

Minutes

Ordinary Council Meeting

25 February 2025

By signing these minutes I certify that they were confirmed at the Ordinary Council Meeting held on Tuesday, 25 March 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

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Morley WA 6062

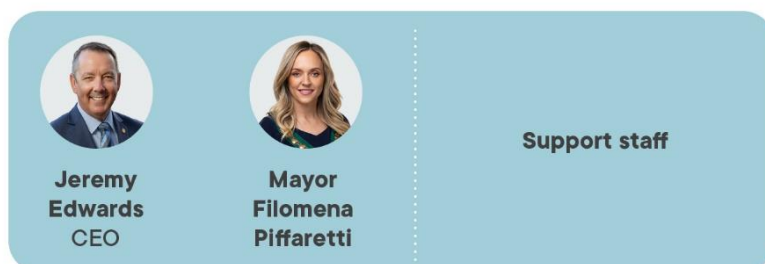
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Council Chambers Seating Plan



West Ward



South Ward

Central Ward



North Ward



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.

AGENDA

1	OFFICIAL OPENING	7
2	ACKNOWLEDGEMENT OF COUNTRY	7
3	ANNOUNCEMENTS FROM THE PRESIDING MEMBER	7
4	ATTENDANCE	7
	4.1 Apologies	8
	4.2 Approved Leave of Absence	8
	4.3 Applications for Leave of Absence	8
5	DISCLOSURE OF INTEREST SUMMARY	9
6	PUBLIC QUESTION TIME	10
	6.1 Responses to Public Questions Taken on Notice	10
	6.2 Public Question Time	11
7	CONFIRMATION OF MINUTES	19
	7.1 Ordinary Council Meeting	19
8	PRESENTATIONS	20
	8.1 Petitions.....	20
	8.2 Presentations	20
	8.3 Deputations	20
	8.4 Delegates Reports	20
9	METHOD OF DEALING WITH AGENDA BUSINESS	21
10	REPORTS.....	22
	10.1 Chief Executive Officer Reports	22
	10.1.1 Reschedule Ordinary Council Meeting June 2025	22
	10.1.2 Superannuation for Elected Members	25
	10.1.3 Morley Station Precinct Structure Plan MRS Amendment	31
	10.1.4 Out of School Hours Care - Develop and Operate at Gibbney Reserve, Maylands	36
	10.2 Corporate Services Directorate Reports	42
	10.2.1 Financial Report for the Period Ended 31 January 2025	42
	10.2.2 List of Payments for the Month of January 2025.....	71
	10.2.3 Investment Report for the Period Ended 31 January 2025	90
	10.3 Infrastructure and Assets Directorate Reports.....	95
	10.3.1 Bayswater Waves Pool Heating: Business Case for Renewable Energy Options	95
	10.3.2 Bayswater Bowling and Recreation Club CSRFF Application	140
	10.3.3 Tender 20-2024 - Supply of Sand and Aggregates	146
	10.3.4 Bayswater Waves Partial Re-Roof	150

10.3.5 Illingbridge Street Footpath Petition.....	155
10.4 Community Services Directorate Reports.....	159
10.4.1 Proposed Change of Use to Health Centre - Unit 5, No. 533-535 Walter Road East, Morley.....	159
10.5 Sub Committee Reports	170
11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	171
11.1 Cr Josh Eveson - Mobile Food Vehicle Permits at Crimea Park	171
12 QUESTIONS FROM MEMBERS WITHOUT NOTICE	185
12.1 Responses to Question From Members Without Notice	185
12.2 Question From Members Without Notice	185
13 NEW BUSINESS OF AN URGENT NATURE.....	187
14 MEETING CLOSED TO THE PUBLIC	187
14.1 Matters for Which the Meeting May be Closed	187
14.2 Public Reading of Resolutions that May be Made Public	187
15 CLOSURE	187

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 25 February 2025.

1 Official Opening

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

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

There were no announcements.

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

Central Ward

Cr Assunta Meleca
Cr Steven Ostaszewskyj

West Ward

Cr Giorgia Johnson

Officers

Luke Botica
Bianca Sandri

A/Chief Executive Officer
Director Community Services

Bryce Coelho	A/Director Infrastructure and Assets
Kym Leahy	Director Corporate Services
Amanda Albrecht	Manager Governance and Strategy
Karen D'Cunha	Coordinator Governance (minute-taker)

Observers

Press - 0
Public - 27

4.1 Apologies

Jeremy Edwards Chief Executive Officer

4.2 Approved Leave of Absence

Elected Member	Date of Leave	Approved by Council
Cr Dan Bull	27 January 2025 to 10 March 2025	Ordinary Council Meeting 10.12.2024
Cr Michelle Sutherland	28 January 2025 to 9 March 2025	Ordinary Council Meeting 28.01.2025

4.3 Applications for Leave of Absence

COUNCIL RESOLUTION

That Leave of Absence be granted as follows:

1. Cr Nat Latter from 27 February 2025 to 3 March 2025 inclusive; and
2. Mayor Filomena Piffaretti from 17 March 2025 to 24 March 2025 inclusive.

Cr Sally Palmer Moved, Cr Elli Petersen-Pik - Deputy Mayor Seconded

CARRIED UNANIMOUSLY: 8/0

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: *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 Sally Palmer	10.1.4	Impartial	As Chair of the Bayswater Child Care Association (BCCA), I have an impartial interest in this item as there are no financial interests, being a non-profit, volunteer position.
Cr Nat Latter	10.1.4	Impartial	I have a child at Maylands Peninsula Primary School, which is subject of the State election commitment referred to in the Officer Recommendation.
Cr Elli Petersen-Pik - Deputy Mayor	10.1.4	Impartial	My kids attend the Maylands Peninsula Primary School, which is mentioned in the report.
Cr Giorgia Johnson	10.3.2	Impartial	I am a member of the Bayswater Bowls and Recreation Club.
Cr Steven Ostaszewskyj	10.1.3	Impartial	My mother lives in her house near the border of the area for the Morley Station precinct Structure Plan and I am a member of the Morley Windmills Sports Club who leases a building at Wotton Reserve which is located in the area discussed in the report.
Cr Steven Ostaszewskyj	10.2.1	Impartial	The attachment mentions Wotton Skate Park and surrounding facilities and mentions the underground power program. I am a member of Morley Windmills Sports Club who lease a building at Wotton reserve and I have information from the Department that I have an interest in common at this stage regarding underground power.
Cr Josh Eveson	10.1.3	Impartial	I am a member of the Morley Windmills Sports Club who lease the building at Wotton Reserve, which is included in the image shown in the report.

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

Harvey Tonkin
Noranda

Question 1

Back at the November Council meeting, there was an item on the agenda to do with making a footpath a dog on-lead area. My understanding was that a public notice was going to be put out for people to give input. How long will that take?

Response 1

The 28-day notice public period will commence on Thursday 20 February 2025 in accordance with section 1.7 of the *Local Government Act 1995* and section 31(3C) of the *Dog Act 1976* and community members will have the opportunity to provide feedback. Signage will be placed in Deschamp Reserve, nearby residents will receive information in written correspondence via a letterbox drop and feedback can also be provided on the City's "Engage Bayswater" webpage.

6.2 Public Question Time

Public Question Time commenced at 7:04pm.

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

Shane Kinnear

Bayswater

Item 10.3.2 Bayswater Bowling and Recreation Club CSRFF Application

Question 1

Are the Councillors aware that both the Bedford and Morley Bowling Clubs were also assisted by the City of Bayswater in their applications for CSRFF funding to replace one each of their grass greens with a synthetic surface in the same 2021/22 budget year?

Question 2

Did the Councillors know that the City of Bayswater allocated financial support to both Bedford and Morley Bowling clubs to the value of 33% of their total projects while the Bayswater Bowling and Recreation Club is only asking for 29%?

Responses 1 and 2

Mayor Filomena Piffaretti replied that the answer to both questions is "yes".

Star Gianatti

Maylands

Item 10.1.4 Out of School Hours Care - Develop and Operate at Gibbney Reserve, Maylands

Question 1

On page 25 it outlines in the expression of interest process that there were gaps revealed in the project scope and I was wondering what gaps were identified, please?

Response 1

Luke Botica, Acting Chief Executive Officer advised that the scores were determined using at the same matrix that is normally used for any type of lease that the City considers. The City will contact Ms Gianatti following the meeting to talk through the process.

Question 2

Why were the two proposals classified as poor when they both achieved a total of 600 plus in the scoring matrix? The total says non-price score, but this expression of interest was very uniquely worded and it wasn't really based on price so it does not make a lot of sense that the outcome is excluding price. The reason I ask this is the commercial proposal of the MOSH Kids Submission was scored significantly higher than the proposal from Bayswater Child Care Association. Removing it skews the data which does not make a lot of sense with the overall scores. These should be 66.5 for Bayswater Childcare and 65 for MOSH Kids, meaning they are a lot closer.

Why did you not include the data for the overall amount to allow the Councillors to understand that both submissions were sufficient, meaning that we could move ahead of this proposal now?

Response 2

Luke Botica, Acting Chief Executive Officer, advised he didnt have the specific details about how it was assessed but based on the scoring provided in the report it does fall within the range of 21-55% for both. Officers can explain this further when they meet with Ms Gianatti.

Question 3

Why are we waiting for the State Government Election process to be finalised and election promises to be realised and funded then implemented when there are two very good companies who are willing to do it now?

Response 3

Luke Botica, Acting Chief Executive Officer advised that the City is suggesting to wait and see the outcome of the election so it can provide more information to the Council about whether the election commitment will be coming forward.

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

**Diane Akhtar
Maylands
Maylands Lakes - Engagement with the Community**

Question 1

On 30 January 2025, Jeremy Edwards sent a letter inviting residents to the upcoming 26 February Master Plan Engagement Activity. What is the source of the distribution list for that particular email?

Response 1

Luke Botica, Acting Chief Executive Officer, advised the letters were distributed based on the catchment area around the Lakes. He advised he believes the email was also distributed according to the catchment area but he can find exactly what the list contains and compare it to the mailing list for the letters.

Question 2

Is it the same distribution list used for the previous meeting on 12 December 2024?

Response 2

Luke Botica, Acting Chief Executive Officer, advised he believed so but could check that.

Question 3

How many people were on that list?

Response 3

Luke Botica, Acting Chief Executive Officer, advised he would take the question on notice.

Kathryn Lance
Maylands
Removal of Trees at Lake Bungana

Question 1

In regards to the trees that were removed from Lake Bungana , did they trial anything like nets that can be put on by drones on islands, spikes or noise devices?

Response 1

Luke Botica, Acting Chief Executive Officer, advised the City did look at different options for dealing with the cormorant population. The City trialled an acoustic device that is meant to make them move away, but that did not work. The City also looked at other options including netting, but those ideas were not practical and were therefore not pursued.

Question 2

From 2000, Satterley Estate was completed and the City of Bayswater took over thereafter with potential or should be planned water filtration. Nothing has been done since. There have been many complaints, many emails. It is only in the last five years that something was done and we have seen no response to the water quality. Under the circumstances our rates are 50-60% higher than the City of Bayswater average. Will our rates be reduced?

Response 2

Kym Leahy, Director Corporate and Strategy advised that question along with the rates that are charged for all ratepayers will be addressed by Council as part of its business planning and budget process.

Question 3

On 30 January 2025, the City was notified about endemic trees being removed from the islands, particularly Bungana. I was there on Friday 31 January 2025 and at approximately 3pm in the afternoon CEO Jeremy Edwards and Director Bianca Sandri came down. If they knew about those endemic trees on the Thursday night, why did they not actually stop proceedings or works then recollect, work out what was going to be done, and then recommence once those issues had been addressed?

Response 3

Luke Botica, Acting Chief Executive Officer, advised the situation was disappointing for the City and everyone involved. The City has come to the conclusion that the trees were pruned in error and has taken some actions, including no longer using that contractor due to the error and use of glyphosate.

Warren Lance
Maylands
Removal of Trees at Lake Bungana

Question 1

I saw Jeremy Edwards and Bianca Sandri overseeing Lake Bungana on Friday 31 January, because I had been advised that on the video of the July Council meeting there was a discussion about denuding the islands. I asked Jeremy if this was discussed in July. He told me it was not but last month's minutes includes his response about the denuding of islands - *"the City has been looking at a number of different strategies to try and improve the water quality and this one"* (being the denuding of the islands) *"has been discussed*

for approximately 10-12 months". So I would like to ask when it was discussed and with who?

Response 1

Mayor Filomena Piffaretti advised the question would be taken on notice.

Question 2

My question is for the Acting CEO. At the last meeting, he made a comment that the consultants have estimated that approximately 30% of the nutrients in Lake Brearley have come from cormorant guano. Is there a report to substantiate that?

Response 2

Luke Botica, Acting Chief Executive Officer, advised the estimation of 30% was prepared by the consultant when they did the water balance for the lake. That is a conservative estimate based on the numbers of cormorants nesting there.

Can we have a copy of that report, please?

Tomorrow night the consultant will be there to discuss it. It is one of the inputs for the master plan.

Question 3

In 2023 an island was denuded in Lake Brearley, due to supposedly the cormorants. Was there any evidence to support what happened then?

Response 3

Luke Botica, Acting Chief Executive Officer, advised that back in 2023 that island had cormorants nesting in it, so works were undertaken to try to manage the cormorant population on the island. The result was that the cormorants moved to the other islands.

