Rawson (WA) Pty Ltd	Lease and rental payments	4,275.00
EF092832	15/07/25	Carol Foley	Youth and seniors community activities	380.00
EF092833	15/07/25	Cat Haven	Animal supplies and services	2,745.90
EF092834	15/07/25	CEI Pty Ltd T/A Raeco	Minor equipment purchase	18,798.99
EF092835	15/07/25	Child Support Agency	Payroll payment	1,540.07
EF092836	15/07/25	Cleanaway Pty Ltd	Marketing and promotional material	9,836.75
EF092837	15/07/25	Cleverpatch Pty Ltd	Youth and seniors community activities	2,231.41
EF092838	15/07/25	CNW Pty Ltd	Building supplies and hardware	710.93
EF092839	15/07/25	Comiskey's Contracting Pty Ltd	Construction and civil works payments	134,607.11
EF092840	15/07/25	Contra-flow Pty Ltd	Traffic management	17,132.62
EF092841	15/07/25	CTI5 Pty Ltd T/A CTI Risk Management	Fees and charges	2,673.00
EF092842	15/07/25	Datafuel Financial Systems Pty Ltd	Memberships and subscriptions	1,094.50
EF092843	15/07/25	Dawson's Garden World Trust T/A Dawson's Garden World	Parks and gardens materials	129.85
EF092844	15/07/25	Department of Transport - Vehicle Search	Vehicle searches	491.40
EF092845	15/07/25	Robert Walters Pty Ltd	Labour hire and temporary replacement	5,128.28
EF092846	15/07/25	Dowsing Group Pty Ltd	Construction and civil works payments	80,529.53
EF092847	15/07/25	Dymocks Books Morley Pty Ltd	Book purchases	227.63
EF092848	15/07/25	E Fire & Safety	Fire suppression and alarm monitoring	13,985.39
EF092849	15/07/25	Ellenby Pty Ltd	Parks and gardens plants and trees	79,156.00
EF092850	15/07/25	ELM (WA) Pty Ltd	Garden maintenance	6,861.14
EF092851	15/07/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	247.50
EF092852	15/07/25	Evertop Investments Pty Ltd T/A Jim Kidd Sports	Recreation and gymnasium equipment	644.60

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
EF092853	15/07/25	Exbo Signage and Digital Pty Ltd T/A Bokay Signage	Marketing and promotional material	538.78
EF092854	15/07/25	Excel Consulting Solutions Pty Ltd	Staff training, development and support	1,749.00
EF092855	15/07/25	Fuel Distributors of WA Pty Ltd	Fuel and oil	17,288.00
EF092856	15/07/25	Fujifilm Data Management Solutions Australia Pty Ltd	Professional consultancy services	1,320.00
EF092857	15/07/25	Garden Care West (WA)	Garden maintenance	528.00
EF092858	15/07/25	GFG Temporary Assist	Labour hire and temporary replacement	28,125.35
EF092859	15/07/25	Greenworkz Pty Ltd	Parks and gardens materials	185.66
EF092860	15/07/25	Health Insurance Fund of WA	Payroll payment	74.40
EF092861	15/07/25	The Trustee for M R Hoskins Family Trust T/A A E Hoskins & Sons	Building maintenance and services	16,421.90
EF092862	15/07/25	Hospital Benefit Fund of WA	Payroll payment	894.94
EF092863	15/07/25	HSI APAC Pty Ltd T/A Donesafe	Licence and permit renewal	25,785.38
EF092864	15/07/25	ibookingsystems	Memberships and subscriptions	99.00
EF092865	15/07/25	Insight Enterprises Australia Pty Ltd	Software maintenance	2,781.13
EF092866	15/07/25	The Trustee for The Anza Family Trust T/A Instant Tree Nursery Pty Ltd	Garden maintenance	5,500.00
EF092867	15/07/25	Institute of Public Works Engineering Australasia - WA Inc.	Memberships and subscriptions	1,130.00
EF092868	15/07/25	IRP Pty Ltd	Labour hire and temporary replacement	2,105.62
EF092869	15/07/25	Isobel Bevis	Youth and seniors community activities	389.00
EF092870	15/07/25	Josh Byrne and Associates	Professional consultancy services	17,846.40
EF092871	15/07/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens materials	964.41
EF092872	15/07/25	Kevrek (Australia) Pty Ltd	Plant and vehicle repairs	1,320.00
EF092873	15/07/25	Kim Hughes	Youth and seniors community activities	3,500.00
EF092874	15/07/25	KR Surveys Pty Ltd	Survey services	7,920.00
EF092875	15/07/25	Landgate	Gross rental valuation charges	506.36
EF092876	15/07/25	Landmark Engineering & Design Pty Ltd T/A Exteria	Waste collection and hygiene services	40,417.30
EF092877	15/07/25	LGConnect Pty Ltd	Professional consultancy services	1,279.61
EF092878	15/07/25	Linemarking WA Pty Ltd	Parking bays marking	2,089.24
EF092879	15/07/25	Lynette Patrice Diciro T/A Artists Chronicle	Marketing and promotional material	410.00
EF092880	15/07/25	Main Roads Western Australia	Engineering works materials	6,892.45
EF092881	15/07/25	Marketforce Pty Ltd	Printing and graphic design expenses	5,742.00
EF092882	15/07/25	McIntosh Holdings Pty Ltd	Plant and vehicle repairs	259.93
EF092883	15/07/25	Miltom Pty Ltd T/A Classic Hire	Equipment hire	416.27
EF092884	15/07/25	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	1,414.24
EF092885	15/07/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Garden maintenance	53,978.65
EF092886	15/07/25	Natural Area Holdings Pty Ltd	Parks and gardens plants and trees	8,350.22
EF092887	15/07/25	Nespresso Australia a Division of Nestle Australia Ltd	Staff amenities	755.10
EF092888	15/07/25	Novated Lease Australia Pty Ltd	Payroll payment	1,337.11
EF092889	15/07/25	Orbit Health & Fitness Solutions	Recreation and gymnasium equipment	4,032.50
EF092890	15/07/25	Paywise Pty Ltd	Payroll payment	5,780.84
EF092891	15/07/25	PeopleVision Pty Ltd	Professional consultancy services	181.50
EF092892	15/07/25	Perth Scientific Pty Ltd	Environmental testing and sampling	8,255.50
EF092893	15/07/25	Pool & Pump Service & Repairs Pty Ltd	Minor equipment purchase	15,294.58
EF092894	15/07/25	Pool Robotics Perth	Aquatic maintenance and services	3,378.30
EF092895	15/07/25	Pratley Pty Ltd T/A Griffiths Architects	Professional consultancy services	3,520.00
EF092896	15/07/25	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	26,672.84
EF092897	15/07/25	Proglity Pty Ltd	IT network maintenance	31,020.00
EF092898	15/07/25	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	1,336.50
EF092899	15/07/25	Relationships Australia Western Australia	Staff training, development and support	1,760.00
EF092900	15/07/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	637.31
EF092901	15/07/25	Ricoh Australia Pty Ltd	Equipment maintenance	330.00
EF092902	15/07/25	Roof Safety Solutions Pty Ltd	Construction and civil works payments	28,154.41
EF092903	15/07/25	Claire Michelle Lansdown T/A Sage Copywriting	Professional consultancy services	796.95
EF092904	15/07/25	Seek Limited	Advertising recruitment	5,529.29
EF092905	15/07/25	SirsiDynix Pty Ltd	Staff training, development and support	616.00
EF092906	15/07/25	The Jessen Group Pty Ltd T/A Slimline Warehouse Display Shop	Youth and seniors community activities	213.23
EF092907	15/07/25	Sonic Health Plus Pty Ltd	Medical services and materials	5,082.19
EF092908	15/07/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Parks and gardens contract payments	10,472.00
EF092909	15/07/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	398.53
EF092910	15/07/25	The Trustee for Motor Cycle Trust T/A Perth Kawasaki	Plant and vehicle repairs	3,405.92
EF092911	15/07/25	The Trustee for Story Family Trust T/A Steve's Sand Sifting for Playground Services	Garden maintenance	4,230.20
EF092912	15/07/25	The Trustee for the Critters Trust T/A Critters Up Close	Marketing and promotional material	740.00
EF092913	15/07/25	The Trustee for the Quito Unit Trust T/A Benara Nurseries	Parks and gardens plants and trees	23,064.70
EF092914	15/07/25	The LGRCEU (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	880.00
EF092915	15/07/25	Tocojopa Pty Ltd T/A T-Quip	Plant and vehicle repairs	27,246.52
EF092916	15/07/25	Urbaqua Ltd	Professional consultancy services	5,500.00
EF092917	15/07/25	Van Ryt Industries	Construction and civil works payments	440.00
EF092918	15/07/25	Voxson Sales Pty Ltd	Civil works design and technical support	7,095.00
EF092919	15/07/25	Wattleup Tractors	Insurance excess	1,000.00
EF092920	15/07/25	West Coast Turf	Construction and civil works payments	3,515.60
EF092921	15/07/25	Woolworths Group Limited	Functions and events catering expenses	754.45
EF092922	15/07/25	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	731.60
EF092923	15/07/25	WPC Group Ltd	Labour hire and temporary replacement	6,070.55
EF092925	24/07/25	3 Monkeys Audiovisual	Minor equipment purchase	5,936.70
EF092926	24/07/25	A1 Locksmiths	Key / lock services	2,011.81
EF092927	24/07/25	Access Equipment Group Pty Ltd	Equipment maintenance	5,105.61
EF092928	24/07/25	Access Without Barriers Pty Ltd T/A AWB Co	Painting services	123,572.82
EF092929	24/07/25	Acclaimed Catering Pty Ltd	Functions and events catering expenses	2,576.59
EF092930	24/07/25	Action Glass & Aluminium	Building maintenance and services	1,367.27
EF092931	24/07/25	ADT Security	Building maintenance and services	3,969.77
EF092932	24/07/25	Advance Press (2013) Pty Ltd	Marketing and promotional material	14,916.00
EF092933	24/07/25	AL Morley Pty Ltd	Plant and vehicle repairs	376.11
EF092934	24/07/25	ALS Library Services Pty Ltd	Book purchases	110.92
EF092935	24/07/25	AMS Technology Group Pty Ltd	Building maintenance and services	12,212.11

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
EF092936	24/07/25	Arbor West Pty Ltd T/A Classic Tree Services	Garden maintenance	108,308.20
EF092937	24/07/25	Artref Pty Ltd	Equipment maintenance	1,207.79
EF092938	24/07/25	Australia Day Council of WA Inc	Marketing and promotional material	800.00
EF092939	24/07/25	Automotive Imports Pty Ltd	Plant and vehicle parts and materials	403.30
EF092940	24/07/25	Bayswater State Emergency Services	Grants and funding	8,294.55
EF092941	24/07/25	BDO Trading Pty Ltd T/A BDO Furniture	Staff amenities	548.00
EF092942	24/07/25	BFX Furniture Pty Ltd	Minor equipment purchase	6,192.71
EF092943	24/07/25	BGC (Australia) Pty Ltd T/A BGC Concrete	Construction and civil works payments	206.36
EF092944	24/07/25	Bin Bath Corporation Pty Ltd	Marketing and promotional material	51.74
EF092945	24/07/25	BioBag World Australia Pty Ltd	Transport and storage charges	20,618.75
EF092946	24/07/25	Bolinda Digital Pty Ltd	Book purchases	1,100.44
EF092947	24/07/25	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	1,225.79
EF092948	24/07/25	Boyan Electrical Services	Electrical installation and repair	7,521.36
EF092949	24/07/25	Bridgestone Aust Ltd	Plant and vehicle repairs	1,257.98
EF092950	24/07/25	Brownes Foods Operations Pty Ltd	Staff amenities	204.25
EF092951	24/07/25	Bucher Municipal Pty Ltd	Equipment repairs	2,919.81
EF092952	24/07/25	Bunnings Group Ltd	Engineering works materials	8,814.11
EF092953	24/07/25	Cakes West Pty Ltd T/A Danish Patisserie	Functions and events catering expenses	310.76
EF092954	24/07/25	Capital Recycling	Street sweeping	15,826.80
EF092955	24/07/25	Carpet Fair Pty Ltd T/A City Commercial Floorcoverings	Minor equipment purchase	6,938.40
EF092956	24/07/25	The Trustee for Borrello Family Trust T/A Carramar Resource Industries	Parks and gardens materials	1,760.00
EF092957	24/07/25	Cat Haven	Animal supplies and services	330.00
EF092958	24/07/25	CDM Australia Pty Ltd	Equipment purchases	155,485.64
EF092959	24/07/25	City of Nedlands	Equipment hire	4,200.00
EF092960	24/07/25	Cleanaway Pty Ltd	Waste collection and hygiene services	558,400.80
EF092961	24/07/25	Club Fed Pty Ltd T/A Evolve WA	Staff training, development and support	990.00
EF092962	24/07/25	CNW Pty Ltd	Building supplies and hardware	825.91
EF092963	24/07/25	Contra-flow Pty Ltd	Traffic management	12,843.48
EF092964	24/07/25	Corsign WA Pty Ltd	Engineering works materials	2,734.60
EF092965	24/07/25	Couplers Pty Ltd	Engineering works materials	1,142.37
EF092966	24/07/25	CyberCX Pty Ltd	IT network maintenance	54,604.00
EF092967	24/07/25	Dowsing Group Pty Ltd	Construction and civil works payments	29,897.70
EF092968	24/07/25	Dymocks Books Morley Pty Ltd	Book purchases	496.52
EF092969	24/07/25	E Fire & Safety	Fire suppression and alarm monitoring	3,491.71
EF092970	24/07/25	Environex International Pty Ltd	Aquatic chemicals and consumables	5,376.25
EF092971	24/07/25	Environment House Inc	Engineering works materials	36,300.00
EF092972	24/07/25	Environmental Industries Pty Ltd	Garden maintenance	5,543.58
EF092973	24/07/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	511.50
EF092974	24/07/25	Eurofins ARL Pty Ltd	Professional consultancy services	2,464.00
EF092975	24/07/25	Evenflow Irrigation	Garden maintenance	660.00
EF092976	24/07/25	Exbo Signage and Digital Pty Ltd T/A Bokay Signage	Marketing and promotional material	228.25
EF092977	24/07/25	Forestvale Trees Pty Ltd	Garden maintenance	51,216.00
EF092978	24/07/25	Fortis Security Pty Ltd	Building supplies and hardware	14,167.85
EF092979	24/07/25	Fresh Fields Management (Mertome Village) Pty Ltd	Building maintenance and services	11,133.38
EF092980	24/07/25	Garden Care West (WA)	Garden maintenance	264.00
EF092981	24/07/25	Garrards Pty Ltd	Pest control	3,281.30
EF092982	24/07/25	Gatecrasher Advertising Pty Ltd	Marketing and promotional material	752.83
EF092983	24/07/25	Genesis Accounting	Memberships and subscriptions	3,685.00
EF092984	24/07/25	GFG Temporary Assist	Labour hire and temporary replacement	4,047.46
EF092985	24/07/25	GISSA International Pty Ltd	Licence and permit renewal	7,247.90
EF092986	24/07/25	Grainne Wray	Youth and seniors community activities	320.00
EF092987	24/07/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	7,063.60
EF092988	24/07/25	Helene Pty Ltd	Labour hire and temporary replacement	6,508.82
EF092989	24/07/25	The Trustee for M R Hoskins Family Trust T/A A E Hoskins & Sons	Building maintenance and services	6,138.00
EF092990	24/07/25	Hydro Flow Pty Ltd	Building maintenance and services	1,516.90
EF092991	24/07/25	Hydroquip Pumps & Irrigation Pty Ltd	Parks and gardens contract payments	20,566.12
EF092992	24/07/25	Insight Enterprises Australia Pty Ltd	Software maintenance	7,819.90
EF092993	24/07/25	Inst of Public Works Engineering Australasia Ltd	Licence and permit renewal	8,470.00
EF092994	24/07/25	Intelife Group Limited	Building maintenance and services	2,395.28
EF092995	24/07/25	IRP Pty Ltd	Labour hire and temporary replacement	2,711.50
EF092996	24/07/25	Isentia Pty Limited	Licence and permit renewal	12,078.00
EF092997	24/07/25	IWM (PBH) Pty Ltd T/A Perth Bin Hire	Waste collection and hygiene services	1,795.42
EF092998	24/07/25	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	4,117.78
EF092999	24/07/25	J.Blackwood & Son Pty Ltd T/A Blackwoods Atkins	OSH equipment	2,456.24
EF093000	24/07/25	J.G Abberton & Others Lavan T/A Lavan	Legal expenses and court costs	3,020.60
EF093001	24/07/25	JBS & G Australia Pty Ltd	Professional consultancy services	4,603.37
EF093002	24/07/25	JEC Holdings WA Pty Ltd T/A CAI Fences	Fencing	40,136.25
EF093003	24/07/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens materials	6,609.30
EF093004	24/07/25	Landgate	Gross rental valuation charges	1,154.25
EF093005	24/07/25	Leonie Helen Thompson T/A The Poster Girls	Publications	242.00
EF093006	24/07/25	Linemarking WA Pty Ltd	Parking bays marking	7,584.59
EF093007	24/07/25	Living Turf	Parks and gardens materials	22,820.55
EF093008	24/07/25	Local Government Planners Association WA Division	Staff training, development and support	800.00
EF093009	24/07/25	Local Government Professionals Aust WA	Memberships and subscriptions	3,200.00
EF093010	24/07/25	Lock, Stock & Farrell Locksmith Pty Ltd	Building supplies and hardware	187.50
EF093011	24/07/25	Logic Cranes and Hoists	Plant and vehicle repairs	550.92
EF093012	24/07/25	Mader Contracting Pty Ltd	Labour hire and temporary replacement	17,721.00
EF093013	24/07/25	Matrix Productions Australia Pty Ltd	Construction and civil works payments	14,623.18
EF093014	24/07/25	McLeods Lawyers Pty Ltd	Legal expenses and court costs	13,081.86
EF093015	24/07/25	Metro Motors	Plant and vehicle repairs	402.51
EF093016	24/07/25	Miltom Pty Ltd T/A Classic Hire	Equipment hire	1,865.86
EF093017	24/07/25	Morley Mower Centre	Plant and vehicle repairs	842.73

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
EF093018	24/07/25	Mount Cotton Pty Ltd T/A Daisy Pool Covers	Minor equipment purchase	4,289.96
EF093019	24/07/25	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	1,882.07
EF093020	24/07/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Garden maintenance	12,837.00
EF093021	24/07/25	Natural Area Holdings Pty Ltd	Parks and gardens plants and trees	46,705.29
EF093022	24/07/25	NEC Australia Pty Ltd	IT network maintenance	23,565.01
EF093023	24/07/25	Nestle Australia Ltd	Staff amenities	139.70
EF093024	24/07/25	Noise & Vibration Measurement Systems Pty Ltd	Environmental health services & supplies	1,193.50
EF093025	24/07/25	Officeworks Ltd T/A Officeworks	Minor equipment purchase	251.63
EF093026	24/07/25	Omnicom Media Group Australia Pty Ltd	Advertising public notices	383.52
EF093027	24/07/25	Pirtek Malaga	Plant and vehicle repairs	322.43
EF093028	24/07/25	PLK Enterprises Pty Ltd T/A AISAT Instruments	Building supplies and hardware	121.00
EF093029	24/07/25	Product Recovery Industries Pty Ltd	Tipping fee	2,187.90
EF093030	24/07/25	Proglity Pty Ltd	IT network maintenance	20,799.96
EF093031	24/07/25	Quality Nominees Pty Ltd T/A Taman Diamond Tool Solutions	Equipment purchases	16,351.50
EF093032	24/07/25	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	4,763.00
EF093033	24/07/25	Redman Solutions Pty Ltd	IT systems licensing fees and support	7,909.44
EF093034	24/07/25	Refresh Waters Pty Ltd	Staff amenities	88.00
EF093035	24/07/25	Rentokil Initial Pty Ltd	Building maintenance and services	3,566.45
EF093036	24/07/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	516.52
EF093037	24/07/25	Ricoh Australia Pty Ltd	Photocopying contract charges	11,496.58
EF093038	24/07/25	Rosmech Sales & Service Pty Ltd	Plant and vehicle parts and materials	1,419.00
EF093039	24/07/25	Roy Galvin & Co. Pty Ltd T/A Galvins Plumbing Supplies	Minor equipment purchase	7,609.77
EF093040	24/07/25	Royal Life Saving Society	Staff training, development and support	702.00
EF093041	24/07/25	RTV Computers Pty Ltd	Minor equipment purchase	924.00
EF093042	24/07/25	Rubek Automatic Doors	Building maintenance and services	276.10
EF093043	24/07/25	Scott Printers Pty Ltd	Printing and graphic design expenses	1,706.10
EF093044	24/07/25	Seek Limited	Advertising recruitment	769.14
EF093045	24/07/25	Sonic Health Plus Pty Ltd	Medical services and materials	3,031.06
EF093046	24/07/25	South East Regional Centre For Urban Landcare	Environmental testing and sampling	7,963.00
EF093047	24/07/25	St John Ambulance Western Australia Ltd	Staff training, development and support	2,975.23
EF093048	24/07/25	Strata Corporation Pty Ltd T/A Stratagreen	Parks and gardens plants and trees	38,658.77
EF093049	24/07/25	Sunny Industrial Brushware Pty Ltd	Plant and vehicle parts and materials	726.00
EF093050	24/07/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Parks and gardens contract payments	6,424.00
EF093051	24/07/25	Swan Towing Services	Plant and vehicle repairs	594.00
EF093052	24/07/25	Syba Signs Pty Ltd	Printing and graphic design expenses	1,002.10
EF093053	24/07/25	Syrinx Environmental Pty Ltd	Professional consultancy services	18,888.19
EF093054	24/07/25	The Trustee for Silverspring Trust T/A T J Depiazzi & Sons	Garden maintenance	17,593.40
EF093055	24/07/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	797.06
EF093056	24/07/25	Techworks Plumbing Pty Ltd Techworks Plumbing Pty Ltd	Building maintenance and services	20,088.82
EF093057	24/07/25	TekNet Pty Ltd T/A Loftus IT	Memberships and subscriptions	7,291.81
EF093058	24/07/25	The Leisure Institute of WA (Aquatics) Inc.	Conference expenses	3,638.25
EF093059	24/07/25	The Trustee for Aberhart & Rajoo Unit Trust T/A W.A. Cleaning Equipment Repairs	Building supplies and hardware	1,616.56
EF093060	24/07/25	The Trustee for Bester Trading Trust T/A Aalan Linemarking Services (WA)	Construction and civil works payments	2,200.00
EF093061	24/07/25	The Trustee for Kishor Jethwa Family Trust T/A MBE West Pert	Printing and graphic design expenses	228.00
EF093062	24/07/25	The Trustee for Lift Shop Trust	Building maintenance and services	1,265.17
EF093063	24/07/25	The Trustee for Page Trading Trust	Staff training, development and support	3,833.50
EF093064	24/07/25	The Trustee for the Cavalino Trust T/A Di Candilo Steel City	Plant and vehicle repairs	242.00
EF093065	24/07/25	The Trustee for the Dzodzoz Family Trust	Parks and gardens contract payments	7,394.89
EF093066	24/07/25	The Trustee for the Future Engineering & Communication Unit Trust T/A Future Eng	Equipment maintenance	5,236.00
EF093067	24/07/25	The Trustee for the Jansen Gray Family Trust T/A Geoff's Tree Services Pty Ltd	Parks and gardens materials	6,468.00
EF093068	24/07/25	The Trustee for the Louis Trust T/A Access Office Industries	Building maintenance and services	4,000.26
EF093069	24/07/25	The Trustee for the Paolo & Lora Gizzarelli Family Trust T/A Exclusive Training Stu	Staff training, development and support	5,280.00
EF093070	24/07/25	The Trustee for the Quito Unit Trust T/A Benara Nurseries	Parks and gardens plants and trees	1,743.50
EF093071	24/07/25	The Trustee for the Spiers Family Trust T/A Stihl Shop Malaga	Minor equipment purchase	125.00
EF093072	24/07/25	Tool Kit Depot	Minor equipment purchase	3,099.08
EF093073	24/07/25	Total Packaging (WA) Pty Ltd	Animal supplies and services	3,256.00
EF093074	24/07/25	Tocojopa Pty Ltd T/A T-Quip	Plant and vehicle repairs	6,249.23
EF093075	24/07/25	Trauma Clean WA	Cleaning services	496.09
EF093076	24/07/25	UHG Trading Pty Ltd T/A Unicare Health	Aquatic maintenance and services	22,350.00
EF093077	24/07/25	WA Local Government Association	Staff training, development and support	3,597.00
EF093078	24/07/25	West Coast Spring Water Pty Ltd T/A Aussie Natural Spring Water	Staff amenities	139.23
EF093079	24/07/25	Western Ladders Pty Ltd	Minor equipment purchase	759.00
EF093080	24/07/25	Westworks Group	Professional consultancy services	825.00
EF093081	24/07/25	Winc Australia Pty Ltd	Staff uniforms and protective equipment	11,089.98
EF093082	24/07/25	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	179.10
EF093083	24/07/25	Workpower Inc	Parks and gardens plants and trees	3,575.87
EF093084	24/07/25	Yirra Yaakin Aboriginal Corporation T/A Yirra Yaakin	Functions and events marketing expenses	1,925.00
EF093085	24/07/25	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	1,589.64
EF093086	24/07/25	101 Residential Pty Ltd	Refund residential verge deposit	1,485.23
EF093087	24/07/25	Alti Construct	Refund residential verge deposit	1,560.00
EF093088	24/07/25	Annette Hoefler	Staff allowances and reimbursements	250.00
EF093089	24/07/25	ATC Work Smart Inc	Labour hire and temporary replacement	279.35
EF093090	24/07/25	Australia Post	Postage and courier charges	29,024.81
EF093091	24/07/25	C.F.C. Holdings Pty Ltd T/A Construction Equipment Australia	Plant and vehicle repairs	2,273.44
EF093092	24/07/25	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	2,282.55
EF093093	24/07/25	Dhillon Property Group Pty Ltd	Refund residential verge deposit	1,560.00
EF093094	24/07/25	Emily Pink	Refund dog registration	150.00
EF093095	24/07/25	Form Homes	Refund residential verge deposit	750.00
EF093096	24/07/25	Heat Exchangers WA Pty Ltd	Construction and civil works payments	6,930.00
EF093097	24/07/25	JA Constructions Pty Ltd	Refund residential verge deposit	750.00
EF093098	24/07/25	Kelli Bradbrook	Staff allowances and reimbursements	624.60
EF093099	24/07/25	Katrina Pantelis	Staff allowances and reimbursements	170.10

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
EF093100	24/07/25	Kevin Diprinzio & Lorenzo Ditonto	Crossover subsidy	719.25
EF093101	24/07/25	Landmark Settlements	Refund rates overpayment	22.44
EF093102	24/07/25	Planet Footprint Pty Ltd T/A Azility	Memberships and subscriptions	22,374.00
EF093103	24/07/25	Rynat Industries Australia Pty Ltd T/A Rynat Industries Aust	Building supplies and hardware	2,514.69
EF093104	24/07/25	Sarah Jane Weston	Youth and seniors community activities	1,000.00
EF093105	24/07/25	The Trustee for S & H Unit Trust T/A Stewart & Heaton Clothing Co Pty Ltd	Staff uniforms and protective equipment	22,301.62
EF093106	24/07/25	Synergy	Electricity charges - street lighting	120,718.17
EF093107	24/07/25	The Trustee for West Coast Shade Trust T/A West Coast Shade	Construction and civil works payments	20,553.50
EF093108	24/07/25	VendorPanel	Memberships and subscriptions	22,663.30
EF093109	31/07/25	AAAC Towing Pty Ltd	Vehicle towing	383.90
EF093110	31/07/25	Acclaimed Catering Pty Ltd	Functions and events catering expenses	952.38
EF093111	31/07/25	ADT Security	Building maintenance and services	56.42
EF093112	31/07/25	AMS Technology Group Pty Ltd	Building maintenance and services	2,238.44
EF093113	31/07/25	Andrew Jaunzems	Sitting fee	200.00
EF093114	31/07/25	Australia and New Zealand Recycling Platform Ltd	Waste collection and hygiene services	3,143.81
EF093115	31/07/25	Australian Museums and Galleries Association	Memberships and subscriptions	112.90
EF093116	31/07/25	Australian Services Union	Payroll payment	236.50
EF093117	31/07/25	Australian Taxation Office	Payroll payment	338,815.00
EF093118	31/07/25	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	459.80
EF093119	31/07/25	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF093120	31/07/25	Bridgestone Aust Ltd	Plant and vehicle repairs	450.00
EF093121	31/07/25	Brownes Foods Operations Pty Ltd	Staff amenities	154.70
EF093122	31/07/25	Bunnings Group Ltd	Engineering works materials	836.21
EF093123	31/07/25	Caring Communities Inc. T/A WA Child Safety Services	Staff training, development and support	817.30
EF093124	31/07/25	CEI Pty Ltd T/A Raeco	Office stationery and consumables	84.98
EF093125	31/07/25	Child Support Agency	Payroll payment	1,569.16
EF093126	31/07/25	CNW Pty Ltd	Building supplies and hardware	611.57
EF093127	31/07/25	Contra-flow Pty Ltd	Traffic management	14,066.83
EF093128	31/07/25	Department of Fire and Emergency Services	Building maintenance and services	9,405.00
EF093129	31/07/25	Robert Walters Pty Ltd	Labour hire and temporary replacement	5,374.18
EF093130	31/07/25	Direct Communications Pty Ltd	Equipment maintenance	1,716.00
EF093131	31/07/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	312,083.24
EF093132	31/07/25	Elite Compliance Pty Ltd	Parks and gardens materials	1,320.00
EF093133	31/07/25	Ellenby Pty Ltd	Parks and gardens plants and trees	4,306.50
EF093134	31/07/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	357.50
EF093135	31/07/25	Eurofins ARL Pty Ltd	Professional consultancy services	1,980.00
EF093136	31/07/25	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	1,937.51
EF093137	31/07/25	Fuel Distributors of WA Pty Ltd	Fuel and oil	28,745.30
EF093138	31/07/25	GFG Temporary Assist	Labour hire and temporary replacement	15,719.66
EF093139	31/07/25	Goldfoam Investments Pty Ltd T/A Midland Mowers	Plant and vehicle repairs	130.00
EF093140	31/07/25	Health Insurance Fund of WA	Payroll payment	74.40
EF093141	31/07/25	Helene Pty Ltd	Labour hire and temporary replacement	3,029.70
EF093142	31/07/25	Hospital Benefit Fund of WA	Payroll payment	894.94
EF093143	31/07/25	IRP Pty Ltd	Labour hire and temporary replacement	2,169.20
EF093144	31/07/25	Jenoptik Australia Pty Ltd	Signage and banners	7,507.50
EF093145	31/07/25	JLT Risk Solutions Pty Ltd	Insurance premium	676.81
EF093146	31/07/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens materials	177.00
EF093147	31/07/25	Local Government Professionals Aust WA	Staff training, development and support	8,320.00
EF093148	31/07/25	MDM Entertainment Pty Ltd	Library book stock and materials	338.77
EF093149	31/07/25	S.N Aroney & A.P Brown & D. Curry & S.A. Lewin & J.A. Mazzot T/AS Mills Oakley	Legal expenses and court costs	6,050.00
EF093150	31/07/25	Modern Teaching Aids Pty Ltd	Youth and seniors community activities	20.85
EF093151	31/07/25	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	1,951.20
EF093152	31/07/25	Natural Area Holdings Pty Ltd	Parks and gardens plants and trees	440.00
EF093153	31/07/25	Novated Lease Australia Pty Ltd	Payroll payment	1,470.81
EF093154	31/07/25	Officeworks Ltd T/A Officeworks	Minor equipment purchase	104.70
EF093155	31/07/25	OneMusic Australia	Memberships and subscriptions	3,880.70
EF093156	31/07/25	Paywise Pty Ltd	Payroll payment	5,043.06
EF093157	31/07/25	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	11,343.75
EF093158	31/07/25	Proglity Pty Ltd	IT network maintenance	85,236.77
EF093159	31/07/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	2,292.85
EF093160	31/07/25	Services Australia	Fees and charges	123.75
EF093161	31/07/25	Simba Textile Mills Pty Ltd	Kiosk stock	1,204.50
EF093162	31/07/25	St John Ambulance Western Australia Ltd	Staff training, development and support	220.00
EF093163	31/07/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	401.61
EF093164	31/07/25	The Trustee for the Bailey Family Trust T/A Top of the Ladder Gutter Cleaning	Building maintenance and services	5,016.00
EF093165	31/07/25	The Trustee for the Turton Family Trust T/A Magpies Magazine	Library book stock and materials	57.00
EF093166	31/07/25	The LGRCEU (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	960.00
EF093167	31/07/25	The Trustee for the Three Swans Property Unit Trust T/A Orectech Engineering	Construction and civil works payments	1,364.00
EF093168	31/07/25	Wanneroo Agricultural Machinery	Plant and vehicle repairs	2,577.40
EF093169	31/07/25	Wattleup Tractors	Plant and vehicle parts and materials	644.23
EF093170	31/07/25	WDA Electrical Pty Ltd T/A WDA Refrigeration and Electrical	Construction and civil works payments	22,110.00
EF093171	31/07/25	Western Power	Construction and civil works payments	254,051.91
EF093172	31/07/25	William Byrne T/A Springdale Project Management	Licence and permit renewal	828.75
EF093173	31/07/25	Woolworths Group Limited	Functions and events catering expenses	83.42
EF093174	31/07/25	WPC Group Ltd	Labour hire and temporary replacement	5,862.95
EF093175	31/07/25	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	1,887.69
EF093176	31/07/25	Aces Netball Club Inc	Donation	3,000.00
EF093177	31/07/25	Alison Halstrom	Waterwise verge rebate	250.00
EF093178	31/07/25	All Star Dance	Refund bond	1,000.00
EF093179	31/07/25	Alti Construct	Refund residential verge deposit	1,560.00
EF093180	31/07/25	Andrew and Kelly Dalton	Refund residential verge deposit	1,560.00
EF093181	31/07/25	Bayswater Croquet Club (Inc.)	Garden maintenance	5,253.60

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF093182	31/07/25	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	202.55
EF093183	31/07/25	Daniel West	Sitting fee	200.00
EF093184	31/07/25	Europcar WA	Insurance excess	1,000.00
EF093185	31/07/25	Forte Builders	Refund residential verge deposit	750.00
EF093186	31/07/25	Georgina Charlotte Ker	Sitting fee	200.00
EF093187	31/07/25	Joanne Mountford & Shaun Mountford	Waterwise verge rebate	126.00
EF093188	31/07/25	Kate Mara Bowker	Sitting fee	200.00
EF093189	31/07/25	Les Mills Australia	Licence and permit renewal	2,942.26
EF093190	31/07/25	LGISWA	Insurance premium	910,243.14
EF093191	31/07/25	Lillian Bristow	Refund rates overpayment	54.70
EF093192	31/07/25	Maggie Harrigan	Refund health centre memberships	1,500.00
EF093193	31/07/25	Maylands Tennis Club Inc	Parks and gardens contract payments	19,780.32
EF093194	31/07/25	Michaela Evans	Refund bond	1,000.00
EF093195	31/07/25	Milica Brezo	Refund bond	5,000.00
EF093196	31/07/25	Muslim Youth WA	Refund bond	1,000.00
EF093197	31/07/25	The Trustee for The Broomhead Family Trust T/A The Broomhead Family Trust	Garden maintenance	484.00
EF093198	31/07/25	PCDA Group Pty Ltd	Refund bond	861.40
EF093199	31/07/25	Richardson Starata Managment Services	Refund residential verge deposit	750.00
EF093200	31/07/25	The Trustee for S & H Unit Trust T/A Stewart & Heaton Clothing Co Pty Ltd	Staff uniforms and protective equipment	1,673.24
EF093201	31/07/25	Synergy	Electricity charges (other than street lighting)	93,646.79
EF093202	31/07/25	Technology One Limited	Software maintenance	826,134.87
EF093203	31/07/25	Vespoli Constructions	Refund commercial verge deposit	1,560.00
EF093204	31/07/25	Water Corporation	Water usage charges	8,448.08
EF093205	31/07/25	Wesfarmers Kleenheat Gas Pty Ltd	Gas usage charges	23,434.71
				10,759,790.55
Cancelled Payments				
EF092520	04/07/25	John Martin Robley T/A Noranda Vet	Animal supplies and services	-55.00
EF093087	28/07/25	Alti Construct	Refund residential verge deposit	-1,560.00
				-1,615.00
				10,758,175.55

City of Bayswater**List of Payment - Trust****for the period 1 July 2025 to 31 July 2025**

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF092783	09/07/25	Department of Mines, Industry Regulation and Safety	Building Services Levy	27,046.27
EF092924	15/07/25	Construction Training Fund	Construction Training Fund Levy	6,503.70
				33,549.97

City of Bayswater

Corporate Credit Card Transactions for the period 28 June 2025 to 29 July 2025

Date	Supplier	Description	Amount \$
Chief Executive Officer			
30/06/25	Uber Australia	Travelling expenses	9.49
30/06/25	Uber Australia	Travelling expenses	5.00
30/06/25	Uber Australia	Travelling expenses	32.48
30/06/25	Uber Australia	Travelling expenses	27.88
30/06/25	Uber Australia	Travelling expenses	15.99
30/06/25	Uber Australia	Travelling expenses	15.97
30/06/25	Uber Australia	Travelling expenses	14.92
30/06/25	Uber Australia	Travelling expenses	14.90
30/06/25	Uber Australia	Travelling expenses	14.16
30/06/25	Uber Australia	Travelling expenses	13.71
30/06/25	Uber Australia	Travelling expenses	11.79
30/06/25	Uber Australia	Travelling expenses	11.79
30/06/25	Uber Australia	Travelling expenses	11.11
30/06/25	Uber Australia	Travelling expenses	10.25
30/06/25	Hyatt Hotel Canberra	Conference expenses	2,194.59
30/06/25	Hyatt Hotel Canberra	Conference expenses	1,985.50
30/06/25	Hyatt Hotel Canberra	Conference expenses	1,804.28
30/06/25	Hotel Agostinis	Conference expenses	167.21
30/06/25	Caspian Australia Pty Ltd	Food and drinks	9.82
07/07/25	Uber Australia	Travelling expenses	12.75
07/07/25	Uber Australia	Travelling expenses	12.45
09/07/25	Caspian Australia Pty Ltd	Food and drinks	10.32
11/07/25	Raine Square	Parking fees	16.22
14/07/25	ChatGPT	Memberships and subscriptions	30.83
14/07/25	Uber Australia	Travelling expenses	14.65
14/07/25	Uber Australia	Travelling expenses	14.61
16/07/25	Bayswater Hotel Motel	Food and drinks	4.57
16/07/25	Bayswater Hotel Motel	Food and drinks	24.36
16/07/25	Bayswater Hotel Motel	Food and drinks	50.24
16/07/25	Bayswater Hotel Motel	Food and drinks	285.22
21/07/25	Green Street Café	Food and drinks	11.24
21/07/25	Sandalford Wines	Food and drinks	393.31
24/07/25	Sarabs Flowers Pty Ltd	Staff recognition	103.85
28/07/25	The West Australian Newspapers Ltd	Memberships and subscriptions	96.00
29/07/25	Uber Australia	Travelling expenses	17.21
29/07/25	Uber Australia	Travelling expenses	15.98
Card Total			7,484.65
Director Community Services			
30/06/25	Eventbrite	Marketing and promotional material	23.28
04/07/25	Twilio	Marketing and promotional material	138.88
11/07/25	Chatsworth Flowers	Staff recognition	63.95
16/07/25	Eventbrite	Marketing and promotional material	15.00
Card Total			241.11
Director Corporate Services			
04/07/25	Create Send	Marketing and promotional material	671.00
07/07/25	Artwork Archive	Memberships and subscriptions	2,575.18
09/07/25	Harvard Business Review	Marketing and promotional material	335.00
14/07/25	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material	975.39
14/07/25	Local Government Professionals Australia WA	Memberships and subscriptions	560.00
22/07/25	Mary Street Bakery	Food and drinks	9.72
22/07/25	Efax	Memberships and subscriptions	186.45
22/07/25	Digicert	Memberships and subscriptions	1,534.89
Card Total			6,847.63
Director Infrastructure & Assets			
30/06/25	Coffeelicioius Café	Functions and events catering expenses	528.26
04/07/25	Achieving Energy Efficiency	Staff training, development and support	295.00
10/07/25	Fastfield	Memberships and subscriptions	93.11
10/07/25	WALGA	Staff training, development and support	400.00
14/07/25	ChatGPT	Memberships and subscriptions	30.83
23/07/25	Event and Conference Co. Pty Ltd	Conference expenses	1,299.20
24/07/25	Institution of Engineers Australia	Memberships and subscriptions	625.00
24/07/25	Local Government Professionals Australia WA	Memberships and subscriptions	560.00
Card Total			3,831.40
Grand Total			18,404.79

City of Bayswater

List of Corporate Purchase Card Transactions for the period 1 July 2025 to 31 July 2025

Date	Description	Amount \$
Bunnings Group Ltd		
2218		
27/06/25	Building supplies and hardware	34.94
	Sub Total	34.94
4470		
06/06/25	Staff uniforms and protective equipment	37.05
06/06/25	Building supplies and hardware	13.32
18/06/25	Building supplies and hardware	11.22
	Sub Total	61.59
3292		
20/06/25	Building supplies and hardware	91.83
23/06/25	Building supplies and hardware	640.44
	Sub Total	732.27
9176		
04/06/25	Building supplies and hardware	23.83
05/06/25	Building supplies and hardware	51.54
10/06/25	Building supplies and hardware	642.60
10/06/25	Building supplies and hardware	192.72
11/06/25	Building supplies and hardware	248.82
12/06/25	Building supplies and hardware	41.00
12/06/25	Building supplies and hardware	93.96
13/06/25	Building supplies and hardware	84.21
17/06/25	Building supplies and hardware	89.49
17/06/25	Building supplies and hardware	22.78
18/06/25	Building supplies and hardware	73.18
24/06/25	Building supplies and hardware	70.84
25/06/25	Building supplies and hardware	92.27
27/06/25	Building supplies and hardware	30.30
04/07/25	Building supplies and hardware	225.72
	Sub Total	1,983.26
7447		
05/06/25	Parks and gardens materials	4.90
08/07/25	Minor equipment purchase	14.17
	Sub Total	19.07
2706		
10/06/25	Equipment repairs	97.83
18/06/25	Equipment maintenance	106.46
23/06/25	Equipment maintenance	77.81
24/06/25	Equipment maintenance	59.72
	Sub Total	341.82
0657		
09/06/25	Plant and vehicle parts and materials	93.96
	Sub Total	93.96
5762		
04/06/25	Minor equipment purchase	75.95
04/06/25	Plant and vehicle parts and materials	70.25

		\$
05/06/25	Plant and vehicle parts and materials	25.70
06/06/25	Plant and vehicle parts and materials	6.41
06/06/25	Plant and vehicle parts and materials	29.70
09/06/25	Parks and gardens materials	221.43
13/06/25	Tools and minor plant	53.15
13/06/25	Equipment repairs	74.05
25/06/25	Parks and gardens reticulation repairs and upgrades	87.49
27/06/25	Parks and gardens materials	4.90
27/06/25	Parks and gardens materials	295.86
	Sub Total	944.89
8394		
09/06/25	Building supplies and hardware	88.48
10/06/25	Minor equipment purchase	178.58
16/06/25	Building supplies and hardware	20.44
19/06/25	Building supplies and hardware	13.01
25/06/25	Minor equipment purchase	161.62
02/07/25	Parks and gardens materials	57.34
	Sub Total	519.47
4766		
04/06/25	Parks and gardens materials	74.30
12/06/25	Construction and civil works tools and materials	56.15
12/06/25	Parks and gardens materials	56.15
12/06/25	Parks and gardens materials	88.61
12/06/25	Parks and gardens materials	162.21
12/06/25	Parks and gardens materials	160.08
13/06/25	Minor equipment purchase	83.78
13/06/25	Minor equipment purchase	83.78
24/06/25	Parks and gardens materials	77.81
24/06/25	Parks and gardens materials	86.13
27/06/25	Minor equipment purchase	77.02
04/07/25	Parks and gardens materials	42.76
	Sub Total	1,048.78
6930		
26/06/25	Minor equipment purchase	191.52
01/07/25	Parks and gardens materials	119.21
04/07/25	Parks and gardens materials	53.10
	Sub Total	363.83
1238		
05/06/25	Engineering works materials	62.00
06/06/25	Engineering works materials	62.95
07/06/25	Engineering works materials	51.92
13/06/25	Engineering works materials	18.99
16/06/25	Engineering works materials	103.59
26/06/25	Construction and civil works tools and materials	45.55
	Sub Total	345.00
6649		
23/06/25	Equipment maintenance	57.53
03/07/25	Equipment maintenance	87.01
04/07/25	Equipment maintenance	46.03
	Sub Total	190.57
8073		
04/06/25	Building supplies and hardware	1.98

			\$
06/06/25	Building supplies and hardware		9.99
09/06/25	Building supplies and hardware		14.19
10/06/25	Building supplies and hardware		67.55
12/06/25	Building supplies and hardware		58.85
16/06/25	Building supplies and hardware		38.95
19/06/25	Building maintenance and services		11.00
20/06/25	Building maintenance and services		201.73
23/06/25	Building supplies and hardware		23.95
27/06/25	Building supplies and hardware		35.90
01/07/25	Building supplies and hardware		40.00
02/07/25	Building supplies and hardware		32.28
03/07/25	Building supplies and hardware		47.79
03/07/25	Building maintenance and services		18.44
		Sub Total	602.60
0999			
09/06/25	Engineering works materials		65.54
11/06/25	Building supplies and hardware		37.40
12/06/25	Engineering works materials		3.33
17/06/25	Building supplies and hardware		7.61
17/06/25	Building supplies and hardware		10.44
03/07/25	Building supplies and hardware		8.42
		Sub Total	132.74
0099			
12/06/25	Pest control		147.16
		Sub Total	147.16
4564			
27/06/25	Building supplies and hardware		32.18
		Sub Total	32.18
		Bunnings Group Ltd Total	7,594.13

BP Australia Pty Ltd

0090			
14/06/25	Fuel and oil for council fleet		192.95
		Sub Total	192.95
0116			
03/06/25	Fuel and oil for council fleet		47.93
10/06/25	Fuel and oil for council fleet		78.84
17/06/25	Fuel and oil for council fleet		63.73
24/06/25	Fuel and oil for council fleet		77.93
		Sub Total	268.43
0124			
10/06/25	Fuel and oil for council fleet		86.39
29/06/25	Fuel and oil for council fleet		90.60
		Sub Total	176.99
0132			
10/06/25	Fuel and oil for council fleet		58.74
		Sub Total	58.74
0157			
31/05/25	Fuel and oil for council fleet		43.68
02/06/25	Fuel and oil for council fleet		48.36

			\$
02/06/25	Fuel and oil for council fleet		34.96
15/06/25	Fuel and oil for council fleet		68.91
		Sub Total	<u>195.91</u>
0199			
05/06/25	Fuel and oil for council fleet		67.09
15/05/25	Fuel and oil for council fleet		50.09
		Sub Total	<u>117.18</u>
0207			
03/06/25	Fuel and oil for council fleet		54.68
08/06/25	Fuel and oil for council fleet		55.86
14/06/25	Fuel and oil for council fleet		51.38
19/06/25	Fuel and oil for council fleet		54.07
24/06/25	Fuel and oil for council fleet		58.69
		Sub Total	<u>274.68</u>
0215			
07/06/25	Fuel and oil for council fleet		55.53
		Sub Total	<u>55.53</u>
0223			
17/06/25	Fuel and oil for council fleet		69.67
		Sub Total	<u>69.67</u>
0231			
04/06/25	Fuel and oil for council fleet		212.62
20/06/25	Fuel and oil for council fleet		199.13
		Sub Total	<u>411.75</u>
2547			
31/05/25	Fuel and oil for council fleet		52.12
19/06/25	Fuel and oil for council fleet		63.59
29/06/25	Fuel and oil for council fleet		69.62
		Sub Total	<u>185.33</u>
		BP Australia Pty Ltd Total	<u>2,007.16</u>
		Grand Total	<u>9,601.29</u>

Note: The above payments have been included in payments from the Municipal Account.

City of Bayswater

Electronic Fund Transfers

for the period 1 July 2025 to 31 July 2025

Date	Description	Amount
Municipal Account		\$
01/07/25	New term deposit	2,500,000.00
08/07/25	New term deposit	1,600,000.00
09/07/25	Wages	1,114,729.43
15/07/25	New term deposit	750,000.00
16/04/25	Wages	30,227.96
16/07/25	NAB batch fee	0.15
17/07/25	Account fee	33.03
22/07/25	New term deposit	700,000.00
23/07/25	Wages	1,123,595.44
24/07/25	NAB batch fee	0.15
29/07/25	New term deposit	2,500,000.00
29/07/25	New term deposit	1,900,000.00
29/07/25	New term deposit	1,500,000.00
31/07/25	NAB bpay charge	3,086.00
31/07/25	NAB merchant fee	40.00
31/07/25	NAB merchant fee	40.00
31/07/25	NAB merchant fee	218.06
31/07/25	NAB merchant fee	404.97
31/07/25	NAB merchant fee	1,106.82
31/07/25	NAB merchant fee	1,214.25
31/07/25	NAB merchant fee	- 0.38
		13,724,695.88
Aged Persons Homes Account		
24/07/25	Account fee	0.05
		0.05
Total		13,724,695.93

10.2.3 Investment Report for the Period Ended 31 July 2025

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> 1. Investment Register [10.2.3.1 - 1 page] 2. Investment Summary [10.2.3.2 - 1 page] 3. Investment Portfolio [10.2.3.3 - 1 page]
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

This report presents the City's Investment Portfolio for the period ended 31 July 2025.

COUNCIL RESOLUTION**(OFFICER'S RECOMMENDATION)**

That Council receives the Investment Portfolio Report for the period ended 31 July 2025 with investments totalling \$90,370,198.60.

Cr Giorgia Johnson Moved, Cr Elli Petersen-Pik - Deputy Mayor Seconded

CARRIED UNANIMOUSLY: 9/0

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Nil.

BACKGROUND

The purpose of this report is for Council to note the Investment Portfolio detailed in **Attachments 1, 2 and 3.**

In accordance with Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, a monthly report on the City's Investment Portfolio is to be presented to Council.

The City's Investment Policy details the way the City is to manage the investment portfolio ensuring:

- a high level of security;
- an adequate level of diversification to spread risk; and
- sufficient liquidity to meet all reasonably anticipated cash flow requirements (ready access to funds for daily requirements).

The City's investment portfolio (**Attachments 1, 2 and 3**) is spread across several financial institutions in accordance with the risk management guidelines as contained in the policy.

- **Maximum Risk Exposure** - The City policy sets a portfolio credit framework which limits the credit exposure of the City's investment to the following Standard & Poor's (S&P) rated banking institutions.

S&P Long-Term Rating	S&P Short-Term Rating	Maximum Risk Limit % Credit Rating
AAA	A-1+	100%
AA	A-1	100%
A	A-2	80%

This report is intended to not only meet the City's regulatory and policy obligations, but also to summarise how the City's funds have been invested and with which financial institution.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

Total investments for the period ended 31 July 2025 were \$90,370,198,60.

Of the total investment portfolio, \$66,751,304.11 is internally restricted and \$3,218,894.49 externally restricted, to satisfy the City's legislative responsibilities and to set aside funds for future projects. The balance of the investment funds represents working capital and funding required for the City's 2024/25 operating and capital expenditure requirements.

LEGISLATIVE COMPLIANCE

Investment Policy applies.

It is noted that the City currently has 40% in fossil fuel free investments.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR06 - City does not have the adequate financial capacity to deliver planned services and maintain assets.	

FINANCIAL IMPLICATIONS

Income earned from investments is recognised in the City's financial statements.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2025-2035, the following applies:

- Key Result Area: Leadership and Governance
- Outcome 5.1 Good Governance.
- Objective 5.1.1 Provide ethical and accountable governance.
- Objective 5.1.2 Ensure resource sustainability for future generations.

CONCLUSION

That Council receives the Investment Portfolio Report for the period ended 31 July 2025 with investments totalling \$90,370,198.60.

**City of Bayswater
Investment Register
Balance as at 31 July 2025**

Investment Number	Bank	Lodgement Date	Maturity Date	Rate %	Principal \$	Accrued Interest \$	Maturity Interest \$	Maturity Amount \$
201146	ING Bank	10/06/25	05/08/25	3.92	2,500,000.00	13,693.15	15,035.62	2,515,035.62
201147	Bendigo Bank	10/06/25	12/08/25	4.15	5,000,000.00	28,993.15	35,815.07	5,035,815.07
201149	Commonwealth Bank	17/06/25	19/08/25	4.12	950,000.00	4,718.25	6,755.67	956,755.67
201155	Commonwealth Bank	08/07/25	19/08/25	3.86	1,600,000.00	3,891.73	7,106.63	1,607,106.63
201150	Commonwealth Bank	24/06/25	26/08/25	4.07	500,000.00	2,062.88	3,512.47	503,512.47
201157	Commonwealth Bank	15/07/25	26/08/25	4.05	750,000.00	1,331.51	3,495.21	753,495.21
201159	Commonwealth Bank	29/07/25	02/09/25	3.97	2,500,000.00	543.84	9,517.12	2,509,517.12
201160	Commonwealth Bank	29/07/25	09/09/25	3.97	1,500,000.00	326.30	6,852.33	1,506,852.33
201153	Commonwealth Bank	01/07/25	16/09/25	4.00	2,500,000.00	8,219.18	21,095.89	2,521,095.89
201158	Commonwealth Bank	22/07/25	16/09/25	4.01	700,000.00	692.14	4,306.63	704,306.63
201161	Commonwealth Bank	29/07/25	30/09/25	4.19	1,900,000.00	436.22	13,740.90	1,913,740.90
Muni General Funds Total					20,400,000.00	64,908.33	127,233.53	20,527,233.53
201109	Suncorp Bank	18/12/24	26/08/25	5.09	10,796,820.65	338,768.74	377,915.35	11,174,736.00
201112	Bank of Queensland	07/01/25	02/09/25	5.00	5,249,292.24	147,411.63	171,141.31	5,420,433.55
201122	Bank of Queensland	04/02/25	30/09/25	4.87	4,672,686.90	110,350.94	148,381.49	4,821,068.39
201121	Westpac Bank	04/02/25	07/10/25	4.89	3,439,283.56	81,556.25	112,888.59	3,552,172.15
201127	Westpac Bank	25/02/25	28/10/25	4.79	572,745.51	11,725.43	18,414.95	591,160.46
201132	Suncorp Bank	18/03/25	04/11/25	4.80	5,662,729.22	100,532.84	172,022.85	5,834,752.07
201134	Suncorp Bank	15/04/25	25/11/25	4.68	2,251,761.25	30,892.93	64,673.05	2,316,434.30
201142	Bendigo Bank	30/04/25	25/11/25	4.40	6,750,000.00	74,860.27	170,063.01	6,920,063.01
201137	Suncorp Bank	22/04/25	02/12/25	4.66	3,200,597.60	40,862.42	91,531.83	3,292,129.43
201141	Bank of Queensland	30/04/25	02/12/25	4.40	6,750,438.24	74,865.13	175,770.32	6,926,208.56
201144	Westpac Bank	27/05/25	20/01/26	4.37	5,477,436.49	42,626.46	156,078.43	5,633,514.92
201145	Westpac Bank	03/06/25	17/02/26	4.36	3,465,436.47	24,009.30	107,213.96	3,572,650.43
201151	Suncorp Bank	24/06/25	03/03/26	4.37	2,671,501.64	11,834.39	80,601.77	2,752,103.41
201154	Westpac Bank	01/07/25	28/04/26	4.26	5,790,574.34	20,274.94	203,425.26	5,993,999.60
Muni Reserve Total					66,751,304.11	1,110,571.69	2,050,122.16	68,801,426.27
201138	Westpac Bank	22/04/25	26/08/25	4.56	575,535.27	7,190.25	9,059.71	584,594.98
201148	Westpac Bank	10/06/25	16/09/25	4.35	687,380.19	4,177.95	8,028.22	695,408.41
201152	Westpac Bank	24/06/25	23/09/25	4.35	779,035.06	3,435.22	8,448.80	787,483.86
201156	Westpac Bank	08/07/25	14/10/25	4.31	1,176,943.97	3,196.45	13,619.66	1,190,563.63
Trust Specific Total					3,218,894.49	17,999.88	39,156.39	3,258,050.88
Total					90,370,198.60	1,193,479.89	2,216,512.08	92,586,710.68

**City of Bayswater
Investment Summary
Balance as at 31 July 2025**

Investments By Maturity Date

Maturity Dates	Principal \$	Portfolio %	Number of Investments
Less than 30 days	\$22,672,355.92	25%	8
Between 30 days and 60 days	\$13,915,707.49	15%	7
Between 61 days and 90 days	\$11,761,659.94	13%	5
Between 91 days and 180 days	\$30,092,962.80	33%	6
Between 181 days and 1 year	\$11,927,512.45	13%	3
Total	\$90,370,198.60	100%	29

Allocation of Investments

S&P Rating (Short-term)	Bank	Amount Invested \$	Amount Invested %	Threshold %
A-1+	Westpac	\$21,964,370.86	24%	45%
A-1+	Commonwealth Bank	\$12,900,000.00	14%	45%
A-1	Suncorp **	\$24,583,410.36	27%	35%
A-2	Bank of Queensland	\$16,672,417.38	18%	30%
A-2	Bendigo Bank **	\$11,750,000.00	13%	30%
A-2	ING	\$2,500,000.00	3%	30%
Total		\$90,370,198.60	100%	

** Fossil fuel free investment



**City of Bayswater
Investment Portfolio
Balance as at 31 July 2025**

Source	Description	Total \$	Internally restricted \$	Externally restricted \$
Municipal	Investment - CoB General Funds	20,400,000.00	-	-
	Investment - CoB Reserve	66,751,304.11	66,751,304.11	-
	Investment - Trust	3,218,894.49	-	3,218,894.49
Total		90,370,198.60	66,751,304.11	3,218,894.49

10.2.4 ICT Devices and Related Equipment Replacement

Responsible Branch:	Digital Solutions and Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. CONFIDENTIAL - Cost Comparison [10.2.4.1 - 2 pages]
Refer:	Nil.
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item contains one or more confidential attachments in accordance with Section 5.23(2) of the Local Government Act 1995:

(e) *a matter that if disclosed, would reveal:*

- (i) *a trade secret; or*
- (ii) *information that has a commercial value to a person; or*
- (iii) *information about the business, professional, commercial or financial affairs of a person,*

where the trade secret or information is held by, or is about, a person other than the local government.

SUMMARY

For Council to consider and award a contract for Request for Quotation ('RFQ') QUOT-379 for the managed supply, delivery and commissioning of ICT Devices and Related Equipment for a one year term, with annual options to extend up to a total term of five years. Options were requested to lease or purchase the equipment outright, and the outright purchase option is recommended as it presents the most advantageous proposition to the City.

As the value of the contract would exceed the Chief Executive Officer's delegated authority limit of \$500,000, the matter is therefore referred to Council for decision.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

- Notes the responses received for Request for Quotation (RFQ) QUOT-379 for the managed supply, delivery and commissioning service of ICT devices;**
- Awards the contract to CDM Australia Pty Ltd (ABN 68 009 592 965) for an initial one-year term with annual extension options up to a maximum term of five years, based on the outright purchase option;**
- Notes that the estimated expenditure for the initial term is \$924,050, with estimated annual expenditure of \$560,180 for each subsequent year; and**
- Authorises the Chief Executive Officer to exercise the annual extension options, at the City's absolute discretion, for up to the maximum five-year term.**

Cr Sally Palmer Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 9/0

For: *Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.*

Against: *Nil.*

BACKGROUND

The City's *Information and Communication Technology Asset Management Plan 2023-2033* (the Plan) provides a roadmap for the acquisition, upgrade, maintenance, renewal and disposal of information, communications, and technology (ICT) assets. The Plan includes hardware such as desktop and mobile computers, network equipment, security system equipment, and miscellaneous equipment, with future revisions of the Plan to consider software assets.

The procurement for priority ICT device replacement was recently finalised through a contract utilising the 2024/2025 asset replacement budget. This procurement relates to the next tranche of ICT device replacement for which a long-term supplier contract is beneficial for planning and operational management purposes. This includes a significant increase in 2025/26 due to the lifecycle of existing equipment.

Regulation 11(2)(b) of the *Local Government (Functions and General) Regulations 1996* allows for local governments to source goods and services from the State Government, in this instance Common Use Arrangement (CUA) for *Computing and Mobile Devices, CUACMD 2021*. Advantages of this arrangement are that the suppliers are pre-qualified under the CUA Head Agreement, and the City can leverage volume-based pricing linked to whole-of-agency transactions, ensuring cost efficiencies and streamlined procurement processes.

In addition to the normal supply and delivery of devices, several suppliers on CUACMD 2021 offer a managed service covering the supply, delivery and set up of devices to the City's configuration requirements, as well as appropriate e-waste disposal or upcycling to the City's nominated recipient, Technology for Ageing and Disability (TADWA). Further, several suppliers also offer leasing as an alternative to outright purchase, which is consistent with the 'Renewal versus Upgrade' strategy in the ICT Asset Management Plan.

An RFQ QUOT-379, was issued to four suppliers listed on CUACMD 2021 via the City's e-procurement platform (VendorPanel) on Friday 11 July 2025, closing on Friday 25 July 2025. The RFQ requested suppliers to provide pricing options for purchasing outright and leasing over a nominal 5-year asset life cycle.

EXTERNAL CONSULTATION

The City consulted with the Department of Finance's panel manager for CUACMD 2021 as part of formulating the approach to market.

OFFICER'S COMMENTS

The following table sets out the suppliers that were invited to respond to the RFQ and those that submitted a response prior to the close of the quotation open period:

Supplier	Response
CDM Australia Pty Ltd	Received Response
Data#3 Limited	Declined to respond
Datacom Systems (AU) Pty Ltd	Did not respond
JB HiFi Business	Declined to respond

Unfortunately, the City cannot control supplier participation. Nevertheless, due to the purchasing power leveraged through the CUA, the City will receive excellent value for money.

The responses were evaluated by a panel consisting of:

- Digital Solutions and Services Manager
- IT Coordinator
- IT Support Officer

No conflicts of interest were raised by the suppliers, nor the evaluation panel members. All submissions were subsequently evaluated in accordance with the qualitative and quantitative criteria detailed below.

Qualitative Criteria

The qualitative criteria for this quotation were as follows:

Description of Qualitative Criteria	Weighting
Proven ability to deliver the required hardware and provide the required support (managed service)	10%
Capability of key personnel to deliver ancillary services, e.g., imaging and technical support	10%
Demonstrated understanding of the scope and delivery of required services	5%
Sustainability	5%

Quantitative Criteria

This criterion required applicants to submit prices for the goods and services as outlined in the RFQ Price Schedule (**Confidential Attachment 1**).

Quantitative Criteria	Weighting
Price - Total value proposition to the City (including extended warranties, rebates, discounts and other value adding considerations)	70%

Evaluation

The table below sets out the qualitative and quantitative criteria score shown in rank order:

Respondent	Quantitative Criteria				Total			
	Proven ability to deliver the required hardware and provide the required support (managed service) (10%)	Capability of key personnel to deliver ancillary services, e.g. imaging and technical support. (10%)	Demonstrated understanding of the scope and delivery of required services (5%)	Sustainability (5%)	Total Score Qualitative (30%)	Price Score (70%)	Total	Ranking
CDM Australia Pty Ltd (Purchase Outright Option)	9	7	4	4	24	56	80	1
CDM Australia Pty Ltd (Lease Option)	9	7	4	4	24	32	56	2

CDM Australia submitted a response that met all of the City's requirements. This includes the provision of a Drop to Desk service, whereby all future devices will be pre-configured and

delivered directly to end users. This approach enhances efficiency and standardisation, while allowing the City's internal ICT resources to focus on broader service delivery across the organisation. Additionally, the inclusion of a Managed Mobility Service enables CDM to provide service desk support, coordinate with Telstra on device management, and deliver comprehensive asset management services.

Both outright purchase and leasing options were requested and evaluated. A comparison of the options identified that the cost to lease was some 45.6% more than outright purchase over a 5-year asset lifecycle, considering associated service and price discounts. To compare, an expenditure of \$924,050 to purchase devices outright would equate to an expenditure of \$1,346,419 under a leasing arrangement over a 5-year period. Refer to **Confidential Attachment 1** which provides a comparison of costs of the purchase outright and lease options.

While an outright purchase option will result in the City continuing to dispose of end-of-life assets, the current arrangement of donating such assets to local charities provides an ongoing social benefit.

Another benefit of the outright purchase option is that, as appropriate, the City can utilise the assets beyond their intended lifecycle.

The City is satisfied that the response received from CDM Australia Pty Ltd meets the objectives and requirements sought from this procurement and is confident of their capability to deliver the service based on their arrangements with other local governments (City of Melville and City of Vincent) and other large organisations such as WA Police Force and St John's Ambulance.

CDM Australia Pty Ltd are also a Telstra Business Partner and, as such, can provide a purchase discount of \$82,202 through the Telstra Enterprise Fund (TEF) that the City can access. The TEF is a rewards program designed to support organisations by returning a percentage of their total spend on eligible Telstra products and services. Under this program, the City accumulates 5% of its monthly spend in TEF funds, which can be redeemed for a broad range of products and services—including network devices, professional services, and more importantly, as a subsidy towards the Managed Mobility Service.

The additional cost of the extended warranty increases the coverage period from one to five years for all laptops, aligning with the City's asset management planning framework.

It is recommended that a contract for the Outright Purchase option for the managed supply, delivery and commissioning of ITC devices and related equipment be awarded to CDM Australia Pty Ltd (ABN 68 009 592 965) for a one-year term with annual options to extend up to a maximum of five years.

LEGISLATIVE COMPLIANCE

The quotation process was conducted in accordance with the *Local Government (Functions and General) Regulations 1996*, Regulation 11(2)(b) which provides for a Local Government to source quotations through the State Government CUA in lieu of a publicly advertised tender. In this regard, procuring through the CUA is advantageous as the suppliers on *Computing and Mobile Devices CUACMD 2021* are pre-qualified under a head agreement and the City can leverage the volume-based pricing associated with agency-wide transactions.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets.	

FINANCIAL IMPLICATIONS

The approved project budget is \$924,030, comprising of the combined Capital budgets for ITC replacement (\$845,250) and the End User Workstation Account (\$78,780). It is intended that these funds be utilised the first year of the proposed contract. The price differential as compared to the tendered amount of \$924,050.59 exceeds the budget by \$20 and is considered immaterial.

The City anticipates that replacement costs will reduce to approximately \$560,180 per annum in subsequent years, due to the ongoing, cyclical nature of the asset replacement program.

STRATEGIC IMPLICATIONS

The ICT Asset Management Plan covers a 10-year period and is reviewed annually by ELT, with a full review every four years for the approval of Council as per the Asset Management Policy.

The Asset Management Plan review will inform the annual review of the Long-Term Financial Plan/ Budget process as part of the integrated planning and reporting framework.

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area: Leadership and Governance

Outcome 5.3 Optimised Performance.

Objective 5.3.1 Focus on operational efficiency, effective delivery and innovation to ensure our services are fit for purpose, contemporary and secure.

CONCLUSION

The *Local Government (Functions and General) Regulations* 1996 allow for local governments to source goods and services through the State Common Use Arrangement, enabling the City to access pre-qualified suppliers and volume-based pricing.

The response from CDM Australia Pty Ltd has been evaluated as the highest ranked in accordance with the selection criteria and weightings and it is recommended Council award a contract based on the outright purchase option.

An amount of \$924,030 is in the approved 2025/26 Budget for ICT asset replacement, with future replacements anticipated to be \$560,180 per annum. A long-term contract arrangement provides strategic advantages and the managed service for delivery and set up of devices streamlines internal processes.

10.3 Infrastructure and Assets Directorate Reports

10.3.1 Bedford Bowling Club - Outback Padel Pty Ltd Proposal

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	<ol style="list-style-type: none"> 1. CONFIDENTIAL - Outback Padel Business Proposal [10.3.1.1 - 29 pages] 2. CONFIDENTIAL - Letter of Intent - Bedford Bowling Club [10.3.1.2 - 3 pages] 3. CONFIDENTIAL - Costings [10.3.1.3 - 1 page] 4. CONFIDENTIAL - Updated Outback Padel Business Proposal [10.3.1.4 - 29 pages]
Refer:	Nil
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item contains one or more confidential attachments in accordance with Section 5.23(2) of the *Local Government Act 1995*:

(e) a matter that if disclosed, would reveal –

(i) a trade secret; or

(ii) information that has a commercial value to a person; or

(iii) information about the business, professional, commercial or financial affairs of a person,

where the trade secret or information is held by, or is about, a person other than the local government.

SUMMARY

Council consideration is sought regarding a proposed commercial sub-lease agreement between Bedford Bowling Club and Outback Padel Pty Ltd.

The lease agreement between the City and the Bedford Bowling Club has provisions for the sub-letting of the facilities. However, City officers do not have delegated authority to approve sub-lease agreements. This matter is therefore referred to Council for deliberation.

ADDITIONAL INFORMATION

On the 17 August the City received an Updated Proposal. This has been provided to Council as a confidential attachment to this addendum (this will be included as **Confidential Attachment 4** in the minutes. The main changes are detailed below:

Key Terms on Sub-Lease Agreement

In addition to the current lease term expiring 15 December 2029 Outback Padel is proposing to establish a Memorandum of Understanding (MOU) with the Bedford Bowling Club, ensuring the Outback Padel has the option to extend the sub-lease when the club's lease with the City is renewed or extended.

Outback Padel seeks confirmation of the City's intention to extend the club's lease.

In accordance with the Community Facility Lease and Licence/User Agreement Policy (The Policy) a maximum of a 5-year term can be offered to the Club. The renewal of the lease post 2029 is subject to the Club meeting annual performance requirements as per the Policy.

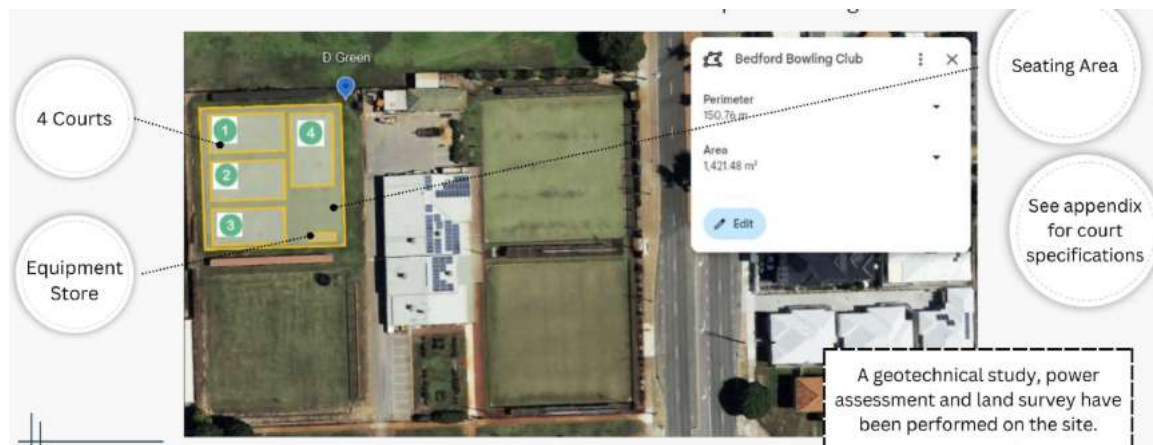
Historically, the Club has met these requirements with an average score of 90%. Based on this, the City currently foresees no objections to the renewal of the lease beyond 2029 if the current performance is maintained. Note: the renewal will be subject to Minister's Consent from the Department of Lands, Planning and Heritage.

Additionally, the original proposal states that rent from Outback Padel will be \$5,000 per month in the first year, increasing to \$7,500 per month from year two. However, the revised proposal specifies that the increase will take effect once court utilisation reaches 75%.

Location of Courts

The updated proposal outlines that court construction will occur in two phases: Phase 1 will include the construction of three courts, and Phase 2 will add one additional court, bringing the total to four courts.

Updated court construction photo is attached below:



Recommendation Implications

In light of the above the officer's recommendation remains unchanged

OFFICER'S RECOMMENDATION

That Council authorises the Chief Executive Officer to:

1. Approve the sub-lease proposal between Bedford Bowling Club and Outback Padel Pty Ltd, subject to the following:
 - (a) The sub-lease term not exceeding the current lease term between Bedford Bowling Club and the City of Bayswater;
 - (b) The City obtaining an approval to amend the Management Order from the Department of Planning, Lands and Heritage;
 - (c) A development approval being obtained for the additional use; and
 - (d) An approval being obtained from the Minister for Lands and the Department of Planning, Lands and Heritage for the sub lease.
2. Execute a Deed of Variation to the Community Lease between Bedford Bowling Club and the City to include a rent of 25% payable to the City, derived from the proposed rent to be paid by Outback Padel Pty Ltd.

COUNCIL RESOLUTION

That Council:

- 1. Authorises the Chief Executive Officer to approve the sub-lease proposal between Bedford Bowling Club and Outback Padel Pty Ltd, subject to the following:**
 - (a) The current Community lease between Bedford Bowling Club and the City is extended for a further six years;**
 - (b) The sub-lease term not exceeding the current lease term between Bedford Bowling Club and the City of Bayswater;**
 - (c) The City obtaining an approval to amend the Management Order from the Department of Planning, Lands and Heritage;**
 - (d) A development approval being obtained for the additional use;**
 - (e) An approval being obtained from the Minister for Lands and the Department of Planning, Lands and Heritage for the sub lease; and**
 - (f) The execution of a Deed of Variation to the Community Lease between Bedford Bowling Club and the City to include a rent of 25% payable to the City, derived from the proposed rent to be paid by Outback Padel Pty Ltd.**
- 2. Adopts the draft amended delegation of authority EF-D11 - Leasing Agreements shown below, to include a provision allowing the Chief Executive Officer to approve sublease proposals at City-owned and leased facilities, including amending and/or extending existing parent lease agreements, if required to assist in proposal feasibility:**

Delegation	EF-D11 Leasing Agreements [DRAFT]
Category	Local Government Act 1995 -CEO Original Powers
Delegator	Council
Express power or duty delegated	Authority to enter into leasing renewals in certain circumstances that does not exceed the amount of \$150,000 (s.3.58 LG Act 1995). <u>Authority to approve sublease proposals at City owned and leased facilities.</u>
Delegates	CEO Executive Manager Strategic Projects
Conditions	This delegation is limited to: <ul style="list-style-type: none"> a. The delegation to enter into a new lease/licence/user agreement applies only to the continuation of the existing lessee/occupant of the premises. Where an expression of interest or new lessee/occupant is recommended, these matters must be determined by Council; b. <u>The ability to amend or extend existing parent lease agreements, if required, to accommodate approval of sublease arrangements;</u> c. Compliance with the Community Facility Lease and Licence/User Agreement Policy; d. The total rental income to be received during the lease/licence/user agreement term (including all options) does not exceed \$150,000; and e. Minor negotiation of standard template terms by the Chief Executive Officer is acceptable to the extent not inconsistent with the Community Facility Lease and Licence/User Agreement Policy.
Express power to subdelegate	Yes
Subdelegates	Director Community Services Director Corporate Services Director Infrastructure and Assets
Statutory framework	Local Government Act 1995
Policy	Community Facility Lease and Licence User Agreement Policy

ABSOLUTE MAJORITY REQUIRED

3. Transfers rent received from sublease agreements associated with City-owned and leased sporting facilities to the Building and Facilities Reserve, for the purposes of funding future improvements at the sporting facility.

Cr Josh Eveson Moved, Cr Sally Palmer Seconded

CARRIED UNANIMOUSLY BY AN ABSOLUTE MAJORITY: 9/0

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Georgia Johnson.

Against: Nil.

REASON FOR CHANGE

Extends the community lease between the Bedford Bowling Club and the City, which in-turn provides certainty for the proposal via sub-lease between Bedford Bowling Club and

Outback Padel Pty Ltd. This alternative also seeks to update the delegation of authority, allowing synchronisation of lease and sub-lease arrangements.

BACKGROUND

The Bedford Bowling Club (the Club) is located at 145 Grand Promenade, Bedford (portion of Crown Land Reserve 25821; Lot 7117 on Deposited Plan 91876) and is managed by the City of Bayswater (the City), with power to lease for any term not exceeding 21 years. Consent from the Minister for Lands in accordance with Section 18 of the *Land Administration Act 1997* has been granted for a five-year lease commencing 16 December 2024, for the purpose of "Recreation Bowling Club and Club Premises".

The leased area includes the premises which features a large function area, lounge area, changeroom facilities, offices, commercial grade kitchen and bar area complete with cool room. The leased grounds include three turf bowling greens and one synthetic green. As per the City's *Sports Turf Maintenance Policy*, the Club receives a contribution from the City to maintain these greens.

Outback Padel Pty Ltd (Outback Padel) has approached the Club with a proposal (**Attachments 1 and 2**) to convert the unused "D Green" (Image 1 below) into padel courts under a sub-lease arrangement initially for a five-year term with an option to extend for an additional five years.



Image 1

EXTERNAL CONSULTATION

Officers have met with the club to discuss the proposal in greater detail. The Club advised that they have been actively exploring alternative uses for the unused lawn area and are enthusiastic about the current proposal. They also noted that discussions with the City regarding alternative uses for the unused lawn area commenced several years ago with limited interest and available options.

Officers have also reviewed the Community Lease Policies of other Local Government Authorities (LGAs), including the City of Vincent, City of Wanneroo, City of Canning, City of Joondalup, Shire of Mundaring, and Town of Bassendean. The findings from this review are detailed further in this report.

OFFICER'S COMMENTS

Bedford Bowling Club is under a community lease agreement with the City, and in accordance with the *Community Facility Lease and Licence/User Agreement Policy* (the Policy) is classified as a Category 2 – Sporting Clubs and Recreational Groups with the criteria of "locally based

sporting clubs and recreational groups (whether incorporated or not) with a voluntary management committee. The Club demonstrates an affordable membership regime and facilitates sporting or recreational activities and programs that add value to the social and community fabric of the City. The facility has the capacity to generate revenue by way of membership, bar/kitchen facilities, and activities consistent with the club/groups purpose."

As per the Policy, the Club is not liable for rent, however, is still responsible for payment of the Emergency Services Levy, waste fees, utilities and preventative maintenance charges such as scheduled servicing and inspections for air-conditioning, fire safety equipment, and RCD and emergency exit light testing.

Outback Padel propose to construct three padel courts, a small equipment shop and a children's play area, covering all costs associated with the construction and ongoing electricity charges associated with this area. No cost will be incurred by the Club for these courts; however, they will receive rent from Outback Padel of \$5,000 per month in the first year, increasing to \$7,500 per month from year two.

Officers support this proposal in principle as it is expected to maximise use of the site and offer an additional activity for the community. It is anticipated that increased site usage will also positively impact the Club's bar and kitchen sales, resulting in additional income.

An increase in users is likely to accelerate the depreciation of the clubhouse and assets, resulting in a reduced asset lifecycle, which in turn will impact the City's responsibility in asset maintenance and renewal.

Table 1 in **Attachment 3** outlines the costs for the premises liable to the City for the 2024-25 financial year to the period ending 30 June 2025. Some preventative maintenance expenses are on-charged in accordance with the lease agreement and Policy.

Considering the commercial nature of Outback Padel, and that the Club is under a community lease agreement, officers are proposing to implement a form of rent payable to the City, based on the proposed income the Club will receive from Outback Padel.

Officers have reviewed community lease policies from six local governments, with the consensus being that a form of rent is payable by community groups regardless of commercial sub-lease agreements. The common methodology is either a negotiated amount based on a market valuation, or 10% gross rental value (GRV). GRV for the Bedford Bowling Club is valued at \$104,500.

The City of Joondalup also references rent payable by commercial sub-lease agreements under a community lease agreement and states that *"in addition to base rent, the City may also opt to apply special rent/s where commercial or retail-based activities are conducted from the premises (based on annual gross revenue) and/or where an approved commercial sub-lease is entered into"*.

Bedford Bowling Club would be classified as Category C in the City of Joondalup Property Management Framework, where base rent is determined by a *"sliding % scale of the current replacement cost based on annual gross revenue of less than \$3,000,000, plus annual CPI increases, with a proportionate subsidy on base rent to apply for capital contributions that exceed 10% of the facility current replacement cost"*. Current replacement cost percentage varies from 0.1% for less than \$1,000,000 annual gross revenue to 0.8% for annual gross revenue ranging between \$2,500,000 to \$3,000,000. The following special rent can also be applied, *"25% rent derived from approved commercial sub-leases within the premises"*.

Based on the information provided in this report, it is proposed the Club pays the City 25% of the rental amount that they receive from Outback Padel, for the initial period, ending on 15 December 2029, which aligns with the current lease term.

The current lease does not have a further optional period and therefore the proposal can only run until 15 December 2029. The Padel Club have been made aware of this by the Bedford Bowling Club.

Earning capacity will be assessed and considered for any subsequent terms and potential facility upgrades.

This rental amount will assist in reducing the expense of the premises on the City. Table 2 in **Attachment 3** outlines an estimated expense/income forecast. The proposed rental percentage is beneficial to the Club as there remains a significant expense to the City.

As a not-for-profit organisation, the Club intends to reinvest the proposed rental income back into the facility. Planned reinvestments include funding a second synthetic green, installing accessible toilets, and potentially adding a new gate to accommodate padel court users.