The decision was made with the belief that if the vegetation was removed the cormorants would move to another location. There are papers from other locations that show that cormorants contribute to the nutrient load in lakes. The islands were cleared, and more appropriate species were planted. The types of trees originally on the island were attracting cormorants to nest.

**Laurence Butler
Bayswater
Staff Christmas Party**

Question 1

From the questions last week, *"the staff Christmas party is a way to reward and recognise staff for their contribution to community throughout the year"*. Don't our staff get paid wages and salaries like most of us do? So why is this continuing. The figure given for the Christmas party without salaries is \$20,000. If you include salaries, you find that figure comes to roughly \$40,000 to \$50,000. Why are rate payers having to pay this?

Response 1

Mayor Filomena Piffaretti advised the staff Christmas party is a way to reward and recognise staff for their contribution to the community throughout the year. They get paid salaries and wages.

Shirley Watt
Maylands
Removal of Trees on Lake Bungana

Question 1

Before the Council motion of Tuesday 28 January 2025, which indicated that non-invasive vegetation on Lake Bungana should not be cut, can you please confirm that your contractor was instructed to cut all trees, both endemic and non-endemic to one metre in height?

Response 2

Luke Botica, Acting Chief Executive Officer, advised the original scope that was prepared and quoted on was to cut all trees to one metre in height, however later this was adjusted to leave the trees that were non-invasive. The trees that were non-invasive were cut in error.

Question 2

Following the Council motion of 28 January 2025, can you please state the exact date when your contractor was informed that he was not to chop non-invasive endemic trees and by what means was he informed of this?

Response 2

Luke Botica, Acting Chief Executive Officer advised the City has investigated and dealt with the matter and report had been provided to the Chief Executive Officer, however, he did not think it appropriate to go into the specific details in a public forum.

Question 3

Why did the City publicly blame the contractor for chopping the endemic melaleuca trees when it would appear that this is the City's fault for not informing him on Wednesday, 29 January 2025 before work commenced that he was not to do this?

Response 3

Luke Botica, Acting Chief Executive Officer advised the contractor removed the trees in error and it is not a correct assumption that the City did not instruct the contractor. The City will not be using that contractor in future, also because they used glyphosate on the trees when they were not instructed to do so.

Michael Emond
Maylands
Removal of Trees on Lake Bungana

Question 1

The estimated number of cormorants around the Lake provided by the City in its email on 24 January 2025 is 20 to 300. How were those numbers determined?

Response 1

Luke Botica, Acting Chief Executive Officer advised the number was estimated based on observations by the consultant and through discussions with local residents. The consultant used a conservative figure in their calculations.

Question 2

Are you aware that Birdlife Australia, which is a non-profit organisation that advocates for

native bird life have conducted over a period of eight months eight surveys on the Maylands Lakes and recorded on average 35 cormorants and at the maximum they recorded 70, they never recorded 300. I have looked at data from the previous year and it was the same. Are you aware of that?

Reponse 2

Luke Botica, Acting Chief Executive Officer advised that he would like to have a look at the report. The figures that the consultant used was derived from information that they gathered and there is photographic evidence showing how many cormorants were there as well.

Question 3

On that same memo of 24 January 2025, you refer to two pieces of evidence, one is a report from the Netherlands that talks about how scientists calculate the guano load from cormorants, and the other was the bird numbers, but what I do not see is how the consultant has actually derived that 30% of the loading of the nutrients in the lake comes from the birds. Is there a report that the community can see that goes from those two pieces of evidence to an actual summary of 30%?

Response 3

Luke Botica, Acting Chief Executive Officer advised the consultant is working on the Master Plan. The information for the Master Plan includes a water balance. There is a session tomorrow evening where the consultant will present the Master Plan and discuss how those figures were calculated.

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

Wendy Garstone

Item 10.3.2 Bayswater Bowling and Recreation Club CSRFF Application

Question 1

I note that a final report and concept master plan for upgrades to the Frank Drago Reserve is due to be presented to Council in March. Could it therefore be best practice that upgrades to the bowling club precinct be considered alongside the report being done on the whole reserve, not ahead of it?

Response 1

The Frank Drago Soccer Precinct Redevelopment Planning project only includes the soccer area of the reserve, as indicated by the red border of the image below. The other clubs located within Frank Drago Reserve are located outside of this project area (Bayswater Bowls, Bayswater Croquet and Bayswater Tennis).

Frank Drago Reserve Site Map



Question 2

Adding a second synthetic surface will add to the heat generating surfaces on the reserve. I also note that the soccer club is considering installing a synthetic surface in the future. It seems that synthetic surfaces are replacing grass one by one across the City.

What is the City's position in regards to using synthetic turf as a playing surface for organised sport: what percentage coverage is considered reasonable and is it financially less expensive than grass in the long term?

Response 2

The City does not have a specific position on the surface type as synthetic turf and natural turf are both considered a permissible playing surface. The City therefore does not set any percentage coverage stipulations on playing surfaces.

Notwithstanding this, it is acknowledged that there are cost and environmental benefits that can be gained from synthetic bowling surfaces, including less maintenance, reduced water usage, as well as the elimination of the need for fertilizers, chemicals, and pesticides.

Synthetic surfaces have an initial capital investment cost and a business case would determine whether this would result in an overall life-cycle financial savings. This could vary from case to case.

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

Carolyn Evans
Noranda
Subject: Dog Faeces Bags

Question 1

Is it possible in the near future to change the current yellow poop bags for dogs that are environmentally unhealthy to compostable bags?

Response 1

The City is currently upgrading public bin infrastructure in City managed reserves. Once the permanent infrastructure is in place, all dog waste bags will be replaced with fully certified compostable alternatives, housed in weatherproof dispensers to ensure the bags don't break down and stick together from exposure to the elements. The rollout will begin in the coming months, with a transition period during which some reserves will have compostable bags while others retain plastic. Once the bin infrastructure program is complete, all dog waste bags will remain compostable.

Question 2

How much per year does the city of Bayswater pay for the plastic bags for dog poo?

Response 2

In the 2023/2024 financial year the expenditure associated with dog bags was \$104,605.58.

Matthew Morgan

Bayswater

Subject: Traffic Calming Traylen Road

Question 1

Google maps now conveniently recommends directions for City of Belmont motorists to drive through Traylen road. This removes main road traffic away from Guildford and Garratt road and redirects it through Traylen road. Traylen road, Bayswater residents are subjected higher risk of road trauma, excessive noise, greater air pollution, less vibrancy and less active streets. Does the City of Bayswater benefit City of Belmont residents at the expense of its own Traylen road, Bayswater residents?

Response 1

The City has previously submitted requests to Google Maps, asking that it not suggest Traylen Road as a preferred or alternative option to major roads such as Garratt Road and Guildford Road. However, it appears that this request has not been honoured, as the route continues to be recommended. In response, the City will formally reiterate its request to ensure that navigation services align with major arterial routes and reduce unnecessary congestion on local and residential roads.

Question 2

Why are there questions asked that relate to alleged conflicts of interests that are not tabled in the Council meetings?

Response 2

The City's Standing Order Local Law allows questions deemed offensive and defamatory to be ruled out of order and not responded to. Opportunity has been given to you for the question to be reframed and re-submitted.

Laurence Butler

Bayswater

Subject: City of Bayswater Christmas Function

Question 1

On Friday 13 December 2024, the council offices closed early for a private Christmas party funded by the ratepayers of Bayswater. What was the true cost of this private party (including salaries/wages paid for attending), to the ratepayers of Bayswater in dollars?

Response 1

The cost to provide the 2024 Christmas party was \$20,185. Approximately 235 staff indicated they would attend, however an attendance list or the salaries/wages cost wasn't recorded for the event. Not all staff attended, with some staying in the workplace, some being on leave, and others returning to the workplace after attending.

Question 2

The council officers receive very good remuneration/salary packages, why should the ratepayers of Bayswater be paying for these people to attend a paid for Christmas party during business hours?

Response 2

The staff Christmas party is a way to reward and recognise staff for their contribution to community throughout the year.

Public Question Time closed at 7:43pm.

7 Confirmation of Minutes

7.1 Ordinary Council Meeting

COUNCIL RESOLUTION

The Minutes of the Ordinary Council Meeting held on 28 January 2025 which have been distributed, be confirmed as a true and correct record.

Cr Steven Ostaszewskyj Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY: 8/0

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: Nil.

8 Presentations**8.1 Petitions**

No petitions were tabled at the meeting.

8.2 Presentations

Nil.

8.3 Deputations

The following deputations were heard at the Agenda Briefing Forum held on 18 February 2025:

10.1.4 Out of School Hours Care – Develop and Operate at Gibbney Reserve, Maylands

1. In relation to item 10.1.4, Sereena Jane was in attendance and spoke on the officer's recommendation.

10.3.2 Bayswater Bowling and Recreation Club CSRFF Application

2. In relation to item 10.3.2, Shane Kinnear was in attendance and spoke in support of the officer's recommendation.

8.4 Delegates Reports

Nil.

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.

The following items were withdrawn, and considered in the order shown:

Item Number	Reason for Withdrawal
10.1.4	The item was subject to a deputation and interests were disclosed in relation to the item.
10.3.2	The item was subject to a deputation and interests were disclosed in relation to the item.
10.1.1	A member wished to make a statement.
10.1.2	An absolute majority was required to carry this item and a member moved a motion that was different to the officer's recommendation.
10.1.3	Interests were disclosed in relation to the item.
10.2.1	Interests were disclosed in relation to the item.
10.3.1	A member wished to make a statement.
10.3.5	A member wished to move a motion that was different to the officer's recommendation.
10.4.1	A member wished to move a motion that was different to the officer's recommendation.

COUNCIL RESOLUTION

That consideration of items 10.1.4 and 10.3.2, which were subject to deputations, be brought forward for consideration at the beginning of section 10.

Cr Sally Palmer Moved, Cr Giorgia Johnson Seconded

CARRIED UNANIMOUSLY:8/0

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: Nil.

10 Reports**10.1 Chief Executive Officer Reports****10.1.1 Reschedule Ordinary Council Meeting June 2025**

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	Nil
Refer:	Item: 10.1.1 OCM: 19.11.2024

SUMMARY

For Council to consider rescheduling the Ordinary Council Meeting of 24 June 2025 to 1 July 2025 to accommodate Elected Member and CEO attendance at the Australian Local Government Association National General Assembly.

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

That Council:

- 1. Reschedules the Ordinary Council Meeting of 24 June 2025 to Tuesday 1 July 2025 and the Agenda Briefing Forum from 17 June 2025 to Tuesday 24 June 2025;**
- 2. Requests that the Chief Executive Officer publish the rescheduled meeting dates, in accordance with regulation 12 of the *Local Government (Administration) Regulations 1996*.**

Cr Josh Eveson Moved, Cr Steven Ostaszewskyj Seconded

CARRIED: 5/3

For: *Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson and Cr Giorgia Johnson.*

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

BACKGROUND

Council adopted the 2025 Ordinary Council Meeting schedule at its Ordinary Council Meeting of 19 November 2024. Following Council adoption, the meeting schedule was publicly advertised on the City's website in accordance with regulation 12 of the *Local Government (Administration) Regulations 1996*.

The Australian Local Government Association (ALGA) has scheduled its National General Assembly from 24 June 2025 to 27 June 2025 which conflicts with the June Ordinary Council Meeting (currently scheduled for 24 June 2025).

ALGA is a federation of member state and territory associations, to achieve outcomes for local government through advocacy in relation to economic, environmental and social wellbeing of councils and communities. Outcomes of debate on motions can be used by participating councils to inform their own policies and priorities as well as their advocacy when dealing with federal politicians.

EXTERNAL CONSULTATION

No consultation with the public or other agencies is required on this matter.

OFFICER'S COMMENTS

It is proposed to reschedule the June Ordinary Council Meeting 2025 to Tuesday 1 July 2025.

The Mayor and Chief Executive Officer will be attending the ALGA conference, and other elected members may also wish to attend this important local government conference. This means that they will not be available to attend the 24 June 2025 Ordinary Council Meeting if the date remains unchanged.

The National General Assembly is a key event each year which provides a forum for City of Bayswater representatives to advocate on behalf of the City of Bayswater district on relevant issues or priorities.

The June Ordinary Council Meeting is where the Council normally considers the Corporate Business Plan, the Annual Budget and the Long-Term Financial Plan. These items are essential to Council planning and decision-making, and the Corporate Business Plan and the Annual Budget require the absolute majority support of the Council. As such, it is important that the Mayor and the CEO (as an advisor to the Council) are available for this meeting.

The date of Tuesday 1 July 2025 is proposed, as a Tuesday meeting date is consistent with the current Council meeting cycle, and a 1 July 2025 meeting allows the Corporate Business Plan and the Annual Budget to be considered by Council as close as possible to the commencement of the new financial year.

The proposed meeting date does not coincide with school holidays, with term two ending on Friday 4 July 2025 for public schools in Western Australia.

If the Council agrees to reschedule the 24 June 2025 Ordinary Council Meeting to 1 July 2025, the Agenda Briefing Forum will also need to be rescheduled from 17 June 2025 to 24 June 2025 in accordance with the clause 6.9(1) of the City's *Standing Orders Local Law 2021*.

LEGISLATIVE COMPLIANCE

Local Government Act 1995

Local Government (Administration) Regulations 1996

City of Bayswater Standing Orders Local Law 2021

Section 5.3(2) of the *Local Government Act 1995* (the Act) requires Council meetings to be held not more than 3 months apart.