Currently, the Club is primarily run by volunteers, with only the bar staff employed on a paid basis. As part of the proposed project, the Club anticipates additional staffing costs to support extended opening hours for padel users, including bar service, shared access to toilet facilities, and general site security. Additionally, the Club will need to revise its governance structure if additional sports are introduced.

LEGISLATIVE COMPLIANCE

As per the lease agreement and management order, the Club requires approval from the City and the Department of Planning, Lands and Heritage (DPLH) for any sub-lease arrangements.

The City has submitted a request to the Department of Planning, Lands and Heritage to amend the permitted use of the management order, seeking approval to allow additional sporting activities on the specified section of Crown Land Reserve 25821. This request is currently under review.

If the amendment is granted and Council approves the proposal, it will then require the necessary planning approvals.

Ministerial consent to lease the land must also be obtained from the Department of Planning, Lands and Heritage.

It should be noted that the *Community Facility Lease and Licence/User Agreement Policy* does not have provisions that assist in the determination of sub-leases and revenue sharing. The Policy is due for review and will be presented to the November 2025 Policy Review and Development Committee. It is proposed to consider possible provisions when the Policy is reviewed.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Medium

Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets. SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest. SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.	

FINANCIAL IMPLICATIONS

Reduced expense liable to the City as forecasted in Table 2 of **Attachment 3**.

It should be noted that, if the sub-lease is approved and established, any requests for contribution toward future capital improvements at the facilities will take into consideration the earning capacity of the club.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025-2035, the following applies:

Key Result Area: Social

Outcome 1.1 A Connected and Inclusive Community

Objective 1.1.2 Facilitate connections and access to services for all community.

Key Result Area: Social

Outcome 1.3: An Active and Healthy Community

Objective 1.3.2: Provide welcoming, quality recreational spaces and activities

Key Result Area: Economic

Outcome 4.2 Distinctive Centres

Objective 4.2.1 Facilitate the activation of City and town centres.

CONCLUSION

It is advised that the proposed 25% rent on the income to be received by the Club from Outback Padel Pty Ltd is consistent with practices adopted by other local governments and will apply for the initial period ending 15 December 2029, in line with the current lease term. The current lease does not have a further optional period and therefore the proposal can only run until 15 December 2029. The Padel Club have been made aware of this by the Bedford Bowling Club.

Earning capacity will be assessed and considered for any subsequent terms and potential facility upgrades. This rental income would accommodate any extra maintenance the City will incur. Estimates indicate that even with this contribution, the City will continue to bear a significant portion of the facility's existing maintenance expenses.

10.3.2 Guildford Road and King William Street Intersection Upgrade

Responsible Branch:	Infrastructure Planning
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Advocacy
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
Refer:	Item: 10.1.2 OCM: 29.04.2025 Item: Motion 15 AGM: 12.03.2025
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

CR GIORGIA JOHNSON DECLARED A PROXIMITY INTEREST

In accordance with section 5.60b of the Local Government Act 1995, Cr Giorgia Johnson declared a proximity interest in this item as she lives adjacent to this intersection.

At 8:51pm, Cr Giorgia Johnson withdrew from the Council Chambers and did not participate in consideration or voting on this item.

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

This report provides an update on Main Roads WA plans for improvements at the intersection of King William Street and Guildford Road in Bayswater as required by Council resolution from the Ordinary Council Meeting held on 29 April 2025.

Main Roads WA have responded to the City's request advising that they are reviewing options to fund these works.

The City has also raised this matter with the Local Member for Maylands.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

- 1. Notes the response received from Main Roads WA regarding the planned improvements at the intersection of King William Street and Guildford Road in Bayswater.**
- 2. Continues to advocate to Main Roads WA and relevant State representatives for the reprogramming of funding and timely delivery of improvements at this intersection.**

Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Sally Palmer Seconded

CARRIED UNANIMOUSLY: 8/0

For: *Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter and Cr Elli Petersen-Pik - Deputy Mayor.*

Against: *Nil.*

At 8:54pm Cr Giorgia Johnson returned to the meeting.

BACKGROUND

At the Annual General Meeting of Electors (AGM) held on Wednesday 12 March 2025 the following motion was raised for Council consideration:

"MOTION 15

That Council direct the Chief Executive Officer to request Main Roads WA urgently complete improvements at the intersection of King William Street and Guildford Road in Bayswater, that were budgeted for in the State Black Spots Program of 2018 and promised again in 2021."

At its Ordinary Council Meeting held on 29 April 2025, Council considered the response to this motion and resolved the following:

"That Council requests the Chief Executive Officer to:

- 1. Request Main Roads WA to prioritise the completion of the planned improvements at the intersection of King William Street and Guildford Road in Bayswater, which were previously to be funded under the Blackspot Program; and*
- 2. Raise the issue with the relevant State representatives and report back to Council on the issue by the August 2025 Ordinary Council Meeting."*

EXTERNAL CONSULTATION

No consultation has yet occurred with the public or other agencies on this matter.

OFFICER'S COMMENTS

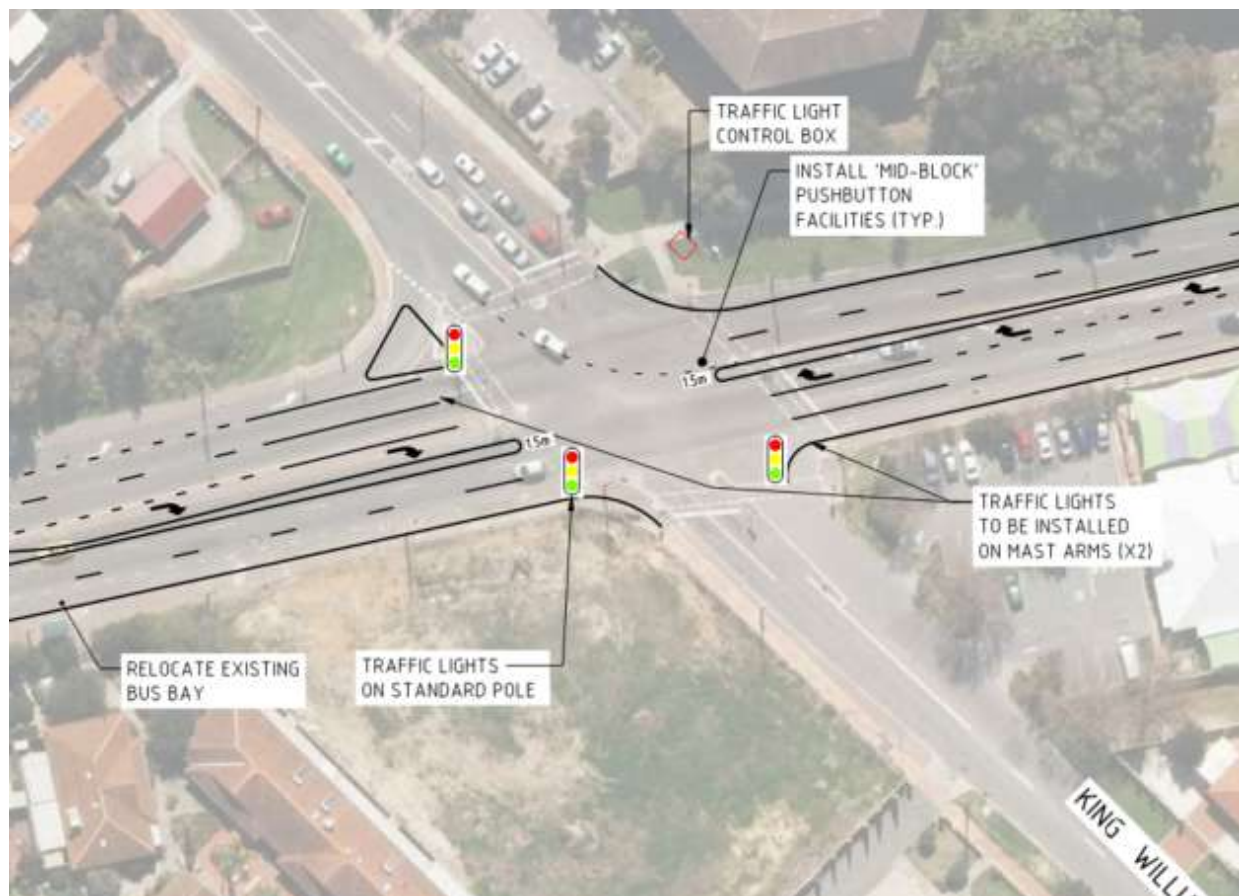
In 2018, Main Roads WA (MRWA) proposed improvements to the intersection of King William Street and Guildford Road as part of the State Government's Black Spot Program. The primary objectives of the project were to enhance the intersection's performance by reducing congestion and improving vehicle safety through geometric modifications.

Guildford Road is classified as a Primary Distributor Road under MRWA's Road Hierarchy and falls under the care and control of MRWA. King William Street is classified as a District Distributor Road on the north approach and a Local Distributor on the south approach, both under the responsibility of the City. The intersection is signalised and has a recorded crash history, making it eligible for funding under the Black Spot Program.

The proposed improvements primarily involve the construction of a new right-turn pocket on the westbound approach of Guildford Road to King William Street, as well as the extension of the existing right-turn pocket on the eastbound approach of Guildford Road to increase its storage capacity.

The image below shows a concept of the proposed upgrades.





Zoomed-in view of the intersection

Although the proposed improvements predominantly focus on the provision of turning pockets to improve the efficiency and operation of the intersection, there were other improvements proposed which include the upgrade of pedestrian crossings to meet current access and disability standards, improvements to drainage infrastructure, and street lighting upgrade.

Following the completion of the detailed design, a construction cost estimate was undertaken, which revealed that the projected costs significantly exceeded the allocated budget.

As a result, the City was advised by MRWA that the proposed intersection upgrade would not proceed, as the construction cost estimates were well beyond the funding limits of the State Black Spot Program. Consequently, the project no longer qualifies for the program, having exceeded its funding threshold.

In light of the above, and in accordance with the Council resolution from the April 2025 Council meeting, the City sent correspondence to MRWA formally requesting MRWA to refer the project to their Project Planning Section to investigate alternative funding mechanisms and planning pathways to enable its delivery.

In response to the City's request, MRWA has provided acknowledgement to the City's request and have provided the following:

"The Agency is reviewing options to fund these works. Once funding is allocated, Main Roads will update the design and initiate service relocations which, for work of this magnitude, can typically take one to two years to complete, and then commence construction."

Given the initial scope of the project predominantly focused on improving the efficiency and operation of the intersection, the City was also asked to forward any additional concerns regarding the current intersection so that these can be considered and potentially be incorporated into the revised design.

The City has written back to MRWA confirming its support for the original Black Spot proposal and provided the following additional safety measures for their consideration:

- Increasing pedestrian crossing head-starts (i.e. allowing more pedestrian crossing timing)
- Eliminating the conflict between right-turn vehicle movement from Guildford Rd (west approach) and the southern pedestrian crossing across King William Street.
- Adding splitter island cut-throughs.
- Installing a zebra crossing on the left slip lane from Guildford Road to King William Street north.

In addition to the above, the City has raised the need for the project, both in person and in writing, with the Member for Maylands, Mr Dan Bull MLA, seeking support in advocating for the improvements to this intersection.

LEGISLATIVE COMPLIANCE

Nil.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods.	

FINANCIAL IMPLICATIONS

It is anticipated for these works to be full funded by the State Government.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area: Built

Outcome 2.1 A Connected and Accessible City

Objective 2.1.1 Plan for connected, accessible and safe roads, pathways and places.

Key Result Area: Built

Outcome 2.2 Built Infrastructure that Meets Current and Future Community Needs

Objective 2.2.3 Plan, build and maintain current and future assets.

CONCLUSION

The proposed intersection improvements at King William Street and Guildford Road, initially developed under the State Black Spot Program to enhance traffic efficiency and safety, have ceased due to construction costs exceeding available budgets.

Following the City's request, Main Roads WA is exploring alternative funding options. The City has reaffirmed its support for the original proposal and suggested additional safety enhancements to further improve the intersection. Furthermore, the City has advocated with State representatives for the delivery of these intersection upgrades.

10.3.3 Tender 07-2025 Morley Drive / Bath Road Roundabout Landscape and Irrigation Works

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
Refer:	Item:10.1.7 OCM: 30.04.2024 Item:10.1.3 OCM: 22.08.2023
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

For Council to consider Tender No. 7-2025 – Morley Bath Roundabout for Irrigation and Landscape, subject to available funding. Irrigation and Landscape being the City's component of a Main Roads WA upgrade project.

COUNCIL RESOLUTION **(OFFICER'S RECOMMENDATION)**

That Council:

- Notes that the tenders received for RFT 07-2025 Morley Bath Roundabout – Landscaping and Irrigation Works were evaluated as exceeding the allocated budget and it is not practicable to negotiate a minor variation in this regard.**
- Rejects the tenders received for RFT 07-2025 Morley Bath Roundabout – Landscaping and Irrigation Works and, accordingly, instructs the Chief Executive Officer to notify the tenderers of this outcome.**
- Notes the Chief Executive Officer will investigate options to deliver the project within the agreed costs with Main Roads WA.**

Cr Sally Palmer Moved, Cr Steven Ostaszewskyj Seconded

CARRIED UNANIMOUSLY: 9/0

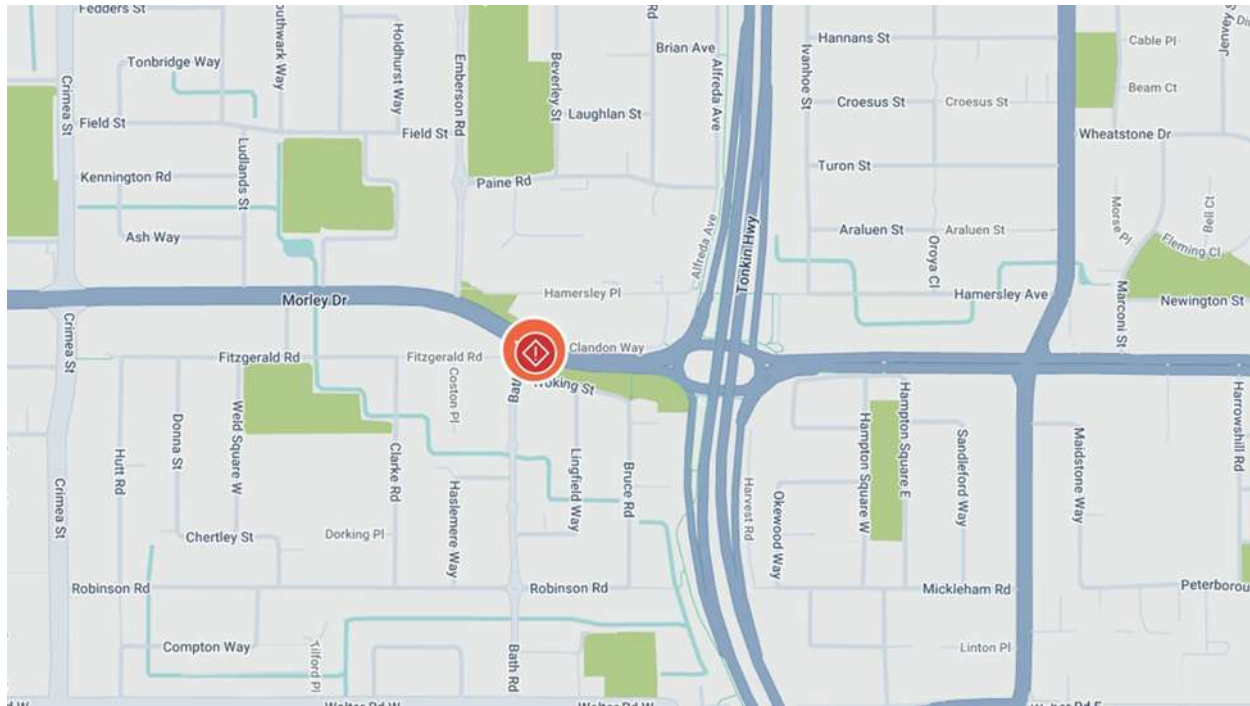
For: *Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.*

Against: *Nil.*

BACKGROUND

In response to the crash statistics occurring at the intersection of Morley Drive and Bath Road, Main Roads Western Australia (MRWA) has proposed the installation of a dual lane roundabout at the intersection. This project is the road asset of MRWA, with surrounding City irrigation and landscaping.

Reports on this matter have been presented to an Ordinary Council Meeting on two previous occasions. At the Ordinary Council Meeting held on 22 August 2023, a report was presented regarding the requirement of land beyond the current Metropolitan Regional Scheme (MRS) boundary. At the Ordinary Meeting held on 30 April 2024, Council considered a report relating to the execution of the required road closure of Fitzgerald Road, being too close to the roundabout.



MRWA is currently constructing the roundabout and once complete, funding from MRWA is available for the irrigation and landscaping work, which is to be completed by the City of Bayswater.

This tender specifies the installation of an irrigation system, mulching, infill ground level planting and tree planting, including some items of hard landscaping, such as boulders and logs.

Negotiations between the City and MRWA regarding the funding amount have been ongoing. MRWA engaged a consultant to design the irrigation system, requiring both new and renewed irrigation, and to provide an estimate of the installation based on market prices. Further, the City designed the landscaping and estimated the project cost for undertaking the works.

The following cost estimates and funding arrangement were made between the City and MRWA:

Scope	Estimated Cost	City Cost	MRWA Cost	Notes
Preliminaries (service locating, temporary fencing, traffic management)	\$15,000	-	\$15,000	City to deliver; MRWA to fund
Project Management (contract administration, project management, construction supervision)	\$50,000	\$5,000	\$45,000	City to deliver; MRWA to fund
Irrigation works	\$175,000	-	\$175,000	City to deliver; MRWA to fund
Trees and planting	\$266,955	-	\$266,955	City to deliver; MRWA to fund
Edging	\$21,235	-	\$21,235	
Paths	\$17,880	\$17,880	-	
Seating, logs & boulders, signage, gates, and vegetation establishment	\$20,650	\$20,650	-	
	\$566,720	\$43,530	\$523,190	

A tender was advertised for the installation of irrigation and landscaping with the following results.

Assessment

The Tender submissions were evaluated against the qualitative and quantitative criteria, with scores as shown in the table below:

Tenderer	Contractor and Subcontractor Previous Experience (25%)	Detailed Construction Method and Programme (20%)	Key Personnel and Capacity including Subcontractors (10%)	Benefit to Local Economy (5%)	Total qualitative criteria	Price (40%)	Overall Total
Environmental Industries	20.0	16.0	8.0	2.5	46.5	37.7	84.2
Ligna Construction	12.5	4.0	6.0	0.0	22.5	40.0	62.5

EXTERNAL CONSULTATION

Consultation has been conducted directly with Main Roads WA, who have been engaging with adjacent property owners.

OFFICER'S COMMENTS

The tender submissions received had significantly exceeded the cost estimates provided by the design consultant for irrigation and the City's internal landscaping estimates. The submitted prices exceed the City's available budget by a range between 192% - 251%. Market availability of product and availability of competitive contractors at this time may have contributed to these higher costs.

Following discussions with Main Roads, it was confirmed that the additional costs could not be accommodated within the project funding allocation. As a result, the focus shifted to descoping both the irrigation and landscaping components to align with the agreed project budget of \$523,190.

The majority of MRWA projects typically do not include landscaping works, as the primary focus has traditionally been on the delivery of road infrastructure. Further discussions with MRWA have indicated that they are unable to accommodate the additional funding as it would have exceeded the State election committed budget amount.

Reducing the irrigation scope aligns with the City's short-term objective of decreasing water usage by 10%. In addition, the overall landscaping can be scaled back in both area and plant size while still achieving a visually acceptable and functional outcome. Further reductions can also be made to hard landscaping elements, such as the removal of boulders and a decrease in the number of timber logs and street furniture.

Furthermore, MRWA has paid \$91,000 to the City for the acquisition of Lots 50 and 205 within Woking Reserve. This amount, currently held in the Strategic Land Acquisition Fund, may be used for landscaping works in accordance with Council's resolution. The proposed landscaping would target the embankments near the corners of Woking Street and Bath Road, and Bath Road and Fitzgerald Road. These works aim to soften the visual impact of the new intersection and enhance the amenity for the nearby residents living in that area.

LEGISLATIVE COMPLIANCE

The tender process has met the requirements of section 3.57 the *Local Government Act 1995* and regulations 14 – 16 of the *Local Government (Functions and General) Regulations 1996*.

All tenderers have indicated that they do not have any conflicts of interest in the performance of their obligations under the contract.

The proposed recommendations are also in accordance with the Section 18 of the *Local Government (Functions and General) Regulations 1996* – Rejecting and accepting tenders.

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

FINANCIAL IMPLICATIONS

Notes:

Funds from the Strategic Land Acquisition Fund Reserve from the sale of part Lot 50 and 250 within Woking Reserve to be transferred for the use of landscaping works for the project.

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STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area: Built

Outcome 2.1 A Connected and Accessible City

Objective 2.1.1 Plan for connected, accessible and safe roads, pathways and places.

Objective 2.1.2 Create liveable neighbourhoods and centres that include consideration of our built heritage.

Objective 2.1.3 Advocate and plan for diverse and quality housing choices utilising a contemporary planning framework that encourages growth.

Key Result Area: Natural

Outcome 3.1 Sustainable Natural Green Spaces

Objective 3.2.2 Increase tree canopy to shade our pathways and cool our suburbs.

CONCLUSION

The tenders received significantly exceeded the cost estimates provided by the design consultant for irrigation, as well as the City's internal landscaping estimates. While both tender submissions have been formally evaluated, the funding provided by MRWA does not have the financial capacity to support the award of a contract.

It is therefore recommended that Council declines to accept the lowest tender and rejects all tender submissions received, allowing the City to re-scope the project to deliver a visually acceptable and functional outcome within available budget constraints.

10.3.4 Tender 08-2025 - Tranby Foreshore Restoration

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. CONFIDENTIAL - Schedule of Rates [10.3.4.1 - 1 page]
Refer:	Item: 10.3.3 OCM: 28/05/2024
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item contains one or more confidential attachments in accordance with Section 5.23(2) of the Local Government Act 1995:

(e) *a matter that if disclosed, would reveal –*

(i) *a trade secret; or*

(ii) *information that has a commercial value to a person; or*

(iii) *information about the business, professional, commercial or financial affairs of a person,*

where the trade secret or information is held by, or is about, a person other than the local government.

SUMMARY

Council approval is sought to award Tender 08-2025 Foreshore Restoration for Tranby Reserve. The value of the works under this contract exceeds the tender awarding threshold for the Chief Executive Officer and is therefore presented to Council for consideration.

COUNCIL RESOLUTION**(OFFICER'S RECOMMENDATION)**

That Council awards Tender 8-2025 Tranby Foreshore Restoration to Natural Area Consulting Management Services for the submitted price of \$971,244.69 (excluding GST).

Cr Sally Palmer Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 9/0

For: *Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.*

Against: *Nil.*

BACKGROUND

The City of Bayswater has joint responsibility for managing the Swan River (Derbal Yerrigan) with the Department of Biodiversity, Conservation and Attractions (DBCA).

The City engaged Syrinx Environmental, a specialist environmental consultant, to undertake full design services for the shoreline and land around the historical Tranby House (Peninsula Farm), between Bath Street Jetty Reserve downstream to Maylands Boat Building Yard, a distance of approximately 650m.

In 2019, the City contracted M P Rogers & Associates (MRA) to undertake a foreshore inspection and 10-year priority plan, which identified the foreshore in front of Peninsula Farm (Tranby Reserve) as a critical area needing remediation within one year. This rating was due to the poor condition of the timber walling which needed critical repairs, an approximately 1.5m high vertical scarp landward of the wall, and trees on the riverbank growing outwards at an approximately 45-degree angle.



In addition to the immense cultural significance of the Derbal Yerrigan to Whadjuk Noongar people, some of the trees on site have been identified as 'Scar trees' by a representative of the traditional custodians, and thus likely have significant cultural significance. Peninsula Farm is the site of one of the earliest farms established in the Swan River Colony, with its residence building being one of the oldest surviving structures in the metropolitan region. There are also several significant olive trees within the embankments adjacent to the building which, similar to the nearby Scar trees, will require protection and potential improvements as determined through further assessment.

This project design involved collaboration among three primary stakeholders—the City, the Department of Biodiversity, Conservation and Attractions (DBCA), and the National Trust of Western Australia, alongside consultations with traditional custodians and marine engineers. Together, a landscape-led design was developed with the aim at enhancing shoreline and slope stability while improving the site's ecological function, value, and connectivity.

The detailed design phase developed construction documentation, schedules, detailed costings and construction staging and implementation plan, with a focus on foreshore management elements of the site.

The City advertised a Request for Tender (RFT) on the Tenderlink website, seeking a suitably qualified and experienced contractor to undertake the foreshore restoration works, planting and establishment of irrigation as detailed in the design documentation. The tendered works primarily focus on the undertaking of foreshore stabilisation and restoration of the immediate riverbank. The foreshore restoration component includes implementing safety measures, weed control, disposal of deteriorated fences, earthworks cut to fill, brush walling, rock works, coir log palisade, timber retaining wall and erosion control works.

EXTERNAL CONSULTATION

The Site Analysis & Stage 1 Stakeholder Engagement phase involved the Consultant undertaking independent research, desktop review of all relevant information available and identifying any additional information required. The Consultant initiated a detailed site investigation to understand opportunities and constraints, site context, landscape character and features, existing user groups, land uses and tenure, access and circulation, utilities and cultural heritage. A Site Analysis Report was prepared, with the key findings presented to key stakeholders and community for comment as the first stage of stakeholder engagement.

Key issues included:

- Erosion control
- Historical bank modifications
- Car Parking
- Tree loss along the foreshore
- Residential/parkland interface
- Cyclist/pedestrian interaction

The Concept Design & Stage 2 Stakeholder Engagement phase synthesised information gathered from Site Analysis & Stage 1 Stakeholder Engagement and progressed to the next level of detail, bringing together the vision and science in a landscape-led design. The Consultant prepared a draft Concept Design package which underwent Stage 2 Stakeholder Engagement for further feedback and comment from all key stakeholders and community. The package included a draft Concept Masterplan, erosion mitigation, ecological function and public amenity improvement options, as well as any relevant supporting material and graphics.

Following completion of Stage 2 Stakeholder Engagement, the Consultant prepared the final Concept Design Report including all schedules, costings and an updated staging and implementation plan.

The full engagement report can be accessed via the City's Engage Bayswater page under the City of Bayswater Foreshore Restoration Design Projects.

Following the completion of the Concept Design, Syrinx Environmental developed detailed design plans of the foreshore restoration required for tender specification and pricing.

OFFICER'S COMMENTS

The City has secured a Collaborative Agreement with DBCA who have now funded the associated works with contribution from the City.

Table 1 - DBCA Committed funds

Project	Term	Funding Amount (ex GST)
Tranby Foreshore	31 Months	\$950,000

The key outcome from this agreement will be implementation of foreshore stabilisation measures and revegetation of the slope to protect and improve the Guildford vegetation complex as indicated in the milestones table below.

Table 2 – Performance Milestones for funding

Performance Milestones	Milestone Payment Date	Payment Amount (ex GST)
Instalment 1 <ul style="list-style-type: none"> Initial Project Work Plan 	As soon as practicable after the Parties have agreed to the terms and conditions of this Arrangement.	\$80,000
Instalment 2 <ul style="list-style-type: none"> Progress Report to demonstrate progress against the project Work Plan for the period up to 31 March 2024. Project Work Plan, updated as necessary 	As soon as practicable after the Commonwealth acceptance of the milestone.	\$150,000
Instalment 3 <ul style="list-style-type: none"> Progress Report to demonstrate progress against the project Work Plan for the period 1 April 2024 to 30 September 2024. Project Work Plan, updated as necessary 	As soon as practicable after the Commonwealth acceptance of the milestone.	\$200,000
Instalment 4 <ul style="list-style-type: none"> Progress Report to demonstrate progress against the project Work Plan for the period 1 October 2024 to 31 March 2025. Project Work Plan, updated as necessary 	N/A	\$0.00
Instalment 5 <ul style="list-style-type: none"> Progress Report to demonstrate progress against the project Work Plan for the period 1 April 2025 to 30 September 2025. 	N/A	\$0.00
Instalment 6 <ul style="list-style-type: none"> Progress Report to demonstrate progress against the project Work Plan for the period 1 October 2025 to 31 March 2026. Project Work Plan, updated as necessary 	As soon as practicable after the Commonwealth acceptance of the milestone.	\$250,000
Instalment 7 <ul style="list-style-type: none"> Progress Report to demonstrate progress against the project Work Plan for the period 1 April 2026 to 30 September 2026. 	As soon as practicable after the Commonwealth acceptance of the milestone.	\$200,000
Instalment 8 <ul style="list-style-type: none"> Final Report that demonstrates all project outcomes (for both on-ground and communication/education activities (benefits for the environment and community and which provides a synthesis of lessons learned. Independently audited Financial Acquittal Statement. 	As soon as practicable after the Commonwealth acceptance of the milestone.	\$70,000
TOTAL		\$950,000

The RFT for the construction of the approved treatments was advertised through Tenderlink. A public advertisement was placed in The West Australian newspaper on Saturday 28 June 2025 in accordance with the City's Procurement Policy and the Tender regulations. Submissions closed on Tuesday, 25 July 2025 at 2pm.

At the close of tender, the City received two submissions, as follows:

- National Area Consulting Management Services (NAMS)
- Miraplex Group

Tenders were assessed using the following criteria:

Qualitative Criteria

The qualitative criteria for this tender are shown in the table below.

Table 3 - Qualitative Criteria

Description of Qualitative Criteria	Weighting
Relevant company experience and sub-contractor's experience	20%
Key Personnel Skills, Experience and Capacity	10%
Construction method and program	20%
Sustainability	5%
Benefit to local economy	5%

Quantitative Criteria

The following price weighting was proposed in the Procurement Plan.

Table 4 - Quantitative Criteria

Price Weighting %	40%
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A Schedule of Rates is included at **Confidential Attachment 1**.

The evaluation panel consisted of the City's Environment Manager, Senior Project Management Support, and the DBCA's Project Officer Riverbank Projects.

Scores and comments were recorded on an evaluation matrix where the total quantitative and qualitative net weighted scores ranked both submissions out of 100%.

The Tender submissions were evaluated against the qualitative and quantitative criteria, with scores as shown in the table below.

Table 5 – Tender Assessment Scores

Tenderer	Relevant Company & Subcontractors Experience	Key Personnel Skills, Experience and Capacity	Construction method and program	Sustainability	Benefit to local economy	Total Qualitative Criteria	Total Quantative Criteria	Overall Total %
Weighting	20%	10%	20%	5%	5%	60%	40%	100%
NAMS	16.0	8.0	18.0	4.5	4.5	51.0	40.0	91.0
Miraplex Group	12.0	7.0	14.0	3.5	3.0	39.5	30.6	70.1

Considering the above scores, the submission from National Area Consulting Management Services (NAMS) has been evaluated as the highest ranked Tender with a score of 91.0. The submission provided the assessment panel with confidence that the contractor has the required skills, relevant experience and methodology to complete the project to the required standard and within project timelines.

The City contacted all referees provided within the tender submission and received positive feedback regarding meeting project delivery, timeframes, completing all required work within allocated budget and quality on previous projects of a similar nature.

It should be noted that the City will update its Engage Bayswater project page to reflect the current level of funding and project deliverables.

The \$971,244.69 project cost submitted by NAMS includes the maintenance period for three years at a cost of \$131,150.

The project timeframe will align completion of the works with winter planting in the 2026 season.

LEGISLATIVE COMPLIANCE

This project refers to the *Swan and Canning Rivers Management Act 2006* and any other relevant documents, legislation, policies, guidelines or frameworks as directed by DBCA and any other stakeholders. These include:

- Draft Lower Swan Locality Plan
- Draft Locality Plan Belmont, Bassendean, Bayswater and Swan
- Corporate Policy Statement 45 – Planning for Miscellaneous Structures and Facilities
- Corporate Policy Statement 48 – Planning for Development Setback Requirements
- Corporate Policy Statement 49 – Planning for Stormwater Management
- Corporate Policy Statement 50 – Planning for Dewatering
- Peninsula Farm, Wu-rut Woorat Draft Master Plan

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Medium
Governance and Compliance	Low	Low
Strategic Risk	SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets. SR06 - City does not have the adequate financial capacity to deliver planned services and maintain assets.	

FINANCIAL IMPLICATIONS

The City received part funding in 2024/25 from DBCA through the Riverbank Grants Funding Program to develop the Riverside Foreshore concept and master plans.

\$950,000 is allocated in the 2025/26 budget to undertake foreshore stabilisation and revegetation of the immediate riverbank area between Tranby Reserve and Bath Street Reserve.

New Capital or Amendment to Existing Capital Budget

As the tender includes three years of maintenance, the following allocations are proposed for inclusion in future years' budgets, subject to CPI indexation and Council approval through the annual budget process'

Cost Centre– Project	Type	Project Type	Project Description	Budget Year	Adjust. \$	Revised Budget \$
2600-60110-5603	Increase Expenditure	Operating	Tranby Foreshore Maintenance	26/27	48,100	48,100
2600-60110-5603	Increase Expenditure	Operating	Tranby Foreshore Maintenance	27/28	48,100	48,100
2600-60110-5603	Increase Expenditure	Operating	Tranby Foreshore Maintenance	28/29	48,100	48,100
			Total:		144,300	144,300

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area: Built
 Outcome 2.1 A Connected and Accessible City
 Objective 2.1.1 Plan for connected accessible and safe roads, pathways and places.

Key Result Area: Natural
 Outcome 3.1 A Climate Resilient City
 Objective 3.1.1 Reduce the impacts of the changing environment.
 Objective 3.1.3 Partner with community to build an energy-smart and waterwise City.

Key Result Area: Natural
 Outcome 3.1 Sustainable Natural Green Spaces
 Objective 3.2.1 Preserve and enhance our biodiversity and the health of our river, wetlands and bushland.
 Objective 3.2.2 Increase tree canopy to shade our pathways and cool our suburbs.

CONCLUSION

This project shows the joint responsibility City of Bayswater have for managing the Swan River (Derbal Yerrigan) with the Department of Biodiversity, Conservation and Attractions (DBCA) who have provided funding on these priority works.

The tender submission from Natural Area Consulting Management Services for the Tranby Foreshore Restoration has been evaluated as the highest ranked tender in accordance with the selection criteria and weightings as detailed in the tender specification. It is therefore recommended that Council approves the submission from Natural Area Consulting Management Services. The tender reflects the current market prices for necessary foreshore restoration works.

10.3.5 Riverside Foreshore Concept Master Plans

Responsible Branch:	Project Services
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	<i>ABSOLUTE MAJORITY REQUIRED</i> for Limb 3 Simple Majority Required for Limbs 1, 2, 4 and 5
Attachments:	Nil
Refer:	Item: 10.3.3 OCM: 28.05.2024
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

This report provides an update on the development of riverside foreshore restoration concept and broader site master plans for three identified key sites:

- Hinds Reserve / Riverside Gardens
- Bath Street / Tranby Reserve
- Bardon Park

OFFICER'S RECOMMENDATION

That Council:

1. Notes the Foreshore Restoration Concept and Master Plans being developed.
2. Notes the progression of funded foreshore restoration and revegetation works between Bath Street Reserve and Tranby Reserve, Maylands.
3. Approves a budget amendment from \$400,000 to \$650,000 in the current 2025-26 budget for the Riverside Gardens Play space renewal, to be funded from Public Open Space Cash in Lieu funds as detailed in Table 1 of this report.

ABSOLUTE MAJORITY REQUIRED

4. Authorises the Chief Executive Officer to request the release of \$650,000 from Public Open Space Cash in Lieu Developer Contributions.
5. Requests an update on the foreshore restoration concept and master plans to be presented to Council by December 2025.

COUNCIL RESOLUTION

That Council:

1. **Notes the Foreshore Restoration Concept and Master Plans being developed.**
2. **Notes the progression of funded foreshore restoration and revegetation works between Bath Street Reserve and Tranby Reserve, Maylands.**
3. **Approves a budget amendment from \$400,000 to \$650,000 in the current 2025-26 budget for the Riverside Gardens Play space renewal, to be funded from Public Open Space Cash in Lieu funds as detailed in Table 1 of this report.**

ABSOLUTE MAJORITY REQUIRED

4. **Authorises the Chief Executive Officer to request the release of \$650,000 from Public Open Space Cash in Lieu Developer Contributions.**
5. **Requests an update on the foreshore restoration concept and master plans to be presented to Council by December 2025.**
6. **Requests the Chief Executive Officer to develop a proposal for all ability access to the sandy area and water at Hinds Reserve suitable for water sports craft and paddle, and the proposal is considered as part of the 2026-27 Annual Business Planning process.**
7. **Requests the Chief Executive Officer to engage with affected residents regarding the Additional Parking Option off Leake Street, taking their feedback into consideration prior to final endorsement of the Master Plan by Council.**

Cr Nat Latter Moved, Cr Giorgia Johnson Seconded

CARRIED UNANIMOUSLY BY AN ABSOLUTE MAJORITY: 9/0

For: *Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.*

Against: *Nil.*

REASON FOR CHANGE

To incorporate community feedback, and ensure a key community request is not missed in the master planning process.

BACKGROUND

The City of Bayswater manages approximately 9.5 km of foreshore in the upper reaches of the Swan River. The City's foreshore includes both natural shorelines and constructed wall or rock protection as well as boat ramps, jetties and boardwalks.

A ten-year foreshore works priority plan was developed in 2019 and recommends a number of sites for restoration and preventative works. As part of this plan, the City in collaboration with the Department of Biodiversity, Conservation and Attractions via the Riverbank Funding Program is developing foreshore restoration concept designs for three of its premier locations:

- Hinds Reserve / Riverside Gardens, Bayswater
- Bath Street Reserve to Tranby Reserve, Maylands
- Bardon Park, Maylands

Given that the three sites are key destination attractions within the City, the concept designs developed consider both the immediate foreshore interface with the river for restoration and the broader site amenity for potential future redevelopment within the context of an additional site master plan.



In May 2024, the City appointed Syrinx Environmental Pty Ltd. to develop concept master plans and preliminary cost estimates for each site, in conjunction with key stakeholders and users.

EXTERNAL CONSULTATION

Engagement with key stakeholders and community focussed on understanding site key values, issues, opportunities and constraints, via an online survey, government and local stakeholder workshops, community on-site pop-up sessions and workshopping and conversations with the Whadjuk Reference Group.

The first round of engagement in August 2024 was to listen to the community to better understand their expectations and aspirations for each site and to find out what is important to them and what should be considered or included within the concept designs. Draft concepts were developed and further presented to community and stakeholders for comment during a second round of engagement completed in December 2024. Further amendments to the plans were then made based on additional feedback.

The draft concepts, master plans and engagement outcomes report are posted on the City's Engage Bayswater site – www.engage.bayswater.wa.gov.au.

OFFICER'S COMMENTS

A series of draft foreshore concept and site master plans have been developed and refined via engagement with key stakeholders and users throughout 2024 and 2025. The City is currently working with Syrinx Environmental and the Department of Biodiversity Conservation and Attractions to finalise the drafts for final endorsement. The concepts provide a plan for both proposed foreshore restoration and stabilisation, and a broader site master plan to consider the whole site and community amenity.

All plans have been developed in consideration of the following key values:

Environment / Nature

Valuing, protecting and enhancing native vegetation and biodiversity to support local fauna habitat, increase shaded areas and promote a stronger connection to the natural environment.

Cultural Heritage

Recognising, honouring and protecting the history, traditions and stories of the area valuing knowledge sharing, healing and the respectful acknowledgement of cultural intellectual property.

Sustainability

Prioritising sustainable, innovative and flexible nature-based solutions to cope with a dynamic river environment that acknowledges the significant impact of historical land modification, dredging and spring modifications. Emphasise the importance of endemic species for ecological health and rehabilitation.

Community Connection and Inclusion

Improving and maintaining accessibility, safety, equity and inclusion in the foreshore user experience. Connecting the community with nature, education and strengthening social cohesion.

Recreation and Aesthetic Appeal

Enhancing spaces on site to enable active lifestyle (walking, running, cycling), water sports (yachting and kayaking) and passive recreation (picnics, resting, bird watching). Enabling connection to nature, including direct river access and scenic river views of the area and beyond.

Site 1 – Hinds Reserve / Riverside Gardens, Bayswater

The project area is from Garratt Road Bridge, from the border with Baigup Wetland all the way through to just beyond the boat launch ramp on Memorial Drive at Riverside Gardens East.



Riverside Gardens is a well-known off lead dog exercise area and Hinds Reserve is a key community social hub with a café operating on site together with community and water sports clubs offering rowing, kayak and sea scouts. Fishing and paddleboard are also popular activities.

The area is subject to erosion and vegetation loss due to natural and human induced changes. Climate change, sea level rise and intensified use of the area contribute to erosion and vegetation loss.