Regulation 12 of the *Local Government (Administration) Regulations 1996* requires that any change to the meeting details for an Ordinary Council Meeting (or Committee Meeting) that is open to the public, be published on the City's official website as soon as is practicable after a change is made.

Clause 3.1(2) of the City of Bayswater *Standing Orders Local Law 2021* provides for meetings to be held monthly or as otherwise determined by the Council.

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	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

Rescheduling the Ordinary Council Meeting (rather than holding an additional meeting) will ensure no additional administrative costs are incurred.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Leadership and Governance

Goal L4: Communicate in a clear and transparent way.
Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

CONCLUSION

It is recommended that Council reschedule the Ordinary Council Meeting of 24 June 2025 to 1 July 2025 to accommodate Elected Member and CEO attendance at the Australian Local Government Association National General Assembly.

10.1.2 Superannuation for Elected Members

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	<i>ABSOLUTE MAJORITY REQUIRED</i>
Attachments:	Nil

SUMMARY

The recently passed *Local Government Amendment Act 2024* introduced new provisions allowing local governments to resolve, by absolute majority, to make superannuation contributions to council members from 1 February 2025.

This requirement will become mandatory for all Class One and Class Two Local Governments from 19 October 2025.

This report recommends that the Council approves the payment of superannuation to all council members commencing from 1 March 2025.

OFFICER'S RECOMMENDATION

That Council:

1. Approves the payment of superannuation contributions to Council members under section 5.99B(2) of the *Local Government Act 1995* to commence from 1 March 2025;

ABSOLUTE MAJORITY REQUIRED

2. Notes that no adjustment is required to the 2024/25 budget for Council member fees and allowances, as the costs for the superannuation contributions can be funded from the savings arising from the vacancy in the West Ward;
3. Notes that the superannuation contribution payment for Council members is payable with, and at the same time as, the remuneration currently paid to Council members;
4. Request the CEO to make any consequential amendments to the *Elected Members Entitlements Policy* to reflect the changes in legislation and the Council resolution in Limb 1.

MOTION

That Council:

1. Approves the payment of superannuation contributions to Council members under section 5.99B(2) of the *Local Government Act 1995* to commence from 19 October 2025;

ABSOLUTE MAJORITY REQUIRED

2. Notes that the superannuation contribution payment for Council members is payable with, and at the same time as, the remuneration currently paid to Council members;
3. Notes that where the local government is required, or resolves, to make superannuation contributions, individual Council members may choose to “opt out” of receiving superannuation.
4. Request the CEO to make any consequential amendments to the *Elected Members Entitlements Policy* to reflect the changes in legislation and the Council resolution in Limb 1.

Cr Steven Ostaszewskyj moved, Cr Sally Palmer seconded

Cr Elli Petersen-Pik - Deputy Mayor foreshadowed the officer's recommendation.

COUNCIL RESOLUTION

That Council:

1. Approves the payment of superannuation contributions to Council members under section 5.99B(2) of the *Local Government Act 1995* to commence from 19 October 2025;

ABSOLUTE MAJORITY REQUIRED

2. Notes that the superannuation contribution payment for Council members is payable with, and at the same time as, the remuneration currently paid to Council members;
3. Notes that where the local government is required, or resolves, to make superannuation contributions, individual Council members may choose to "opt out" of receiving superannuation.
4. Request the CEO to make any consequential amendments to the *Elected Members Entitlements Policy* to reflect the changes in legislation and the Council resolution in Limb 1.

Cr Steven Ostaszewskyj moved, Cr Sally Palmer seconded

LOST: 2/6

For: Cr Steven Ostaszewskyj and Cr Sally Palmer

Against: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Josh Eveson, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson

As the motion as lost, debate commenced on the foreshadowed motion.

COUNCIL RESOLUTION

(OFFICER'S RECOMMENDATION)

That Council:

1. Approves the payment of superannuation contributions to Council members under section 5.99B(2) of the *Local Government Act 1995* to commence from 1 March 2025;

ABSOLUTE MAJORITY REQUIRED

2. Notes that no adjustment is required to the 2024/25 budget for Council member fees and allowances, as the costs for the superannuation contributions can be funded from the savings arising from the vacancy in the West Ward;
3. Notes that the superannuation contribution payment for Council members is payable with, and at the same time as, the remuneration currently paid to Council members;
4. Request the CEO to make any consequential amendments to the *Elected Members Entitlements Policy* to reflect the changes in legislation and the Council resolution in Limb 1.

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

CARRIED UNANIMOUSLY BY AN ABSOLUTE MAJORITY: 8/0

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: Nil.

BACKGROUND

Through the Local Government Reform Program, the Department of Local Government, Sport, and Cultural Industries (the Department) is introducing a number of significant changes to the *Local Government Act 1995* (the Act).

One of these is the introduction of superannuation contribution payments for council members.

The change was introduced through the *Local Government Amendment Act 2024* and came into effect from 1 February 2025.

This reform aims to attract and retain council members and encourage greater diversity across local governments. It acknowledges the significant dedication and investment of time that council members commit to their role and helps to achieve greater alignment with the wider workforce.

From 1 February 2025 all local governments will have the option to resolve to make superannuation contributions payments to council members.

From 19 October 2025, this will become mandatory for Class One and Class Two local governments. The City of Bayswater is a Class One local government.

EXTERNAL CONSULTATION

As part of the Local Government Reform Program, the Department has consulted extensively on the proposed changes. The City of Bayswater has previously made a submission to the Department, supportive of local governments being able to choose to make payment of superannuation contributions to council members in addition to fees and allowances.

City officers attended a webinar on the introduction of superannuation for council members, arranged by the Department, on Monday 3 February 2025. The Western Australian Local Government Association (WALGA) also held a webinar on the introduction of superannuation for council members, on Wednesday 12 February 2025. The Department and WALGA responded to questions and answers, and relevant information has been included in this report.

No further consultation has occurred in relation to this report.

OFFICER'S COMMENTS

Up until now, if a local government wanted to offer superannuation to council members, it needed to become an "Eligible Local Government Body" under the *Taxation Administration Act 1953* which required a unanimous council resolution.

In general, local governments had reservations about this approach as it required council members to be treated similarly to employees which had significant implications including that pay as you go (PAYG) tax was required to be withheld for remission to the Australian Taxation Office (ATO) and Fringe Benefit Tax (FBT) was applicable to all benefits provided to council members. As a result, many local governments in Western Australia didn't pursue this option.

The new legislation allows the payment of superannuation contributions to council members in addition to fees and allowances. This approach avoids the problems associated with the need to withhold income tax and pay fringe benefits tax.

The case for superannuation contributions

Arguments that have previously been documented in relation to the payment of superannuation contributions include:

- Superannuation is widely recognised as an important entitlement to provide long-term financial security.
- Payment of superannuation contributions would address the historical anomaly that has seen council members denied a benefit enjoyed by the broader workforce.
- Other States across Australia have moved to allow councils to make superannuation contributions to council members (For example, New South Wales, Queensland and Victoria).
- Allowing local governments to provide superannuation is an important part of encouraging equality for people represented on council – particularly for women and younger people.
- Providing superannuation contributions to council members recognises that the commitment to elected office can reduce a person's opportunity to undertake other employment and earn superannuation contributions.

Key components of the new legislation

Superannuation contribution payments to council members will be made in addition to fees and allowances. These will sit outside of the threshold for fees and allowances set by the Salaries and Allowances Tribunal. In fact, the Salaries and Allowances Tribunal is not allowed to take into consideration the payment of superannuation as part of its deliberations in setting the thresholds for council member fees and allowances.

Superannuation contribution payments, in respect of these fees and allowances, are to be determined in accordance with the *Commonwealth Superannuation Guarantee (Administration) Act 1992* and the *Superannuation Guarantee Ruling SGR 2009/2*. At the moment, the superannuation guarantee rate is 11.5%. This will increase to 12.0% on 1 July 2025.

Some of the key components set out in the new legislation are:

- Superannuation contribution payment calculations will be based on the fees and allowances paid to the Elected Member. It is uncertain at this stage whether superannuation will be payable on annual allowances paid in lieu of reimbursement of expenses, such as the ICT allowance. The City is awaiting further advice on this and will update the Council accordingly.
- The superannuation contribution payment is to be made at the same time as the remuneration of the council member is paid.
- The council member must nominate a superannuation account from a scheme or fund to which the SG Act applies
- The City must not make a superannuation contribution payment to a council member if they fail to nominate an eligible account before the end of the month for which the payment relates.
- The City must not make any superannuation contribution payments to a council member that has been suspended, or at any other time that they are not entitled to receive their fees and allowances.
- An individual council member may opt out of receiving superannuation contribution payments by providing a notice in writing to the CEO.
- There are requirements for council members to repay any overpaid superannuation contributions. (This should not be an issue for the City as council member fees and allowances are paid in arrears, not in advance).
- Council members are not required to disclose an interest that arises due to the “*payment of a superannuation contribution payment under section 5.99B*” of the Act. (Section 5.99 Superannuation for council members: main provisions refer).

Following the Local Government Elections in 2025, it will be mandatory for Class 1 and Class 2 local governments, such as the City of Bayswater, to make superannuation contribution payments to Elected Members.

City officers consider it to be fair and reasonable for Elected Members to be paid superannuation contributions in the same way as other members of the broader workforce.

Given that these requirements will become mandatory for the City of Bayswater from 19 October 2025, City officers recommend that the Council approves the payment of superannuation contribution payments to Elected Members commencing from 1 March 2025. A 1 March 2025 commencement date will allow superannuation contributions to be aligned with the monthly remuneration payments to council members. It will also allow time for City officers to collect details for council members in relation to their superannuation account.

City officers have checked with the Department and the payment of superannuation contributions to council members can only commence from the date of the Council resolution on this matter (i.e. superannuation contributions cannot be backdated to commence any earlier than 25 February 2025).

LEGISLATIVE COMPLIANCE

New sections 5.99B to 5.99E of the *Local Government Act 1995*.

The new legislative provisions were introduced through the *Local Government Amendment Act 2024* and came into effect on 1 February 2025.

Section 5.63 'Some interests need not be disclosed' of the *Local Government Act 1995* has also been updated to include an interest relating to:

“(ia) the payment of a superannuation contribution payment under section 5.99B”.

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	SR08 - Business model fails to support an integrated and responsive delivery of services, facilities and infrastructure (Including leadership, structure and processes).	

FINANCIAL IMPLICATIONS

The Superannuation Guarantee up until 30 June 2025 is 11.5%. From 1 July 2025 this becomes 12%.

Based on the current remuneration to Elected Members (including the Mayor and Deputy Mayor Allowances and the Meeting Allowance (in lieu of meeting fees)), the following superannuation contribution payments would be required:

Superannuation contributions for Elected Members	Cost (\$)
Total from 1 March to 30 June 2025 (11.5% for 10 Elected Members)	\$18,500.67
Total from 1 July to 18 October 2025 (12.0% for 10 Elected Members)	\$17,406.19
Total from 19 October 2025 to 30 June 2026 (12.0% for nine Elected Members)	\$37,477.00
Total	\$73,383.87

The ongoing annual amount for superannuation contributions will total approximately \$54,000 per annum.

If the City is advised that superannuation payments can also be applied to the annual ICT allowance paid to elected members in lieu of reimbursement of expenses, this would amount to an additional \$420 per elector member each year.

These figures and estimates are based on the current rates set by the Salaries and Allowances Tribunal for 2024/25. These may be increased following the release of the new determination in April 2025. These figures account for the decrease in the number of Elected Members on Council from 19 October 2025 (from 11 to nine), and the current vacancy in the West Ward.

The costs for the remainder of the 2024/25 financial year can be covered by the existing budget for Elected Member Fees and Allowances due to the vacancy in the West Ward, which results in a saving of approximately \$17,000 (for the period 1 January 2025 to 30 June 2025).

If approved by the Council, the ongoing costs will be incorporated into the 2025/26 Annual Budget, along with any increase to the Salaries and Allowances Tribunal Determination. These costs will be offset by the savings that will be achieved by the Council reducing its elected member representation from 11 members to nine (savings of approximately \$75,500).

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Leadership and Governance
 Goal L4: Communicate in a clear and transparent way.
 Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

CONCLUSION

City officers recommend that the Council approves the payment of superannuation contribution payments to Elected Members commencing 1 March 2025. For the period 1 March to 30 June 2025, these contributions can be funded from savings arising from the vacancy in the West Ward and do not require a budget adjustment to the 2024/25 Annual Budget. If approved by the Council, they will be incorporated into the 2025/26 Annual Budget.

10.1.3 Morley Station Precinct Structure Plan MRS Amendment

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. Proposed MRS Amendment map [10.1.3.1 - 1 page]
Refer:	Item: 10.1.5 OCM: 10.12.2024

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 mother lives in her house near the border of the area for the Morley Station Precinct Structure Plan and he is a member of the Morley Windmills Sports Club who lease a building at Wotton Reserve, which is located in the area discussed in the report.

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

CR JOSH EVESON DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Josh Eveson declared an impartial interest in this item as he is a member of the Morley Windmills Sports Club who lease the building at Wotton Reserve, which is included in the image shown in the report.

Cr Josh Eveson remained in the Council Chambers and voted on this item.

SUMMARY

At the 10 December 2024 Ordinary Council Meeting, Council considered the draft Morley Station Precinct Structure Plan and resolved to support it for advertising, initiate a scheme amendment, and request the Western Australian Planning Commission (WAPC) to amend the Metropolitan Region Scheme (MRS) over a portion of the structure plan area from 'Industrial' to 'Urban' and 'Urban Deferred'. Following further discussions with the Department of Planning, Lands and Heritage (DPLH) Council consideration is sought to request that the entire 'Industrial' portion of the precinct be rezoned to 'Urban'.

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

That Council request the Western Australian Planning Commission to amend the Metropolitan Region Scheme to rezone the portion of the Bayswater Industrial Area located within the Morley Station Precinct from 'Industrial' to 'Urban', in accordance with Attachment 1.

Cr Steven Ostaszewskyj Moved, Cr Sally Palmer Seconded

CARRIED UNANIMOUSLY: 8/0

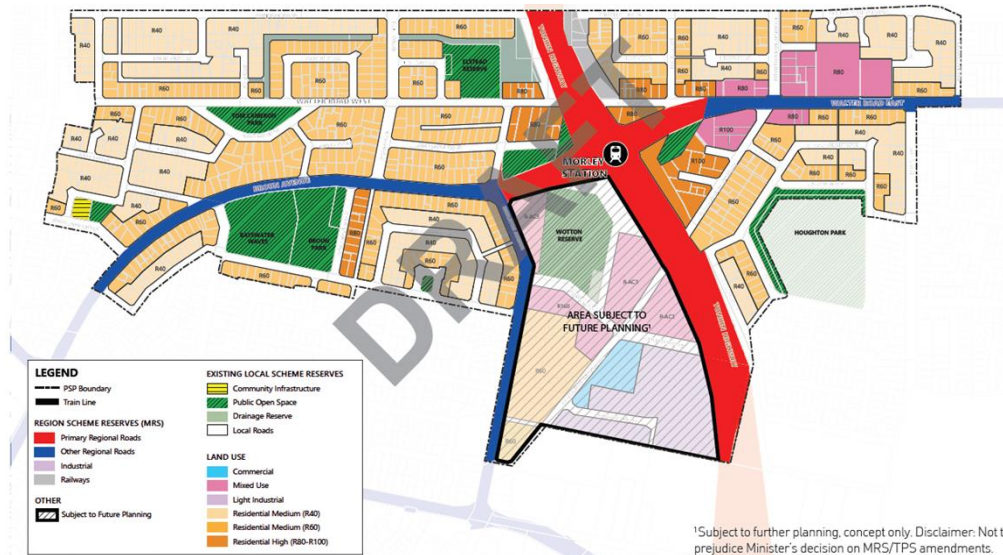
For: Mayor Filomena Piffaretti, Cr Assunta Meleca, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Sally Palmer, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Giorgia Johnson.

Against: Nil.

BACKGROUND

At the Ordinary Council Meeting held on 10 December 2024 Council considered the draft Morley Station Precinct Structure Plan (MSPSP) where Council (in summary) resolved to:

- Support the draft MSPSP for advertising;
- Initiate Town Planning Scheme 24 Amendment 100 ('Urban' land); and
- Request the WAPC to amend the MRS to rezone the 'Industrial' land to 'Urban' (properties with access to sewer) and 'Urban Deferred' (properties without access to sewer).



PI - Figure 3: Land Use and Residential Density Plan

Morley Station Precinct Structure Plan – Land Use and Residential Density

The area of land annotated as “Area subject to future Planning” is due to it being zoned 'Industrial' under the MRS, and not having access to reticulated sewer. The specific resolution regarding the MRS amendment, and lack of sewer within this area, was as follows:

- “...8. Request the Western Australian Planning Commission to amend the Metropolitan Region Scheme to rezone the 'Industrial' land within the Morley Station Precinct to 'Urban' for the land with access to reticulated sewer, and 'Urban Deferred' for the land without access to reticulated sewer...”
- ...11. Request the Chief Executive Officer to seek commitment from the State Government to install reticulated sewer to service the industrial land located adjacent to the Morley Train Station, to enable transition to residential land uses...”

In order to advocate for sewer to be installed in the area, the City wrote to the Director-General of the DPLH, who subsequently met with senior officers from City. The DPLH recommended that the City request that the MRS be amended to 'Urban' in order to facilitate the installation of sewer within the area.

EXTERNAL CONSULTATION

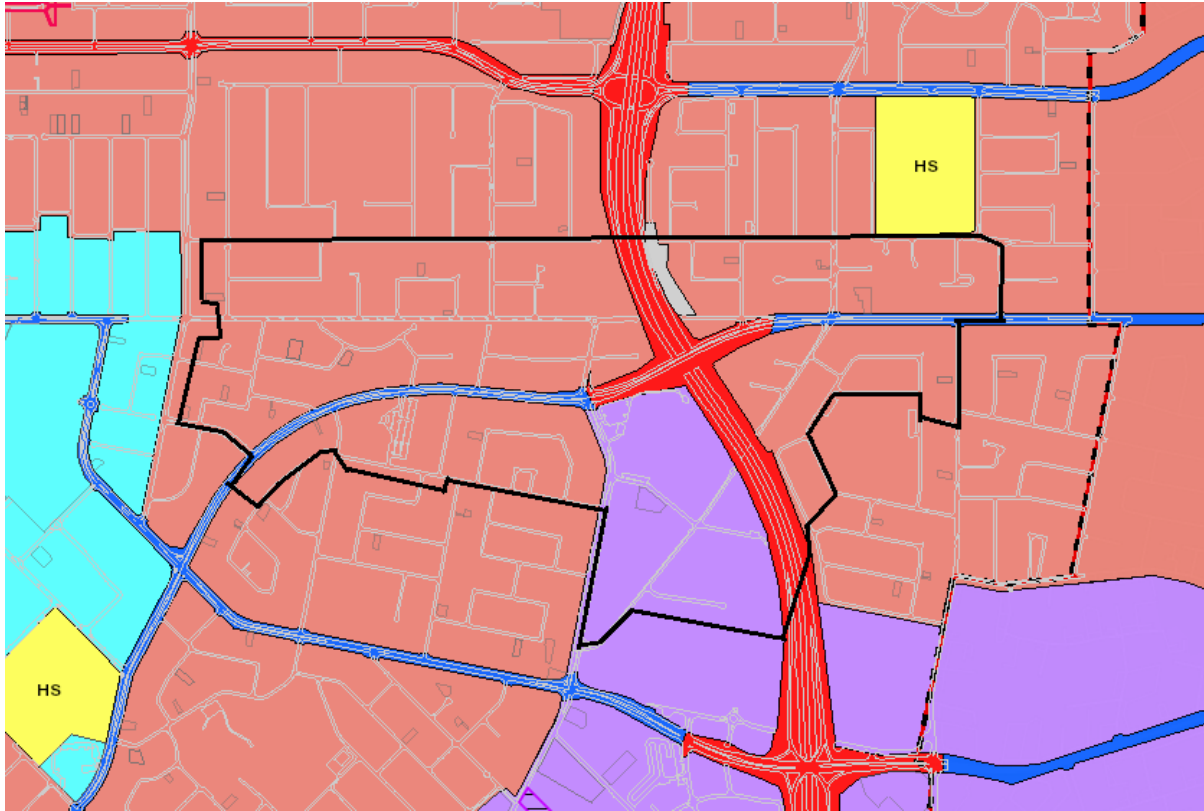
The Consultants and the City's Officers liaised with Senior Officers of the DPLH's Precincts and Projects team during the preparation of the draft MSPSP, including discussions around the proposed amendment to the MRS. It was indicated at that time that the MRS request should be for 'Urban Deferred' until such time as sewer is installed.

Should the proposed MRS amendment be supported by the WAPC it will be advertised by the DPLH with the assistance of the City.

OFFICER'S COMMENTS

Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is the underlying scheme that sets out the broad land use zones or reserves at a regional level. The land south of Morley Station is zoned 'Industrial' (purple) under the MRS and needs to be amended to 'Urban' before the draft MSPSP can be implemented and before TPS 24 can be amended.



MRS zoning

Sewer

The majority of this industrial land does not have access to sewer. The City is actively advocating for the State Government to fund and install sewer to the greater Bayswater Industrial Area. In particular, the City is advocating for the above industrial land to be provided with sewer so that the area can be developed into a vibrant new urban village as shown in the METRONET Morley Station Concept Master Plan and the draft Morley Station Precinct Structure Plan. This is essential to ensure the success of the new Morley Station via transit-oriented development. At this stage it is understood that sewer for this particular area may be included in the Water Corporation's forward works plan for 2028/29.

MRS Amendment

It was originally proposed at the 10 December 2024 OCM that Council request the WAPC to partially amend the MRS to rezone the 'Industrial' land to 'Urban' (properties with access to sewer along Embleton Avenue) and partially 'Urban Deferred' (properties without access to sewer). It was proposed that once sewer was available the 'Urban Deferred' could be lifted, and the land would become 'Urban' under the MRS.

It has now been recommended by the DPLH that the City request the entire area be amended to 'Urban' which may assist in facilitating the installation of sewer to the area.

LEGISLATIVE COMPLIANCE

The proposed MRS amendment process is in accordance with Part 4 Division 3 of the *Planning and Development Act 2005*.

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	low
Governance and Compliance	Low	low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods.	

FINANCIAL IMPLICATIONS

Item 1: Assist DPLH advertise the proposal for public comment

Asset Category: N/A

Source of Funds: Municipal

LTFP Impacts: Not itemised in the LTFP

Notes: *Includes budget allocated for newspaper advertisements and letters to be sent to land owners and occupiers in relation to strategic planning matters

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	EMPLOYEE				
1	\$500						\$6,000 *

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Environment and Liveability

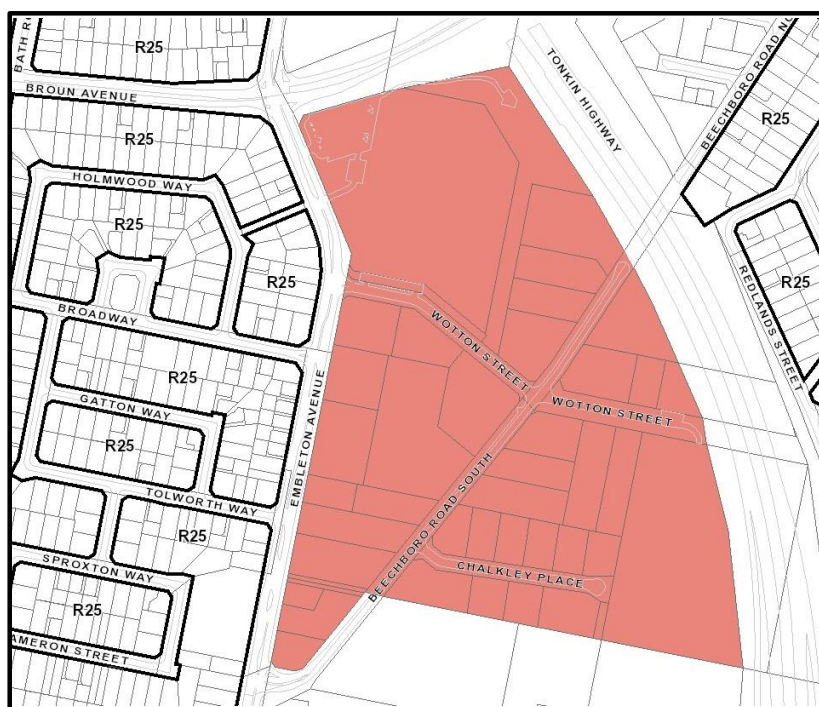
Goal E1: Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.

Conversion of the 'Industrial' MRS land to 'Urban' will facilitate the development of a new Urban Village adjacent to the Morley Station, in accordance with the draft Morley Station Precinct Structure Plan.

CONCLUSION

Given the above, it is recommended that Council requests the Western Australian Planning Commission to amend the Metropolitan Region Scheme from 'Industrial' to 'Urban' to facilitate the planning framework modifications to implement the draft Morley Station Precinct Plan.

Proposed Metropolitan Region Scheme Amendment



Proposed zoning

Metropolitan Region Scheme

Urban

10.1.4 Out of School Hours Care - Develop and Operate at Gibbney Reserve, Maylands

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Advocacy
Voting Requirement:	Simple Majority Required
Attachments:	1. Gibbney Reserve - Site Locations [10.1.4.1 - 1 page]
Refer:	Item: 10.1.8 OCM: 30.04.24 Item: 10.1.3 OCM: 22.10.24

CR ELLI PETERSEN-PIK - DEPUTY DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Elli Petersen-Pik - Deputy Mayor declared an impartial interest in this item as his kids attend the Maylands Peninsula Primary School, which is mentioned in the report.

Cr Elli Petersen-Pik - Deputy Mayor remained in the Council Chambers and voted on this item.

CR NAT LATTER DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Nat Latter declared an impartial interest in this item as she has a child at Maylands Peninsula Primary School, which is subject of the State election commitment referred to in the Officer Recommendation.

Cr Nat Latter 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 is Chair of the Bayswater Child Care Association (BCCA), so has an impartial interest in this item as there are no financial interests, being a non-profit, volunteer position.

Cr Sally Palmer remained in the Council Chambers and voted on this item.

SUMMARY

Council consideration is sought on the Expression of Interest (EOI) process to design, construct and operate Out of School Hours facility at Gibbney Reserve.