A number of key issues for the site were identified through the research and engagement process:

- Flooding – Particularly around Hinds Reserve play space and frontage.
- Contaminants – Pollution of Bayswater Brook and a former land fill site.
- Safety – Management of dog behaviour, pedestrian safety, boggy ground and lack of shade.
- Erosion – Across the whole site.
- Water Access – Management of entry points to the river, lack of designated fishing areas.
- Cultural – Lack of understanding or agreement with the values of Whadjuk people, concern for use of plants and materials sourced from other places.
- Landscape – Balancing human activity and nature, control of invasive weeds.
- Maintenance – Vegetation clearing and tree removal, litter on site and concerns around high traffic areas.

Several corresponding opportunities were identified in consideration of the key issues raised above:

- Revegetation – Using endemic and local species.
- Additional Shade – Increased tree canopy and shade structures.
- Cultural Values – Utilise locally sourced materials and products, introduce education, wayfinding, artwork and signage and create habitat for local flora / fauna.
- Safety – Improved lighting and walking paths.
- Improved facilities – Additional bins and drink fountains, additional shade and seating, upgrade toilets and change rooms, potential consolidation of buildings into a multi-purpose facility.
- All Abilities Access – Improved access for wheelchairs / all ability, including sandy areas and car parks. All ability access for water sport craft, paddle etc. Appropriate ramp for safety boats.
- Play – Inclusion of nature style playground with all ability considerations.

Hinds Reserve / Riverside Gardens – Whole of Site Masterplan

The Hinds Reserve / Riverside Gardens master plan is split into four zones. The master plan considers broader community amenity provision and access as well as vegetation, planting and foreshore stabilisation and erosion control. The longer-term master plan vision for the site includes the retention of existing trees and planting where possible, vehicle and pedestrian flow around the site, parking and building access from both a community and sporting / recreational perspective and recognises the site as a major destination point hosting a range of community and sporting activities. The plan also intends to maintain dedicated and expansive off lead dog exercise areas and access to the river beach and other appropriate areas for dog exercise.

A community petition with over 200 signatories was submitted to Council in May 2025 opposing draft plans presented during engagement to fence and reduce current off lead dog access to areas within Riverside Gardens, Bayswater. There is no intention within this high-level plan to reduce the current provision of dog off lead exercise areas. Some revegetated areas within the site may require some form of managed or controlled access while new planting becomes established.

The Master Plan focusses on:

- Foreshore edges

- Biodiversity linkages
- Key activity zones and areas
- Pedestrian / cycle paths, vehicle access and flow, and parking
- Current and future flood patterns
- Current and future building and parking locations as current buildings reach end of life
- Heritage and culture

The key points to note within the Hinds / Riverside Master Plan are:

Zone A contains three buildings namely the Oarhouse Café and public toilets, the Kayak / Rowing boat shed and the Bayswater Sea Scouts. The buildings are shown in their current location, but it should be noted that as any future proposed building replacements become realised as the buildings reach end of life, the Master Plan provides for their replacement away from the river edge. This is to mitigate future flood impacts and to recognise the future public amenity value of the immediate foreshore area as an asset to be accessed and enjoyed by all. Any future building relocation may consider consolidation of assets into one community facility and allows for future consideration of foreshore revegetation and stabilisation works.

Zone A considers accessibility for all to the foreshore area through the provision of appropriate pathways and amenity / recreation areas and considers opportunities for future cultural interpretation into the site. Zone A retains the current dog on lead status.



Zone B considers the link between Hinds Reserve and Riverside Gardens West and provides for community amenity and recreation spaces as well as meeting and picnic nodes. The play space at Riverside Gardens is at end of asset life and is due to be replaced in the current 2025/26 year.

Council confirmed an allocation of \$400,000 in the current budget to progress the play space replacement. The \$400,000 is to be funded through Public Open Space Cash in Lieu Developer Contributions.

The play space replacement within Riverside Gardens formed part of a separate engagement process delivered through April and June 2025 and focussed community attention specifically on the detail, expectation, aspirations and community requirements for the new play space. The City received 460 responses to the engagement.

The community strongly expressed the need for a fenced play space to ensure protection from dogs and the nearby river, as well as the importance of all-year-round shade and equipment that caters to a wide range of ages and abilities. Respondents also referred to a number of other well-loved play spaces across the Perth metropolitan area as examples of what they would like to see at Riverside Gardens. These included Volcano Park in Belmont, Sandy Beach Reserve in Bassendean, Woodbridge Riverside Play Space in Woodbridge, Braithwaite Park in Mt Hawthorn, Tomato Lake in Kewdale, Galup Reserve (formerly Lake Monger) in Wembley, Stirk Park in Kalamunda, the Ballajura Intergenerational Space, and Wellington Square in Perth.

Two play concepts were developed for further community comment which has now been refined to a final concept to progress. The play space design is based on the following key principles:

- Shade and Comfort
- Inclusive Play Opportunity
- Landscape Integration
- Accessibility and Safety
- Staged Delivery Within Budget

Riverside Gardens Play Space Concept Plan:



The concept is costed at \$550,000 including project management and contingency. With \$400,000 committed to the project in the 2025/26 budget through Public Open Space Cash in Lieu Developer Contributions, Council consideration is required to approve an additional \$150,000 toward the Riverside Gardens play space redevelopment. It is therefore recommended that Council authorise the Chief Executive Officer to request the approval of \$550,000 from

Public Open Space Cash in Lieu Developer Contributions and increase the play space replacement project budget from \$400,000 to \$550,000.

Zone B also provides an opportunity for future parking expansion throughout the site as visitation increases in line with population growth and the broader appeal of enhanced amenity as future site redevelopments become realised. Some community concern toward increased parking was noted throughout the engagement process with particular concern around increased parking at the end of Leake Street and opposite Bellevue Street. The proposal to allow traffic flow and connectivity from Milne Street to Leake Street should also be noted. Any parking and traffic flow amendments are subject to future detailed design and further engagement. The current dog on lead status is to be retained throughout Zone B.



The proposed Master Plan options around Zone C has generated a large amount of community concern regarding a perceived loss of dog off lead exercise area(s). The intent of the Master Plan is to retain the areas dog off lead status. Some community members were concerned around a previous draft proposal to include a perimeter fence around the dog exercise area to assist in retaining dogs within the off-lead area. Given the volume of community concern this fence has now been removed from the plan.

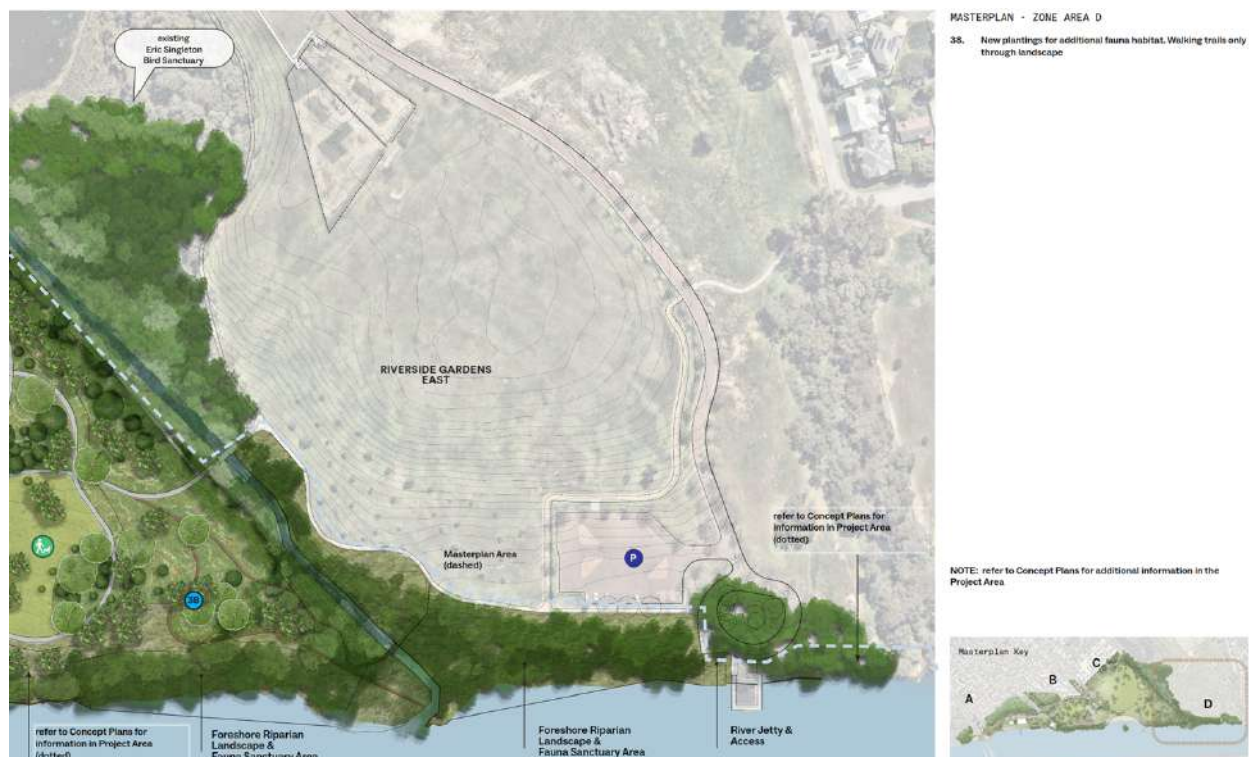
The plan shows an increase of vegetation and shaded tree canopy particularly around the edge of the site and within the foreshore areas. This increase in vegetation is in line with the values and opportunities relating to the master plan as indicated above and has come about through a strong desire reflected throughout the engagement process. The dog beach access has been retained, and the beach area retains its dog off lead status.

Additional pathways and track access has been added within the main dog exercise area and within some parts of the proposed revegetated areas along the foreshore. The revegetation is intended and assists with foreshore restoration and stabilisation which is the main intent of the project. A number of pathways and tracks have been added through the revegetation areas to enable access to alternative foreshore and river frontage areas as indicated throughout the community engagement process. These alternative river front areas and smaller beaches also retain the current dog off lead status.

New pathways and shades trees are also included within the dog off lead areas. The intention of the Master Plan is for Riverside Gardens to remain one of the, if not the biggest dog off lead exercise area within the Perth Metropolitan area.



Zone D is largely a continuation of revegetation along the foreshore area with pathway linkage to Riverside Gardens East, the Eric Singleton Bird Sanctuary, the Urban Forest currently under construction and planting and the existing boat ramp and associated car park area.



Hinds Reserve / Riverside Gardens - Foreshore Concept Plans

The foreshore concept plan is split into five zones and intends to improve the effective future management of the foreshore and to ensure that these areas remain a highly valued place and asset to the community. The concepts relate to the immediate foreshore requiring revegetation and restoration.

Hinds / Riverside Concept Plan – Zone A

The concept considers a range of revegetation and restoration treatments including riparian river planting and brush walling for erosion control, graded sand river beach access backed with graded lawn access to the beach areas particularly around the community café, recreation bbq areas and boatshed frontage. Appropriate fishing node areas enhanced with water front access.

Parking areas to the west of the café have been modified and revegetated to facilitate improved biodiversity linkages to key activity nodes such as the play space and bbq areas. Additional new parking has been considered within other zones of the broader site master plan.

Pathways / possible boardwalks have been enhanced to ensure greater accessibility throughout the site.

Noting that aspects of the concept design could be realised within the next five years, subject to future funding, the existing buildings are shown in their current location. As buildings reach end of asset life, provision has been made within the design and overall site master plan to relocate any future community buildings away from the immediate river frontage. Final locations would be determined as part of any future detailed design. The buildings are currently structurally sound and are not yet listed for redevelopment within the City's forward capital works program.

This zone is subject to further consideration and refinement in liaison with key stakeholders and will be re-presented to Council for future consideration.



Concept Plan - Area A

1. Additional plantings. New wetland plantings and a mixture of new local native vegetation buffer to Bulpup Wetland Area. Remove grass and incursions into river.
2. Retain river beach area and maintain access for recreational fishing.
3. Retain lawn area under bridge and maintain river access. Consider alternative grass type (Marine couch) and investigate additional revegetation to pathway interface to Fishing Areas and further WSUD opportunities incorporating bubble up drain.
4. New riparian river plantings for erosion control.
5. New informal trails and native vegetation mix adjacent cycle way. Remove existing playground. New totemic artwork. (refer to play element)
6. New erosion control node with above surface visibility element for water craft navigation. Potential integrated riverine themed art play element.
7. Cycleway Network. Surface remediated and alignment adjusted (existing route 7A) for increased visibility at bend.

- 7b. Parking area to west end reduced to allow improved biodiversity linkages and alignment adjustment (7) of cycle way
8. Additional shade. New shade canopies and shade trees
9. Foreshore lawn and river sand. Regraded sand with flush beam and regraded lawn.
10. New Play Area. Playground referencing vertical timber motifs of heritage listed bridge adjacent. Natural materials and shade, orchestrated as a loop circuit. (refer to reference images and notes)
11. New tenancy outdoor seating zone and associated shade structures. Area and structure setback in alignment with building's front.
12. New recreation area with lawn, BBQ activities, shade structures (dashed)
13. New Place Node. Platform element to allow fauna crossing points under and material change to signify zonal place change.
14. New pathway network, primary pathway to amenities to the north.
15. Retain existing building
16. New universal access boardwalk. Linking to new pathway and to existing jetty.

17. Boardwalk allows minimal built incursion into existing tree structural root zones and utilising existing tree shade amenity.
18. New concrete pathway link. Graded areas adjacent flush.
- 18a. Assembly lawn for rowing clubs and river sand. Regraded with flush beam mediating.
- 18a. New landing to interface with existing jetty. Universal access point to river beach
19. Retain existing rowing clubs building
20. New concrete paved thresholds (3m width)
21. New concrete riverside threshold (3m width)
22. New edging delineation between beach, lawn with planting.
23. Re-vegetation with brushwall protection (extents dashed)

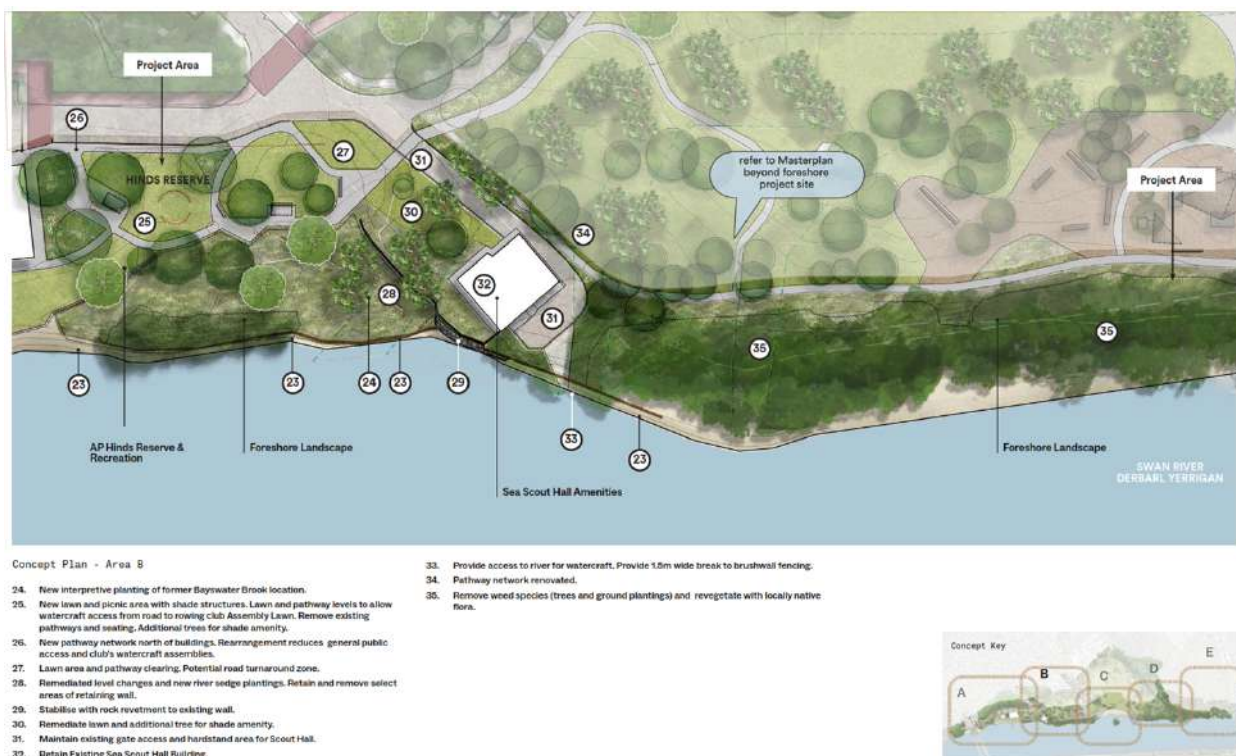
Hinds / Riverside Concept Plan – Zone B

Zone B considers significant revegetated planting, brush walling and stabilised rock revetments along the majority of shoreline frontage. Access for watercraft has been provided within the vicinity of the sea scouts area and where appropriate weed species will be removed and areas replanted with native flora.

A cultural planting of native trees is included to acknowledge and mark the original mouth of the Bayswater brook to the west of the sea scouts building where a new line of trees will represent the original route of the brook through the site.

The sea scout building is included within the current concepts noting a likely relocation and an appropriate replant of the site once the building reaches end of asset life.

This zone is subject to further consideration and refinement in liaison with key stakeholders and will be re-presented to Council for future consideration.

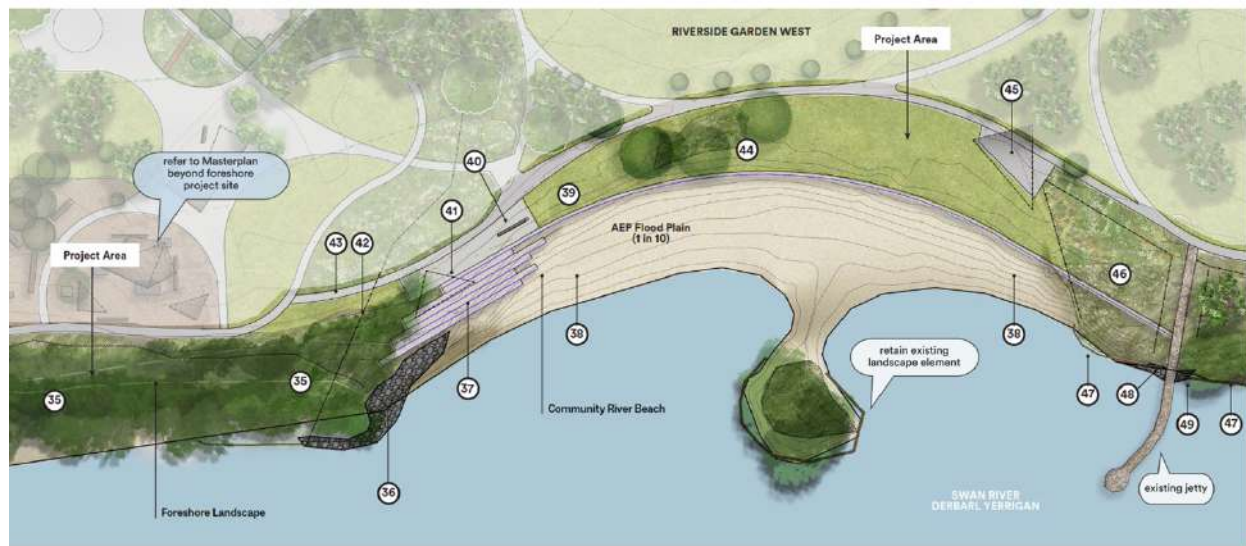


Hinds / Riverside Concept Plan – Zone C

Zone C incorporates the popular beach area which is to be retained with significant releveling and grading to lawn and revegetated areas to provide a safe graduated access route from the accompanying pathways. A rock stabilisation node complimented with terrace seating is proposed to the west of the beach with revegetation and further rock revetment proposed to the east of the beach.

It should be noted that some of the immediate areas to be revegetated to the east of the beach will likely require protection and control of access during the early period of plant establishment. This may be interpreted by some members of the community as a restriction or a reduction of the current dog off lead exercise area. This is not the intent of the concept; however, it has to be recognised that, for effective foreshore stabilisation to take place, significant revegetation and planting is required which may result in limited access during plant establishment. This is consistent with many coastal shoreline areas where dune revegetation is protected during establishment.

Additional natural shade and shade structures are also proposed.



Project Concept Plan - Area C

- | | |
|--|---|
| 35. Remove weed species (trees and ground plantings) and revegetate area with locally native flora. | 45. New Pavilion. |
| 36. New rock node (erosion control point). | 46. Protected re-vegetation areas. |
| 37. Terraced plots integrated with adjacent rock node to provide seating opportunities. | 47. Revegetation with brushwall protection (extents dashed). |
| 38. Community River Beach renovated. Sand and lawn re-leveled and mediated with flush beams (current shelving at grass and sand interface removed). | 48. New rock revetment to the bases of the Jetty. |
| 39. Beach lawn re-graded with flush interface with sand and pathways. | 49. Access to River edge adjacent to Jetty (off-lead zoning). |
| 40. Terrace with integrated seating. | |
| 41. Fixed shade structures (dashed). | |
| 42. Low barrier fencing. Fencing to assist with the preservation of new vegetation and to offer continuance of separation from off-lead dog play area and leashed area adjacent to the play areas. | |
| 43. New pathway network with adjusted levels incorporated. | |



Hinds / Riverside Concept Plan – Zones D and E

Zones D and E both show significant revegetation with sedge planting and brush walling along the river front areas for bank stabilisation.

Informal walking tracks are provided between areas of native revegetation to allow for river front access to alternative smaller beach areas and quite contemplation places next to the water.

As per zone C there may be a requirement for some limited access to areas while revegetation establishes however this should not be seen as a reduction of any dog off lead exercise areas within the site.



Foreshore Revegetation

Revegetation with Brushwall protection
Project: Mount Henry Foreshore Restoration, City of South Perth. Image Source: Syrinx



Foreshore Revegetation

Revegetation with locally native species
Project: Clontarf Foreshore, South Perth. Image Source: Syrinx

Concept - Zone Plans (D)



Concept - Zone Plans (E)

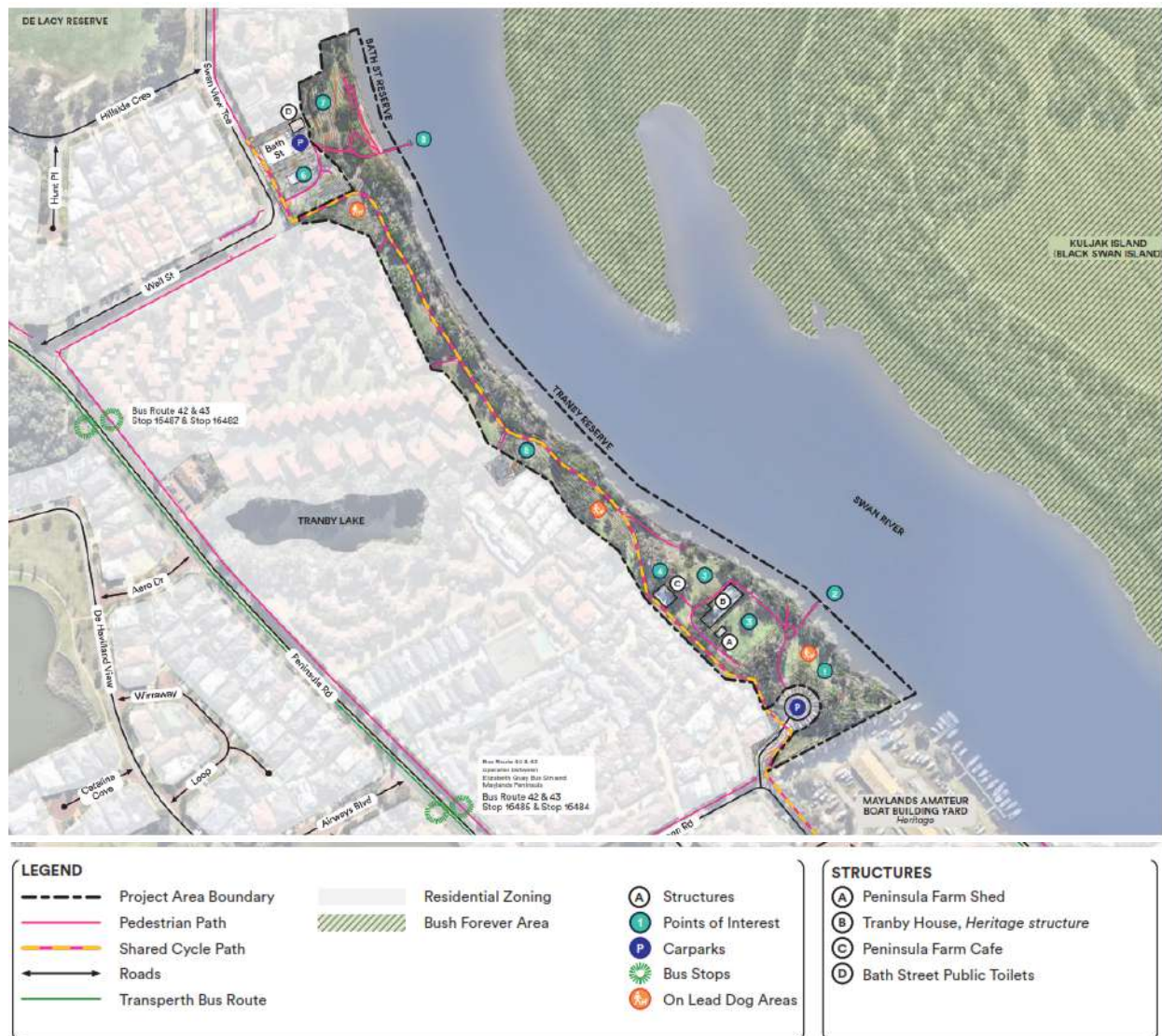


The concepts to stabilise and revegetate the foreshore from Hinds Reserve to the public boat ramps at Riverside Gardens East on memorial Drive is estimated at \$4,362,755 excluding preliminaries, contractors margins and contingencies. Total project cost excluding GST is estimated at \$7,486,487.

There are no funds available or identified at this point in time, to progress the concepts developed, other than the play space at Riverside Gardens. The progression of any work is subject to future funding being identified, further engagement and detailed design.

Site 2 – Bath Street and Tranby Reserve, Maylands

The project area is from Bath Street Reserve, Maylands all the way through to the Tranby Reserve boundary with the boat building yard on Johnson Road, Maylands.



Bath Street to Tranby Reserve is frequented by both local and regional visitors especially noting Tranby House as a historic site and being complemented with the neighbouring café. The site is popular for passive and active recreation including walking, cycling, boating and fishing. The weekly Saturday morning park run also passes through the reserve.

The site is narrow and comprises of gently undulating public open space to steeply sloped sandy and clay river embankment and foreshore. The predominance of public open space is a mix of turf and landscape planting with the foreshore area being fenced in parts and comprising of a mix of native and exotic species.

Several key issues for the site were identified through the research and engagement process:

- Erosion – along the riverbank edge and foreshore with concerns that recreational river vessels are contributing to the erosion.
- Tree loss – Concerns around continued tree loss and the presence of shot hole borer in the area.

- Deterioration – of key assets such as stairways, retaining walls, pathways, boardwalks and reticulation.
- Interface – Visual impact of residencies with entrances, walkways and vegetation coming directly out onto public open space. Perceived conflict with Peninsula Farm café with respect to increased patronage, traffic, litter and ongoing events.
- Activity conflict – Human activity detrimental to the environment, cyclists passing through at pace and recreational fishing in terms of both access and littering impact on the environment.
- Vehicle access and parking – limited options and access to parking relative to the volume of use, especially in relation to the café.
- Security – Poor lighting and limited passive surveillance given the amount and diversity of vegetation throughout the site.
- Fauna – Mosquito impact throughout the site.
- Cultural values - Lack of understanding or agreement with the values of Whadjuk people. Lack of education, wayfinding, signage and artwork on Whadjuk culture. Lack of native site vegetation within the broader parklands.

A number of corresponding opportunities were identified with key stakeholders and the community in consideration of the key issues raised above:

- Foreshore stabilisation – Utilising nature-based solutions as a priority and increasing vegetation within the upper embankments to minimise surface water runoff and erosion.
- Nature and biodiversity – Reducing the extent of turf areas and increasing diversity of low-level native planting. Lighting to be considered for fauna habitats especially for mosquito control.
- Improved interface between residential and reserve – Establishing new buffer areas of low-level native planting and an opportunity to reroute the existing pathway away from residential properties.
- Improved water use – Reduce grass and optimise water conservation, plant native species and implement future bore water efficiencies.
- Improved amenity – Additional seating, play opportunity, infrastructure to support wildlife such as bird waterer etc. and provision of elevated areas for viewing out to the river. New signage for wayfinding, community information and instruction throughout the site.
- Improved access – Wheelchairs and all abilities access especially around Bath Street Reserve and jetty, rivercraft to water's edge and launch opportunities and appropriate fishing locations. Acrod parking and larger group bus drop off points to service the café and associated events.
- Safety – Rectifying steep river frontage access points, improved lighting and sight lines and improved access to the water's edge.

The project goal is to improve the effective future management of the foreshore and to ensure that these areas remain a highly valued place and asset to the community.

The City has \$950,000 allocated in the 2025/26 budget in confirmed grant funding to undertake foreshore stabilisation and revegetation of the immediate riverbank area. The federal grant funding is from the Department of Climate Change, Energy the Environment and Water through the Urban Rivers Catchment Program which is being administered through the Department of Biodiversity Conservation and Attractions (State).

Detailed design for the foreshore stabilisation and revegetation has been completed and the tender approval to appoint a contractor and progress the work forms part of this August 2025 Ordinary Council Meeting Agenda.

Although the research and study include the whole foreshore area including the broader public open space the concepts developed focus primarily on the immediate foreshore area to be stabilised and revegetated. Four specific concept areas have been developed throughout the project site.

Concept Area A – Tranby Reserve Access and Peninsula Farm

The foreshore stabilisation for this area consists of a mix of rock revetment and brush wall treatments backed up with sedge planting. New and additional tree and native vegetation will enhance the buffer boundary between Tranby Reserve and the neighbouring boat yard. Several pathways will be reconfigured throughout the site to provide for new or modified access. Additional shade structures feature at the arrival point within Tranby Reserve.

Non-native and weed shrub / tree species are to be removed and revegetated particularly along the interface with Peninsula Farm and the foreshore. The existing jetty is to be retained as well as the small rivercraft – kayak access.

The following white circle items are intended to be progressed as part of current funded foreshore restoration works planned within the 2025/26 year:

1 – 8, 13, 15 and 16. Items 12, 14, 17, 18, 19 and 20 are unfunded. All items shown below with the prefix M and coloured blue are identified as future additional opportunity considerations and is subject to additional funding.

The National Trust, who manage Tranby House and Peninsula Farm, are included as a key stakeholder and support the concept plan and planned foreshore works to be progressed during 2025/26.

The broader concept plan includes an opportunity to enhance pathway connectivity to improve access throughout the site and to revegetate the parkland utilising native species to increase canopy, reduce turf and reduce the level of watering required throughout the site.

Concept - Zone Plans (A)



Concept Plan - Area A

1. New locally native vegetation.
 2. New sedge planting behind existing rock revetment.
 3. New rock revetment.
 4. New individual rock treatments.
 5. New rock treatments to log and existing tree only.
 6. Remove weeds and weedy trees.
 7. New brushwill fencing with sedge vegetation planted behind.
 8. New rock treatments around existing tree.
 9. New footpath and drop-off nodes.
 10. New pathway access and future connection to the foreshore.
 11. Additional shade structures with associated pathway.
 12. Additional tree buffer and reduction of lawn area to assist in screening the adjacent property.
 13. Retention of existing river access.
 14. New and improved pathway from carpark to Tranby Jetty.
 15. Retention of the existing grassed area with additional trees.
 16. Clearing the area for arrival and small gatherings. Informal hardcape of stone lines with metal edging. Improved connection with the Farm's informal pathway. Additional signage opportunities.
 17. Additional landscape buffer between fence (groundcovers, low shrub plantings. Small trees to not impeded access.
 18. Remove path dive, retaining wall and fencing and revegetate.
 19. New shared pathway with straighter alignment and a flatter level, providing improved universal access and reduced level change. Bollard lighting with auxiliary pole top mix lighting.
 20. New paving interface between shared pathway and lawn.
- Additional Opportunities**
(score items for high level opportunity and subject to further feasibility assessment + funding)
- M1 New road demarcation for walkway and connection to amended pathway layout.
 - M2 New pathway layout. Move away from existing fence line and give more space, with planting in between. This can be achievable with an amended service entry for Peninsula Farm.
 - M3 Amended service entry for Peninsula Farm.
 - M4 New landscape area for improved signage and buffer between proposed service access.
 - M5 Amended carpark island. Reduce garden to this area to assist with improved vehicle navigation.
 - M6 Additional native landscape palette for the area.
 - M7 New native sedge planting to existing awale crossing, appropriate for wetland planting, and consolidating landscape character for this area.
 - M8 Landscape edging of weathered steel to informal pathways and additional native sedge plantings to consolidate edge.
 - M9 Potential to increase the width of the terrace with detailed retaining edging of weathered steel with paving material to match informal pathways. Additional native plantings to consolidate edge.
 - M10 Remediate lawn. Reduce lawn sloping with improved edging/retaining of weathered steel with lowered (150-200mm) with native plantings to edge.
 - M11 Remove grass in this area and to the base of the tree to improve with native ground plantings and mulch.
 - M12 Remove grass in this area and extend native ground plantings and mulch to pathway and native revegetation.
 - M13 Additional garden and entry redesign opportunities.

Concept Area B – Peninsula Farm and North Tranby

The foreshore stabilisation and revegetation work to be progressed comprises of a mix of new and improved rock revetment to assist in retaining and preserving existing trees and minimise the impact of rivercraft erosion.

Extensive revegetation is planned within the immediate foreshore area, which in most instances has fencing and restricted access, due to steep embankments and habitat protection. Some fencing may be removed as appropriate; however, priority must be given in terms of public safety and revegetation establishment.

The following white circle items are intended to be progressed as part of current funded foreshore restoration works planned within the 2025/26 year:

25, 26, 27, 28, 29 and 33. All other items are unfunded and identified as future additional opportunity considerations and subject to additional funding, further engagement and detailed design.

The broader concept plan considers the interface between the adjoining residencies and the public open space parkland and provides an increased buffer of lower-level native vegetation. There is an opportunity to realign the principal shared pathway to remove some steep gradient and negate the need for future retaining wall reconstruction. The plan provides an opportunity to revegetate the parkland utilising native species to increase canopy, reduce turf and reduce the level of watering required throughout the site.



Concept Area C – North Tranby

As a continuation of Area B, this section (Area C) has a combination of foreshore stabilisation and revegetation work to be progressed, comprising of a mix of new and improved rock revetment to assist in retaining and preserving existing trees and minimise the impact of rivercraft erosion, complemented by extensive revegetation within the immediate foreshore area.

The following white circle items are intended to be progressed as part of current funded foreshore restoration works planned within the 2025/26 year:

27, 28 and 29. All other items are unfunded and identified as future additional opportunity considerations and subject to additional funding.

The broader concept plan considers the interface between the adjoining residencies and the public open space parkland and provides an increased buffer of lower-level native vegetation. The plan provides an opportunity to revegetate the parkland utilising native species to increase canopy, reduce turf and reduce the level of watering required throughout the site. There are also opportunities for increased lighting, clearer views out to the river and opportunities to include cultural / educational signage and waymarking.



Concept Area D – Bath Street Reserve

A large proportion of the existing rock revetment at Bath Street Reserve is fit for purpose and to be retained. A small portion from the North Tranby section C above is to be complemented with new brush wall fencing backed up with sedge planting to tie into the existing rock revetment. Removing and replacing the existing rock treatments is not considered viable and would likely be more detrimental to the site. An element of local native vegetation planting will be completed within the immediate foreshore area.

All other items are unfunded and identified as future additional opportunity considerations and subject to additional funding.

The broader concept plan considers the interface between upper Bath Street Reserve and the lower foreshore area. New graduated pathways are considered throughout the site to provide appropriate all abilities access to the jetty and river frontage. The plan provides an opportunity to revegetate the parkland utilising native species to increase canopy, reduce turf and reduce the level of watering required throughout the site. There are also opportunities to enhance play features, increase lighting and consider opportunities to include cultural / educational signage and waymarking.

Concept - Zone Plans (D)



Concept Plan - Area D

- 21 Grass areas with increased planting surrounds.
 - 22 Reduce irrigated turf area and replace with native groundcover and low shrub plantings.
 - 23 Additional landscape buffer between fence (groundcovers, low shrub plantings. Grass reduction and increased buffer for privacy.
 - 24 Improved connections with existing infrastructure assets.
 - 25 New rock treatments and around existing tree.
 - 26 New rock revetment.
 - 26a Existing rock revetment to be retained.
 - 27 New brushwall fencing with sedge vegetation planted behind.
 - 28 Retain existing rock revetment. Additional revegetation planting to go behind.
 - 29 New locally native revegetation, refer to revegetation planting references and schedules.
 - 30 Improved seating area and informal character handstand (compacted stone fines)
 - 31 New elevated platform for river views.
 - 32 Additional tree plantings
 - 33 New sedge planting behind existing rock revetment.
 - 34 Existing pathway
 - 35 Remediated/new grass area to suit adjacent levels and paving
 - 36 Retain existing rock revetment.
- Additional Opportunities**
(scope items for high level opportunity and subject to further feasibility assessment + funding)
- M1 Replace existing pathway with gentler grade and to allow for new levels and connection with the New Landing/Lookout.
 - M2 New Landing/Lookout
Platform landing at edge to allow for southern connection with new steps and pathway network to existing jetty. Improved access and visibility at the corner nexus of the reserve's pathway system.
 - M3 New pathway and connection to existing Bath St Jetty.
 - M4 Remediated/new grass area to suit new levels and paving
 - M5 New planting to provide both shade and to allow for high visibility.
 - M6 New Promenade + Boardwalk Link
New pathway to the existing jetty axis for improved visibility and access.
 - M7 New pathway landing for boardwalk (M6), steps, ramp and walkway connectors (M8)
 - M8 New walkway (120) to allow for connection with new levels and improved surveillance.
 - M9 New carpark link
 - M10 Renovated playground areas with different zoning opportunities.
 - M11 New shade structures (dashed).
 - M12 Remove existing retaining walls to area and provide universal ramp access to the existing Bath St Jetty. Ramp landing levels to be integrated with tiered landscape elements including level grass areas and play spaces. Opportunities for cultural narratives to be incorporated into elements.
 - M13 New pathway and connection to existing Bath St Jetty pathway.
 - M14 New shade shelters at lower level.

The completion of all works listed from Tranby Reserve to Bath Street Reserve is estimated at \$2,503,093 excluding preliminaries, contractor margins and contingency. The total inclusive cost is estimated at \$3,304,083.

\$950,000 is confirmed in the 2025/26 budget to progress the immediate foreshore stabilisation and revegetation works from Tranby Reserve to the Bath Street jetty listed above. All other identified works remain unfunded.

Area 3 – Bardon Park, Maylands

The project area is from the boundary with Berringa Wetland on East Street through to Bardon Wetlands to the West. Both upper and lower Bardon Park has been considered within the context and opportunity of the whole site; however, the concept planning as a whole is concentrated to the area presented within the white dotted lines.



Bardon Park is used by both local and regional visitors for passive and active recreation including walking, cycling, boating and fishing. The Maylands Yacht Club provides for varied watercraft activities and social events within the clubroom. The site is also a popular wedding photo destination and is supported by both play and public open space.

Numerous natural springs emerge at the base of the parkland and have been modified to feed artificial concrete ponds. Many of the ponds and walkways are at end of asset life.

The site holds significant cultural value as a traditional camping ground and a source of freshwater food for the Whadjuk people. The name Malgamungup refers to the place of fish traps historically located at points of freshwater discharge.

A number of key issues for the site were identified through the research and engagement process:

- Erosion – Ongoing erosion and its impacts on wildlife habitats, public safety and the overall enjoyment of the area.
- Contamination – The exposure of historical landfill and the potential negative effects on the environment and humans.
- Accessibility – Challenges presented due to the elevation profiles of the site between upper and lower Bardon, particularly between the car park, public toilets and foreshore areas.
- Habitat loss – Particularly local fauna habitats from urban increase.
- Conflicts between users – Existing infrastructure (gas, sewer, water) has impacted how the space is used. This has led to segregation and conflicts between users – cyclists, walkers, boaters, fishers.
- Asset maintenance – Associated maintenance requirements for the existing ponds in terms of algae and weeds. There is also a proliferation of exotic non-native species to the north of the site.
- Safety / security – Safety concerns regarding pond and river edges and reduced visibility due to overgrown planting.
- Flooding – Consistent occurrences due to the low level of the site and constant flow from natural springs.

- Waste Management – Limited access and heavy use of the area.