The City received two submissions. All submissions have been evaluated against an assessment matrix.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

- 1. Notes the outcomes of the Expression of Interest process to design, construct and operate an out of school hours facility at Gibbney Reserve.**
- 2. Requests a further report on the matter be presented to Council once the outcome of the State Election and how any election commitments may be used is known.**

Cr Sally Palmer Moved, Cr Nat Latter Seconded

CARRIED UNANIMOUSLY: 8/0

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 Georgia Johnson.*

Against: *Nil.*

BACKGROUND

On 24 June 2021, Maylands Peninsula Primary School reached out to the City seeking support for the establishment of an Out of School Hours (OSHC) facility in close proximity to the school due to limited facilities for the growing Maylands Peninsula Primary School community. As part of this request, Gibbney Reserve was identified as a possible location.

At Ordinary Council held on 24 September 2024, Council considered the matter and resolved the following motion;

“That Council:

- 1. Supports, in principle, a ground lease at Gibbney Reserve, 34 Mephan Street, Maylands in either location 1 or location 2 identified in this report and not encroaching on the playing fields to enable an out of school hours care (and any additional analogue services) to be provided.*
- 2. Requests the CEO to seek Expressions of Interest from providers to design, construct (and if applicable, operate) a facility that includes out of school care at the above location.”*

In accordance with the above, the EOI has been advertised to understand interest from the market to design, construct and operate a OSHC facility to support the school.

EXTERNAL CONSULTATION

The EOI was open from Saturday 23 November 2024 and concluded on 9 December 2024. The EOI notification was placed on the City's website and in the West Australian Newspaper on Saturday 23 November 2024. Additionally, the City proactively engaged with organisations who have previously indicated an interest in the proposed facility to inform them of the EOI process and of the opportunity to submit a proposal.

OFFICER'S COMMENTS

Purpose of the EOI Comments

Whilst the submissions outlined detailed and varied approaches, it did reveal a gap in the project scope and the applicants limited experience and financial expectations from the City for the construction and running of the facility.

Expression of Interest Submissions

During the EOI period 2 submissions were received. These submissions are addressed below.

Submitter 1 – Bayswater Child Care Association Inc. (BCCA)

Bayswater Child Care Association Inc. is a community owned, not for profit organisation dedicated to meeting the evolving childcare needs of local families. BCCA is a registered charity and an approved provider. BCCA currently operates eight community childcare centres, including Out of School Care (OSHC) services in Maylands, Bayswater and Morley.

If successful, BCCA proposes to establish a 75 place out of school hours care centre. The facility will serve the needs of children attending kindergarten through to year six, offering services before and after school, on pupil free days and during school holidays.

BCCA has preference to site 2, a purpose-built single storey facility is proposed created in a child-centric design.

BCCA proposes a 21-year initial lease term with a 5-year renewal option, with rent payments made quarterly or annually, as mutually agreed. They request a negotiable 12-month break clause, contingent upon recovering their initial investment. BCCA will be responsible for all maintenance, utilities, and associated operational costs, with the lease subject to City approval for zoning and development plans. They will oversee and finance the OSHC facility's development, including design, site preparation, permits, regulatory compliance, and construction. Ownership of building improvements will remain with BCCA during the lease term, transferring to the lessor upon expiration unless alternative arrangements are made. The construction period is estimated to be 12–18 months, subject to potential delays.

BCCA seeks a lease agreement aligned with existing community leases, requesting that the City cover building insurance, structural repairs, external drainage, termite management, fire protection equipment, and exit signage. Additionally, they propose that the City maintain the surrounding green spaces, trees, lawns, and reticulation. The 75-place OSHC centre will contribute to local economic growth by offering skill development, traineeships, and permanent and part-time employment opportunities, while also supporting local businesses where possible.

Submitter 2 – MOSH Kids Pty Ltd

MOSH Kids Pty Ltd commenced business in mid 2024 and is currently in the process of acquiring a childcare facility provider license through the Department of Communities. Upon completing the license requirements, MOSH Kids Pty Ltd will have fulfilled legislative requirements to operate as a childcare facility.

If successful, MOSH Kids proposed to build a two-storey centre that not only provides OSHC use, but a long day care option with availability to children 0-4 years, intermittent care for kindergarten aged children and holiday care for children preschool to year six. The facility will be able to accommodate over 100 children for before, after and holiday care and a further 65 children for long day care.

MOSH Kids prefer site 2 with modifications to the surrounding land to overcome challenges and limitations including, the construction of a hard wall for ball sport, a thoroughfare path and relocation of the cricket nets to another location within the reserve.

MOSH Kids proposes a 15-year lease with two 10-year extension options, allowing for a potential 35-year operating period. Lease terms, including land size, building considerations, and CPI adjustments will be finalised in consultation with the City. MOSH Kids will assume full responsibility for all maintenance, utilities, and operational costs associated with the leased land and facility management. Additionally, they will finance all aspects of design, development, construction, fit-out, operational outgoings, and insurance, ensuring a fully self-funded project.

As a locally owned and operated business, MOSH Kids is committed to supporting the Maylands community by creating up to 25 new jobs, prioritizing employment for local residents, and offering work experience opportunities for parents. Where possible, they will engage local companies for building design and construction, providing a detailed list of potential contractors for City approval. The facility will also serve as a community hub during daytime hours, offering space for educational initiatives such as PEAC classes, mothers' groups, disability education support, and language classes, reinforcing its role as an inclusive and multi-purpose asset for the local area.

Expressions of Interest Assessment

Submissions were evaluated by a panel against the lease assessment criteria under the *Community and Commercial Lease KPI's and Assessment Criteria Management Practice* ('the management practice').

The below assessment matrix has been applied when determining the suitability of each submission received. Of the two submissions, Bayswater Child Care Association Inc. ranked highest on the assessment scale. Under the management practice, an overall performance rating between 21-55% is considered poor, whilst 56 – 80% considered good.

	Weight		Bayswater Child Care Association Inc	Mosh Kids Pty Ltd
Organisational Experience and Capacity	30%			
Raw Score /10			9	4
Weighted Score			27	12
Concept Proposal	35%			
Raw Score /10			7	7
Weighted Score			24.5	24.5
Commercial Arrangement Proposal	30%			
Raw Score /10			4	8
Weighted Score			12	24
Local Business Support	5%			
Raw Score /10			6	9
Weighted Score			3	4.5
TOTAL NON-PRICE SCORES	100%		54.5	41

Labor State Government Election Commitment

In February 2025, it was announced that a re-elected Labour Government had committed \$15 million for the major expansion of before and after-school care at WA primary schools, with Maylands Peninsula Primary School as one of the 17 schools included in the program.

As a part of the election commitment it was announced that a dedicated unit within the Department of Education will be established to assist school communities establish OSHC services where they are needed. This will include a requirement that all State school principals work to deliver on-site OSHC.

Based on the above it is assumed that the State's preference is for OSHC be provided on site, however given that this is still an election commitment no further details have been provided at this time. It is unclear at this stage whether a development on an adjoining property (such as Gibbney Reserve) would meet the requirements and be eligible for the election commitment funding. It is considered appropriate to await the outcome of the State elections before progressing this matter, to know if the funds are available and how they may be used.

LEGISLATIVE COMPLIANCE

Section 3.58 of the *Local Government Act 1995*, applies to the disposal (via lease) by tender process.

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. SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest.	

FINANCIAL IMPLICATIONS

Nil at this time.

STRATEGIC IMPLICATIONS

It is considered that awaiting the outcome of the State election will help determine if the use of City land is necessary before undertaking a formal disposal process.

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Community
 Goal C3: Maximise the use of the City's facilities and parks by all sections of the community.

Theme: Leadership and Governance
 Goal L2: Plan and deliver projects and services in a sustainable way.
 Work together to deliver the best outcomes for the community by managing our resources in a financially sustainable way.

CONCLUSION

Considering the above, it is recommended that Council resolves to await the outcome of the State elections before progressing this matter, to know if the state funding is available and how it may be used.



Site Locations

Gibbney Reserve – 34 Mephan Street, Maylands

Location 1 –



Location 2 -



10.2 Corporate Services Directorate Reports**10.2.1 Financial Report for the Period Ended 31 January 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 - 15 pages]

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 attachment mentions Wotton Skate Park and surrounding facilities and mentions the underground power program. I am a member of Morley Windmills Sports Club who lease a building at Wotton reserve and I have information from the Department that I have an interest in common at this stage regarding underground power.

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

SUMMARY

This report details the financial reports for the period ended 31 January 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 receives the financial reports for the period ended 31 January 2025, comprising:

1. Monthly Financial Statements with supporting information (**Attachments 1 to 5**).
2. Cash Backed Reserve Report (**Attachment 6**).
3. Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**).

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

CARRIED UNANIMOUSLY: 8/0

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: 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 25 June 2024, Council adopted the Annual Budget for the 2024/25 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 2024/25 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 January 2025.

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.

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 Strategic Community Plan 2021-2031, the following applies:

- Theme: Leadership and Governance
- Goal L4: Communicate in a clear and transparent way.
Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

CONCLUSION

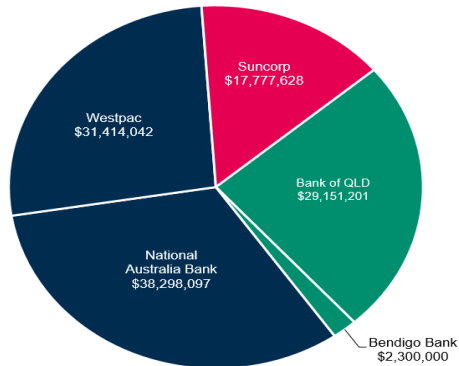
In light of the above, it is recommended that Council receives the financial reports for the period ended 31 January 2025.

Monthly Financial Statement Snapshot

January 2025

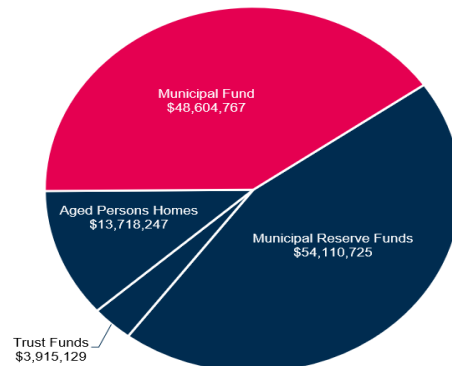
Term Deposits by Bank
(refer to investment report)

■ 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	\$196,701	\$529,408	\$503,527	\$1,229,635	\$1,065,207
Not yet due	0%	1%	60%	23%	0%
Current	75%	5%	14%	20%	97%
Over 30 days	14%	3%	10%	8%	2%
Over 60 days	11%	91%	16%	49%	1%

Rates & Charges	
Collected	83.03%
Total Outstanding	\$11,986,561
Deferred Rates	\$781,435

Payment Options	YTD 2024/25	2023/24
Payment in Full	19,455	21,111
Instalment	9,308	8,422
Rates Smoothing	2,794	2,423
Arrangement	733	698
None Selected	1,406	1,016

Capital

	Amended Budget	YTD Amended Budget	YTD Actual	YTD %
Revenue	\$12,565,108	\$5,905,554	\$352,378	6%
Expenditure	\$30,908,693	\$14,893,381	\$8,466,752	57%

Operating

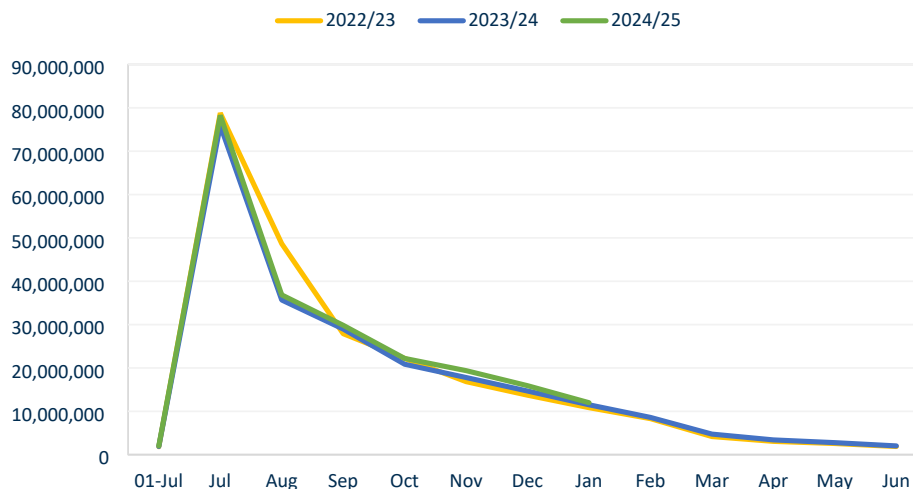
	Amended Budget	YTD Amended Budget	YTD Actual	YTD %
Revenue	\$96,759,418	\$88,185,869	\$88,667,644	101%
Expenditure	\$103,690,401	\$59,660,759	\$57,901,804	97%

**City of Bayswater
Executive Summary
for the period 1 July 2024 to 31 January 2025**

Revenue

The annual rate notices were issued on 19 July with a due date of 23 August for full payment or 1st instalment, with the last instalment due in March 2025. To date 83.03% of the total rate revenue raised has been received, with 19,455 (58%) of properties paid in full and 12,835 (38%) properties nominating a payment option.

Rates Receivable
(excluding prepaid and deferred rates)



(Note: includes all charges on rates notice including ESL and rubbish fees)

Debtors

Currently, there is a total of \$1.07M of outstanding debts of which \$197K relates to sundry debtors, 75% of which are not due yet; \$529K to infringement debts and \$504K to recreation debts.

Capital

Capital revenue is recognised once the expenditure has been incurred and performance obligations met. The year-to-date budget includes an allocation of \$5.9M for capital revenue which has largely not yet been received or recognised.

Capital expenditure related to payments for property, plant and equipment is \$739K lower than the year-to-date budget. Projects such as Information Services - Network Infrastructure Replacement Program and Morley Noranda Recreation Club – Facility Upgrade are yet to commence. Projects such as Information Services - End User Devices Replacement Program and Lightning Park – Facility Upgrade are behind budget with funds committed. This variance has been offset by the Plant and Equipment Replacement Program which is ahead of the year-to-date budget.

Expenditure related to payments for construction of infrastructure is \$5.7M lower than the year-to-date budget mainly due to the timing of MRRG Road Rehabilitation, Tree Management, Footpath Construction, Road Construction and Base Road projects.

Operating

Year-to-date operating revenue (including rates) is in line with the year-to-date budget.

Operating expenditure is 3% lower in comparison to the year-to-date budget, largely due to timing of expenditure across several areas such as employee costs, utility charges, other expenditure, and profit/loss on asset disposal.

**City of Bayswater
Statement of Financial Activity
Significant Variances
For the period 1 July 2024 to 31 January 2025**

Operating activities
Revenue from operating activities

Nature or Type	YTD Amended Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
General rates <ul style="list-style-type: none"> The variance is due to interim adjustments being slightly better than budget. 	52,214,996	52,342,992	127,996
Rates excluding general rates <ul style="list-style-type: none"> Immaterial variance due to interim adjustments. 	8,369,283	8,340,437	(28,846)
Grants, subsidies, and contributions <ul style="list-style-type: none"> The variance is predominantly due to the advance payment of the 2024/25 grant from the Grants Commission being received in June 2024. 	2,737,244	1,710,612	(1,026,632)
Fees and charges <ul style="list-style-type: none"> Revenue from Green Fees at Maylands Peninsula Golf Course (\$137K) and Embleton Golf Course (\$66K) are higher than the year-to-date budget. Revenue from Development Applications (\$80K) and Fines/Penalties (\$51K) is higher than anticipated. Income from The RISE Health Club Memberships (\$76K), Sports Court Hire (\$24K) and Social Sports Competitions (\$21K) is higher than anticipated. Revenue from Statutory Building Approvals is \$96K higher than year-to-date budget. Revenue from Bayswater Waves Health Club memberships (\$189K) is higher than anticipated. The spread of the Domestic and Commercial refuse charges budget has also contributed to the overall variance. 	20,955,051	21,787,212	832,161
Service charges <ul style="list-style-type: none"> Immaterial variance due to minor interim adjustments. 	0	(1,498)	(1,498)
Interest revenue <ul style="list-style-type: none"> 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. 	3,330,336	3,551,781	221,445

Nature or Type	YTD Amended Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
Other revenue <ul style="list-style-type: none"> The variance is largely due to an unbudgeted reimbursement of \$209K for the reinstatement of Halliday Park from damage caused whilst storing materials for the Metronet Station project. Works related to this reimbursement will occur in the 2024/25 financial year and will be considered in the mid-year budget review. Kiosk Sales at Bayswater Waves and Morley Sport and Recreation Centre are higher than anticipated. 	578,960	936,108	357,149
Total	88,185,869	88,667,644	481,774

Expenditure from operating activities

Nature or Type	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Employee costs <ul style="list-style-type: none"> Employee costs are lower than expected due to the budget spread and timing of pay-runs. The variance is also compounded by outstanding Workers Compensation Insurance premium and seasonal staffing levels within Recreation Facilities. 	(26,422,853)	(25,537,855)	884,998
Material and contracts <ul style="list-style-type: none"> The variance is due to several projects that are ahead of the year-to-date budget such as Business Systems - Software Licenses and Parks & Gardens - Agency Labour Hire. This has been offset by a number of projects that are below the year-to-date budget, such as Tree Planting Program (\$314K), Information and Communication Technology (\$292K) and Waste Disposal (\$208K). 	(20,567,527)	(20,778,923)	(211,396)
Utility charges <ul style="list-style-type: none"> Invoices for utilities are yet to be received. 	(2,343,604)	(2,059,711)	283,893
Depreciation <ul style="list-style-type: none"> The variance is due to the timing of additions and disposals. 	(7,929,642)	(7,789,558)	140,084
Insurance <ul style="list-style-type: none"> The variance is due to insurance premium adjustments. 	(1,218,656)	(1,127,973)	90,683
Other expenditure <ul style="list-style-type: none"> Relates to attendance fees, bad debt write-off and allowances with the variance impacted by the spread of the budget. 	(557,532)	(174,548)	382,984

Nature or Type	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Finance costs • Immaterial variance.	(376,110)	(384,305)	(8,195)
Profit/(Loss) on asset disposal • Budget spread issue with the full annual budget amount being allocated in July however asset disposals will not occur until later into the year.	(244,836)	(48,931)	195,904
Total	(59,660,759)	(57,901,804)	1,758,955

Discontinued operations

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
• Immaterial variance.	414,857	396,660	(18,196)

Non-cash operating activities excluded from the budget

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Non-cash operating activities • The variation is due to the phasing of movement in non-cash items such as depreciation, loss on asset disposals and movement in non-current assets and liabilities.	7,816,191	8,528,145	711,954

Investing activities

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Capital grants, subsidies and contributions Grant revenue is recognised as expenditure is incurred and performance obligations met. Revenue has been budgeted but not yet received/recognised for the following projects: • Low-Cost Urban Road projects • Roads to Recovery projects • Riverside Gardens Urban Forest • Tranby House Reserve Foreshore • Lightning Park facility upgrade • Morley Noranda Recreation Club facility upgrade	5,905,554	352,378	(5,553,176)

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<p>Proceeds from disposal of assets</p> <ul style="list-style-type: none"> The variance is due to unbudgeted revenue from recent land disposals as per Council resolution OCM 30/04/24. This variance has been offset by lower than anticipated proceeds from plant and fleet disposals which are expected to occur later in the financial year. 	446,003	957,719	511,716
<p>Payments for property, plant, and equipment</p> <ul style="list-style-type: none"> The variance is due to several projects being behind the year-to-date budget such as Network Infrastructure Replacement Program (\$270K), End User Devices Replacement Program (\$212K), Morley Noranda Recreation Club Facilities Upgrade (\$203K) and Lightning Park Facility Upgrade (\$201K). This variance has been offset by the Plant and Equipment replacement program which is ahead of budget. 	(4,560,028)	(3,821,271)	738,757
<p>Payments for construction and infrastructure</p> <ul style="list-style-type: none"> The variance is due to several projects being behind the year-to-date budget with the more notable projects including MRRG Road Rehabilitation (\$1.24M), Tree Management (\$922K), Footpath Construction (\$727K), Road Construction (\$615K) and Base Road projects (\$582K). 	(10,333,353)	(4,645,481)	5,687,872

Financing activities

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<p>Transfer from reserves</p> <ul style="list-style-type: none"> Transfers from reserve occur on a semi-annual basis as expenses have been incurred. The variance is due to budget timing as expenditure for certain reserve funded projects has not yet been incurred. 	4,588,947	2,754,557	(1,834,390)
<p>Repayment of borrowings</p> <ul style="list-style-type: none"> Variance is due to phasing of loan repayments which were budgeted later in the year. 	23,039	(1,214,031)	(1,237,069)
<p>Payment for principal portion of lease liability</p> <ul style="list-style-type: none"> Variance is due to phasing of principal lease liability. 	0	(56,816)	(56,816)
<p>Transfer to reserves</p> <ul style="list-style-type: none"> This relates to the transfer of 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. 	(616,620)	(2,326,461)	(1,709,841)

City of Bayswater
Statement of Financial Activity
for the period 1 July 2024 to 31 January 2025

	Budget	Amended Budget	YTD Amended Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
Operating activities						
Revenue from operating activities						
General Rates	52,331,216	52,331,216	52,214,996	52,342,992	127,996	0%
Rates excluding general rates	8,364,448	8,364,448	8,369,283	8,340,437	(28,846)	(0%)
Grants, subsidies and contributions	3,703,937	3,713,937	2,737,244	1,710,612	(1,026,632)	(38%)
Fees and charges	25,883,686	25,883,686	20,955,051	21,787,212	832,161	4%
Service charges	0	0	0	(1,498)	(1,498)	No Budget
Interest revenue	5,496,744	5,496,744	3,330,336	3,551,781	221,445	7%
Other revenue	969,386	969,386	578,960	936,108	357,149	62%
	96,749,418	96,759,418	88,185,869	88,667,644	481,774	1%
Expenditure from operating activities						
Employee costs	(45,733,058)	(45,733,058)	(26,422,853)	(25,537,855)	884,998	(3%)
Materials and contracts	(35,448,632)	(37,725,540)	(20,567,527)	(20,778,923)	(211,396)	1%
Utility charges	(4,044,956)	(4,044,956)	(2,343,604)	(2,059,711)	283,893	(12%)
Depreciation	(13,593,021)	(13,593,021)	(7,929,642)	(7,789,558)	140,084	(2%)
Insurance	(1,278,656)	(1,278,656)	(1,218,656)	(1,127,973)	90,683	(7%)
Other expenditure	(445,398)	(445,398)	(557,532)	(174,548)	382,984	(69%)
Finance costs	(624,936)	(624,936)	(376,110)	(384,305)	(8,195)	2%
Profit/(Loss) on asset disposal	(244,836)	(244,836)	(244,836)	(48,931)	195,904	(80%)
	(101,413,493)	(103,690,401)	(59,660,759)	(57,901,804)	1,758,955	(3%)
Discontinued operations	553,098	553,098	414,857	396,660	(18,196)	(4%)
Non-cash amounts excluded from operating activities	15,451,346	15,451,346	7,816,191	8,528,145	711,954	9%
Amount attributable to operating activities	11,340,369	9,073,461	36,756,158	39,690,645	2,934,487	8%
Investing activities						
Inflows from investing activities						
Capital grants, subsidies and contributions	10,935,544	12,565,108	5,905,554	352,378	(5,553,176)	(94%)
Proceeds from disposal of assets	446,003	446,003	446,003	957,719	511,716	115%
	11,381,547	13,011,111	6,351,557	1,310,097	(5,041,460)	(79%)
Outflows from investing activities						
Payments for property, plant and equipment	(10,340,774)	(12,491,404)	(4,560,028)	(3,821,271)	738,757	(16%)
Payments for construction of infrastructure	(15,148,481)	(18,402,669)	(10,333,353)	(4,645,481)	5,687,872	(55%)
Payments for intangible assets	0	(14,620)	0	0	0	No Budget
	(25,489,255)	(30,908,693)	(14,893,381)	(8,466,752)	6,426,629	(43%)
Amount attributable to investing activities	(14,107,708)	(17,897,582)	(8,541,824)	(7,156,655)	1,385,169	(16%)
Financing activities						
Inflows from financing activities						
Transfer from reserves	41,219,072	43,157,367	4,588,947	2,754,557	(1,834,390)	(40%)
	41,219,072	43,157,367	4,588,947	2,754,557	(1,834,390)	(40%)
Outflows from financing activities						
Repayment of borrowings	(2,451,100)	(2,451,100)	23,039	(1,214,031)	(1,237,069)	(5369%)
Payment for principal portion of lease liability	(126,381)	(126,381)	0	(56,816)	(56,816)	No Budget
Transfer to reserves	(36,839,617)	(36,839,617)	(616,620)	(2,326,461)	(1,709,841)	277%
	(39,417,098)	(39,417,098)	(593,581)	(3,597,308)	(3,003,727)	506%
Amount attributable to financing activities	1,801,974	3,740,269	3,995,366	(842,750)	(4,838,116)	(121%)
Movement in surplus or (deficit)						
Surplus or (deficit) at the start of the financial year	965,365	5,083,852	5,083,852	15,640,706	10,556,854	208%
Amount attributable to operating activities	11,340,369	9,073,461	36,756,158	39,690,645	2,934,487	8%
Amount attributable to investing activities	(14,107,708)	(17,897,582)	(8,541,824)	(7,156,655)	1,385,169	(16%)
Amount attributable to financing activities	1,801,974	3,740,269	3,995,366	(842,750)	(4,838,116)	(121%)
Surplus or (deficit) after imposition of general rates	0	0	37,293,552	47,331,946	10,038,394	27%

City of Bayswater
Statement of Financial Position
For the period ended 31 January 2025