Several corresponding opportunities were identified with key stakeholders and the community in consideration of the key issues raised above:

- Foreshore stabilisation – Introduce nature-based solutions to stabilise the foreshore including the targeted removal of buried landfill, regrading and introducing native planting and revegetation.
- Nature and biodiversity – Remove exotic species and replace with local endemic species. Reduce the extent of turf and introduce new revegetated areas and convert the existing ponds into living streams.
- Improved amenity and access – Provide improved pathway connections and networks, increase seating, bins and viewing platforms, formalise access to the river's edge where appropriate and provide natural shade and additional shade structures.
- Improved safety – Prioritise the rectification of areas where erosion has increased the risk of entrapment, trip hazard or injury. Introduce measures to educate and slow cyclists or other users passing through the site. Additional lighting to pathways and seating amenity through the site, remove dangerous structures and install educational / information and waymarking signage.
- Improved water use – Reduce the extent of turf across the site, introduce natural wetland areas and optimise water saving measures.
- Valuing culture – Express history and culture through interpretation elements such as signage, sculpture and artworks. Utilise locally sourced materials and plant species and reinstate natural spring flows as part of renaturing the park rather than discharging via drains.
- Improved information – Wayfinding, educational and safety signage.

The project area and focus of the design scope is divided into two main areas across the site.

Concept Area A – Bardon Park, Maylands

The foreshore stabilisation for this area consists of mostly regrading and revegetating the river frontage together with brush walling and sedge planting. There is provision for some rock revetment with raised river viewing platforms and rock wall edging as required.

The key theme of the site is to modify the current concrete ponds to become wetland landscape features to encourage the re-establishment of natural habitat. The natural springs will feed the wetland areas and provide a flow out to the river where the freshwater meets the river water. A network of additional pathways / boardwalks will be required to connect the site and provide access to viewing nodes and other amenity areas.

A key feature will be the requirement to elevate the principal shared path connecting Maylands Peninsula through Bardon to Park to Banks Reserve and westward towards the City of Perth. The structure will need to be trafficable to enable service vehicles to access the sewer pumping station, lower Bardon public toilets and for general ground maintenance and emergency access. An element of elevation is required to enable the proposed wetlands to establish and flourish throughout the site and to allow fauna to flourish and pass freely through the site.

A number of additional community and amenity features are considered to further support the site outside of the immediate foreshore area. These features are shown in blue on the plan below and includes compliant graded pathways and steps connecting the car park at upper Bardon to the lower Bardon pathways and foreshore amenity, additional seating and shelters and increased native planting to reduce heat island effect.

Concept - Zone Plans (A)



Concept Plan - Area A

1. Revegetate and regrade river edge (16) No beach access to this point.
2. New brushwall with sedge planting behind.
3. Raised platform with rock node under.
4. Proposed position of sandy boat ramp with low wall edge. Retain beach and lawn.
5. Raised viewing platform.
6. Arrival node with feature paving, artwork. Traffic calming area.
- 6a. Natural spring outlet integrated as a cultural and artwork element.
7. New Place node with feature paving, artwork. Traffic calming area.
8. Modify existing ponds to create a wetland landscape with areas of open water.
9. New elevated accessway for pedestrian, cyclists and service vehicles. Fauna crossing under.
10. New elevated boardwalk through riparian landscape.
- 10a. Additional pathways connecting walkways and raised platforms.
11. Potential re-aligned shared pathway for improved visibility.
12. Replacing existing drain pipe with vegetated swale landscape.
13. Revegetate area.
14. Retain lawn areas and trees for sitting immersed in landscape.
15. New platform adjacent to ponds for performances.
16. New native plantings.
17. Renovated tiered walling to create lawn terraces including clearing weeds and select trees associated with steep access.
18. Provide new boardwalk through existing Casuarina plantings.

Additional Opportunities

(scope items outside of the project site for high level opportunity and subject to further feasibility assessment + funding)

- M1 Reducing heat island effect by additional tree canopies to the existing carpark.
- M2 Integrated landscape, steps and ramping to steep terrain, connecting carpark with existing toilet block and lower levels to river.
- M3 Additional trees and native landscape in lieu of grass.
- M4 Additional terracing and landscapes to playground area.
- M5 Seating, shelter and viewing area of significant cultural river elements beyond.
- M6 Reduced grass area with provision for seating and shelters.
- M7 Additional path networks to shelters, seating and river aspect.
- M8 Retain grassed areas for gathering and rest.
- M9 Additional pathways and boardwalk links to concept proposed pathways.
- M10 Additional trails and pathways to connect with concept proposed boardwalk.

Concept Area B – Bardon Park, Maylands

A beach area backed with public amenity lawn provides community and yacht club access to the river within this key section of the park. A paved watercraft access way links the car park next to the yacht club with a sand boat ramp into the water. The access way is intended for small craft only and not for public vehicle access. Revegetation is allowed around the existing jetty and associated Water Corporation drain outlets, with a secondary pathway installed to facilitate light paddle craft or similar drop off and launching from the end of East Street.

Additional native planting and revegetation is proposed around the outer edge of the site to soften visual impact, reduce turf and encourage appropriate fauna / flora habitat.

The concepts to stabilise and revegetate the foreshore from Maylands Yacht Club to Bardon Park Wetlands West is estimated at \$3,198,313 excluding preliminaries, contractors margins and contingencies. The total project cost excluding GST is estimated at \$5,730,847. All plans are subject to further review and detailed design.

There are no funds available or identified at this point in time, to progress the concepts developed. The progression of any work is subject to future funding being identified, further engagement and detailed design.

Concept - Zone Plans (B)



Concept Plan - Area B

20. Paved watercraft access to provide separation between retained lawn and revegetation.
21. Additional revegetated plantings.
22. Retain existing Water Corporation drainage outlet. Revegetate adjacent banks.
23. Provide formal light water craft entry and revegetate.
24. Retain lawns for community access to river.

Additional Opportunities

(escape items outside of the project site for high level opportunity and subject to further feasibility assessment + funding)

- MT0 Reducing heat island effect by additional tree canopies to the existing carpark.
- MT1 Additional native planting and small trees to soften visual impact of retaining walls and to contribute to additional biodiversity.
- MT2 Additional native planting in lieu of grass to periphery of carpark.
- MT3 Additional native planting and trees in lieu of grass to bank.
- MT4 Revegetated plantings to waterlogged area.

Concept Key



LEGISLATIVE COMPLIANCE

The land portions identified in this report fall within the development control area under the *Swan and Canning Rivers Management Act 2006*. Any works that occur will be subject to approvals from the Department of Biodiversity, Conservations and Attractions (DBCA). The Swan River is a significant site for the Whadjuk Noongar people and is protected under the *Aboriginal Heritage Act 1972*.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	<p>SR03 - Council plans, decision making process and/or activities fail to invest in the management, protection and improvement of its natural environment.</p> <p>SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest.</p> <p>SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.</p>	

FINANCIAL IMPLICATIONS

The City received part funding in 2024-25 from the Department of Biodiversity Conservation and Attractions through the Riverbank Grants Funding Program to develop the concept and master plans.

\$950,000 is allocated in the 2025-26 budget to undertake foreshore stabilisation and revegetation of the immediate riverbank area between Tranby Reserve and Bath Street Reserve. The project is grant funded and the federal grant is from the Department of Climate Change, Energy the Environment and Water through the Urban Rivers Catchment Program which is being administered through the Department of Biodiversity Conservation and Attractions.

\$400,000 is allocated in the current 2025-26 budget to progress the play space replacement. The \$400,000 is to be funded through Public Open Space Cash in Lieu Developer Contributions. Following community engagement, the revised concepts for the play space are costed at \$650,000.

Council consideration is required to approve an additional \$250,000 toward the Riverside Gardens play space redevelopment in order to progress the preferred concept. It is therefore recommended that Council authorise the Chief Executive Officer to request the approval of \$650,000 from Public Open Space Cash in Lieu Developer Contributions and increase the play space replacement project budget from \$400,000 to \$650,000.

New Capital or Amendment to Existing Capital Budget

Table 1: Riverside Gardens Play Space Renewal

Cost Centre– Project	Type	Project Type	Project Description	Current Budget \$	Adjust. \$	Revised Budget \$
4200-81510-6381	Increase Expenditure	Capital	Capital Purchase	400,000	250,000	650,000
4200-81510-4902	Increase Revenue	Capital	Grant – POS Cash in Lieu	400,000	(250,000)	(650,000)
			Total:	0	0	0

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area: Natural

Outcome 3.1 Sustainable Natural Green Spaces

Objective 3.2.1 Preserve and enhance our biodiversity and the health of our river, wetlands and bushland.

CONCLUSION

As part of the 10-year Foreshore Works Priority Plan, the City in collaboration with the Department of Biodiversity, Conservation and Attractions via the Riverbank Funding Program is developing foreshore restoration concept designs for three of its premier locations:

- Hinds Reserve / Riverside Gardens, Bayswater
- Bath Street Reserve to Tranby Reserve, Maylands
- Bardon Park, Maylands

Engagement was conducted with key agency stakeholders and specific reference/user groups. In recognition of the cultural significance of all sites, a Whadjuk Reference Group was established

in conjunction with the Whadjuk Aboriginal Corporation, to ensure people, heritage and culture is appropriately considered across all sites.

A series of draft foreshore concept and site master plans have been developed and refined via engagement with key stakeholders and users throughout 2024 and 2025. The City is currently working with Syrinx Environmental and Department of Biodiversity, Conservation and Attractions to finalise the drafts for final endorsement. The concepts listed in this report provide a recommended plan for both proposed foreshore restoration and stabilisation work and a broader site master plan to consider the whole site and community amenity.

Funds are available to progress foreshore restoration and revegetation within Bath Street and Tranby Reserve and the play space at Riverside Gardens. All other work listed is currently unfunded and the progression of any work is subject to future funding being identified, further engagement and detailed design.

10.3.6 Pathway Master Plan

Responsible Branch:	Infrastructure Planning
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	<ol style="list-style-type: none"> 1. Co B Footpath- Policy [10.3.6.1 - 3 pages] 2. Road Hierarchy Criteria [10.3.6.2 - 3 pages] 3. Pathways Master Plan 2025- A 1 20250808 [10.3.6.3 - 1 page] 4. Aerial Maps [10.3.6.4 - 6 pages]
Refer:	Item: 10.6.1.5 OCM: 25.05.202
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

CR STEVEN OSTASZEWSKYJ DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Steven Ostaszewskyj declared an impartial interest in this item as his house falls within the feasibility study area for the Benara Road area shown in the report.

Cr Steven Ostaszewskyj remained in the Council Chambers and voted on this item.

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

For Council to adopt the Pathway Master Plan and proposed annual footpath program for the 2025/26 financial year.

ADDITIONAL INFORMATION

The table listing the paths proposed for construction in 2025/26, that follows the section titled 'No Proposed Paths', shows Wholley Street as being in the suburb of Maylands. Wholley Street is within the suburb of Bayswater and this change will be reflected in the minutes of this meeting.

Recommendation Implications

In light of the above, the officer's recommendation remains unchanged.

**COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)**

That Council:

- Adopts the Pathway Master Plan, as detailed in Attachment 3.**
- Approves the following pathway projects to be delivered in 2025/26 utilising the Pathway Expansion – General Allocation of \$690,000 included the 2025/26 Budget:**

No.	LOCATION	FROM	TO	DELIVERY TYPE	ESTIMATED COST
1	Ardagh Street	Deschamp Road	Field Street	Construction	\$178,000
2	Bruce Road	Robinson Road	Woking Street	Construction	\$105,000
3	Robinson Road	Bruce Road	Tonkin Hwy PSP	Construction	\$25,000
4	Drake Way	17 Drake Way (PAW)	Drake Street	Construction	\$43,000

No.	LOCATION	FROM	TO	DELIVERY TYPE	ESTIMATED COST
5	Horslay Way	Crimea Street	36 Horslay Way (PAW)	Construction	\$103,000
6	King Street	Beechboro Road South	(Gap at Intersection)	Construction	\$7,000
7	Rosebery Street	Craven Street	Grand Promenade Reserve	Construction	\$26,000
8	Sandleford Way	Mickleham Road	Hampton Square East	Construction	\$128,000
9	Mickleham Road	Hampton Square East	Beechboro Road North	Construction	\$65,000
10	Halvorson Road	Wellington Road	Crimea Street	Design	\$10,000
TOTAL					\$690,000

Cr Sally Palmer Moved, Cr Nat Latter Seconded

CARRIED: 7/2

For: *Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.*

Against: *Mayor Filomena Piffaretti and Cr Michelle Sutherland.*

BACKGROUND

The provision of pedestrian pathways within the City is based on a Footpath Program that was adopted by Council in 2016. This program was developed following the completion of the City's Footpath Slab Replacement Program where the aim was to replace all the old slab paths within the City with new in-situ concrete paths. The City then turned its focus to the provision of footpaths along roads where paths do not currently exist.

The program entails a prioritisation methodology for the allocation of new paths based on a set of scoring and ranking criteria. The selected criteria provide a robust method of determining locations thus enabling the prioritisations of footpaths. The application of this methodology in turn is used as a basis to form the City's annual budget for new paths. This program was incorporated into the development of the City's Footpath Policy, which was adopted by Council in 2021. A copy of the City's *Footpath Policy* can be seen in **Attachment 1**.

The program is based on a point score criteria where roads in a higher order of hierarchy classification or roads near facilities such as parks, schools, aged care and shopping centres are given a higher priority.

The point-scoring system that was developed is shown in the following table:

Criteria	Ranking
Road Hierarchy	
District Distributor	3
Local Distributor	2
Local Access	1
Bus Route and Bike Plan Connectivity	
High Frequency Route/Direct Connection	2
Low Frequency Route/Indirect Connection	1
Community Facility	
Regional facility	2
Local Park	1
School/Aged Care	
Adjacent	3
Direct Connection	2
Next Connection to direct	1
Shopping Centres	
Regional Centre	2
Neighbourhood	1

The point-scoring system was developed to provide higher scores to roads that service high traffic volume, buses, schools, recreational facilities, town centres, shopping precincts and aged care facilities.

The road hierarchy criteria are based on the City's road network hierarchy in accordance with the Main Roads WA (MRWA) Road Hierarchy Classification. The designation of the classification is based on factors including traffic volume, operating speed, predominant purpose, degree of connectivity and permitted vehicle type. Given roads of a higher order such as distributor roads pertain a higher volume of vehicles compared to a local access road, distributor roads will generally result in a higher priority ranking for a new path. A copy of the MRWA Hierarchy Classification criteria can be found in **Attachment 2**.

The City's road network consists of a total of 855 roads, of which 785 are local access roads. This means that a considerable portion of the City's road network is under the Local Access Road hierarchy classification. As such, this has resulted in numerous footpaths containing equal or very similar scores with the same priority ranking.

To prioritise further to enable the forming of the City's annual footpath program, additional scoring criteria was needed to be incorporated into the point-scoring system. This included traffic volume, the number of properties, proximity to train stations, childcare facilities, recreational facilities, connectivity to amenities, safe routes to school, and the Long-Term Cycle Network (LTCN), in addition to the current criteria.

A new point-scoring system was developed in conjunction with the review of the current Pathway Master Plan. To provide further differentiation on the prioritisation and to place more emphasis on a particular amenity and end of trip facilities, the new system has taken into consideration higher scores on roads that service high traffic volume, proximity to bus stops and bus interchanges, schools, recreational facilities, town centres, shopping precincts and aged care facilities. It also provided further emphasis on new amenities based on the feedback received from the City's Active Transport Advisory Committee (ATAC). These included train stations, destination to parks and reserves, as well as Safe Routes to School identified routes.

The Master Plan also needed to consider the current existing pathway network, as this will enable the determination of pathway upgrades, new pathway projects, as well as any pathways that may be decommissioned entirely at end of life if it is identified that a path is no longer required under the Plan.

To factor in all the above, the following point-scoring system was developed with input from ATAC:

Category	Footpath Prioritisation Criteria	Score Weighting (%)
Safety Risk	Road Hierarchy	5
	Traffic Volume	15
Usage	Number of Properties	5
	Train Station	10
	Bus Stop	2
	Schools	10
	Aged Care	2
	Child care	2
	Shopping Centres	5
	Recreational facilities	4
	Community facilities	3
	Connectivity (Cul-de-Sac with Connection)	2
	Parks n Reserves	5
	Safe Route to School	4
Cycle Network	WABN (LTCN Route) DoT co-funding	5
	Bike Plan	1
Current Cond.	New Path	15
	Existing Path (Upgrade)	5
TOTAL		100

The redevelopment of the prioritisation scoring system has been separated into the following assessment criteria: Safety and Risks, Usage and Current Conditions.

Safety and Risks

This is a measure of risks to pedestrians and cyclists, considering the increased risks associated with higher traffic volumes. Criteria such as traffic volumes and road hierarchy can give indication of the risk level associated with pedestrians needing to walk on the road edge when there are no provisions of a path, or pedestrians needing to cross a road when the path is provided on the opposite side. The following scoring system has been applied under these criteria.

Road Hierarchy

The road hierarchy criteria are based on the City's road network hierarchy in accordance with the Main Roads WA (MRWA) Road Hierarchy Classification as mentioned above. A further ranking breakdown was applied to this score weighting compared to the previous scoring system.

Road Hierarchy	Score
Primary Distributor	5
District Distributor A	4
District Distributor B	3
Local Distributor	2
Access Road	1
Laneway	0

Traffic Volume

This criterion consists of one of the highest weighting factors in the priority scoring system as it corresponds to the increased risks to pedestrians and cyclists associated with roads that have high traffic volumes. This criterion was also critical in enabling further differentiation in the prioritisation of footpath provision to the City's local access road network.

A breakdown of this criteria can be seen below:

Traffic Volume (vehicles/day)		
MAX	MIN	Score
200	0	0.0
400	200	3.8
700	400	6.0
900	700	7.5
1,200	900	9.0
1,500	1,200	10.5
3,000	1,500	11.3
5,000	3,000	12.0
10,000	5,000	12.8
15,000	10,000	13.5
20,000	15,000	14.3
>	20,000	15.0

It should be noted that the Path hierarchy network that forms the Pathway Master Plan is independent of the Road Hierarchy Network as they serve different users. Although there is some overlap and they influence each other such as on a higher level of activities and demand for paths on an arterial road compared to a residential road, they do not necessarily need to align with each other.

Usage

Usage is related to paths leading to specific destinations, end of trip facilities and walking catchments near a destination or an amenity. It gives measure to paths that serve schools,

shops, parks, community facilities and public transport connections as well as consideration to the demographics of path users. These include giving higher priority to the aged, disabled and children.

Number of Properties

This criterion gives priority to providing paths where the most properties will be served. By including this factor, encouragement will be given to the community to walk to facilities rather than drive. Like the Traffic Volume criteria, this enabled further differentiation in the prioritisation of footpath provision as well as taking into consideration the population density in relation to the number of properties the path will serve within that area.

No. of Properties		
MAX	MIN	Score
25	0	1
50	25	2
80	50	3
110	80	4
150	110	5
250	150	6
350	250	7
>	350	8

A walking catchment of 400m radius around a specific amenity has been applied to each of the facilities. Any potential pathways that fall within the catchment area will be given the corresponding score weighting as shown in the table. The following shows the catchment analysis for the respective amenities:

Train Stations



Shopping Centres



Bus Stops & Interchanges



Schools



The bus stops take into account each individual bus stop along roads with bus routes as well as bus interchanges such as Galleria Bus Station and Morley Bus Station. Schools include primary as well as secondary schools.

Aged Care



Child Care



Aged care includes nursing homes as well as retirement village facilities.

Recreational Facilities



Community Facilities



Recreational facilities include all sports and recreational centres, sporting grounds, skate parks and active reserves such as Bayswater Waves and the RISE, whilst Community facilities include town halls, scout halls, libraries, memorials, family & health centres, churches and religious places.

Parks and Reserves



All active and passive parks and reserves, including playground equipment, have been included in the scoring.

The updated scoring system was subsequently applied across the entire City, resulting in the development of a revised Pathway Master Plan. The Master Plan provides the proposed ultimate pathway network for path users of all ages and abilities across the City. It comprises various pathway types that make up a clear pathway hierarchy based on their function whilst aligning with the State Government's Long Term Cycling Network (LTCN).

EXTERNAL CONSULTATION

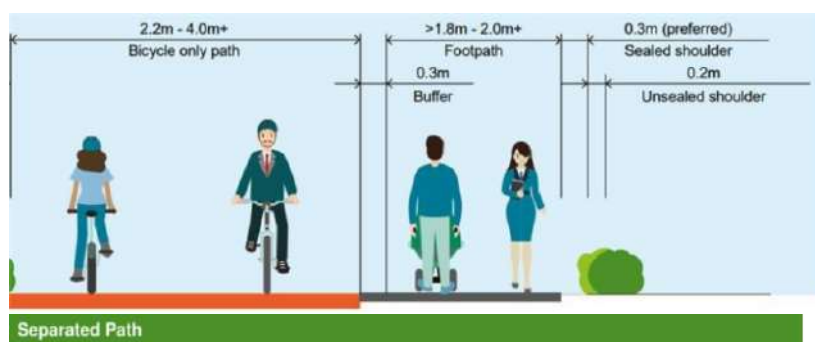
No consultation has yet occurred with the public or other agencies on this matter.

Once the 2025–26 Annual Footpath Program is finalised, residents living on affected streets will receive a letter advising them that a footpath will be constructed on their street during the 2025–26 financial year. A further letter will be sent to affected residents two weeks prior to the scheduled footpath construction date.

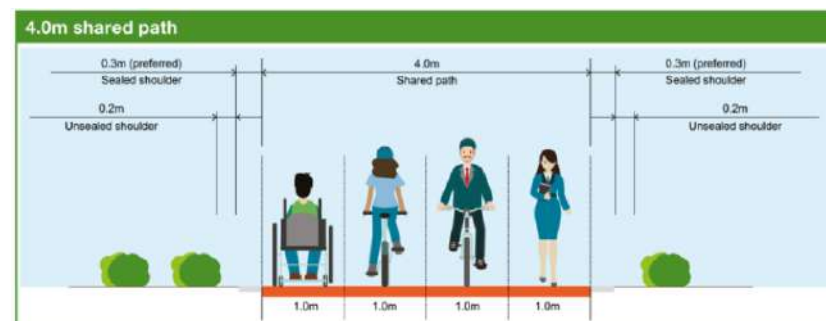
OFFICER'S COMMENTS

The path hierarchy network that forms the basis of the Pathway Master Plan is independent of the road hierarchy network, as each serves different user groups. The following path standards have been adopted in the development of the pathway hierarchy, aligning with the State's cycling network hierarchy:

Tier 1 Path – Separated Path (LTCN Primary Cycling Route)

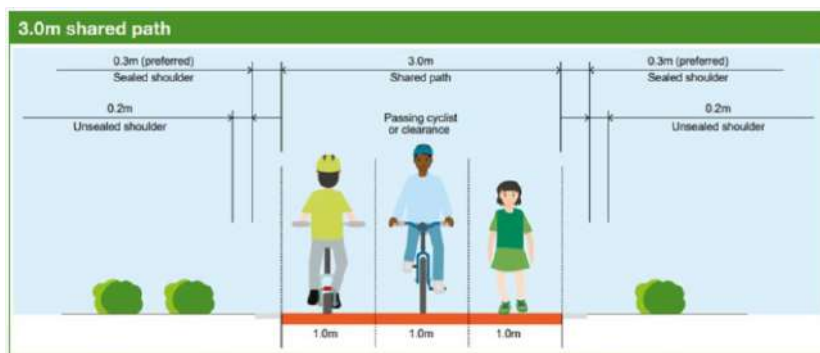


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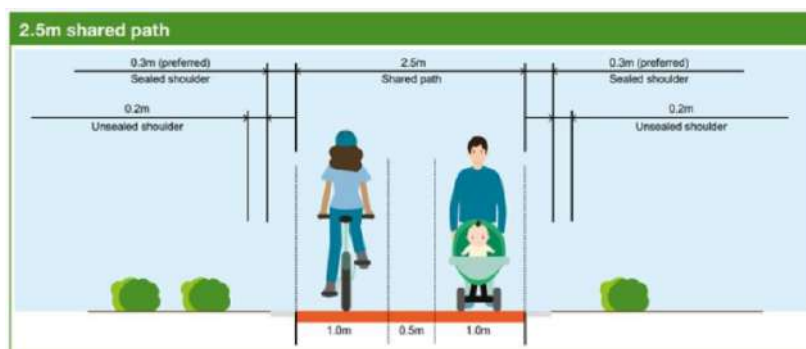
The Tier 1 Paths are in line with the LTCN Primary Routes. They serve a high level of demand and play a critical role in connecting major regional destinations. They are often strategically located adjacent to major roads and rail corridors to support high-capacity movement across the region. They are usually provided by the State Government and are owned and maintained by Main Roads WA.

Tier 2 Path – Principal Shared Path (LTCN Secondary Cycling Route)



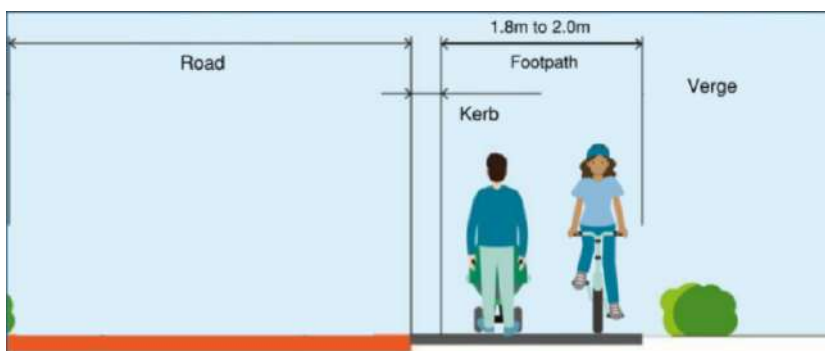
These pathways serve a moderate level of demand and function as a connector between primary routes and major activity centres, such as shopping centres, sports facilities, and other key destinations. They support efficient movement while enhancing accessibility within the broader transport network.

Tier 3 Path – Shared Path (LTCN Local Cycling Route)



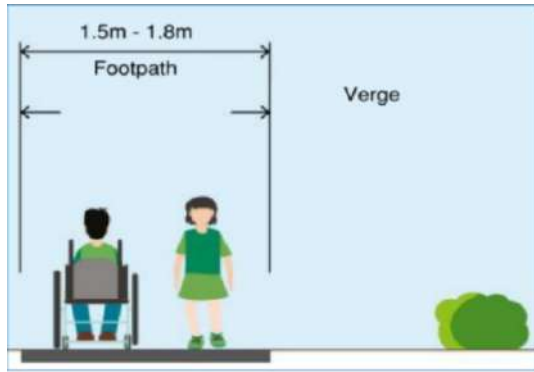
These pathways serve a lower level of demand and provide connectivity between primary and secondary routes. They play an important role in linking local amenities, recreational facilities, and neighbourhood destinations, while also supporting start and end-of-trip facilities such as bike parking and access points.

Tier 4 Path – Shared Path (Path on Arterial Roads)



These pathways are located along roads that are not part of the LTCN but are situated on Distributor Roads. While they do not form part of the primary cycling network, they provide valuable local connectivity and support access to nearby streets, amenities, and destinations. Pathways that are located along the District Distributor Roads should be provided on both sides of the verge as they are located under a higher category of the road hierarchy classification.

Tier 5 Path – Shared Path (Path on Local Residential Roads)



These pathways are located along residential roads that are not part of the LTCN. They primarily serve local traffic, offering safe and convenient access within neighbourhoods and connecting residents to nearby streets, parks, schools, community amenities and their properties. This path type is considered a minimum standard for all local residential roads.

No Proposed Paths

Cul-de-sac roads with exceptionally low traffic volumes and operating speeds, which are not connected to any pedestrian access ways (PAWs) or nearby amenities such as parks and reserves, do not have footpaths assigned to them. Given these roads are generally short in length and do not provide any pedestrian connectivity, the provision of a dedicated path is not required, as they are considered a safe pedestrian and cycling environment.

It should be noted that the above standards were used to guide the development of the Pathway Masterplan. The design of the paths along each allocated road will need to be considered during the detailed design development phase. The inclusion of on-road cycle lanes and segregated paths will also be considered, taking into account site constraints, road reserve widths and the surrounding road environment. It should also be noted that ATAC has requested that the Tier 1 Path Group design standard be considered, where possible, when designing paths under the LTCN Secondary Cycling Routes.

Ongoing amendments and updates to the Pathway Master Plan will continue to be necessary in the future, driven by factors such as population growth, changing community needs, evolving design standards, and the integration of new infrastructure and amenities such as new train stations. A copy of the Pathway Master Plan can be found in **Attachment 3**.

In accordance with the new Path Prioritisation Program, the following paths are listed for 2025/26:

No.	Road	–	Extent (From)	Extent (To)	Delivery Type	Raw Score	Suburb
1	ARDAGH	ST	DESCHAMP RD	FIELD ST	Construction	53.0	MORLEY
2	BEAUFORT	ST	DRUMMOND ST	BIRKETT ST	Construction	47.8	BEDFORD
3	BELLEW	WAY	MCGILVRAY AVE	23 - BELLEW WAY	Construction	46.0	NORANDA
4	BRUCE	RD	ROBINSON RD	WOKING ST	Construction	58.0	MORLEY
5	ROBINSON	RD	BRUCE RD	TONKIN HWY PSP	Construction	43.0	MORLEY
6	DRAKE	WAY	17 - DRAKE WAY	DRAKE ST	Construction	55.3	MORLEY
7	HORSLAY	WAY	CRIMEA ST	36 - HORSLAY WAY	Construction	55.0	NORANDA

No.	Road	–	Extent (From)	Extent (To)	Delivery Type	Raw Score	Suburb
8	KING	ST	BEECHBORO RD S	(Gap at Intersection)	Construction	41.8	BAYSWATER
9	ROSEBERY	ST	CRAVEN ST	GRAND RESERVE PROM	Construction	64.5	BEDFORD
10	SANDLEFORD	WAY	MICKLEHAM RD	HAMPTON SQUARE E	Construction	57.0	MORLEY
11	MICKLEHAM	RD	HAMPTON SQUARE E	BEECHBORO RD N	Construction	54.8	MORLEY
12	WHOLLEY	ST	TRAYLEN RD	DARBY ST	Construction	42.8	BAYSWATER
13	WALTER	RD	GALLERIA SHOPPING CENTRE	BOUNDARY	Feasibility Study	58.3	MORLEY
14	BROUN	AVE	GALLERIA SHOPPING CENTRE	BOUNDARY	Feasibility Study	50.3	MORLEY/EMBLETON
15	BENARA	RD	NORANDA SHOPPING CENTRE	BOUNDARY	Feasibility Study	63.8	NORANDA/MORLEY
16	HALVORSON	RD	WELLINGTON RD	CRIMEA ST	Design	62.5	MORLEY

The location of the proposed paths overlaid on an aerial map can be found in **Attachment 4**.

The development of this list is in line with the 2025/26 Annual Budget allocation for Footpath works and Pathway expansion.

It should be noted that the footpath program consists of some projects that may have a higher ranking by score. Some of these projects are however too complex to deliver within a financial year and therefore will have to be staged over a number of years. The development of this list has also prioritised the provision of new paths on roads that currently have no footpath, over projects that involve widening existing paths.

Below is a breakdown of the contributing factors that have resulted in the high scores assigned to individual projects:

Ardagh Street

Provides a key connection between Noranda Primary School and Waltham Reserve. It also completes connectivity to Emberson Reserve and Hampton Park Primary School.

Beaufort Street

Addresses a missing footpath segment along Beaufort Street, adjacent to Beaufort Park.

Bruce Road and Robinson Road

Bruce Road lies within the walking catchment of the new Morley Train Station. A section of Robinson Road is included to complete the connection from Bruce Road to the recently constructed Principal Shared Path (PSP) along Tonkin Highway, which links directly to the station.

Drake Way

Provides a path connection from the Path Access Way (PAW) off Coode Street to John Forrest Secondary College, addressing the current absence of a footpath through Nora Hughes Park.

Bellew Way and Horsley Way

These paths will improve connectivity from Noranda Primary School through Strutt Reserve to Noranda Shopping Centre.

King Street

Completes a missing footpath segment between the existing path on King Street and Beechboro Road South. This project was also requested by residents.

Rosebery Street

Establishes a complete path connection from Craven Street to Grand Promenade Reserve. Currently, there are no paths within the reserve or connecting the on-street parking to the reserve.

Sandleford Way and Mickleham Road

Both roads are within the walking catchment of Morley Train Station. Mickleham Road will connect to a footpath on Doyle Street that was completed in the previous financial year.

Wholley Street

Lies within the walking catchment of Maylands Primary School and Gibney Reserve.

Walter Road and Broun Avenue

These are feasibility studies supported by Department of Transport (DoT) grant funding under a 90/10 contribution. These corridors offer direct connections from Morley Train Station to Morley Galleria Shopping Centre along a Local Transport Cycling Network (LTCN) route.

Benara Road

Similarly supported by DoT funding, this corridor connects Noranda Train Station to Noranda Shopping Centre via an LTCN route.

Halvorson Road

Scored highly due to its proximity to numerous facilities including Morley Primary School, Pat O'Hara Reserve, Morley Sports & Recreation Centre, and Coventry Markets. It also forms part of an LTCN route. Due to the complexity of the project and the requirement for a Tier 2 path design, it will need to be delivered across multiple financial years.

Council endorsement is required for the proposed projects under the 2025/26 Annual Footpath Program. This will provide the City with sufficient time to deliver these projects effectively within the financial year.

LEGISLATIVE COMPLIANCE

- *Footpath Policy; and*
- *Asset Management – Infrastructure Assets Policy*

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Medium
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	High
Environment	Low	Medium
Governance and Compliance	Low	Medium

Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets.
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FINANCIAL IMPLICATIONS

A general allocation of \$690,000 has been included in the 2025/26 Budget for pathway expansion. This allocation was necessary as the Pathway Master Plan and Pathway Prioritisation Program were still being developed at the time of budget preparation. When combined with the grant funding received from the Department of Transport and specific footpath projects already approved under the current budget, the total funding for the 2025/26 Annual Footpath Program amounts to \$982,910, in line with the 2025/26 Budget.

Below table shows a full breakdown of the total footpath works in accordance with the current approved budget:

PATHWAY EXPANSION - General Allocation (Proposed Works)						
Account No.	LOCATION		FROM	TO	DELIVERY TYPE	ESTIMATED COST
81425	Ardagh	Street	Deschamp Rd	Field St	Construction	\$178,000
81425	Bruce	Road	Robinson Rd	Woking St	Construction	\$105,000
81425	Robinson	Road	Bruce Rd	Cul-de-Sac	Construction	\$25,000
81425	Drake	Way	17 Drake Way (PAW)	Drake St	Construction	\$43,000
81425	Horslay	Way	Crimea St	36 Horslay Way (PAW)	Construction	\$103,000
81425	King	Street	Beechboro Rd South	(Gap at Intersection)	Construction	\$7,000
81425	Rosebery	Street	Craven St	Cul-de-Sac	Construction	\$26,000
81425	Sandleford	Way	Mickleham Rd	Hampton Square East	Construction	\$128,000
81425	Mickleham	Road	Hampton Square East	Beechboro Rd North	Construction	\$65,000
81425	Halvorson	Road	Wellington Rd	Crimea St	Design	\$10,000
TOTAL						\$690,000

Specific Footpath Projects (New pathways) already included in the 2025/26 Budget						
Account No.	LOCATION		FROM	TO	DELIVERY TYPE	ESTIMATED COST
81422	Beaufort	Street	Drummond St	Birkett St	Construction	\$61,645
81423	Bellew	Way	McGilvray Ave	23 Bellew Way	Construction	\$78,709
81424	Wholley	Street	Traylen Rd	Darby St	Construction	\$55,556
81412	Walter/Broun	Road	Galleria Shopping	Boundary	Feasibility Study	\$11,000
81412	Benara	Road	Noranda Shopping	Boundary	Feasibility Study	\$11,000
TOTAL						\$217,910

PATHWAY RENEWAL - Various Locations				
81426	Pathway Replacement	Various	Maintenance	\$50,000

PATHWAY ACCESSIBILITY UPGRADES - Various Locations				
81427	Accessibility Upgrades	Various	Construction	\$25,000
	TOTAL			\$75,000

TOTAL FOOTPATH WORKS				\$982,910
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Item 1: Footpath

Asset Category: New

Source of Funds: Grant
Municipal
Reserve

LTFP Impacts: Included in LTFP

Notes:

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	EMPLOYEE				
1							\$982,910

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area: Social

Outcome 1.1 A Connected and Inclusive Community

Objective 1.1.1 Enhance our local identity through social and arts programs and events that celebrate our diverse cultures, history and heritage

Objective 1.1.2 Facilitate connections and access to services for all community.

Key Result Area: Built

Outcome 2.1 A Connected and Accessible City

Objective 2.1.1 Plan for connected, accessible and safe roads, pathways and places.

Key Result Area: Built

Outcome 2.2 Built Infrastructure that Meets Current and Future Community Needs

Objective 2.2.1 Improve the amenity of our public spaces and streetscapes.

Objective 2.2.2 Ensure accessible connections between the built realm and natural green spaces to relax and recreate.

Objective 2.2.3 Plan, build and maintain current and future assets.

CONCLUSION

The Pathway Master Plan provides an aspirational ultimate pathway network across the City. It comprises various pathway types that make up a clear pathway hierarchy based on their function and is in line with the State's cycling network.

The revised Pathway Master Plan has been developed in consultation with the ATAC. The amended *Footpath Policy*, with the use of the new scoring criteria, will provide guidance to the development of the Forward Capital Works Program for future footpath construction. The revised Footpath Assessment will also enable the prioritisation of future path provisions to be ranked in an objective, fair and equitable manner.

Following the endorsement of the Pathway Master Plan, the *Footpath Policy* will need to be amended to reflect the new prioritisation assessment criteria and will be updated in the next Policy Review. This policy has been scheduled for review by the Policy Review & Development Committee (PRDC) in November 2025. Council can therefore consider the prioritisation scoring system as part of the policy review process.

Council endorsement on the projects listed in the annual footpath program for delivery under the 2025/26 budget allocation is however recommended to allow the City sufficient time to deliver them within the financial year.



Footpath Policy

Responsible Division	Infrastructure and Assets
Responsible Business Unit/s	Transport and Buildings
Responsible Officer	Manager Transport and Buildings
Affected Business Unit/s	Parks and Environment; Development and Place; Project Services
Document Ref	4028313

Purpose

To provide a consistent and transparent process for dealing with the construction of footpaths and cycleways within the road reserve under the care, control and management of the City of Bayswater.

Objectives

The City will provide a 'fit-for-purpose' strategic contiguous footpath network to enable safe pedestrian access, free of discrimination for all users, within the community, to local, district, and regional destination facilities and linking to the wider public transport network.

To provide a consistent and transparent process for dealing with construction within the road reserve under the care, control and management of the City of Bayswater.

Scope

This policy applies:

1. To all new paths undertaken within the road reserve under the care, control and management of the City of Bayswater as defined by the *Local Government Act 1995*.
2. To all streets within the City, existing and proposed, that do not provide a safe environment for pedestrians as outlined in the Austroads Guide to Road Design – Part 6A (Pedestrian and Cyclist Paths).

Policy Statement

1. All streets within the City (excluding cul-de-sacs) are to have a footpath on at least one side and to provide a contiguous footpath network.
2. A road that is a Local Distributor and above should have a footpath on each side where there is a residential or commercial pedestrian frontage access, or it is providing a strategic contiguous footpath network.
3. New and reconstructed paths are to be adjacent to the kerb and constructed through existing crossovers, wherever possible, to maintain the visual and physical continuity of the path along the street. In exceptional circumstances paths may be located closer to the property boundary to suit existing path provision or streetscapes.

4. Community Interests - The City will endeavour to ensure that all construction undertaken within the road reserve under the control and management of the City does not, as far as is practicably possible, negatively impact the safety, amenity, accessibility or future use, serviceability, or enjoyment of the road reserve for the community as a whole. The individual needs of a particular developer, existing or proposed community group or individual, shall not take precedence over the interests of the wider community.
5. All works within the road reserve shall, to the extent permitted by current legislation, be designed, planned, executed and where appropriate, tested, supervised, inspected, and maintained to a minimum standard to be determined by the City.
6. The City shall review the existing new path program whereby new path provision is prioritised based on the following criteria and ranking:

Criteria	Ranking
Road Hierarchy	
District Distributor	3
Local Distributor	2
Local Access	1
Bus Route and Bike Plan Connectivity	
High Frequency Route/Direct Connection	2
Low Frequency Route/Indirect Connection	1
Community Facility	
Regional facility	2
Local Park	1
School/Aged Care	
Adjacent	3
Direct Connection	2
Next Connection to direct	1
Shopping Centres	
Regional Centre	2
Neighbourhood	1

7. Consultation with the community will be undertaken in the year prior to construction to ensure that those who are affected by or who are likely to have an interest in a decision are informed and have an opportunity to provide comment and feedback.

Definitions

Short Cul-de-Sacs for the purposes of this policy definition, are a road that has an exceptionally low volume of traffic and operating speed and are generally less than 200m in length. As such, it is deemed to be a 'safe' pedestrian and cycling environment and does not require the provision of a path.

Local Distributor road is classified by the Main Roads WA road hierarchy as a road that distributes traffic within a suburb to and from, higher and lower category roads. Indicative traffic volumes are from 3,000 to 7,000 vehicles per day.



Related Legislation

- Local Government Act 1995 (WA)
- Land Administration Act 1997.
- Road Traffic Code 2000.
- Disability Discrimination Act 1992.
- Austroads Guide to Road Design Part 6A: Pedestrian and Cycle Paths.

Related Documentation

Nil.

Relevant Delegations

Risk Evaluation		
Council Adoption	25 May 2021	Item 10.6.1.5
Review/Modified		
Review/Modified		
Review/Modified		

**ROAD HIERARCHY FOR WESTERN AUSTRALIA
ROAD TYPES AND CRITERIA (see Note 1)**

CRITERIA	PRIMARY DISTRIBUTOR (PD) (see Note 2)	DISTRICT DISTRIBUTOR A (DA)	DISTRICT DISTRIBUTOR B (DB)	REGIONAL DISTRIBUTOR (RD)	LOCAL DISTRIBUTOR (LD)	ACCESS ROAD (A)
<i>Primary Criteria</i>						
1. Location (see Note 3)	All of WA incl. BUA	Only Built Up Area.	Only Built Up Area.	Only Non Built Up Area. (see Note 4)	All of WA incl. BUA	All of WA incl. BUA
2. Responsibility	Main Roads Western Australia.	Local Government.	Local Government.	Local Government.	Local Government.	Local Government.
3. Degree of Connectivity	High. Connects to other Primary and Distributor roads.	High. Connects to Primary and/or other Distributor roads.	High. Connects to Primary and/or other Distributor roads.	High. Connects to Primary and/or other Distributor roads.	Medium. Minor Network Role Connects to Distributors and Access Roads.	Low. Provides mainly for property access.
4. Predominant Purpose	Movement of inter regional and/or cross town/city traffic, e.g. freeways, highways and main roads.	High capacity traffic movements between industrial, commercial and residential areas.	Reduced capacity but high traffic volumes travelling between industrial, commercial and residential areas.	Roads linking significant destinations and designed for efficient movement of people and goods between and within regions.	Movement of traffic within local areas and connect access roads to higher order Distributors.	Provision of vehicle access to abutting properties
<i>Secondary Criteria</i>						
5. Indicative Traffic Volume (AADT)	In accordance with Classification Assessment Guidelines.	Above 8 000 vpd	Above 6 000 vpd.	Greater than 100 vpd	<u>Built Up Area</u> - Maximum desirable volume 6 000 vpd. <u>Non Built Up Area</u> – up to 100 vpd.	<u>Built Up Area</u> - Maximum desirable volume 3 000 vpd. <u>Non Built Up Area</u> – up to 75 vpd.
6. Recommended Operating Speed	60 – 110 km/h (depending on design characteristics).	60 – 80 km/h.	60 – 70 km/h.	50 – 110 km/h (depending on design characteristics).	<u>Built Up Area</u> 50 - 60 km/h (desired speed) <u>Non Built Up Area</u> 60 – 110 km/h (depending on design characteristics).	<u>Built Up Area</u> 50 km/h (desired speed). <u>Non Built Up Area</u> 50 – 110 km/h (depending on design characteristics).
7. Heavy Vehicles permitted	Yes.	Yes.	Yes.	Yes.	Yes, but preferably only to service properties.	Only to service properties.
8. Intersection treatments	Controlled with appropriate measures e.g. high speed traffic management, signing, line marking, grade separation.	Controlled with appropriate measures e.g. traffic signals.	Controlled with appropriate Local Area Traffic Management.	Controlled with measures such as signing and line marking of intersections.	Controlled with minor Local Area Traffic Management or measures such as signing.	Self controlling with minor measures.
9. Frontage Access	None on Controlled Access Roads. On other routes, preferably none, but limited access is acceptable to service individual properties.	Prefer not to have residential access. Limited commercial access, generally via service roads.	Residential and commercial access due to its historic status Prefer to limit when and where possible.	Prefer not to have property access. Limited commercial access, generally via lesser roads.	Yes, for property and commercial access due to its historic status. Prefer to limit whenever possible. Side entry is preferred.	Yes.
10. Pedestrians	Preferably none. Crossing should be controlled where possible.	With positive measures for control and safety e.g. pedestrian signals.	With appropriate measures for control and safety e.g. median/islands refuges.	Measures for control and safety such as careful siting of school bus stops and rest areas.	Yes, with minor safety measures where necessary.	Yes.
11. Buses	Yes.	Yes.	Yes.	Yes.	Yes.	If necessary (see Note 5)
12. On-Road Parking	No (emergency parking on shoulders only).	Generally no. Clearways where necessary.	Not preferred. Clearways where necessary.	No – emergency parking on shoulders – encourage parking in off road rest areas where possible.	<u>Built Up Area</u> – yes, where sufficient width and sight distance allow safe passing. <u>Non Built Up Area</u> – no. Emergency parking on shoulders.	Yes, where sufficient width and sight distance allow safe passing.
13. Signs & Linemarking	Centrelines, speed signs, guide and service signs to highway standard.	Centrelines, speed signs, guide and service signs.	Centrelines, speed signs, guide and service signs.	Centrelines, speed signs and guide signs.	Speed and guide signs.	Urban areas – generally not applicable. Rural areas - Guide signs.
14. Rest Areas/Parking Bays	In accordance with Main Roads' <i>Roadside Stopping Places Policy</i> .	Not Applicable.	Not Applicable.	Parking Bays/Rest Areas. Desired at 60km spacing.	Not Applicable.	Not Applicable.

MAIN ROADS Western Australia
D10#10992

DEFINITIONS

Built Up Areas	See Note 3 below. The criteria was provided by Clive Shepherd from the Western Australian Local Government Grants Commission (WALGGC).
Primary Criteria	A road, or road section, must meet all of these criteria to qualify for the category.
Secondary Criteria	These criteria are provided as indicators of the likely characteristics of a road designated under a particular road type. Ideally, a road should have all of these characteristics, but it is recognised that is unlikely to occur in a number of instances, particularly for traffic volumes in rural areas.
vpd	vehicles per day

NOTES

1. The type designated to each road should represent the role that the road is intended to perform. It may not necessarily reflect the current conditions on the road.
2. Declared Roads under the Main Roads Act ('highways' and 'main roads')
3. Built Up Areas (as defined by the Western Australian Local Government Grants Commission)
Built up areas are identified because roads within them generally involve greater expenditure than roads in non built up areas. This is because roads in built up areas :
 - have high traffic volumes;
 - have large numbers of intersections, necessitating intersection treatments, pavement markings, signs, etc;
 - require kerbing for traffic control and or drainage;
 - require an asphalt surface where traffic volumes are high, or where noise reduction is important;
 - require underground drainage because surface drainage is impractical;
 - involve high cost of service alterations during reconstruction;
 - involve high costs because road works have to be carried out under heavy traffic.

The following definition is intended to limit built up areas to localities where the above conditions prevail.

Residential localities, which have lots with areas less than 0.45 ha, and commercial and industrial areas that meet the following criteria are classed as built up:

- at least half the blocks are developed;¹
- existing roads have a minimum standard of a gravel road for old subdivisions and a sealed road for new subdivisions.

Areas serving sporting complexes, schools and caravan parks are classed as built up where:

- they are located in an area which is developed as residential; or
- the existing roads serving these facilities are already sealed and kerbed.

A road connecting two built up areas is classed as a road in a built up area where the connecting road is less than 300m in length.

4. Except where the Regional Distributor is passing through, or terminating in a town.
5. Buses may need to use Access Roads in some instances e.g. Rural areas for school buses and in cities and towns to provide connectivity for a route.

¹ Roads within new subdivisions being developed in accordance with a Structure Plan should be designed and constructed in accordance with the planned use of the road once the area is fully developed. They should be categorised on the basis of the intended purpose.

DESCRIPTION OF ROAD HIERARCHY

Primary Distributors :

Provide for major regional and inter-regional traffic movement and carry large volumes of generally fast moving traffic. Some are strategic freight routes and all are State Roads. They are managed by Main Roads Western Australia.

District Distributor A : Urban area roads - (Built Up Area -)

Carry traffic between industrial, commercial and residential areas and generally connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property. They are managed by local government.

District Distributor B : Urban area roads - (Built Up Area)

Perform a similar function to type A District Distributors but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with a traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and generally not through them, forming a grid which would ideally space them around 1.5 kilometres apart. They are managed by local government.

Regional Distributor : Rural - (Non Built Up Area)

Roads that are not Primary Distributors but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by local government.

Local Distributor :

Urban - (Built Up Area)

Roads that carry traffic within a cell and link District Distributors or Regional Distributors at the boundary, to access roads. The route of Local Distributors should discourage through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to, or serving the area. These roads should accommodate buses, but discourage trucks.

Rural - (Non Built Up Area)

Connect to other Rural Distributors and to Rural Access Roads.

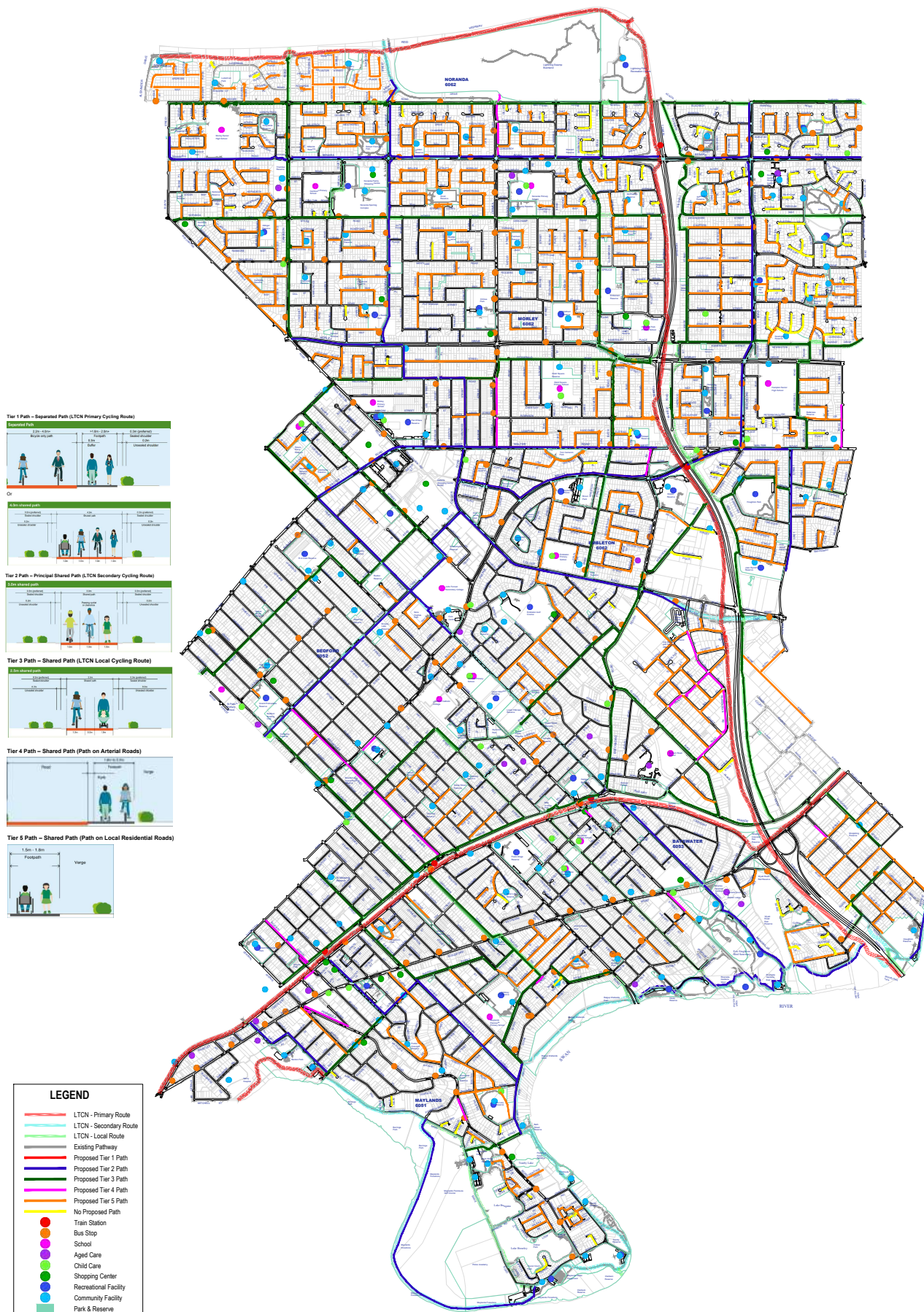
Not Regional Distributors, but which are designed for efficient movement of people and goods within regional areas

Urban and Rural Local Distributor roads are managed by local government.

Access Roads :

Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by local government.

PATHWAYS MASTER PLAN



Z:\W&S\Infrastructure Planning\City Projects\CAD Drawings\2025 MISC\Footpath Plan Dec 2024\Pathways Master Plan 2025.dwg, 08/08/2025 2:27:39 PM, DWG To PDF.pc3

Attachment 4:



Figure 1: Ardagh St - Construction



Figure 2: Beaufort St - Construction

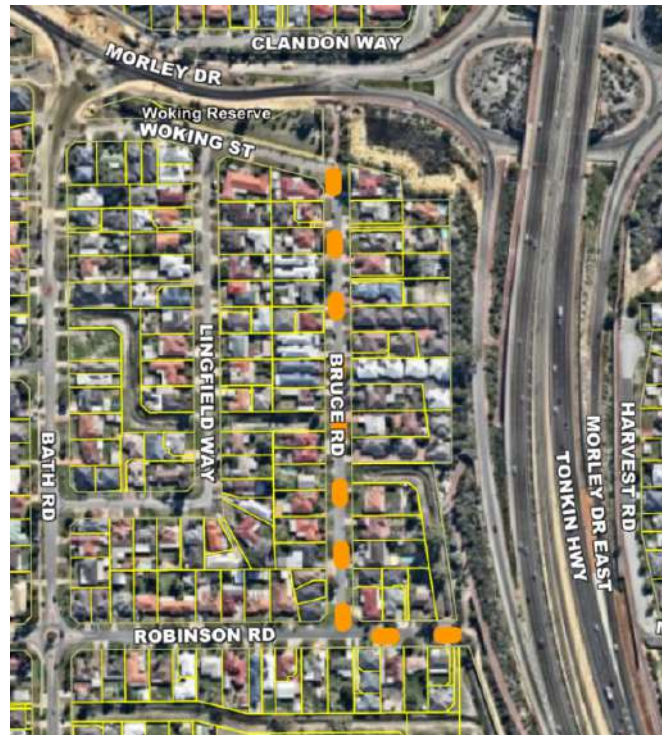


Figure 3: Bruce Rd and Robinson Rd - Construction

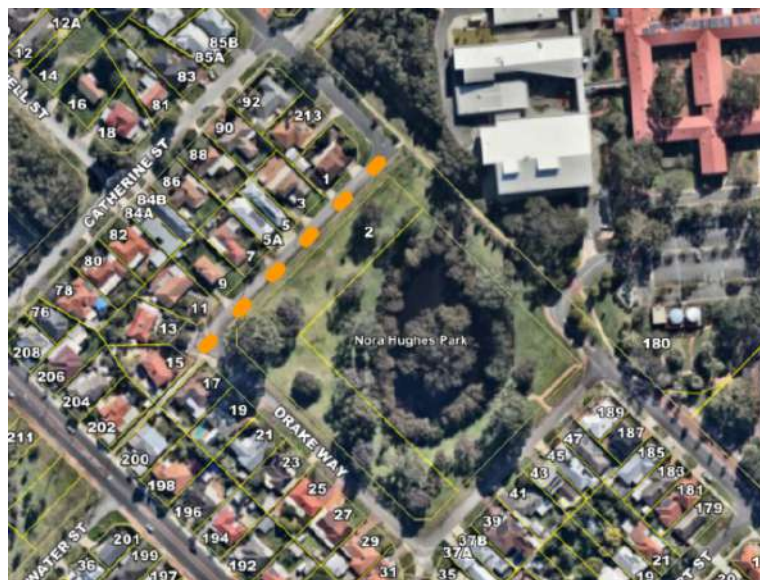


Figure 4: Drake Way - Construction

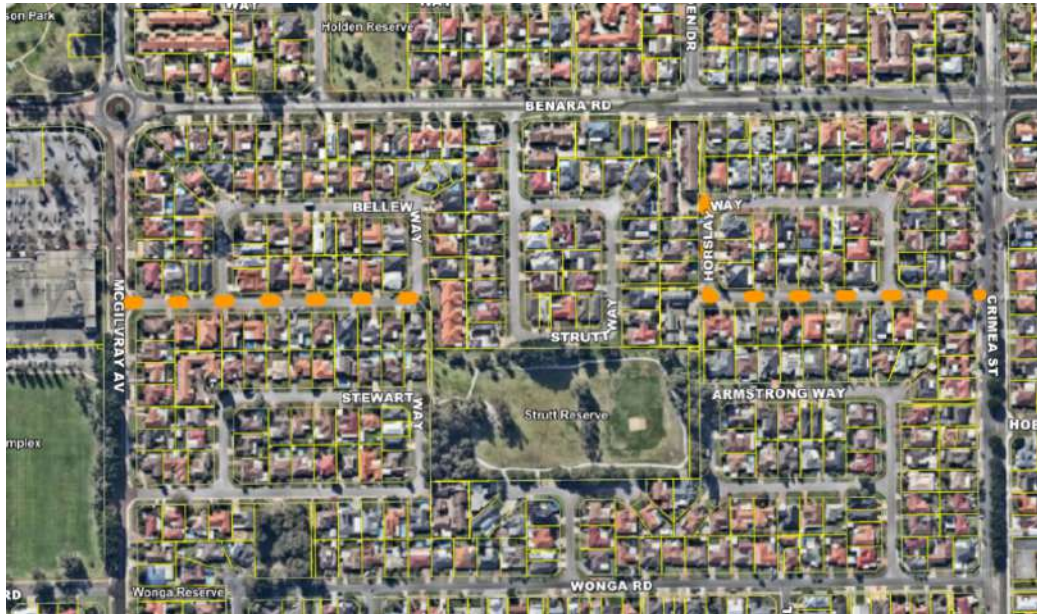


Figure 5: Bellew Way and Horslay Way - Construction



Figure 6: King St - Construction



Figure 7: Rosebery St - Construction

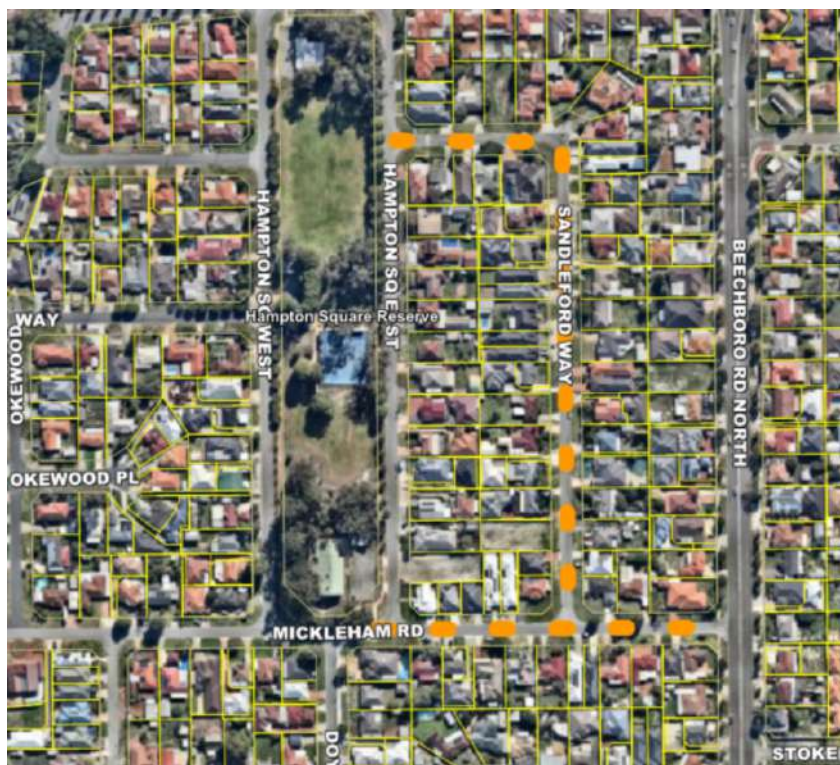


Figure 8: Sandleford Wy and Mickleham Rd - Construction

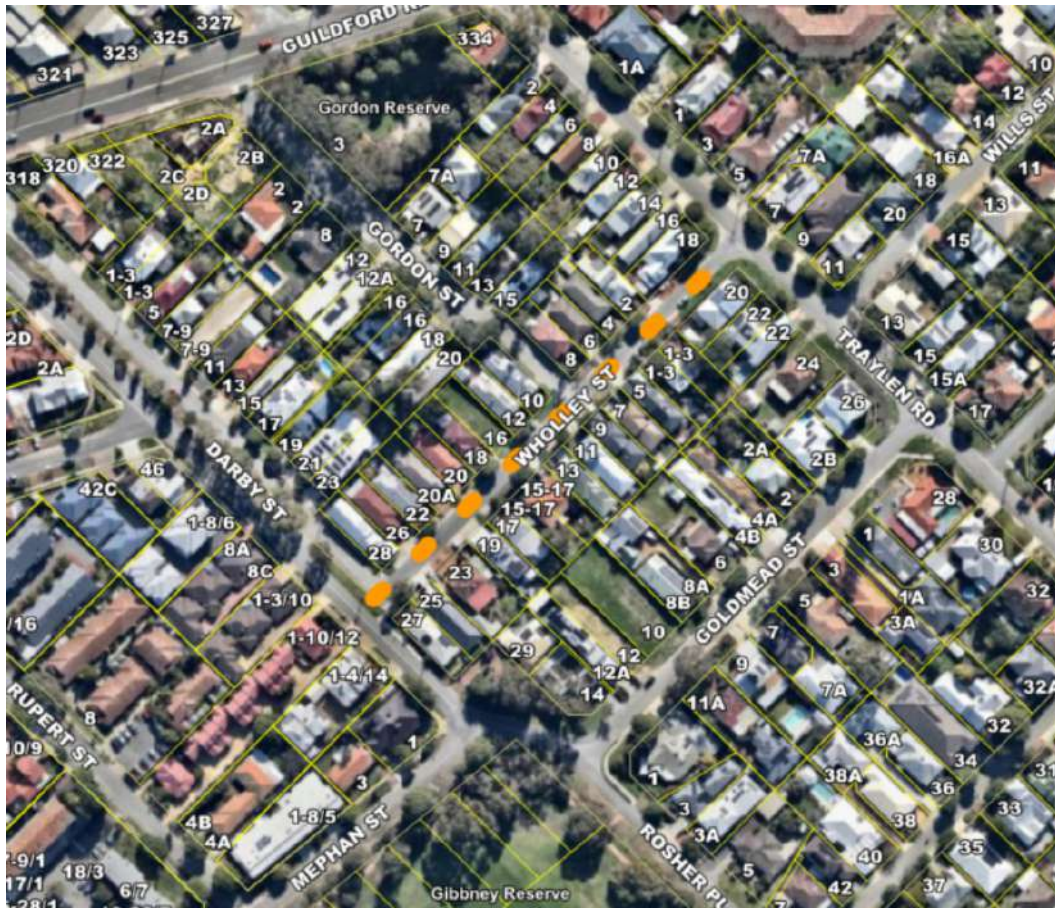


Figure 9: Wholley St - Construction



Figure 10: Walter Rd and Broun Ave – Feasibility study



Figure 11: Benara Rd – Feasibility study

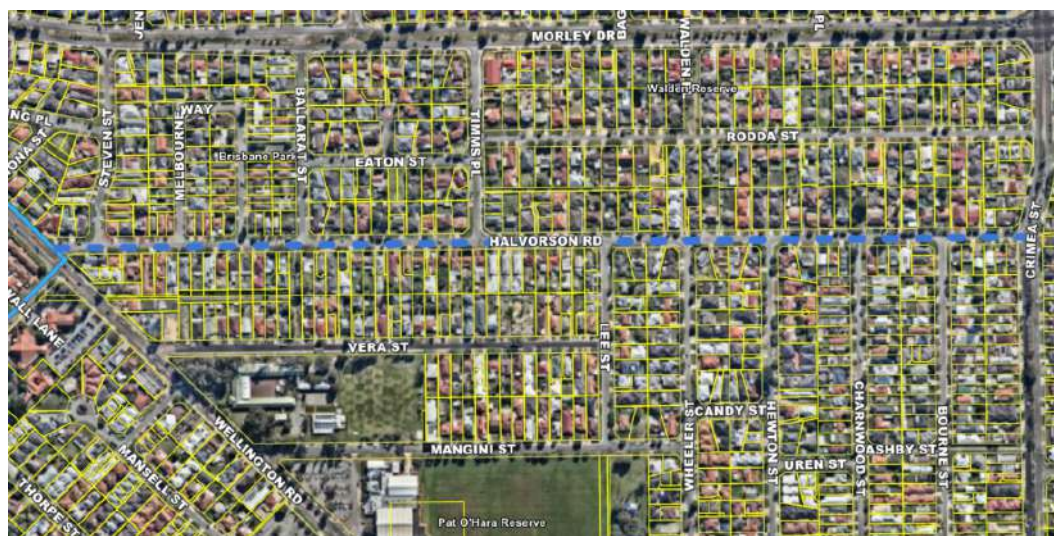


Figure 12: Halvorson Rd – Design only

10.4 Community Services Directorate Reports**10.4.1 Proposed Change of Use - Recreation Facility (Private) - 2 Railway Parade, Bayswater**

Applicant/Proponent:	Nick Kuok
Owner:	Gino Vespoli
Responsible Branch:	Statutory Planning and Compliance
Responsible Directorate:	Community Services
Authority/Discretion:	Quasi-Judicial
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> 1. Development Plans [10.4.1.1 - 4 pages] 2. Applicant's Traffic Impact Statement [10.4.1.2 - 16 pages] 3. Applicant's Operational Management Plan [10.4.1.3 - 5 pages] 4. Advertising Extent Plan [10.4.1.4 - 1 page]
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

A development application has been received for a proposed change of use from a warehouse to a recreation facility (private) at Lot 101, No. 2 Railway Parade, Bayswater.

The proposal is for a 24/7 indoor sporting facility, comprising 11 badminton and three (3) pickleball courts, along with a café, retail area and amenities, which are incidental to the main facility. The facility will accommodate a maximum of 115 patrons and three (3) staff members.

The applicant has provided sufficient information to demonstrate the proposed use will not result in any adverse impacts to the surrounding area, as evidenced through the Operational Management Plan and Traffic Impact Statement. The nature and operation of the business outside of standard business hours will minimise conflicts with the operation of nearby businesses. Notwithstanding, the application is referred to Council as City officers do not have delegation to consider the parking shortfall variation, which exceeds 25 per cent of the required car parking under the City's Local Planning Scheme No. 24.

The application is considered to meet the provisions of the planning framework, and it is recommended Council conditionally approve the application.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council grants development approval for the proposed change of use from warehouse to recreation facility (private) at Lot 101, No. 2 Railway Parade, Bayswater, in accordance with the development application dated 4 June 2025, subject to the following conditions:

- 1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.**

2. Prior to the commencement of use, a waste management plan shall be submitted to and approved by City of Bayswater. The waste management plan is to demonstrate:
 - (a) How waste (including general waste, recyclables and bulk waste) will be stored, collected and managed on the site during operations of the use;
 - (b) That waste collection can be undertaken safely and efficiently without impacting the surrounding road network, accessways, or pedestrian areas; and
 - (c) That appropriate access is provided for waste collection vehicles, including any necessary swept path analysis for service vehicles.
3. Prior to the commencement of use, a noise management plan prepared by a suitably qualified acoustic consultant shall be submitted to and approved by the City of Bayswater, and shall include measures to demonstrate that the activities on site will comply with the *Environmental Protection (Noise) Regulations 1997*, this includes but is not limited to mitigating the impacts of noise from:
 - (a) Patrons coming to and leaving the site;
 - (b) Patron noise from inside the facility;
 - (c) Music; and
 - (d) Any other noise emitting sources.
4. Prior to commencement of use, an amended Operational Management Plan must be submitted and approved by the City of Bayswater with the following modification 'no competition or events are to be held on site'. The amended Operational Management Plan shall thereafter be implemented at all times, to the satisfaction of the City of Bayswater.
5. A maximum of 115 people are permitted at the site at any one time.
6. Two additional bicycle racks (six total) shall be provided at a location convenient to the entrances and within the approved development. Details of the design and layout of the bicycle parking facilities shall be submitted to, and to the satisfaction of the City of Bayswater prior to the installation of such a facility. The bike racks must be installed prior to commencement of use.
7. All street tree(s) within the verge adjacent to the subject property are to be retained and shall have measures consistent with AS 4970-2009 undertaken to ensure its/their protection during construction of the subject development to the satisfaction of the City, including but not limited to the following:
 - (a) A minimum 2.0m radius tree protection zone (TPZ) shall be provided through 1.8m high fencing around the verge trees (chain mesh panels or other suitable material) during construction of the subject development.
 - (b) The above fencing is not to be moved or removed at any period during construction, and this zone is not to be entered for any reason; signage notifying people of the TPZ and the associated requirements is to be placed on each side of the fencing.
 - (c) All activities and works related to construction of the subject development, including parking of vehicles, storage of materials, and washing of concreting tools, alkaline and/or acidic products and equipment is prohibited within the designated TPZ unless prior approval is sought from the City of Bayswater.
 - (d) Any roots identified to be pruned shall be pruned with a final cut to undamaged wood outside of the TPZ. Pruning cuts shall be made with

sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds shall not be treated with dressings or paints. It is not acceptable for roots to be 'pruned' with machinery such as backhoes or excavators.

- (e) The tree(s) shall be provided with supplemental water during any construction period falling over summer, with a minimum of 150 litres being provided per week.
- (f) Any new crossover shall maintain a minimum clearance of 2.0m from the base of a street tree(s).

In the event a street verge tree(s) required to be retained adjacent to the subject site is damaged, removed or suffers irreversible effects to its health during development and in the first three years after completion of the development, the landowner will be liable to pay for the amenity (Helliwell) valuation, the cost of removing the existing tree, plus the cost of a City provided replacement tree(s) and three years maintenance of the replacement street verge tree.

ADVICE NOTES

1. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant / owner to obtain any other necessary approvals, consents and / or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
2. The premises is to comply with the *Environmental Protection (Noise) Regulations 1997* at all times, the *City of Bayswater Health Local Laws 2023*, and *Waste Local Law 2020*.
3. An occupancy permit for the correct building classification may be required. The applicant/owner is to seek advice from a qualified certified building surveyor for further information, to ensure that the building complies with the *Building Act 2011* and the *Building Regulations 2012*.
4. Any signs which vary from the requirements of the City of Bayswater's *Signage Policy* will require development approval.

Cr Sally Palmer Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 9/0

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Nil.

PROPOSAL

The proposal is for a change of use from warehouse to recreation facility (private) at No. 2 Railway Parade, Bayswater (subject site). The proposal consists of 11 badminton courts and three pickleball courts. The facility will operate 24/7 with a maximum of 115 patrons and three staff members on site at any one time.

The development plans are included as Attachment 1.

During the application process, the City requested further information from the applicant, to demonstrate the acceptability of the land use within the locality. Accordingly, the applicant provided a Traffic Impact Statement (TIS) and Operational Management Plan (OMP) which are included as Attachments 2 and 3.

BACKGROUND

Application Number:	DA25-0227
Address:	Lot 101, No. 2 Railway Parade, Bayswater
Town Planning Scheme Zoning:	General Industry
Use Class:	Recreational Facility (Private)
Lot Area:	3731m ²
Existing Land Use:	Warehouse and Office
Surrounding Land Use:	Service Station, Automotive Repairs, General Industry, Automotive & Marine Sales & Repairs, Veterinary Hospital, and Shop.
Proposed Development:	Change of Use from Warehouse to Recreational Facility (Private)

Site Context

The subject site is bound by Railway Parade to the southeast and Vincent Street to the northeast. Various commercial and industrial land uses are situated to the southwest and northwest of the site. The site has three access points, one via Railway Parade and the remaining two via Vincent Street, which is situated within the Town of Bassendean local government area.

On 19 December 2023, a development application on the subject site was conditionally approved for a warehouse and ancillary office.

The nearest residential lots are located 100 metres southeast of the premises, fronting Guildford Road, and are separated by the rail line and a high frequency road. The subject site is zoned 'general industry' under the City of Bayswater's Town Planning Scheme No. 24 (TPS24) and is within Special Control Area No. 10 (SCA 10). The surrounding sites to the northwest of Vincent Street and Clune Street are also zoned 'general industry'. Properties to the northeast of Vincent Street within the Town of Bassendean are zoned 'light industry'.

A location plan is provided below.



Figure 1 – Location Plan

EXTERNAL CONSULTATION

The City sought comment from nearby property owners and occupiers for a period of 14 days from 9 July to 23 July 2025. The method of advertising included a notice on the City's website, and 56 letters being sent to surrounding landowners, which included 25 properties within the Town of Bassendean. On completion of the advertising, one submission was received which did not raise any concerns with the change of use but did raise concerns with the existing traffic volumes in the surrounding area and any increases that may result from this proposed development. The impacts of this proposal on the existing traffic volumes are discussed further in the 'Traffic' section of this report.

An advertising extent map is available in **Attachment 4**.

OFFICER'S COMMENTS

A detailed assessment of the proposal with respect to the proposed land use, parking, traffic and noise, and the concerns raised in community consultation have been provided below.

Parking

The site currently has 26 parking bays including one ACROD bay available for use. This development application proposes to increase the total number of onsite parking bays to 34, by providing additional bays in front of the warehouse roller doors.

The City's TPS 24 under Table 2 – Development Standards requires one parking bay per 10m² of gross leasable area (GLA) for a recreation facility (private). The proposed change of use therefore requires 249 car bays. As such, a 215 car bay (86.3%) parking shortfall is proposed.

Accordingly, this application is referred to Council for determination as the proposal seeks a parking shortfall greater than the scope of officer delegation.

During the assessment of the application, the City requested the applicant provide further information regarding the nature and operations of the business, including further details on parking and traffic management, to rationalise the parking shortfall.

Accordingly, the applicant provided a Traffic Impact Statement (TIS) and Operational Management Plan (OMP), included as **Attachments 2 and 3**.

The OMP states that facility will not hold any competitions or events, and a planning condition has been proposed accordingly. The facility will host 11 badminton courts and 3 pickleball courts, with a small café and retail section which are incidental to the primary use of 'recreation facility (private)'.

The applicant has advised that the use will operate 24 hours a day 7 days a week, with peak operating times occurring after 5pm Monday to Friday and weekends. In addition to the peak operating time, children private training with coaches will also occur after school hours between 3pm and 5pm Monday to Friday. Adult training with coaches will always be available.

The details of the TIS and OMP speak to utilising different car parking rates from the City's TPS24, citing more contemporary national and state parking measures, including the Western Australian Planning Commissions' WA Planning Manual - Non-Residential Car Parking Rates in Perth and Peel (CP Manual).

The City has reviewed the information provided and considers that the proposed parking shortfall is acceptable for the following reasons:

- The applicant's TIS indicates that the most appropriate car parking methods for private recreational facilities is to apply a parking rate based upon one car parking bay per three people. The applicant's TIS and OMP indicate the facility will cater for a maximum 115 patrons and three staff members at any time. Given this, the application of car parking standards by way of floorspace, is considered an unreasonable parking requirement for a large recreational facility which can be controlled and defined by the number of courts available and patron numbers;
- The site provides the opportunity for staff and patrons to utilise alternative modes of transport available, being within 650 metres of the Ashfield Train Station and the Perth to Midland principle shared path. The site also includes four end-of-trip facilities and four bicycle bays to support cyclists. To ensure that there is enough bicycle bays provided, it is recommended that an additional two bicycle racks are installed. This would support up to five percent of the expected patronage. A condition is proposed for the additional bicycle racks;
- The proposal meets the standards of the CP Manual which stipulates that a minimum of 15 bays and a maximum of 59 bays would be required for a facility of this size. The CP Manual provides a more contemporary and context-responsive parking standards than those currently set out in TPS 24, utilising a parking standard that is more consistent broadly across the state; and
- The peak hours of 5:00pm to 10:00pm on weekdays, and 10:00am to 2:00pm and 5:00pm to 10:00pm on weekends, is outside of ordinary business hours of the industrial estate. Whilst sufficient parking is available on site in accordance with the CP Manual, should additional parking be required during peak times there are no parking restrictions in relation to on street parking, and this would occur outside of ordinary business hours. Therefore, unlikely to conflict with or negatively impact on the operations of surrounding businesses.

Considering the above, the proposed parking shortfall is supported. To ensure that parking demand remains appropriately managed, a condition is recommended to limit the number of staff and patrons on site at any one time.

Traffic

The applicant's TIS assesses the anticipated impact of the proposal on the surrounding road network as a result of the proposed change of use. The City has reviewed the TIS and is satisfied that the development will facilitate safe and efficient vehicle ingress and egress without adversely affecting local traffic conditions for the following reasons:

- The traffic volumes within the applicants TIS have been estimated based on the *NSW RTA Guide to Traffic Generating Developments*, which provides an estimation of the anticipated traffic generation specifically for squash/tennis courts. The TIS concludes that the increase in traffic volumes is within the capacity of the road and would not create any traffic issues;
- Railway Parade is classified as a Distributor B Road under the Main Roads Functional Road Hierarchy, designed to accommodate a minimum of 1,000 vehicles per lane per day. Traffic data indicates that the road experiences a peak of 293 eastbound vehicles between 4:00–5:00 pm and 201 westbound vehicles between 6:15–7:15 am. The proposed development is expected to generate a maximum of 56 vehicle trips during its peak hour (6:00–7:00 pm), which can be readily accommodated without detrimentally impacting the surrounding road network;
- The crash data does not identify a pre-existing vehicle safety issue that would relate to the proposed development or operations of the site; and
- The site is well serviced by three existing crossovers, one on Railway Parade and two on Vincent Street. The TIS has reviewed the safety standards of all three crossovers against the relevant Australian Standards which is supported by the City, ensuring safe vehicle ingress and egress to the site.

In light of the comments above, the City supports the proposed access arrangements and considers the traffic concerns have been addressed.

Waste Management

The site has existing waste management practices, including adequate swept path movements and a bin storage area that the proposal seeks to retain and utilise. However, the City's Waste Services department has advised that the proposed land use is likely to generate a greater volume of waste compared to the original warehouse use.

Accordingly, it is recommended that a condition be imposed requiring that a Waste Management Plan be provided to the City, prior to commencement of use, to ensure that increased volume of waste generated by the business is effectively managed.

Noise Management

The subject site is located within 100 metres of existing residential properties fronting Guildford Road and is separated by railway lines and a high frequency road corridor. No information has been provided by the applicant to demonstrate that proposed business achieves an acceptable level of noise exposure. The City's Environmental Health Services department has expressed concern that the proposed 24/7 hours of operation may have an impact on the nearby residential area.

A Noise Management Plan, prepared by a suitably qualified acoustic consultant will help determine the measures and practices that the facility can implement, to reduce noise outputs, particularly in the evening hours. Accordingly, it is recommended a condition of approval requiring a Noise Management Plan to be provided to the City, demonstrating that noise resulting

from the business is within the permitted levels prescribed in the *Environmental Protection (Noise) Regulations 1997*.

Acceptability of land use

A recreation facility (private) is a discretionary ('D') use within the general industry zone in accordance with the zoning table and Special Control Area 10 – Tonkin Highway Industrial Area (Precinct A) of TPS24. This means that the use is not permitted unless Council exercises discretion by issuing development approval.'

TPS 24 does not include objectives for the general industrial zone. In the absence of zone objectives, the appropriateness of the land use has been considered against:

- Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, which refers to the purpose of the 'general industry' zone, as being intended for larger and heavier industrial operations, including accommodating for land uses which may emit noise, dust, odour; and
- The purpose of Special Control Area 10 (Precinct A) of TPS 24 is that the precinct is to comprise of commercial land uses and selected compatible industrial uses that will not cause injury to or adversely affect the amenity of the commercial precinct.

Notwithstanding its discretionary nature, the proposed land use is appropriate for this site for the following reasons:

- The proposed facility utilises the existing warehouse building, which is suitable to accommodate for multiple sporting courts, whilst providing a suitable transition between the adjacent industrial land and nearby residential properties to the south-east;
- The recreational facility is not a sensitive use; hence, the facility can co-exist with other heavier industrial land uses within the locality;
- The traffic associated with the use is proportionate to other industrial type uses, and would be suitable within the general industrial zone;

Noise and traffic generation from the proposed use is more appropriate within an industrial area where there are less sensitive land uses within close proximity. This enables extended hours of operation without impacting sensitive land uses.