	Opening Balance	Closing Balance
	\$	\$
Current assets		
Cash and cash equivalents	90,628,189	116,433,740
Trade and other receivables	11,244,619	19,814,207
Inventories	2,926,416	2,935,337
Prepayments	693,102	371,571
Total Current assets	105,492,325	139,554,855
Non-current assets		
Trade and other receivables (NCA)	1,981,239	956,207
Other financial assets at amortised cost	2,594,508	2,594,508
Property, plant and equipment	562,950,355	562,367,400
Infrastructure	229,127,609	229,483,973
Intangible assets	9,684	2,448
Investment Property	10,140,000	10,140,000
Right of use assets	347,967	356,876
Controlled & associated entities & joint venture interests	38,949,839	38,949,839
Total Non-current assets	846,101,202	844,851,252
Total Assets	951,593,527	984,406,106
Current liabilities		
Trade and other payables	11,310,625	12,759,228
Other financial liabilities at amortised costs	2,451,101	1,237,071
Lease liabilities	171,223	133,134
Provisions	7,039,536	7,166,039
Grant Liabilities	1,985,355	2,770,456
Contract Liabilities	1,732,453	1,839,350
Clearing accounts	0	(12,461)
Total Current liabilities	24,690,292	25,892,816
Non-current liabilities		
Other financial liabilities at amortised cost	11,704,631	11,704,631
Lease liabilities	3,274,127	3,359,939
Provisions	298,907	308,273
Total Non-current liabilities	15,277,666	15,372,843
Total Liabilities	39,967,958	41,265,659
Net Assets	911,625,569	943,140,447
Equity		
Retained surplus	254,268,181	286,211,156
Reserves - cash backed	53,350,129	52,922,033
Revaluation surplus	604,007,259	604,007,259
Total Equity	911,625,569	943,140,447

**City of Bayswater
Net Current Assets
as at 31 January 2025**

Municipal and Aged Persons Homes	Opening Balance	Closing Balance
	\$	\$
Current assets		
Cash and cash equivalents	90,628,189	116,433,740
Trade and other receivables	11,244,619	19,814,207
Inventories	2,926,416	2,935,337
Prepayments	693,102	371,571
Total	105,492,325	139,554,855
Current liabilities		
Trade and other payables	(11,310,625)	(12,759,228)
Other financial liabilities at amortised costs	(2,451,101)	(1,237,071)
Lease liabilities	(171,223)	(133,134)
Provisions	(7,039,536)	(7,166,039)
Grant Liabilities	(1,985,355)	(2,770,456)
Contract Liabilities	(1,732,453)	(1,839,350)
Clearing accounts	0	12,461
Total	(24,690,292)	(25,892,816)
Net current assets	80,802,033	113,662,038
Restricted - Reserves	(53,350,129)	(52,922,033)
Cash backed employee provisions	1,724,469	1,776,387
Restricted - Aged Persons Homes	(16,125,022)	(16,521,682)
Current Portion of Lease Liabilities	138,254	100,165
Current Portion of borrowings	2,451,101	1,237,071
	15,640,706	47,331,946

**City of Bayswater
Cash Backed Reserves
for the period 1 July 2024 to 31 January 2025**

	Budget Amended				Actual				
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Opening BL Equity Tfr	Transfer to	Transfer (from)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Aged Persons Homes - General Reserve	19,942,294	0	(19,942,294)	0	20,317,993	(20,317,993)	0	0	0
Aged Persons Homes - Prudential Requirements Reserve	3,185,952	0	(3,185,952)	0	3,124,064	(3,124,064)	0	0	0
Bayswater Bowling Club Capital Improvements Reserve	11,081	538	0	11,619	11,313	0	341	0	11,653
Bayswater City Soccer Club Rooms Redevelopment Reserve	0	209,703	(200,000)	9,703	0	200,000	5,175	(104,782)	100,392
Bayswater Tennis Club Reserve	122,130	5,925	0	128,055	125,232	0	3,884	0	129,116
Bayswater Waves Aquatic Centre Reserve	358,990	0	(358,990)	0	371,285	(371,285)	0	0	0
Bore and Reticulation Reserve	10,801	0	(10,801)	0	10,876	(10,876)	0	0	0
Building Furniture and Equipment Reserve	157,333	0	(157,333)	0	158,433	(158,433)	0	0	0
Buildings and Facilities Reserve	0	5,766,827	(2,116,428)	3,650,399	0	5,500,000	165,586	(162,124)	5,503,462
Cash in Lieu - Public Open Space	1,104,294	53,574	0	1,157,868	1,051,373	0	31,653	0	1,083,026
City Buildings and Amenities Reserve	841,212	0	(841,212)	0	850,632	(850,632)	848	0	848
Civic Centre Reserve	69,093	0	(69,093)	0	69,578	(69,578)	0	0	0
Climate Action Reserve	0	3,387,583	(183,924)	3,203,659	0	3,116,394	213,824	(92,292)	3,237,926
Economic Stimulus Reserve	508,090	0	(508,090)	0	1,456,690	(1,456,690)	0	0	0
Emission Reduction Energy Plan Reserve	94,454	0	(94,454)	0	186,784	(186,784)	0	0	0
Eric Singleton Bird Sanctuary Reserve	1,331,201	0	(1,331,201)	0	1,340,509	(1,340,509)	0	0	0
Fleet and Plant Renewal/Upgrade Reserve	0	2,359,157	(432,369)	1,926,788	0	2,250,000	67,740	(432,369)	1,885,371
FOGO Reserve	4,585,007	106,720	(2,158,000)	2,533,727	4,717,620	(1,858,000)	86,154	(10,158)	2,935,616
Footpath and Cycleway Reserve	18,441	0	(18,441)	0	19,311	(19,311)	0	0	0
General Waste Management Reserve	4,721,292	2,061,691	(1,183,805)	5,599,178	5,483,549	1,858,000	218,891	0	7,560,440
Golf Courses Reserve	1,275,228	0	(1,275,228)	0	1,528,020	(1,528,020)	0	0	0
Information and Communication Technology (ICT) Reserve	239,106	5,003,464	(1,633,241)	3,609,329	241,128	4,758,872	150,533	(378,275)	4,772,258
Landfill Restoration Reserve	383,307	0	(383,307)	0	391,579	(391,579)	0	0	0
Les Hansman Community Centre Development Reserve	77,963	0	(77,963)	0	126,678	(126,678)	0	0	0
Long Service Leave and Entitlements Reserve	1,711,964	81,925	0	1,793,889	1,724,469	0	51,918	0	1,776,387
Major Capital Works Reserve	6,071,468	3,798,011	(736,095)	9,133,384	7,059,125	4,435,039	948,283	(94,053)	12,348,394
Maylands Lakes Reserve	5,136	0	(5,136)	0	5,172	(5,172)	0	0	0
Maylands Waterland Reserve	466,711	0	(466,711)	0	469,974	(469,974)	0	0	0
Morley City Centre Reserve	589,338	0	(589,338)	0	593,459	(593,459)	0	0	0
Morley Library Seed Reserve	0	1,048,514	0	1,048,514	0	1,000,000	30,107	0	1,030,107
Morley Sport and Recreation Centre Reserve	266,428	0	(266,428)	0	384,950	(384,950)	0	0	0
Noranda Netball Courts Reserve	74,459	3,612	0	78,071	76,015	0	2,289	0	78,303
Plant and Works Equipment Reserve	28,438	0	(28,438)	0	3,011	(3,011)	0	0	0
Playground and Parks Reserve	55,278	0	(55,278)	0	55,743	(55,743)	0	0	0
Rates Smoothing Reserve	0	629,108	0	629,108	0	600,000	18,064	0	618,064
Recreation Renewal/Upgrade Reserve	0	4,194,056	(463,333)	3,730,723	0	4,000,000	120,426	0	4,120,426
River Restoration Reserve	126,331	0	(126,331)	0	132,742	(132,742)	0	0	0
Roads and Drainage Reserve	14,125	0	(14,125)	0	14,229	(14,229)	0	0	0
Senior Citizens Building Reserve	27,774	0	(27,774)	0	27,971	(27,971)	0	0	0
Strategic Property Reserve	48,488	2,048,540	(1,100,000)	997,028	23,834	1,976,166	60,213	(1,100,000)	960,214
Streetscapes Reserve	140,533	0	(140,533)	0	143,285	(143,285)	0	0	0
Sustainable Environment Reserve	59,717	0	(59,717)	0	61,253	(61,253)	0	0	0
The RISE Reserve	396,527	0	(396,527)	0	405,886	(405,886)	0	0	0
Transport Renewal/Upgrade Reserve	0	5,242,570	(1,937,878)	3,304,692	0	5,000,000	150,533	(380,505)	4,770,028
Underground Power Reserve	0	838,099	0	838,099	0	0	0	0	0
Workers' Compensation Reserve	581,599	0	(581,599)	0	586,363	(586,363)	0	0	0
Total	49,701,583	36,839,617	(43,157,367)	43,383,833	53,350,129	(0)	2,326,461	(2,754,557)	52,922,033

**City of Bayswater
Capital Acquisitions & Non-Operating Grants
for the period 1 July 2024 to 31 January 2025**

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Non-operating grants, subsidies and contributions - summary						
1622 Buildings	(1,550,909)	(1,600,909)	(490,909)	(85,609)	0	(1,515,300)
1632 Furniture and equipment	0	0	0	(10,455)	0	10,455
1702 Roads	(4,358,035)	(4,911,192)	(2,819,394)	(57,928)	0	(4,853,264)
1712 Footpath	(630,000)	(777,548)	(350,800)	(108,386)	0	(669,162)
1732 Park development	(4,375,000)	(5,253,859)	(2,233,651)	(90,000)	0	(5,163,859)
1742 Other infrastructure	(21,600)	(21,600)	(10,800)	0	6,356	(27,956)
	<u>(10,935,544)</u>	<u>(12,565,108)</u>	<u>(5,905,554)</u>	<u>(352,378)</u>	<u>6,356</u>	<u>(12,219,086)</u>
Capital acquisitions - summary						
Purchase of property, plant and equipment						
1612 Land	1,100,000	1,100,000	1,100,000	1,100,000	0	0
1622 Buildings	6,153,545	7,496,507	1,956,981	1,350,369	1,035,505	5,110,633
1632 Furniture and equipment	1,357,753	1,563,453	971,499	136,081	380,696	1,046,675
1652 Plant and equipment	1,729,476	2,331,444	531,548	1,234,821	537,807	558,816
	<u>10,340,774</u>	<u>12,491,404</u>	<u>4,560,028</u>	<u>3,821,271</u>	<u>1,954,009</u>	<u>6,716,124</u>
Purchase and construction of infrastructure assets						
1702 Roads	6,815,453	7,386,738	4,752,481	1,643,892	2,163,944	3,578,902
1712 Footpath	1,578,213	2,117,091	1,169,813	1,260,106	1,592,587	(735,602)
1722 Drainage	66,125	219,102	44,567	3,318	5,557	210,227
1732 Park development	6,239,569	8,198,867	4,124,313	1,667,663	2,308,133	4,223,071
1742 Other infrastructure	449,121	480,871	242,179	70,501	19,617	390,753
	<u>15,148,481</u>	<u>18,402,669</u>	<u>10,333,353</u>	<u>4,645,481</u>	<u>6,089,837</u>	<u>7,667,351</u>
Purchase of intangible assets						
1852 Intangible assets	0	14,620	0	0	0	14,620
	<u>0</u>	<u>14,620</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,620</u>
Total by Work in Progress Natural Account	25,489,255	30,908,693	14,893,381	8,466,752	8,043,846	14,398,095

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Land							
Land							
81357	Land Purchase-45 Ninth Ave,Mayland	1,100,000	1,100,000	1,100,000	1,100,000	0	0
		1,100,000	1,100,000	1,100,000	1,100,000	0	0
Total Land		1,100,000	1,100,000	1,100,000	1,100,000	0	0
Buildings							
Building major capital works							
80613	Morley Sport & Recreation Ctre - basketball court extension	0	8,750	8,750	13,037	0	(4,287)
80810	Depot Store Room Upgrades	0	20,957	0	0	0	20,957
80837	Paddy Walker Depot - improvements	0	153,127	0	0	0	153,127
80840	Upper Hillcrest Reserve - transportable changeroom	0	269,558	269,558	301,080	11,251	(42,773)
81064	Lightning Park - facility upgrades	750,000	750,000	202,500	1,121	602,147	146,732
81065	Morley Noranda Recreation Club - facility upgrades	750,000	750,000	202,500	0	0	750,000
81192	Crimea Park - upgrade external changerooms and toilets	0	48,748	48,748	65,170	0	(16,422)
81201	Pat O'Hara Rugby Club	0	23,800	23,800	0	0	23,800
81244	Maylands Brickworks Reserve Upgrades - Fencing	45,000	45,000	0	27,684	0	17,316
81246	Maylands Sport and Rec Renewal - Aircon	60,000	60,000	0	0	75,465	(15,465)
81247	Maylands Sport and Rec Renewal - Roof	95,000	95,000	0	0	59,400	35,600
81250	Morley Sport and Rec Renewal - Aircon	150,000	150,000	70,500	71,402	0	78,598
81251	Morley Sport and Rec Renewal - Roof	250,000	250,000	0	0	103,668	146,332
81261	Silverwood Child Care Centre Renewal - Roof	150,000	150,000	150,000	203,626	0	(53,626)
81265	Various Items Replacement	150,000	150,000	51,000	37,337	0	112,663
81268	Waste Transfer Station Renewal - Structural Repairs	1,000,000	1,000,000	0	0	0	1,000,000
81337	Maylands Brickworks Reserve Renewal - Structure	250,000	250,000	150,000	0	0	250,000
81341	Noranda Soccer Changroom Upgrade	180,000	180,000	0	28,640	0	151,360
		3,830,000	4,354,940	1,177,356	749,097	851,931	2,753,912