Considering the above the proposed land use is supported.

LEGISLATIVE COMPLIANCE

- City of Bayswater Town Planning Scheme No. 24
- *Planning and Development Act 2005; and*
- *Planning and Development (Local Planning Schemes) Regulations 2015.*

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low

Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest.	

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2025-2035, the following applies:

Key Result Area: Social

Outcome 1.3: An Active and Healthy Community

Objective 1.3.2: Provide welcoming, quality recreational spaces and activities

Key Result Area: Economic

Outcome 4.3 Sustainable Thriving Businesses and Employment

Objective 4.3.1 Actively build relationships to support local businesses and increase local job opportunities.

CONCLUSION

The proposed change of use to a recreation facility (private) within the 'general industry' zone has been assessed against the relevant provisions of TPS 24, the *Planning and Development (Local Planning Schemes) Regulations 2015*, and applicable planning framework. While the proposal presents a substantial parking shortfall when assessed under the current TPS 24 standards, a review of contemporary parking methodologies, proximity to public transport, proposed operational management plan, and the site's context within an industrial area supports a departure from the Scheme provision.

The applicant has demonstrated that parking demand, traffic volumes, and waste management can be appropriately managed through the recommended conditions of approval, and that potential noise impacts can be mitigated through the preparation and implementation of a Noise Management Plan. The proposed land use is compatible with the surrounding industrial context, will not adversely impact the amenity of the area, and will contribute to the diversity of recreational opportunities within the City.

On balance, the proposal is considered to meet the strategic intent for the precinct and to represent a suitable and appropriate use of the site. Approval is therefore recommended, subject to the conditions outlined in the Officer's Recommendation.



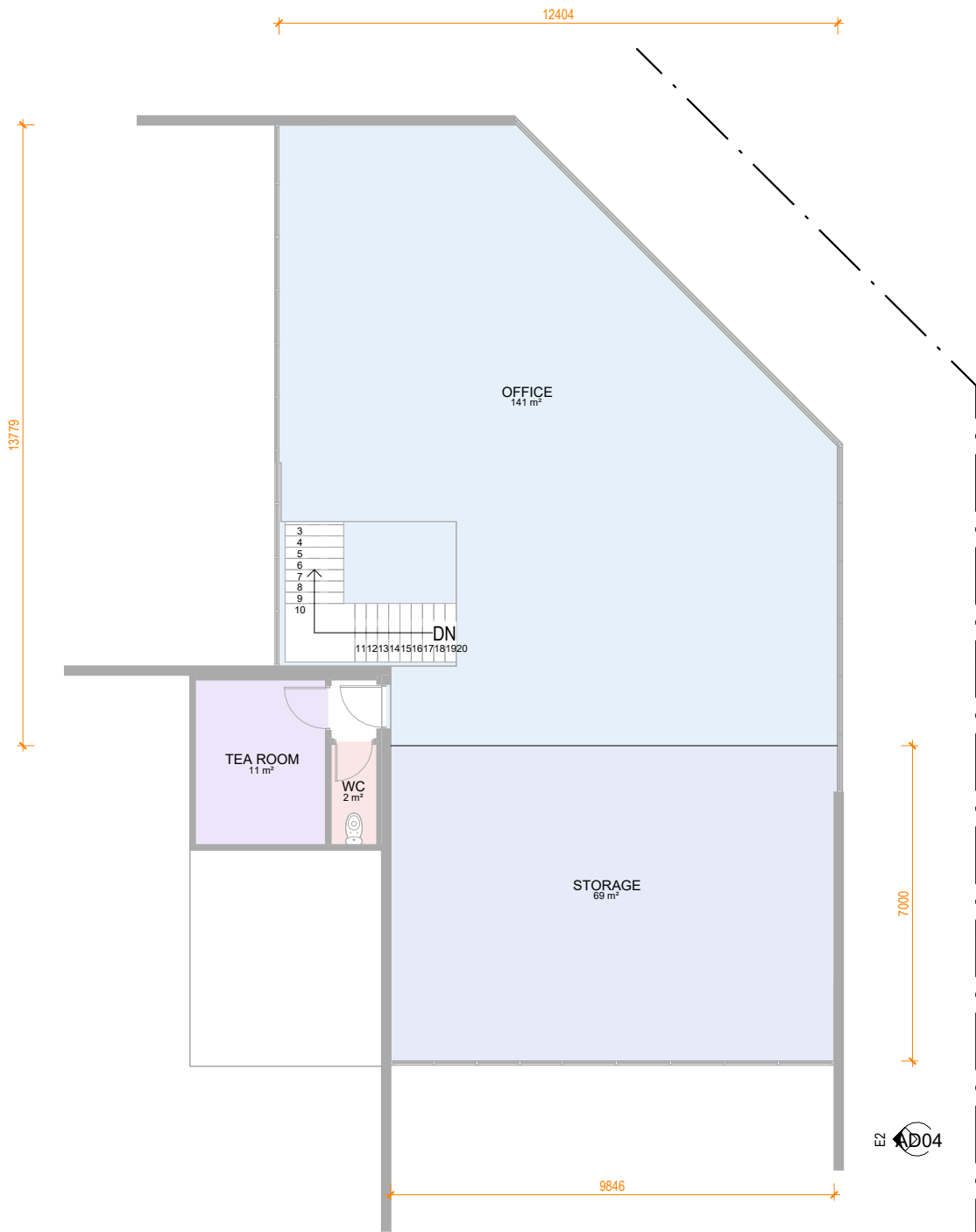


FLOOR PLAN
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Project		
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2 RAILWAY PARADE		
BAYSWATER		
Drawing Title		
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Date:		
Revision:		
Drawing Number:		
AD02		
North:		

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Version: 1, Version Date: 04/06/2025

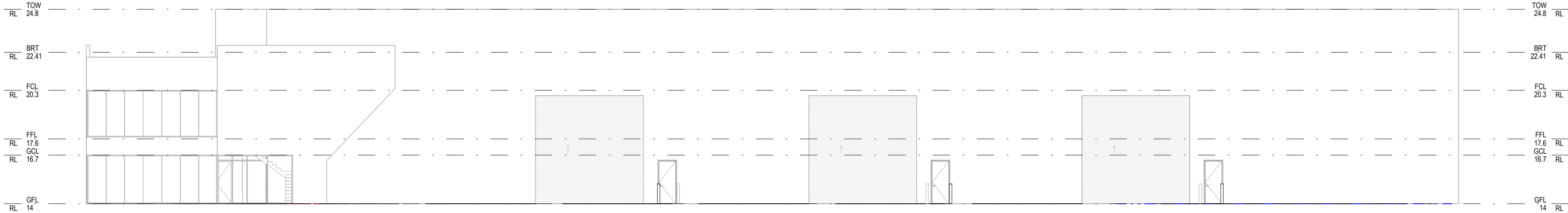
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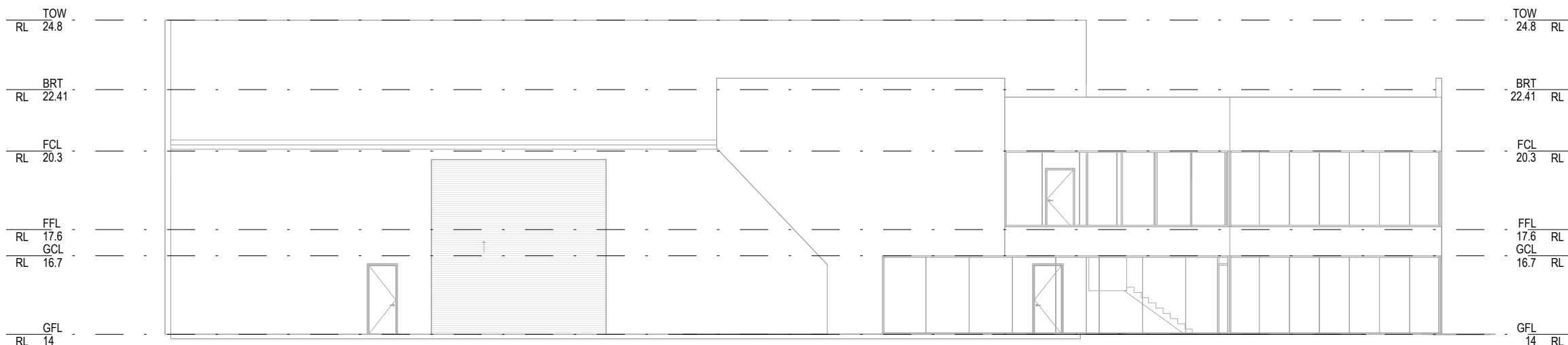
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		Revision:
Drawing Number:		
AD03		North:

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Version: 1, Version Date: 04/06/2025



E1-1
SCALE 1 : 150



E2
SCALE 1 : 150

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Project		
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2 RAILWAY PARADE		
BAYSWATER		
Drawing Title		
ELEVATION		Scale: 1 : 150 @ A1
		Date:
		Revision:
Drawing Number:		North:
AD04		

Our reference number: 263-1

TRAFFIC IMPACT STATEMENT

***Lot 101 on Plan 412675,
2 Railway Parade
BAYSWATER WA 6053
Western Australia***

DATE: 18 July 2025

CLIENT: Nick Kuok, KW BUILDING CONSULTANT



BJ MARSH PTY LTD

Consulting Engineers

ABN: 67 603 964 049

Contact: *Brendan Marsh MIEAust CPEng*

BE (1st hons UWA), BSc (UWA), GC Law (ND)

Phone: 0427 515 677

Email: Bren@bjmarsh.com.au



DOCUMENT VERIFICATION

Title of the document:

TRAFFIC IMPACT STATEMENT, Lot 101 on Plan 412675, 2 Railway Parade, BAYSWATER WA 6053

BJ Marsh Pty Ltd reference number: 263-1

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<i>Version</i>	<i>Date</i>	<i>Author</i>	<i>Review</i>	<i>Approve</i>
<i>0</i>	<i>18/7/25</i>	<i>BJM</i>	<i>KKLM</i>	<i>BJM</i>

DOCUMENT DISTRIBUTION:

Original: project file

1 copy: Nick Kuok, KW BUILDING CONSULTANT



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1 TRAFFIC IMPACT STATEMENT

The subject land is Lot 101 on Plan 412675, 2 Railway Parade, BAYSWATER WA 6053. The subject land is subject to Special Control Area 10 and is identified under Town Planning Scheme 24 as 'General Industry'. This Traffic Impact Statement (TIS) is for the proposed adjustment of use of from 'Warehouse' and 'Display' to 'Private Recreation'. 'Private Recreation' is categorised as a discretionary use within this 'General Industry' zone.

The subject land has a total area of 3,731 m², a corner lot with frontages to Railway Parade (~48m) and Vincent Street (~79m), 10m corner truncation. According to Vespoli Constructions drawing A102, the Warehouse area is 2122m², the display area is 217m² (first floor area not detailed). The proposed development repurposes warehouse to 11 badminton and 3 pickle ball courts (private recreation), ground floor display area to centre desk with café, retail and seating, and first floor area to office and storage.

The original number of car bays is 25 and this has been increased to 34 bays with the change of use proposal releasing existing driveway area (previously required for warehouse deliveries) to car parking.

The proposed development reduces traffic impact of the site/subject land compared to the existing approved use due to:

1. Less parking demand (assessed via traditional and as per WA Planning Manual) with surplus bays provided under WA Planning Manual methodology;
2. Peak demands shifting from working hours to weekday 6-7pm; and
3. Warehouse/heavy traffic no longer accessing subject land with proposed development.

The proposed development is within 500m of Atfield Train Station (high frequency public transport), adjacent to Midland Line Principal Shared Path and with close proximity to Tonkin Highway Principal Shared Path, each capable of reducing demands for vehicular access and parking enabling WA Planning Manual minimums to be anticipated, which appears consistent with the current use approval.

The proposed development is assessed to be without safety or other issues due to generous sight distances, residential speed roads and footpath facilities.

Traffic impact of proposed development is therefore assessed as low (and reduced impact compared to existing approved use).

Figure 1 to Figure 4 show the existing site and excerpts from the development plans relevant to this Traffic Impact Statement and providing an overview of the proposed development.

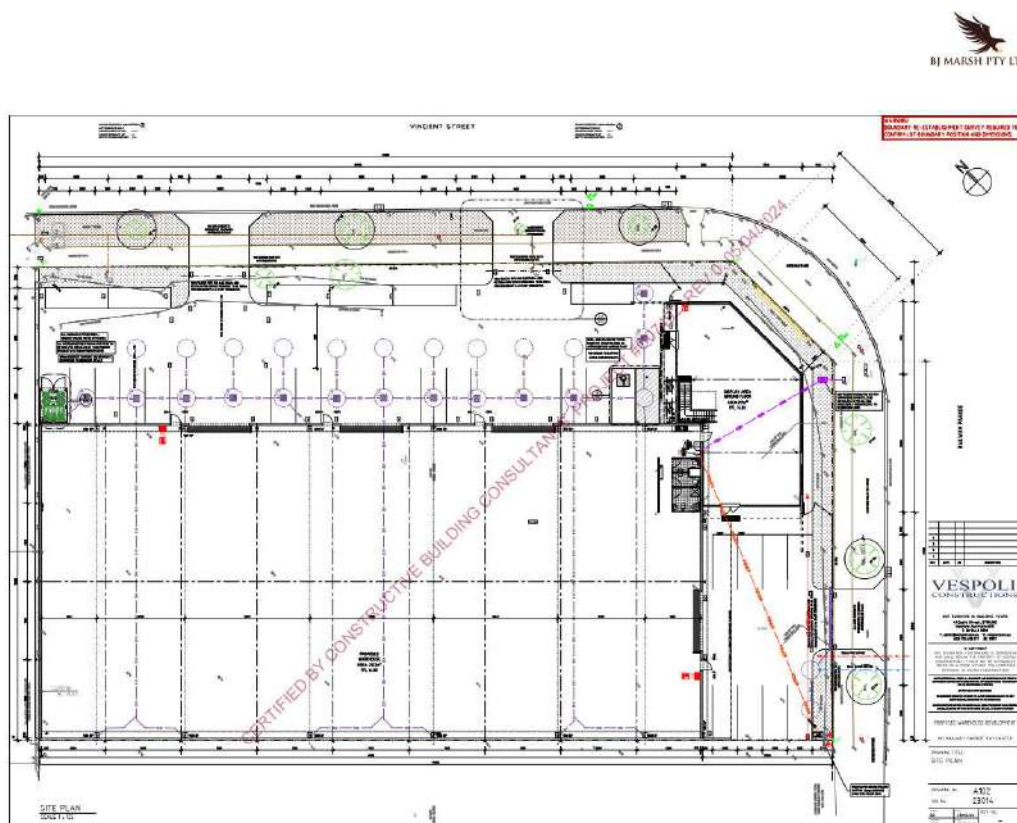


Figure 1: Ground floor plan of original building and bays.

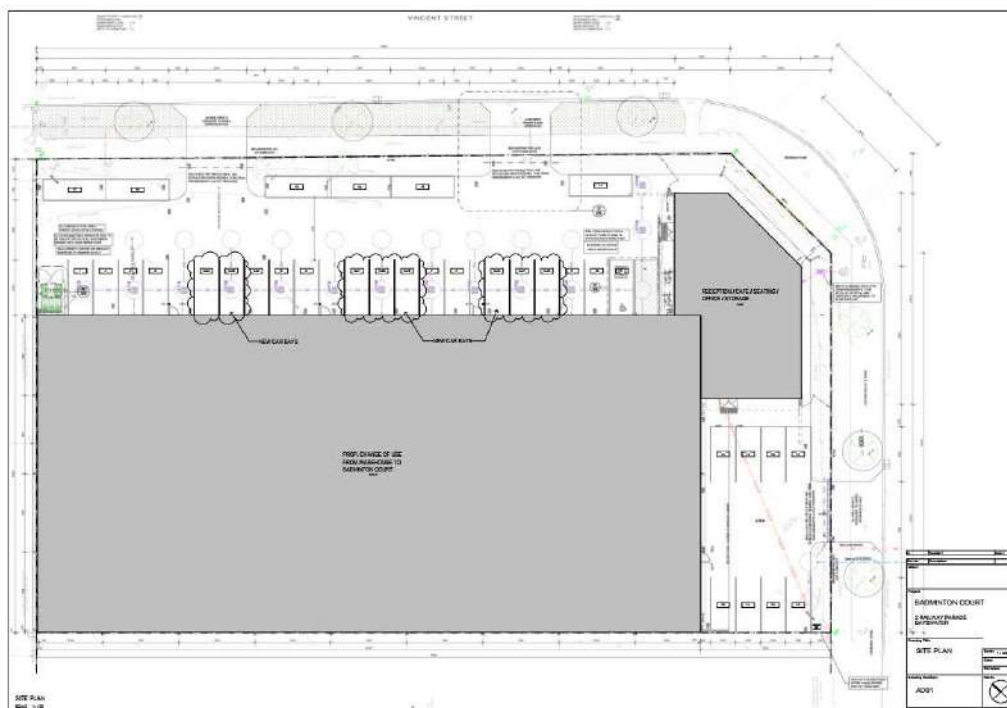


Figure 2: Excerpt from DA showing additional parking bays.



Figure 3: Excerpt from DA showing courts.

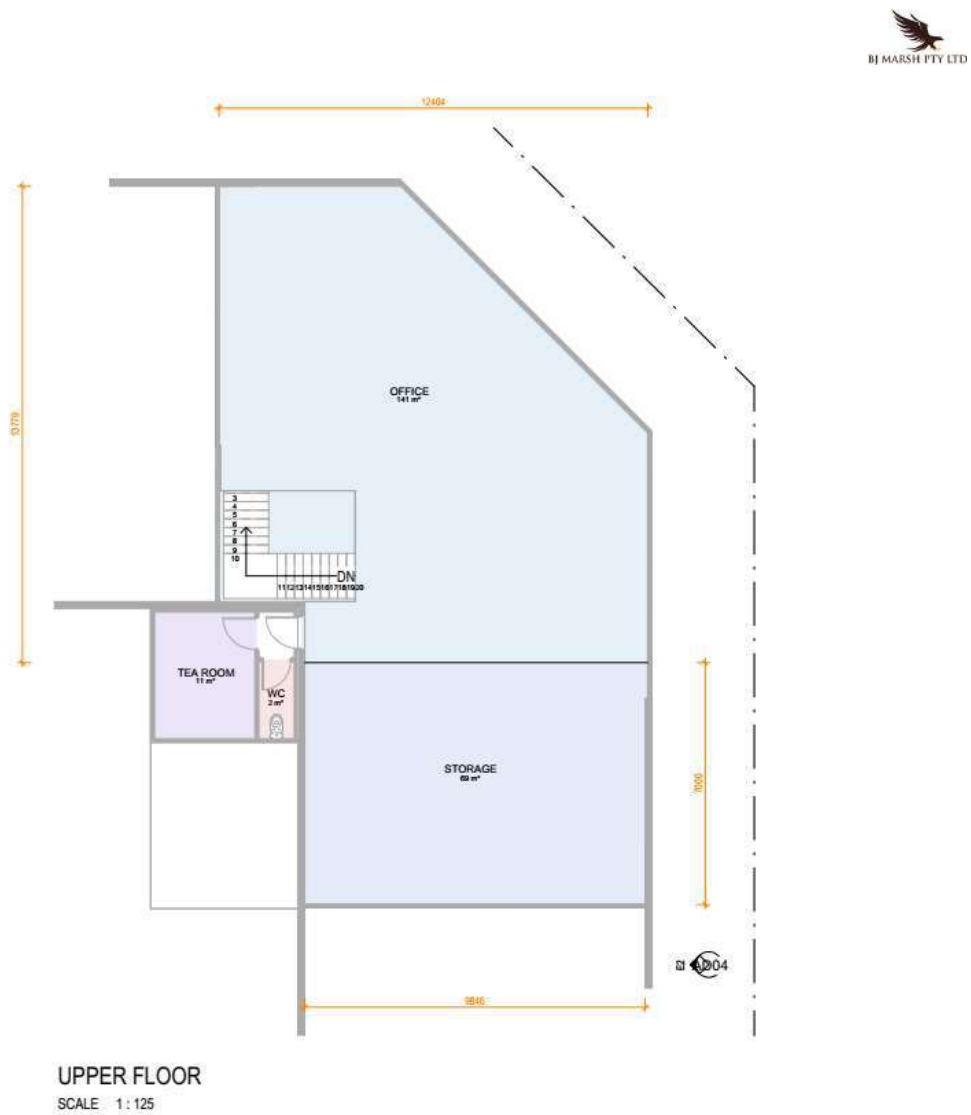


Figure 4: Excerpt from DA Plans showing upper floor.



2 PROPOSED DEVELOPMENT

The proposed development is for a badminton facility with 11 badminton courts and 3 pickle ball courts (Figure 3) with associated office, shop, storage and cafe, replacing currently approved warehouse and display use. The facility is proposed to be operation 24 hours per day, 7 days per week.

The covering letter to the development application notes:

'There are currently total of 25 car parking on site and due to the new usage and its associated required car parking bay, a new total of 34 car parking bay is proposed. Under Table 2 of TPS24, it is required to provide 1 bay per 10sqm of GLA (Gross Leasable Area). Based on the floor area of the badminton court which 2020 sqm, it would require 202 parking bays. However, we are proposing the reduction to 34 car parking bay based on the following justification:

- 1. The maximum player to each court is 4 people and allowing extra 4 people of visitor per court, then total 112 people. It is intended to have around 2~3 staffs to be presented during the operation hour. Therefore, it is expecting a maximum of 115 people would be presented at one time. If based on ratio of 4 people per vehicle, then 29 carparking bay would be required.*
- 2. If allowing each court to have 2 vehicle and each staff to have 1 vehicle, then 31 carparking bay would be required.*
- 3. This property is within 700m walking distance to Ashfield Train Station.*
- 4. Street parking is also available at the opposite of the road during weekend when surrounding business is closed.*
- 5. Existing 4 bicycle bay are also available from the existing development.'*

BJ MARSH understands that Officers of the City of Bayswater have accepted that the 1 bay per 10m² TPS24 parking requirement is excessive for the proposed use, that they are open to a reduction in onsite parking and are seeking this TIS for professional assessment of the parking requirements and other traffic impacts of the facility in order to further consider and hopefully approve the development application.



3 VEHICLE ACCESS AND PARKING

The development has generous crossovers and accessibility from relatively lowly trafficked streets Railway Parade and Vincent Street, thus is with suitable access.

AS2890 provides standards for car parking design – this here is a Class 2 car park, with existing (and proposed additional) 90 degree bays 2.5 x 5.4m, with restrained parallel bays 2.1 x 6.2m. Original bays are previously (and relatively recently) approved, additional bays are standard design clearly in accordance with AS2890.

For number of bays required, Table No. 2, Town Planning Scheme No. 24 (TPS24), City of Bayswater, has design requirements for parking, though the TPS affords discretion to Local Government, plus Local Government has indicated willingness to apply such discretion:

Existing approved use bay requirements as per TPS24 Table No. 2:

- 2122m² warehouse: 2 bays/100m² => 42.4 bays
- 217m² GF Display: 4 bays/100m² => 8.7 bays
- 222m² 1st Floor Office: 4 bays/100m² => 8.9 bays

A total of 60 bays required, with 25 provided, a shortfall of 35 bays.

Proposed development bay requirements as per TPS24 Table No. 2:

- Recreation facility aspects: 2122m² (warehouse) plus entry hallway 58m² plus facility counter 23m² => total area 2203m²: 1 bay/100m² => 22.03 bays
- GF Café + Seating: 76m²: 10 bays/100m² => 7.6 bays
- GF retail: 50m²: 4 bays/100m² => 2 bays
- 1st Floor Office (141m²) and amenities (13m²): 154m²: 4 bays/100m² => 6.16 bays
- 1st Floor Storage: 68m²: 2 bays/100m² => 1.36 bays

A total of 238 bays, with 34 provided, a shortfall of 204 bays.

However, NSW Guide to Traffic Generating Developments has relevance because it distinguishes squash/tennis courts from a general recreational facility - court facilities only require 3 bays per court (inclusive of regular counter, amenity, viewing, “pro-shop/café” and seating facilities) – applicable as Badminton and Pickle Ball are similar sports to tennis/squash. This updates the proposed development parking requirements to:

Updated proposed development bay requirements TPS24 + NSW Guide:

- 14 Courts : 3 bays / court => 42 bays
 - 1st Floor Office (141m²) and amenities (13m²): 154m² : 4 bays/100m² => 6.16 bays
 - 1st Floor Storage: 68m² : 2 bays/100m² => 1.36 bays
- A total of 50 bays, 10 bays less than existing approved use, with 34 provided, shortfall 16 bays.*

Therefore, it is concluded that the proposed use is of reduced parking demand compared to the existing approved use based upon traditional parking bay requirement methodology.

Further, the WA Planning Manual Non-Residential Car Parking Rates in Perth and Peel is also relevant, is aligned with policies encouraging lower parking rates where there are strong public and active transport options available, even where not designated activity centre. Local Government Car Parking Guideline December 2020 is supportive of Local



Governments excising discretion to reduce traditional parking bay requirements, recognising “peak car”, public / active transport revival and liberalisation of parking. Both publications are applicable because the subject land is:

- Located within 500m of Ashfield Train Station (high frequency public transport);
- Adjacent to Midland Line Principal Shared Path (active transport); and
- In close proximity to Tonkin Highway Principal Shared Path (active transport).

It is assessed that this site qualifies for the Minimum parking requirements due to the strength of high frequency public and quality active transport options available:

Existing approved use bay requirements amended for WA Planning Manual:

- 2122m² warehouse: 1 bay/100m² => 21.22 bays
- 217m² GF Display: 1 bay/100m² => 2.17 bays
- 222m² 1st Floor Office: 1 bay/200m² => 1.11 bays

A total of 25 bays required, with 25 provided, no shortfall, indicates basis of current use approval.

WA Planning Manual requires a minimum of 1 space for every 8 persons accommodated for Recreation – Private, which is a different methodology to those used above for proposed development. Proponent estimated 112 people based upon 4 players and 4 spectators per court, plus up to 3 staff operating facility at the peak of its operation – 115 persons. Let's independently estimate the number of people accommodated:

Court hire duration tends to be for one hour on average (some shorter, some longer). Play may be with up to four on-court participants per court (doubles) though some courts will have further players rotating / spectators, while other courts may be with singles play only. Therefore, an average of 4 persons per court is a reasonable estimate of persons engaging/watching play during the peak – 56 people. With court hire changeovers, another 56 people on average may be entering, showering, leaving or using café & shop during the peak. Also, 3 staff for the facility is considered a conservative estimate, for many 'court only' centres are managed with just one or two staff at any given time. Therefore, 115 persons accommodated during the peak operation of the facility is found to be reasonable.

Now we determine minimum parking bay requirements under WA Planning Manual, for convenience treating entire 1st floor area as office:

Proposed development bay requirements as per WA Planning Manual:

- Recreation – Private: 1 bay for every 8 persons: 115 persons => 14.375 bays
- 1st Floor Office (141m²), amenities (13m²) and storage (68m²): 222m²: 1 bays/200m² => 1.11 bays

A total of 16 bays required, with 34 provided, no shortfall, a surplus of 18 bays.

With 34 bays provided, if two are allocated to the 1st-floor office/storage area, the proposed development is providing 1 bay per 3.6 people accommodated, which is above the minimum (1 per 8 persons) and less than the maximum (1 per 2 persons) as per WA Planning Manual.

Therefore, the proposed use has adequate parking and access under WA Planning Manual.



4 PROVISION FOR SERVICE VEHICLES

Intensity of servicing is expected to be significantly reduced for proposed use compared to the existing warehouse and showroom use due to the absence of bulk transport of goods.

The proposed use does have onsite waste disposal and is anticipated to be serviced with via crossovers to Vincent Street via a regular Perth refuse vehicle.

Drawing 263-2-1 shows the proposed parking layout and applies turning templates for standard Perth refuse vehicle (MRWA 10.4 m rear-loading waste collection vehicle Type 1) to demonstrate access and egress in forward gear.

5 HOURS OF OPERATION

The operating hours of the site are 24 hours per day, 7 days per week. Peak operation of site changes from working day (approved use, as per the surrounding area) to weekday evenings 6-7pm (as per NSW Guide to Traffic Generating Developments), which is likely to more evenly spread traffic demand to benefit the area.

6 DAILY TRAFFIC VOLUMES AND VEHICLE TYPES

Traffic data was sought from Main Roads Western Australia for Railway Parade, nearest site being No. 1110019 West of Collier Road SLK 1.2. Peak traffic statistics were:

- East Bound: PM Traffic Peak, 293 vehicles 4-5pm
- West Bound: AM Traffic Peak, 201 vehicles 6:15-7:15am.

See Appendix A.

According to the HCM 6th Edition, TRB, 2016, roads like Railway Parade can accommodate at least 1000 vehicles per lane per hour and more. Therefore, Railway Parade is operating well within its capacity.

According to the authoritative Guide to Traffic Generating Developments (RMS, NSW, 2022), similar court recreation facilities generate up to 4 vehicle trips per court during the evening peak hour or 56 trips, which is well within the available capacity of the existing road network.

7 TRAFFIC MANAGEMENT OF FRONTAGE STREETS

The development doesn't change the traffic management arrangements of frontage streets and evidence of significant traffic management problems has not been identified. Therefore, no changes to intersection control, signage, kerb alignments or pedestrian devices are proposed.

8 PUBLIC TRANSPORT ACCESS

Ashfield Train Station is located approximately 500m from the subject land (see Figure 8), which qualifies as a high frequency public transport service that reduces vehicular traffic demands and parking benchmarks associated with the proposed development.

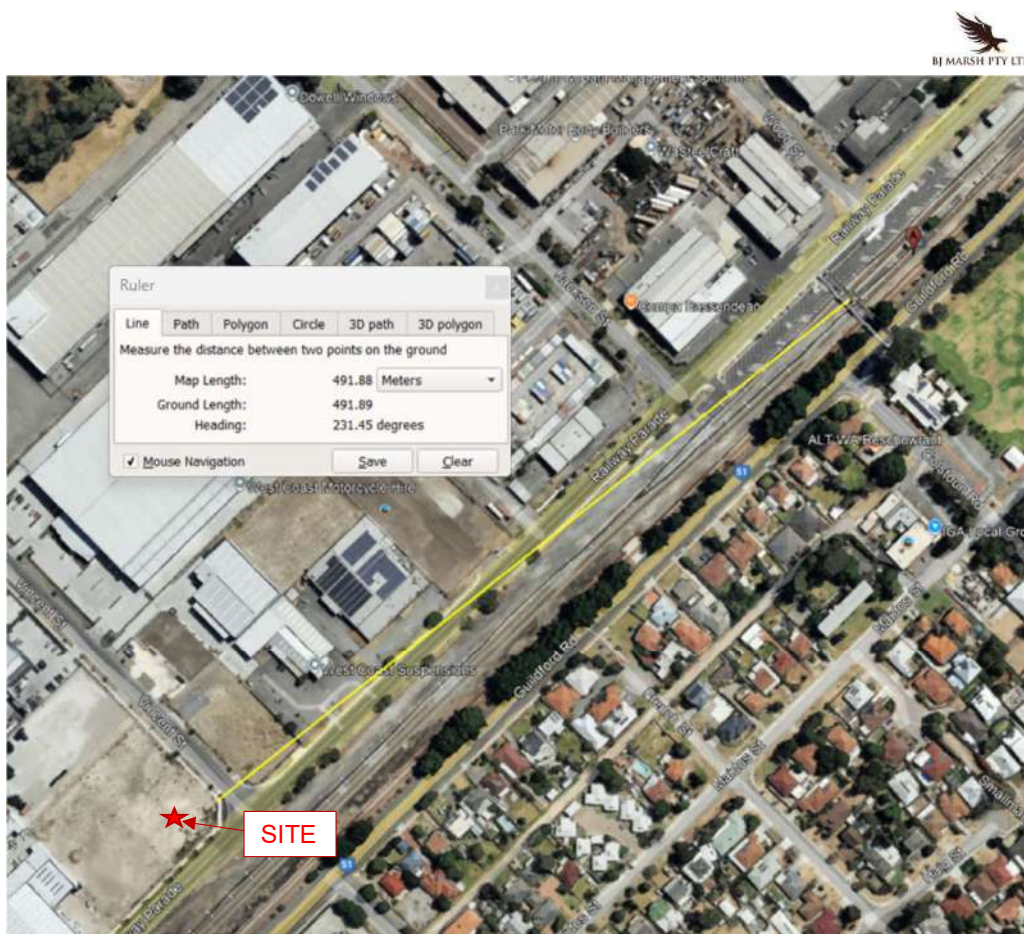


Figure 5: Ashfield Train Station approximately 500m from subject land.

9 PEDESTRIAN

Pedestrian access to the site is of high standard due the land being relatively flat and concrete footpaths running along Railway Parade and Vincent Street, providing direct and convenient access to Ashfield Train Station and Principal Share Path network.

10 CYCLE ACCESS

The Midland Line Principal Shared Path is located adjacent to the facility providing high quality cycling access. Also, the Tonkin Highway PSP is in close proximity. Therefore cycling is likely to be an attractive option for persons using the proposed development.

The required minimum number of bays was calculated to be 16 and 34 have been provided. Therefore, at least two (2) dedicated cycling bays should be provided.

As the proposed development is already with four (4) dedicated cycling bays as per AS2890.3:2015, it is found that the proposed development is with adequate bicycle parking.



11 SITE SPECIFIC ISSUES

No site-specific issues have been identified.

12 SAFETY ISSUES

Safety issues are not anticipated to be associated with this site due to residential speed and relatively lightly trafficked roads adjoining the facility.

The likely most popular parking area will be access from Vincent Street, which is with a generous 10m width and generous sight distance. Railway Parade is busier though is also with generous sight distance.

Appendix B contains crash locations (2019-2023), obtained from Main Roads WA Open Crash API, near the proposed development:

- No crashes are reported at the Vincent St – Railway Pde intersection.
- No crashes are reported in the Railway Parade “mid-block” sections either side of Vincent Street.
- Two “Property Damage Only” crashes are reported along Vincent Street, one adjacent to the proposed development.

These crash numbers are very low and indicate that the proposed development is without safety issues.



APPENDIX A: TRAFFIC DATA



SITE 2611

Hourly Volume

Railway Pde (Mt Lawley Bassendean) (1110019)

2021/22
Monday to Friday

West of Collier Rd (SLK 1.20)

	 All Vehicles				 Heavy Vehicles				
	 EB	 WB	 Both		 EB	 WB	 Both		%
00:00	9	2	11		1	0	1		9.1
01:00	4	2	6		0	0	0		0.0
02:00	2	1	3		0	0	0		0.0
03:00	3	6	9		0	0	0		0.0
04:00	8	25	33		2	1	3		9.1
05:00	13	141	154		1	8	9		5.8
06:00	47	193	240		6	21	27		11.3
07:00	61	188	249		6	17	23		9.2
08:00	86	146	232		14	15	29		12.5
09:00	93	124	217		14	20	34		15.7
10:00	103	88	191		14	17	31		16.2
11:00	120	81	201		17	13	30		14.9
12:00	132	87	219		16	13	29		13.2
13:00	128	92	220		13	15	28		12.7
14:00	224	79	303		20	16	36		11.9
15:00	242	81	323		16	9	25		7.7
16:00	293	72	365		11	3	14		3.8
17:00	276	56	332		8	3	11		3.3
18:00	126	40	166		3	1	4		2.4
19:00	66	29	95		2	3	5		5.3
20:00	62	18	80		2	0	2		2.5
21:00	49	13	62		1	0	1		1.6
22:00	44	10	54		1	0	1		1.9
23:00	17	4	21		0	0	0		0.0
TOTAL	2208	1578	3786		168	175	343		9.1



Peak Statistics

AM	TIME	11:45	06:15	06:30	10:45	06:00	08:45
	VOL	132	201	253	19	21	36
PM	TIME	16:00	13:00	16:00	14:00	13:45	14:00
	VOL	293	92	365	20	17	36

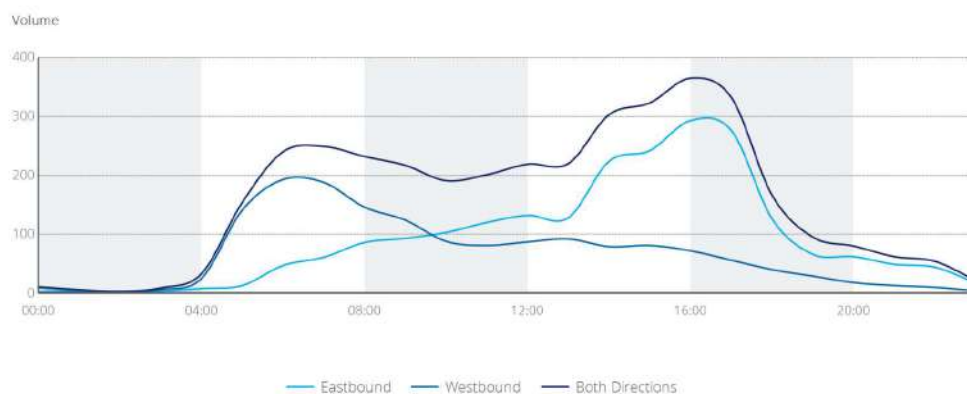


Figure 6: Traffic Data Railway Parade

APPENDIX B: CRASH DATA

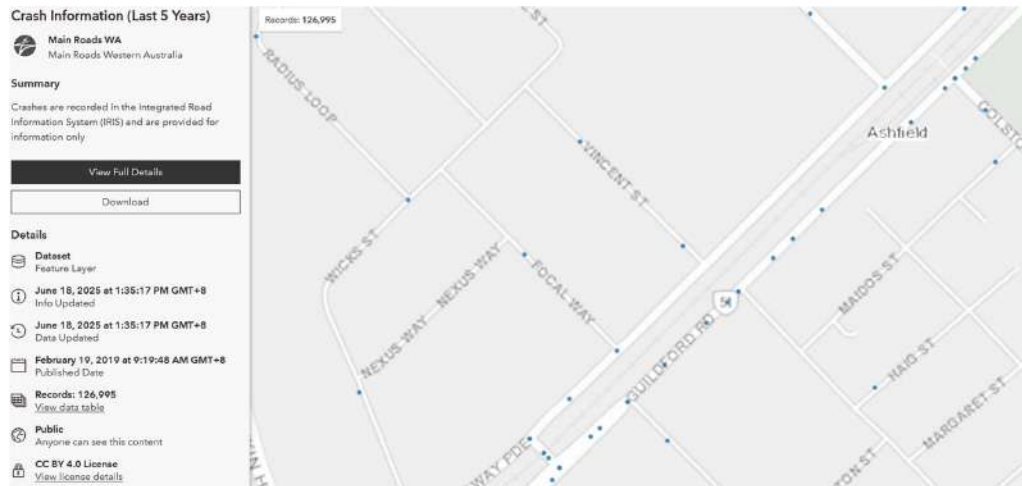
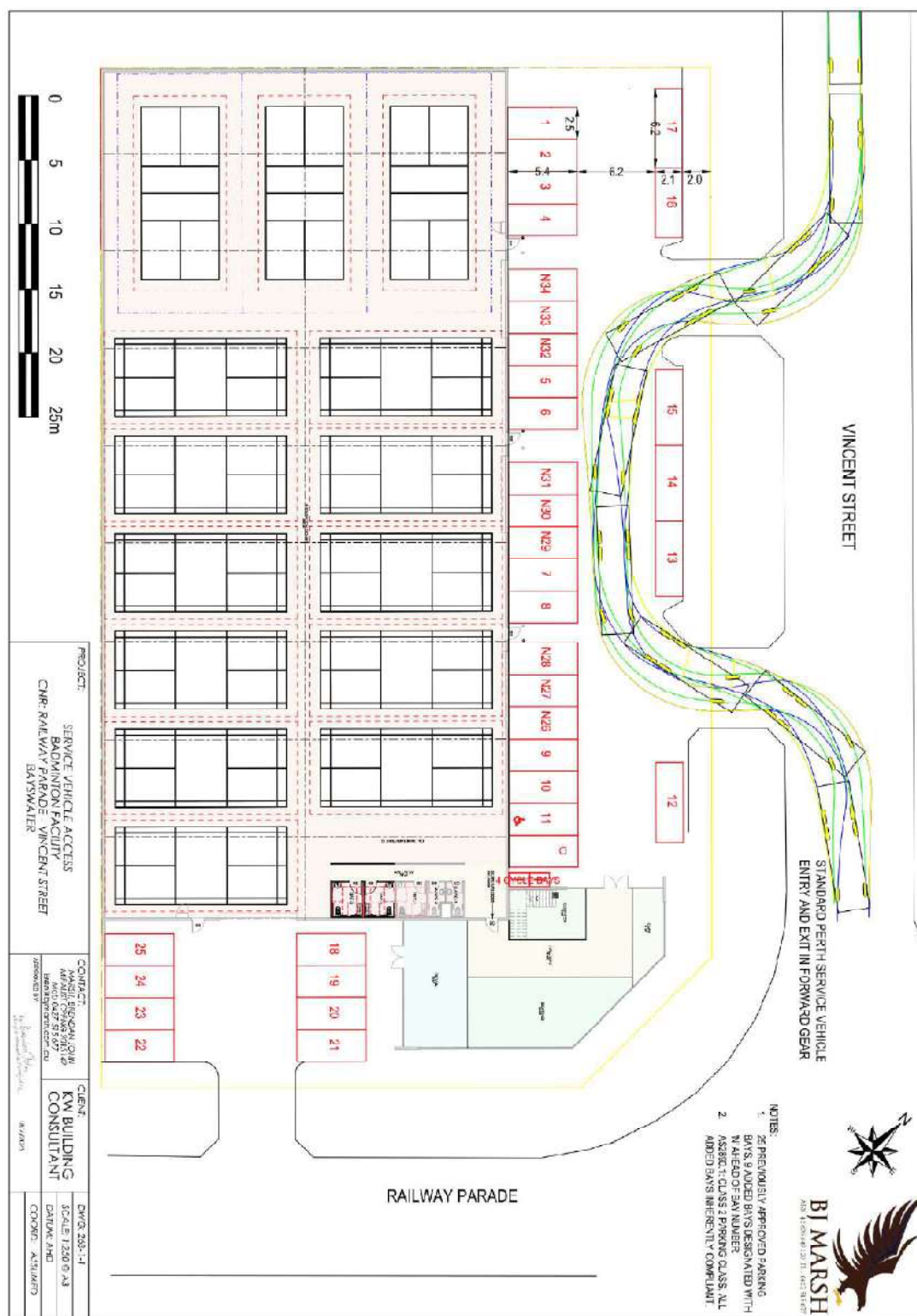


Figure 7: Crashes near subject land, last five years (source: Main Roads WA).

APPENDIX C: LAYOUT AND REFUSE ACCESS.



OPERATIONAL MANAGEMENT PLAN

INDOOR SPORT COURT

2 RAILWAY PARADE, BAYSWATER

Operation Management Plan

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1.3 Hours of Operation..... 1

1.4 Attendance and Staffing Arrangements..... 2

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3 Waste Management 2

4 Parking Management..... 3

Operation Management Plan

1 Introduction

This Operation Management Plan (OMP) has been prepared to accompany a development application for a 24/7 indoor badminton court at 2 Railway Parade, Bayswater.

1.1 Purpose of this Plan

The purpose of this OMP is to describe the operational, security, parking and management details of the business and outline measures that will be taken to minimise crime, antisocial behaviour and impacts on surrounding properties.

1.2 Business Operation Overview

The premises is proposed to be used as private sport court for badminton and pickleball. There also have a café and retail section accompany to this usage.

11 badminton courts and 3 pickleball courts are to be provided within this premises. A café with seating area and a retail section are provided within the premises for the patron.

There is no intention to hold any competitions or events at a regular basis. However, if there is an event, a separate one-off application would be submitted to the local shire prior to the event is hosted at the minimum shire required timeframe.

It is intended that maximum 115 people including staffs would be presented in this premises at any one time, which it is based on 8 patrons per court and max 3 staffs.

As per the nature of the activity of badminton and pickleball, maximum 4 players would be on the court in general as some court would be 2 players. And assuming another maximum 4 players would be on the court side either spectators or rotating.

1.3 Hours of Operation

The court is proposed to be operated 24 hours, 7 days. The reception and café would only have staff attendance between 10am and 10pm, and 10am and 8pm respectively.

Based on the observation of other private badminton court, the peak hours of the court are expected as per below table.

Day	Peak hours
Monday	5pm – 10pm
Tuesday	5pm – 10pm
Wednesday	5pm – 10pm
Thursday	5pm – 10pm
Friday	5pm – 10pm

Operation Management Plan

Saturday	10am – 2pm & 5pm – 10pm
Sunday	10am – 2pm & 5pm – 10pm

Children private training with coaches are expected during the after-school hour which is between 3pm and 5pm from Monday to Friday. Adult private training with coach is expected during anytime of operation hours.

1.4 Attendance and Staffing Arrangements

The premise will generally operate with 1 staff member/manager and 1 all-rounder for café operation and housekeeping during the attendance hours at respective sections. 1 extra staff member would be presented during the peak hour for extra assistance.

The coaches for the private training are considered a patron rather a staff member of the court.

2 Noise Management

The court will not have a stereo and speakers system installed. The low-level background music that is played inside the business will come from the TVs within the reception and café area, and the TVs are only for visual purposes, such as café menu and advertising.

The intended maximum number of people would be presented at any one time would most likely be during the peak hour and within the court area. The court will be fitted out with rubber style flooring which has a high load and impact resistance and is a preferred choice for indoor court.

In addition, all attendants will be advised upon the booking of the court to ensure that noise levels are kept to a minimum when entering and leaving the premises. Furthermore, the premises will have signs at each exit requesting patrons to leave quietly.

3 Waste Management

The amount of waste/garbage generated from the court, reception and retail will be minimal. For the café, as it is intended to be opened to the patron who attending the court would have snack or drink before or after the activity. The food and drink would be serviced via this café are mainly reheating cooked food, pre-packed food or drink, and coffee, therefore the generated waste/garbage should be same as a mini café bar. A Waste Management Plan (WMP) would be developed for this, and the premises would follow the WMP for the bin collection.

Cleaning of the premises will be carried out on a daily basis during off-peak hour.

Operation Management Plan

4 Parking Management

There are a total 34 car parking bay provided which including 1 disable bay, and 4 bicycle bays are provided. The premises is within 500m from Ashfield Train Station, which qualifies as a high frequency public transport service that reduces vehicular traffic demands. A Traffic Impact Statement (TIS) has been developed and demonstrated the proposed use has adequate parking and access.



10.4.2 Community Services Fee Waiver Report

Responsible Branch:	Community Development
Responsible Directorate:	Community Services
Authority/Discretion:	Review
Voting Requirement:	Simple Majority Required.
Attachments:	1. ECM 4323507 v 1 Waivers Concessions and Definitions for Fees and Charges Policy [10.4.2.1 - 3 pages]
Refer:	Item: 10.4.2 OCM: 30.04.2024 Item: 10.4.4 OCM: 23.07.2024 Item:10.4.1 OCM 10.12.2024 Item:10.4.5 OCM 30.04.2019
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

CR STEVEN OSTASZEWSKYJ DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Steven Ostaszewskyj declared an impartial interest in this item as he has volunteered for the organisation, North of Perth music festival mentioned in the report, presented awards and attended social functions organised by the festival committee.

Cr Steven Ostaszewskyj remained in the Council Chambers and voted on this item.

CR SALLY PALMER DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Sally Palmer declared an impartial interest in this item as she has attended the previous North of Perth music festival, as a guest and a Councillor and has presented awards on behalf of the City of Bayswater.

Cr Sally Palmer remained in the Council Chambers and voted on this item.

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

This report seeks Council approval for fee waivers totalling \$80,817.80 for five community organisations delivering programs and events aligned with the City's objectives for social inclusion, cultural engagement, and community wellbeing.

Most of these fee waivers are consistent with arrangements approved in the 2024–25 financial year. However, the North of Perth Music Festival Committee and Future Bayswater requests are exceptions, as they have not been considered by Council in recent years and require formal approval to continue in the 2025–26 financial year.

This report seeks Council consideration for fee waivers for the following organisations:

- Morbay Active Ageing Association Inc. (MAAAI): Weekly bingo sessions on Saturdays for older adults at the Bayswater Community Centre.
- North of Perth Music Festival Committee (NPMF): Venue hire waivers at Morley Sport and Recreation Centre and The RISE for rehearsals and performances, under a partnership agreement to deliver the annual music festival and winners' concerts.

- Western Australian Symphonic Wind Ensemble (WASWE): Support to deliver the City's annual Carols at Riverside Gardens and provision of storage and rehearsal space at the Morley Sport and Recreation Centre.
- Chung Wah Community Care (CWCC): Multicultural programs and activities for older adults through the Evergreen College Program at the Morley Sport and Recreation Centre.
- Future Bayswater: Reserve and facility hire waivers for Bert Wright Park and the Bayswater Community Centre to deliver the Bayswater Twilight Markets, supporting local business, arts, and community connection.

In approving these requests, the Council forgoes potential venue hire opportunities. However, each program delivers significant social, cultural, and economic benefits to the community and aligns with the City's strategic objectives of its Council Plan and strategies.

As the value of each waiver exceeds the City's delegated authority, Council approval is required. The City's Waivers, Concessions and Definitions for Fees and Charges Policy (**Attachment 1**) generally supports waivers of up to two hours per month for not-for-profit organisations; all of these requests exceed that threshold due to the scale and nature of the activities.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Approves a fee waiver of \$9,817.92 to MORBAY Active Ageing Association Inc. towards the facility hire fees to support the delivery of Bingo for older adults on Saturdays at the Bayswater Community Centre for the 2025/26 financial year.
2. Approves a fee waiver of \$28,803.40 to North of Perth Music Festival towards the facility hire fees for rehearsal and performance space at the Morley Sport and Recreation Centre and The RISE for the 2025/26 financial year.
3. Approves a fee waiver of \$15,210.00 to Western Australian Symphonic Wind Ensemble towards the facility hire fees for storage and rehearsal space, at the Morley Sport and Recreation Centre for the 2025/26 financial year.
4. Approves a fee waiver of \$24,568.00 for Chung Wah Community Care to support the delivery of multicultural programs and activities for older adults at the Bayswater Drill Hall, to be held every Monday and on selected Thursdays for the 2025/26 financial year.
5. Approves a fee waiver of \$2,418.48 to Future Bayswater towards the facility hire of Bert Wright Park and Bayswater Community Centre to support the delivery of the Twilight Markets for the 2025/26 financial year.
6. Notes that the City's Officers will report all community related fee waivers to Council annually following the adoption of the annual budget.

Cr Sally Palmer Moved, Cr Nat Latter Seconded

CARRIED UNANIMOUSLY: 9/0

For: *Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.*

Against: *Nil.*

BACKGROUND

The City has received several fee waiver requests from community organisations, to provide services and cultural experiences for the community.

In the 2024-25 financial year Council considered the following fee waivers:

- Morbay Active Ageing Association Inc. (MAAAI) at its Ordinary Meeting on 30 April 2024.
- Western Australian Symphonic Wind Ensemble (WASWE) at its Ordinary Meeting on 23 July 2024.
- Chung Wah Community Care (CWCC) at its Ordinary Meeting on 10 December 2024.

There have been no recent Council decisions regarding fee waiver requests for Future Bayswater or the North of Perth Music Festival Committee. An internal review has identified that the City has had historical agreements with both organisations, therefore, Council approval is required to continue these arrangements in the 2025/26 financial year.

EXTERNAL CONSULTATION

No consultation has been undertaken.

OFFICER'S COMMENTS

Each of the requested fee waivers are considered below.

MORBAY Active Ageing Associations Inc.

The Morbay Active Ageing Association Inc. (MAAAI) is a seniors' community group based in the City of Bayswater. Since 2019, MAAAI has been running bingo sessions on Wednesdays, Fridays, and Saturdays at the Morley and Bayswater Community Centres.

The group manages all administration and operations for the bingo program, including compliance with licensing requirements. The City does not fund the program.

Weekday bingo is provided in partnership with the City as part of the Age Friendly Strategy and regular programming, with no hire fee applied. However, the Saturday sessions are held outside the Centre's programmed hours and therefore fall under the City's hall hire agreements.

The Saturday program attracts up to 90 participants each week and is considered a valued and well-established community activity. Council last approved a fee waiver for Saturday bingo at its meeting on 30 April 2024.

The current fee waiver request (as detailed below) exceeds the City's officer delegation and the standard "up to 2 hours per month" allowance under the City's Waivers, Concessions and Definitions for Fees and Charges Policy (WC Policy). While the WC Policy does not include specific objectives, the request is consistent with the intent of the City's broader strategic priorities. In particular, it supports several outcomes from the Council Plan, including:

- *Social Outcome 1.1 – A Connected and Inclusive Community*
 - *Enhance our local identity through social and arts programs and events that celebrate our diverse cultures, history and heritage.*
 - *Facilitate partnerships and access to services for all community members.*
 - *Build strong relationships, social connections and inclusive participation within our diverse community.*

The MAAAI Saturday bingo program provides older adults with a regular, inclusive, and affordable social activity that fosters connection, reduces isolation, and supports active ageing. By offering a welcoming environment for community members to gather and participate, the program strengthens local relationships and promotes wellbeing.

The proposal also aligns with the City's Age Friendly Strategy, as it supports the goal of creating an inclusive, supportive environment where older residents can actively participate in community life, remain connected, and maintain their wellbeing. Additionally, it aligns with the Cultural Plan by contributing to a vibrant and connected community through the delivery of a cultural and social activity that brings people together and demonstrates the City's commitment to encouraging community engagement through events and programs.

Hall Hire Category	Day	Time	Total hrs per day	Total fee (inc. GST)
Bayswater Community Centre Full Facility at Community Rate of \$34.09p/h	Saturdays, for the period 1 July 2025 – 30 June 2026	9:00am-3:00pm	6 hours per day for 48 days	\$9,817.92
Total 2025/26 Hire Fees				\$9,817.92

Accordingly, it is the City's view is that the request be supported to enable MAAAI to provide this activity for older adults in the community.

North of Perth Music Festival

The City of Bayswater is committed to providing and supporting recreational and cultural opportunities within the City. The North of Perth Music Festival *"provides participants with a wealth of experience in public performances as well as being able to listen to others. It's an opportunity to build confidence and experience and receive helpful and personal reports from qualified adjudicators."*

The City has supported the event for the past 30 years through sponsorship, provision of facilities and assistance in the delivery of the festival and two winner's concerts. To support this, the NPMF and the City enter into an annual Memorandum of Understanding (MOU) and a fee waiver for facility hire (see below table).

In summary, the MOU typically outline the following with the City providing:

- Festival: Venue to host festival events and cover small incidentals.
- Winners' Concerts: Free venue hire for Junior and Senior Winners' Concerts; piano hire/tuning if required; promotional assistance; and free entry for City residents (first-come, first-served).
- Post-Event Hospitality: Venue and hosting of two post-event functions; light supper and refreshments for up to 30 guests at each (within budget).
- Marketing & Printing: Event listing on the City website; 600 adjudicator report forms; design/print of three event programs (A5 schedule; main festival program; winners' concert program); and 200 colour certificates.
- Other Support: \$3,000 honorarium; reimbursement up to \$600 for engraving/trophies.

In return, NPMF provides:

- Partnership with the City's events team on programming, logistics, and marketing.
- Management of ticketing, applications, volunteers and event administration, plus provision of insurance, post-event statistics, and full financial reporting.
- Promotion of the City (logo placement, program space, acknowledgements), and opportunities for the City to speak and host up to 10 representatives at each concert.

Through the annual budget process, Council has allocated \$13,150.00 towards this event. However, this amount does not include the proposed waiver of venue hire fees and staff tariff.

The fee waiver request exceeds officer delegation and the standard “up to 2 hours per month” allowance under the City’s Waivers, Concessions and Definitions for Fees and Charges Policy (**Attachment 1**). Noting the scale and community reach of the festival, and the City’s long partnership with NPMF, approval is sought from Council.

While the Policy does not set specific objectives for requests of this scale, the proposal aligns with the City’s broader strategic priorities. In particular, it supports:

- *Social Outcome 1.1 – A Connected and Inclusive Community*
 - *Enhance local identity through social and arts programs and events that celebrate diverse cultures, history and heritage.*
 - *Facilitate partnerships and access to services for all community members.*
 - *Build strong relationships, social connections and inclusive participation within our diverse community.*
- *Social Outcome 1.3 – An Active and Healthy Community*
 - *Provide welcoming, quality recreational spaces and activities.*
- *Economic Outcome 4.2 – Distinctive Centres*
 - *Facilitate activation and promotion of City and town centres.*
- *Leadership & Governance Outcome 5.3*
 - *Advocate and develop partnerships for City benefit.*

The proposal delivers high-value cultural programming, intergenerational participation, and inclusive audience experiences, strengthening community connection and celebrating local talent. It aligns with the Cultural Plan by providing a cultural event that brings people together and showcases artistic expression. While not primarily an age-specific initiative, the program contributes to the goals of the Age Friendly Strategy by encouraging participation, social connection and lifelong learning opportunities across age groups.

Fee Category	Day	Time	Total hrs per day	Total fee (inc. GST)
Function Suite at the RISE at daily Community Rate \$1348.20	3 rd September – 21 st of September 2025	8am - 12am	19 days	\$25,615.80
Morley sport and Rec, Wellington Room at the daily Community Rate \$875.00	11 th and 12 th of October	8am -12am	2 days	\$1750.00
Morley Sport and Rec Saturday Staff Tariff per hour after 6pm - \$85.20	Saturday 11 th October 2025	6pm -12am	6 hours	\$511.20
Morley Sport and Rec Sunday Staff Tariff per hour after 6pm - \$99.40	Sunday 12 th October 2025	6pm – 12am	6 hours	\$596.40
Function Suite , The RISE Set up or pack down fee \$165.00	3 September 2025 and 21 September 2025	8am and 10pm	2 days	\$330.00
Total 2025/26 Hire Fees				\$28,803.40

Accordingly, it is the City's view that the request be supported to enable NPMF to continue to provide this program.

Western Australian Symphonic Wind Ensemble

The City is committed to fostering a diverse range of recreational and cultural opportunities for the community and has proudly supported the Western Australian Symphonic Wind Ensemble (WASWE) for over 35 years. This long-standing partnership enables regular rehearsals for both the concert and swing bands and supports WASWE's participation in community events.

As part of the sponsorship arrangement, WASWE performs at the City's annual Carols by Candlelight event at no cost, in exchange for the provision of rehearsal space at the Morley Sport and Recreation Centre (as detailed in the table below). This mutually beneficial relationship strengthens the City's cultural programs and ensures residents have access to high-quality live music experiences.

The partnership is formalised through a two-year Memorandum of Understanding (MOU), with its conditions subject to Council approval via budget considerations and fee waivers.

In summary, under the MOU, the City will:

- Provide venue hire for WASWE rehearsals, subject to Council fee waiver approval.
- Provide rehearsal space at the Morley Sport and Recreation Centre.
- Promote City-run events featuring WASWE through the City's website, social media, and other promotional channels as deemed appropriate.

In return, WASWE will:

- Deliver one mutually agreed performance per year — the City's annual Carols by Candlelight — at no cost.
- Display City of Bayswater banners at all performances.

The current fee waiver request relates to the ongoing provision of rehearsal and storage space at Morley Sport and Recreation Centre as part of this long-standing partnership. This request exceeds the City's officer delegation and the standard "up to 2 hours per month" allowance under the City's Waivers, Concessions and Definitions for Fees and Charges Policy (WC Policy).

In the absence of specific objectives within the Policy, the proposal is considered to align with the following outcomes of the City's Council Plan:

Social Outcome 1.1 A Connected and Inclusive Community

- *Enhance our local identity through social and arts programs and events that celebrate our diverse cultures, history and heritage*
- *Facilitate partnerships and access to services for all community*
- *Build strong relationships, social connections and inclusive participation with our diverse community*

Social Outcome 1.3 An Active and Healthy Community

- *Provide welcoming, quality recreational spaces and activities*

Leadership and Governance Outcome 5.3

- *Advocate and develop partnerships for City benefit*

WASWE delivers music events that connect the community, such as Carols by Candlelight, promoting local culture and community connection. Their performances provide regular, accessible recreation, draw people into a City signature event, and help activate the City. This also aligns with the City's Cultural Plan. The long-standing 35-year partnership also reflects strong collaboration between the City and WASWE, delivering cultural, social, and economic value.

Hall Category	Hire	Day	Time	Total hrs per day	Total fee (inc. GST)
Wellington Rom at Community Rate of \$116.90p/h		Monday evenings for the period 1 June 2025- 30 July 2026	7:30pm – 10:00pm	2.5 hrs per day x 52 days	\$15,210.00
Total 2025/26 Hire Fees					\$15,210.00

Accordingly, it is the City's view is that the request be supported to enable WASWE to continue provide this program.

Chungh Wah Community Care

Chung Wah Community Care (CWCC), a not-for-profit organisation under the Chung Wah Association, delivers aged care services to people aged 50 years and over, with a strong focus on culturally and linguistically diverse (CaLD) communities.

On 14 October 2024, the City entered into a service agreement with CWCC for the use of the Morley Community Centre. Following this, Council approved a fee waiver of \$5,105.10 at its Ordinary Meeting on 10 December 2024. The program objectives are to meet the needs of CaLD older adults by:

- Promoting positive ageing
- Reducing social isolation
- Encouraging active participation in community life

Activities delivered under the program included information and education sessions on:

- Dementia awareness
- Elder abuse prevention
- Aged care services
- Transportation options
- Health, wellness, and nutrition

In June 2025, CWCC submitted a completion report confirming that its Evergreen College program:

- Delivered over 20 sessions at the Morley Community Centre between December 2024 and June 2025
- Attracted a total of 929 attendees, averaging 46 per session
- Recorded that 44.25% of participants were City of Bayswater residents
- Primarily engaged people aged over 50 who spoke Cantonese or Mandarin

- Offered an “advocacy corner” at each session, providing culturally appropriate support and referrals

Continuation of the program is requested, with the following improvements:

- Relocate to a larger venue, such as Bayswater Drill Hall, to allow earlier start times and increased activity space (associated fee waiver detailed in the table below)
- Provide an additional day of venue hire each week to expand reach and enable more collaboration with the City on special programs and events

During the agreement period, CWCC also partnered with the City to support a successful Department of Communities grant application. This funded a series of health and wellbeing workshops that complemented the Evergreen College activities and aligned with the City’s Public Health Plan by promoting:

- Social inclusion
- Mental wellbeing
- Access to health education for priority population groups

The proposed fee waiver request is beyond the City’s officers delegation and exceed the “*up to 2 hours per month*” of the City’s Waivers, Concessions and Definitions for Fees and Charges Policy (WC Policy). The WC Policy seeks to waive fees or grant concessions to support not-for-profit community groups and schools fairly and equitably, see **Attachment 1**.

In the absence of objectives contained within the WC policy, the proposed fee waivers is considered to align with the following outcomes of the City’s Council Plan:

Social Outcome 1.1 A Connected and Inclusive Community

- *Enhance our local identity through social and arts programs and events that celebrate our diverse cultures, history and heritage*
- *Facilitate partnerships and access to services for all community*
- *Build strong relationships, social connections and inclusive participation with our diverse community.*

The program delivers multicultural activities for older adults that celebrate the City’s cultural diversity and heritage while fostering interaction between people from different backgrounds. By providing a safe and supportive environment for social connection, it builds strong relationships, reduces isolation, and increases access to culturally appropriate services for older residents through a strong partnership between the City and the organisation.

The program supports the City’s Age Friendly Strategy by encouraging participation, connection, and engagement in community life. Enabling older residents, particularly those from culturally and linguistically diverse backgrounds to maintain wellbeing and independence. It also advances the Cultural Plan by offering culturally relevant activities and events that contribute to a vibrant and connected community, ensuring that diverse cultural identities are represented and celebrated in the City’s social and cultural landscape.

Hall Category	Hire	Day	Time	Total hrs per day	Total fee (ex. GST)
Full Facility at Community Rate of \$37.00p/h		Ongoing booking for Mondays, for the period 1 September 2025 – 30 June 2026	8:00am - 4:00pm	8hrs per day x 44 days	\$13,024.00
Full Facility at Community Rate \$37.00p/h		Occasional booking for up to 39 Thursdays between 1 October 2025 – 30 June 2026	8:00am - 4:00pm	8hrs per day x 39 days	\$11,544.00
Total 2025/26 Hire Fees					\$24,568.00

Accordingly, it is the City's view that the request be supported to enable CWCC to provide programs and activities to CaLD older adults in the community.

Future Bayswater

The City is committed to providing and supporting a diverse range of recreational and cultural opportunities for the community. In line with this commitment, the City has provided ongoing support to the local not-for-profit Future Bayswater Inc. to deliver community events.

Future Bayswater Inc. operate the Bayswater Twilight Markets held once a month on the second Friday of each month during the spring and summer seasons at Bert Wright Park, Bayswater Town Centre.

The City has supported Bayswater Twilight Markets for a number of years through a Memorandum of Understanding (MOU). However, the conditions of the MOU are subject to Council approval via budget considerations and fee waivers. The MOU for 2025-26 has not been agreed to, however the following provisions align with previous years:

The City is to:

- Order and pay for event waste services across 8 events in the season, at an approximate cost of \$4,633.
- Waiver of reserve booking fees across 8 events in the season, to a value of \$2,472.
- Waiver of the requirement for reserve bond fees.
- Provide access to the Bayswater Community Centre and toilet facilities across 8 events in the season.
- Advertise the event on City of Bayswater Website 'What's on' page and other marketing.

In turn Future Bayswater agrees to:

- Identify City of Bayswater as a supporter in all marketing promotion.
- In lieu of the reserve bond fee, Future Bayswater are liable for any reinstatement cost incurred by the City relating to property damage, however caused, and reasonably attributed to the delivery of the agreed event.

There have been no recent Council decisions regarding fee waiver requests for Future Bayswater for the Twilight Markets. An internal review has identified that the City has had historical agreements with the organisation; therefore, Council approval is required to continue the arrangement in the 2025/26 financial year.

The proposed fee waiver request is beyond the City's officer's delegation and exceeds the "up to 2 hours per month" of the City's Waivers, Concessions and Definitions for Fees and Charges

Policy (WC Policy). The WC Policy seeks to waive fees or grant concessions to support not-for-profit community groups and schools fairly and equitably, see **Attachment 1**

In the absence of objectives contained within the WC policy, the proposed fee waivers is considered to align with the following outcomes of the City's Council Plan:

Social Outcome 1.1 A Connected and Inclusive Community

- *Enhance our local identity through social and arts programs and events that celebrate our diverse cultures, history and heritage*
- *Facilitate partnerships and access to services for all community*
- *Build strong relationships, social connections and inclusive participation with our diverse community.*

The proposed fee waiver for the Twilight Markets will enable the delivery of a vibrant community event. The markets will showcase local food, art, and performances, helping to strengthen the town centres sense of place. The event encourages social connections, and build stronger relationships within the community, contributing to a lively and welcoming atmosphere for residents and visitors alike. This is also strongly aligned with the City's cultural plan.

Hall Hire Category	Day	Time	Total hrs per day	Total fee (inc. GST)
Casual Half Day Hire of Bert Wright Park (up to 4 hours) at \$183.00	Monthly Friday night Sept 25 – April 26	5:00pm - 8:30pm	3.5hrs per day for 8 days	\$1464.00
Bayswater Community Centre Full Facility at Community Rate \$34.09 per hour	Monthly Friday night Sept 25 – April 26	5:00pm - 8:30pm	3.5hrs per day for 8 days	\$954.48
Total 2025/26 Hire Fees				\$2418.48

Accordingly, it is the City's view that the request be supported to enable Future Bayswater to continue provide this free community event.

LEGISLATIVE COMPLIANCE

S6.12 of the *Local Government Act 1995* provides Council with the power to defer, grant discounts, waive or write off debts.

Waivers, Concessions and Definitions for Fees and Charges Policy

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low

Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods.
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FINANCIAL IMPLICATIONS

The in-kind support to provide venue use will not significantly affect any current bookings or users. An estimated value of \$80,817.80 is sought to be waived. As per City's *Waivers, Concession and Definitions for Fees and Charges Policy*, the venues are available and continue to not have a significant impact on financials.

As most of these requests are longstanding arrangements, the associated revenue has not been factored into the 2025/26 Fees and Charges revenue forecast. Consequently, the proposed waivers are not expected to materially affect the budgeted income.

Should Council wish to reconsider the ongoing waiver of such fees in future years, it is recommended that the matter be workshopped with City officers to establish a consistent approach to fee waivers for community events and programs.

Notwithstanding, City officers will report annually to Council on all fee waivers for community programs and events following adoption of the annual budget.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area: Social

Outcome 1.1 A Connected and Inclusive Community

Objective 1.1.2 Facilitate connections and access to services for all community.

Objective 1.1.3 Build strong relationships, social connections and inclusive participation with our diverse community.

Outcome 1.3 An Active and Healthy Community

Objective 1.3.2 Provide welcoming, quality recreational spaces and activities.

Key Result Area: Economic

Outcome 4.1 Distinctive Centres

Objective 4.2.1 Facilitate the activation of City and town centres

Objective 4.2.2 Facilitate the promotion of City and town centres and other attractions

Key Result Area: Leadership and Governance

Outcome 5.2 Stakeholder Leadership

Objective 5.2.3 Advocate and develop partnerships for City benefit

CONCLUSION

The fee waiver requests outlined in this report support the delivery of a range of community, cultural, and recreational programs that align with the City's objectives of fostering social inclusion, cultural diversity, and community wellbeing.

While granting these waivers reduce the potential for hiring of facilities during the requested time, the social value and community benefit generated by these activities outweigh the potential revenue loss. As the requests exceed the City's delegated authority, Council approval is required to proceed.

In conclusion, the City recommends that Council consider waiving the facility hire fees for the purposes outlined in this report.

Waivers, Concessions and Definitions for Fees and Charges Policy



Responsible Division	Corporate and Strategy
Responsible Business Unit	Financial Services
Responsible Officer	Manager Financial Services
Affected Business Units	All business units
ECM Document Set ID	4323507

Policy Statement

The City of Bayswater (the City) may waive fees or grant concessions to support not-for-profit community groups and schools and to promote the City in a fair and equitable manner.

Definitions

For the purpose of this policy —

"Not-for-profit community group" means a non-commercial organisation, including a religious organisation or a sporting group, in which any profit made by the organisation goes back into the operation of that organisation and is not distributed to any of its members.

"Fee" means any fee or charge set out in the City of Bayswater Fees and Charges Schedule but does not include a bond.

"Pass" means an entry pass to any of the City's aquatic centres, golf courses, gyms or other recreational facilities.

Policy Details

The waiving of a fee or granting of a concession must be undertaken in a consistent and transparent manner.

The City may waive fees or grant concessions in the following circumstances:

- Appropriate room hire fees for non-revenue generating incorporated community groups for up to 2 hours per month provided room use does not interfere with pre-existing or large bookings. Bookings must be made one month or less in advance of the room hire date.
- For the use of the City's bus hire services the City may waive 100% of fees and charges for not-for-profit community groups and schools that have their primary base of operation located within the City. This waiver will only be available for groups using this service within the metropolitan area.
- Through the donation of passes, to not-for-profit community groups and schools that have their primary base of operation located within the City. Any donated pass must be for the purpose of a fundraising prize and may not be re-sold for cash. No more than 10 free entry passes should be

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issued to any one group within each financial year. Any application for such a donation will be assessed on the merits of the group and the contribution it makes to the City of Bayswater community.

- Through the issue of free or discounted passes, as part of a membership drive to promote the City's recreational facilities.
- For a library fee for non-returned items when the member was not at fault, including when an item is lost due to the death of a member or the item is stolen. The City may require a police report number to waive a fee for a stolen item.
- For a permit fee for a stall holder or trader under the City's local law, who is a charitable organisation or a not-for-profit community group, the City may consider the merits of the group and the contribution it makes to the City of Bayswater community.

In interpreting and applying the City's fees and charges schedule the following considerations apply:

- In determining whether an organisation is eligible for a junior sporting club rate under the City's fees and charges schedule the City may require the organisation to demonstrate that any savings made are passed on to members through reduced registration fees.
- To be eligible for a student rate under the City's fees and charges schedule a person must be a full time student enrolled in a secondary school or tertiary institution and the City may require them to produce a current student card.
- To be eligible for a senior's rate under the City's fees and charges schedule the City may require a person to produce a WA Seniors Card or an Age Pension Concession Card.
- To be eligible for a concession rate the City may require a person to produce a Pension Concession Card.

Related Legislation

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Activities on Thoroughfares and Public Places and Trading Local Law 2020, clause 9.5

Related Documentation

City of Bayswater Fees and Charges Schedule

Document details

Relevant delegations FM-D05 Granting Concessions and Write-Offs

Risk evaluation Moderate

Strategic link	Work together to deliver the best outcomes for the community by managing our resources in a financially responsible way		
Council adoption	22 May 2018	Resolution	13.5
Reviewed/modified	20 September 2022	Resolution	10.6.1.1
Next review due			

10.4.3 CCTV Managed Service RFQ QUOT - 372

Responsible Branch:	Community Safety
Responsible Directorate:	Community Services
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. CONFIDENTIAL - CCTV MANAGED SERVICE PRICING TABLE [10.4.3.1 - 1 page]
Refer:	Nil
Officer Declaration:	The A/Manager Community Safety and Coordinator Information Technology, who drafted this report, declared an impartial interest as they know the submitter professionally as they have previously undertaken work for the City of Bayswater.

This item is confidential in accordance with Section 5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to:

(e) *a matter that if disclosed, would reveal –*

- (i) *a trade secret; or*
- (ii) *information that has a commercial value to a person; or*
- (iii) *information about the business, professional, commercial or financial affairs of a person,*

where the trade secret or information is held by, or is about, a person other than the local government.

SUMMARY

For Council to consider Request for Quotation (RFQ) QUOT-372 CCTV Managed Service subject to available funding.

The matter has been referred to Council as the value of the quotation exceeds the Chief Executive Officer's delegated authority under FM-D02 Acceptance of Quotations, Tenders and Expressions of Interest.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

- Notes that the quotation received for QUOT-372 CCTV Managed Service was evaluated as exceeding the allocated and estimated budget and it is not practicable to negotiate a variation in this regard.**
- Rejects the quotation received for QUOT-372 CCTV Managed Service and, accordingly, instructs the Chief Executive Officer to notify the respondent of this outcome.**
- Notes the Chief Executive Officer will investigate options to deliver the project within budget requirements and existing timeline.**

Cr Sally Palmer Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 9/0

For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Nil.

BACKGROUND

The City requires a contemporary centralised, integrated and scalable CCTV infrastructure to support its operational and strategic safety objectives. The system will enhance public safety and align with the expectations of the Office of the Auditor General (OAG) for secure and accountable systems.

The City was aware of the operational failures of the existing CCTV system however, a comprehensive audit was required to understand the system, network and issues.

The City's system comprises of approximately 280 cameras deployed across various locations, supported by standalone servers and local NVR-based recording systems. This decentralised, fragmented setup limits system visibility, data security and maintenance efficiency. Additionally, many of the elements of the existing system are at end-of-life.

In light of this, a fully managed CCTV service was proposed, including cloud-based storage, system maintenance and technical support over a five-year term and the replacement end-of-life CCTV hardware. The solution would also provide secure access to the City's CCTV network by WA Police at the State Operations Centre, Bayswater Police Station and Morley Police Station, with the capability for Bayswater and Morley Police to review and download footage as required.

This proposed approach would also standardise infrastructure, ensure service continuity and deliver a secure, adaptable platform to support future service needs. As critical infrastructure, the CCTV network plays a key role in advancing the City's objectives around community safety, asset protection and service delivery.

In accordance with the provisions of the *Local Government (Functions and General) Regulations 1996*, Part 4, Div 2, 11, (2), (b), quotations were sought through the Western Australian Local Government Association (WALGA) Preferred Supplier Program (PSP) in lieu of a publicly advertised tender. Specifically, WALGA PSP001 (Information and Communications Technologies) Category 26 CCTV, Hardware, Systems & Networks was utilised.

The RFQ was released via the City's e-procurement platform on 21 May 2025 with a closing date of 25 June 2025. The closing date was extended to 2 July 2025 following a request by one of the suppliers. A total of nine suppliers were invited based on an assessment of their suitability to fulfill the City's requirements. The RFQ was released containing three interrelated parts:

Part A: Establish a Dedicated Private Security Network;

Part B: Establish a Cloud CCTV Solution including the upgrade of existing CCTV cameras.

Part C: Provide Support and Maintenance Services.

Given the specialised nature of the project, requiring both private security network expertise and cloud-based CCTV solutions, it is acknowledged that not all suppliers possess capabilities across all of the above parts. While there were no restrictions preventing suppliers from engaging subcontractors or additional resources to meet the full scope, only one submission was received, being from Avantgarde Technologies Pty Ltd.

Assessment

The submissions were evaluated in accordance with the following criteria:

ITEM	CRITERIA TYPE	DESCRIPTION	WEIGHTING %
1	Qualitative	Relevant Experience and Key Personnel	15

ITEM	CRITERIA TYPE	DESCRIPTION	WEIGHTING %
2	Qualitative	Respondent's Resources and Systems	15
3	Qualitative	Demonstrated Understanding	15
4	Qualitative	Technical Compliance	15
5	Qualitative	System / Service Upgradability	10
6	Qualitative	Sustainability	5
7	Quantitative	Price	30

The following table summarises the evaluation of the submission against the qualitative criteria:

QUALITATIVE CRITERIA EVALUATION TABLE							
TENDERER	Relevant Experience and Key Personnel (15)	Respondent's Resources and Systems (15)	Demonstrated Understanding (15)	Technical Compliance (10)	System / Service Upgradability (10)	Sustainability (5)	Total Score (70)
Avantgarde Technologies PTY LTD	13.5	12	12	8	7	3.5	56

The following table summarises the evaluation of the submissions against the qualitative criteria combined with the price score to give an overall evaluation score:

OVERALL EVALUATION TABLE			
TENDERER	Pricing Options	Price (30)	Total Score 100
Avantgarde Technologies PTY LTD	1	6	62
	2	3	59
	3	0	56

Please refer to **Attachment 1** for price options.

EXTERNAL CONSULTATION

The City of Bayswater engaged with subject matter experts Glen Flood Group to provide independent technical advice and assessment throughout the RFQ process, including evaluation of the submission and support to the Evaluation Panel.

OFFICER'S COMMENTS

The Evaluation Panel consisted of the Acting Manager Community Safety, Manager Regulatory Services, Coordinator Information Technology, Acting Coordinator Community Safety, Coordinator Community Buildings and a subject matter expert consultant from Glen Flood Group (non-voting member) with oversight from the City's Contracts and Procurement team.

The RFQ submission exceeded both the cost estimates provided by the CCTV audit consultant for the private network and cloud storage solutions, as well as the City's approved and estimated budget.

The RFQ submission provided three options to the City:

1. City funds all equipment and work and outright owns the private security network, cloud CCTV and camera upgrades

2. Similar to option 1, but the contractor retains ownership of upgraded cameras with the City paying monthly lease fees and taking ownership after 5 years
3. Contract retains ownership of the private security networks and upgraded cameras, with the City paying monthly lease fees and taking ownership after 5 years

Bringing these within available funding would require adjustments, which would compromise the project outcomes sought by the City. Furthermore, some of the options may include additional costs to the City such as resourcing and maintenance which have not been accounted for in the RFQ submission and may further exceed the City's approved and estimated budget.

Furthermore, several departures outlined in the submission carry additional financial implications, creating further obligations and risks for the City.

All pricing options received exceeded the budget. Further details regarding these amounts are provided in **Confidential Attachment 1**.

Since calling the RFQ the City has commenced upgrading its IT network infrastructure. This was not contemplated at the time of calling the request for quotations. As such, there may be an opportunity to reduce a portion of the costs associated with a new CCTV system and network. The City is currently investigating its options to consider how we deliver this project within the budget and existing timeline.

LEGISLATIVE COMPLIANCE

The procurement process has met the requirements of section 3.57 the *Local Government Act 1995* and regulations 14 – 16 of the *Local Government (Functions and General) Regulations 1996*.

The respondent who submitted the conforming response indicated they had no conflicts of interest.

The proposed recommendations are also in accordance with the Section 18 of the *Local Government (Functions and General) Regulations 1996* – Rejecting and accepting tenders.

Surveillance Devices Act 1998

CCTV Management Policy

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Medium
Financial	Medium	Low
Reputation and Stakeholders	Medium	High
Service Delivery	Medium	High
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR08 - Business model fails to support an integrated and responsive delivery of services, facilities and infrastructure (Including leadership, structure and processes). SR10 - Failure to prevent, prepare, respond and recover to incidents, emergencies or major disruptions impacting operations.	

FINANCIAL IMPLICATIONS

The financial implications will be confirmed once the technical investigations and revised scope of requirements are finalised.

The City has spent \$6,900 to date to undertake this RFQ process.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Built

Area:

Outcome 2.2 Built Infrastructure that Meets Current and Future Community Needs

Objective Plan, build and maintain current and future assets.

2.2.3

Key Result Leadership and Governance

Area:

Outcome 5.3 Optimised Performance

Objective Focus on operational efficiency, effective delivery and innovation to ensure our
5.3.1 services are fit for purpose, contemporary and secure.

CONCLUSION

The RFQ submission received has exceeded the City's approved and estimated budget.

It is therefore recommended that Council reject the quotation received as it exceeds the budget and the Chief Executive Officer will investigate options to deliver the project within budget requirements.