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Building minor capital works						
80844 Bayswater Community Centre - paving	0	5,000	5,000	0	4,545	455
80974 Waste Transfer Facility - fire suppression system	0	200,000	0	0	0	200,000
80992 Waste Transfer Station - upgrade office, showers & toilets	0	133,805	0	2,427	0	131,378
81185 Maylands Golf Course - renew depot	0	129,422	0	0	42	129,380
81235 Bedford Hall Renewal - Flooring	80,000	80,000	80,000	96,409	4,257	(20,666)
81238 Drill Hall Renewal - Aircon	12,000	12,000	12,000	8,666	0	3,334
81239 Ellis House Renewal - Aircon	15,000	15,000	0	0	0	15,000
81240 Houghton Reserve Pavillion - Upgrade disability access ent	10,000	10,000	0	0	0	10,000
81241 Les Hansman Community Centre Renewal - Aircon	35,000	35,000	35,000	40,232	0	(5,232)
81242 Lightning Park Pavilion Renewal - Fire detection system	10,000	10,000	10,000	0	0	10,000
81243 Lower Hillcrest RAL Massie Pavilion Upgrade - Security	25,000	25,000	0	0	0	25,000
81245 Maylands Hall Renewal - Fire detection system	17,000	17,000	17,000	19,721	0	(2,721)
81249 Morley Library Upgrade - Access Control	30,000	30,000	30,000	13,419	0	16,581
81256 Paddy Walker Works Depot - Install motor to Carpenters work	5,000	5,000	5,000	3,971	0	1,029
81257 Paddy Walker Works Depot - Mechanical Work Shop renew floor	20,000	20,000	20,000	13,250	0	6,750
81258 Paddy Walker Works Depot Renewal - Aircon	20,000	20,000	20,000	22,260	0	(2,260)
81259 Riverslea Lodge Renewal	20,000	20,000	5,000	0	0	20,000
81260 SES Headquarters Renewal - Floor	20,000	20,000	20,000	0	0	20,000
81264 Various Hot Water Systems Replacement	10,000	10,000	0	9,110	0	890
81266 Various New Roof Safety Systems	50,000	50,000	30,000	21,349	0	28,651
81267 Waltham Reserve Changeroom Renewal - concrete structure	15,000	15,000	15,000	18,473	0	(3,473)
81335 Ellis House Lighting Upgrade	14,545	14,545	14,545	0	15,297	(752)
81338 Maylands Hall Blackout Blinds	14,841	14,841	14,841	17,041	0	(2,200)
81340 Moojebing Reserve Shade Sail	40,000	40,000	40,000	0	34,300	5,700
81342 RA Cook Reserve Softball back net upgrade	10,909	10,909	10,909	86	10,150	674
	474,295	942,522	384,295	286,414	68,591	587,517

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Aquatic facilities							
80973	Bayswater Waves - refurbishment	0	0	0	80,788	66,663	(147,451)
81209	Bayswater Waves - replace roof	0	20,699	0	0	0	20,699
81233	Bayswater Waves Renewal - External wall sheeting	60,000	60,000	60,000	0	0	60,000
81234	Bayswater Waves Renewal - Roof	600,000	600,000	0	0	758	599,242
81348	Bayswater Waves Renewal - Plant	81,250	81,250	20,313	9,762	0	71,488
81349	Bayswater Waves Renewal - sound equipment	5,000	5,000	5,000	0	0	5,000
81350	Bayswater Waves Upgrade - Building Management System	30,000	30,000	0	0	14,850	15,150
		776,250	796,949	85,313	90,550	82,270	624,129
Aged care facilities							
81248	Mertome Gardens Renewal	25,000	25,000	5,000	0	0	25,000
		25,000	25,000	5,000	0	0	25,000
Plant and equipment							
80999	The RISE - Unplanned Capital	0	1,958	1,958	1,559	1,559	(1,160)
		0	1,958	1,958	1,559	1,559	(1,160)
Sustainable environment							
80936	Solar PV installation program	0	20,319	10,000	0	0	20,319
		0	20,319	10,000	0	0	20,319
Other infrastructure construction							
81216	Maylands Sports & Rec Club- Patio Extension- Event space	0	21,941	21,941	14,887	0	7,054
		0	21,941	21,941	14,887	0	7,054
Other infrastructure renewal							
81220	Maylands Brickwork Rectification	75,000	250,000	100,000	51,593	18,800	179,607
		75,000	250,000	100,000	51,593	18,800	179,607

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Administration Buildings							
81236	Civic Centre Renewal - Aircon	588,000	588,000	0	0	0	588,000
81237	Civic Centre Renewal - Fire detection system	30,000	30,000	30,000	33,633	1,420	(5,053)
		618,000	618,000	30,000	33,633	1,420	582,947
Halls & Community Centres							
81228	Lower Hillcrest Clubrooms - Redevelopment	0	25,000	25,000	23,207	0	1,793
81230	Civic Centre: IT upgrades to Directors office	0	6,118	6,118	689	0	5,429
81232	Bayswater Community Centre Renewal - Aircon	60,000	60,000	60,000	58,572	0	1,428
81252	Olive Tree House - Ducted toilet exhaust Replacement	10,000	10,000	0	0	0	10,000
81253	Olive Tree house - Staff relocation	150,000	150,000	0	6,243	4,900	138,857
81254	Olive Tree House Renewal - flooring	20,000	20,000	0	0	0	20,000
81255	Olive Tree House Renewal - Painting	60,000	60,000	0	0	0	60,000
81263	Upper Hillcrest Reserve Renewal - Hot water System	20,000	20,000	0	0	0	20,000
		320,000	351,118	91,118	88,711	4,900	257,507
Sport & Recreation Facilities							
80764	Lightning Park Recreation Centre - Spectator shelter	0	0	0	(5,289)	0	5,289
81262	The RISE Renewal - Fire detection system	35,000	35,000	35,000	39,214	570	(4,784)
		35,000	35,000	35,000	33,925	570	505
Sustainable Environment							
81183	Emission Reduction and Renewable Energy Delivery	0	78,760	15,000	0	5,463	73,297
		0	78,760	15,000	0	5,463	73,297
Total Buildings		6,153,545	7,496,507	1,956,981	1,350,369	1,035,505	5,110,633

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Furniture and equipment							
Aquatic facilities							
81113	Bayswater Waves - renew plant and equipment	0	13,393	8,000	7,179	0	6,214
81347	Bayswater Waves - New Visitation Monitors	8,000	8,000	0	0	0	8,000
		8,000	21,393	8,000	7,179	0	14,214
Furniture and equipment							
81118	Information Services - In Vehicle Comm Amplification	0	20,000	20,000	0	0	20,000
81274	Assets and Mapping - Duress Equipment Replacement Program	5,000	5,000	5,000	0	0	5,000
81276	Environmental Health - Equipment Upgrade	80,000	80,000	80,000	1,995	0	78,005
81332	Library Services - ICT Equipment Replacement Program	20,000	20,000	20,000	0	11,929	8,071
81353	Rangers and Security Equipment Renewal Program	28,660	28,660	28,660	0	0	28,660
		133,660	153,660	153,660	1,995	11,929	139,736
IT capital							
81097	Embleton Room- Wireless Microphone system	0	0	0	0	1,671	(1,671)
81098	Council chamber upgrade	0	0	0	0	360	(360)
81111	Information Services - Network Infra Replacement Program	481,501	481,501	269,640	0	0	481,501
81117	Information Services - Workstation Replacement Program	0	0	0	82,020	15,170	(97,190)
		481,501	481,501	269,640	82,020	17,201	382,280
IT renewal							
81275	Assets and Mapping - Network Infrastructure Replacement Pro	22,000	22,000	22,000	16,409	0	5,591
81351	The RISE - New Visitation Monitors	8,000	8,000	0	0	0	8,000
81352	MSRC - New Visitation Monitors	8,000	8,000	0	0	0	8,000
81354	Information Services - Council chambers system Replacement	240,000	240,000	134,400	0	237,104	2,896
81355	Information Services - End User Devices Replacement Program	386,592	386,592	216,489	4,155	93,900	288,537
81356	Information Services - Telephony Replacement Program	70,000	70,000	39,200	0	0	70,000
		734,592	734,592	412,089	20,564	331,004	383,024

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Plant and equipment						
80996 Bayswater Waves - Health Club - Strength Equipment renewal	0	22,687	0	0	0	22,687
	0	22,687	0	0	0	22,687
Other infrastructure construction						
81219 MSRC-Technology Infrastructure	0	121,765	121,765	17,978	20,563	83,224
	0	121,765	121,765	17,978	20,563	83,224
Water Facilities						
81114 Bayswater Waves - unplanned capital	0	27,855	6,345	6,345	0	21,510
	0	27,855	6,345	6,345	0	21,510
Total Furniture and equipment	1,357,753	1,563,453	971,499	136,081	380,696	1,046,675
Plant and equipment						
Building minor capital works						
81108 Install and commission above ground fuel system	0	30,000	30,000	25,248	0	4,752
	0	30,000	30,000	25,248	0	4,752
Plant and equipment						
81110 Plant and Equipment replacement program	1,729,476	2,301,444	501,548	1,209,573	537,807	554,064
	1,729,476	2,301,444	501,548	1,209,573	537,807	554,064
Total Plant and equipment	1,729,476	2,331,444	531,548	1,234,821	537,807	558,816

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Roads							
Building minor capital works							
81191	Pat O'Hara Reserve - Morley Sport and Recreation Centre rede	150,000	150,000	0	7,721	3,549	138,730
		150,000	150,000	0	7,721	3,549	138,730
Road construction							
80245	Traffic management - general	0	18,128	18,128	19,050	0	(922)
80426	Design of slip lane at 60 Russell Street corner Walter Road	0	0	0	2,797	0	(2,797)
80960	Low Cost Urban Safety Design & Construction - Frank Drago	0	0	0	32,788	6,385	(39,172)
80961	Low Cost Urban Safety Design & Construction - Bayswater Wave	0	0	0	67,533	0	(67,533)
81063	Low Cost Urban Safety Program	300,000	300,000	150,000	115,143	26,417	158,440
81081	Low Cost Urban Safety Design & Construction-Weld Square	237,261	0	0	280	0	(280)
81083	Low Cost Urban Safety Design & Construction-Shearn Park	86,906	600,000	86,906	416,948	263,110	(80,058)
81084	Low Cost Urban Safety Design & Construction-Maylands Strip	222,676	500,000	0	280	0	499,720
81089	Low Cost Urban Safety Design & Construction-Beaufort Park	0	0	0	144,662	0	(144,662)
81090	Low Cost Urban Safety Design & Construction-RA Cook Park	0	0	0	280	0	(280)
81336	LCURS - Road Safety Treatments	2,000,000	2,000,000	1,160,000	0	0	2,000,000
		2,846,843	3,418,128	1,415,034	799,759	295,912	2,322,458
Road renewal							
81293	Resurface Intersection- Russell Street to Bishop Street	177,408	177,408	88,705	4,016	39,356	134,036
		177,408	177,408	88,705	4,016	39,356	134,036
Roads to recovery							
81027	Road Resurfacing - Cooper Rd - Wylde to Wolseley	0	0	0	8,283	0	(8,283)
81224	R2R- Vera St-Wellington Rd to Lee St	0	0	0	3,199	0	(3,199)
81298	Road Resurface Arundel St from Lawrence St to Toowong St	119,416	119,416	119,416	102,932	20,089	(3,605)
81302	Road Resurface Drake St from Broun Ave to Union Rd (R2R)	242,077	242,077	242,077	0	0	242,077
81304	Road Resurface Farmfield Wy From Harrowshill Rd	119,741	119,741	119,741	12,565	81,175	26,001
81314	Road Resurface Reman Rd from Langley Rd to Cul-De-Sac (R2R)	68,145	68,145	68,145	0	1,026	67,119
		549,379	549,379	549,379	126,978	102,290	320,111

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Black spot state							
81279	Intersection upgrade Benara Road / Emberson Road	35,000	35,000	35,000	10,327	23,242	1,431
		35,000	35,000	35,000	10,327	23,242	1,431
Base road grant							
81297	Road Resurface Abinger St from Noranda Ave to Ranmore Way	50,622	50,622	50,622	51,760	0	(1,138)
81299	Road Resurface Avenell Rd from Clavering Rd to Raleigh Rd	99,329	99,329	99,329	105,122	1,385	(7,179)
81300	Road Resurface Bromley St from Burnett St to Rothbury Rd	124,413	124,413	124,413	2,002	1,595	120,816
81301	Road Resurface Burnett St from McGregor St to Mallion St	80,801	80,801	80,801	0	1,319	79,482
81303	Road Resurface Fairs St from Drake St to Bromley St	23,040	23,040	23,040	0	0	23,040
81305	Road Resurface Feredy St from Bromley St to Burnett St	43,386	43,386	43,386	831	0	42,555
81306	Road Resurface Gilders Pl from Union St to Cul-De-Sac	15,349	15,349	15,349	0	0	15,349
81307	Road Resurface Higgins Wy from Newton St to Wyatt Rd	48,351	48,351	48,351	41,254	806	6,291
81308	Road Resurface Hudson St from Langley Rd to Rothbury Rd	74,635	74,635	74,635	0	0	74,635
81309	Road Resurface McGregor St from Broun Ave to Burnett St	58,410	58,410	58,410	0	0	58,410
81310	Road Resurface Newton St from Guildford Rd to Cul-De-Sac	55,490	55,490	55,490	44,231	380	10,879
81311	Road Resurface Noranda Ave from Hookwood Rd to Camboon Rd	38,940	38,940	38,940	41,822	0	(2,882)
81312	Road Resurface Paine Rd from HSE 21 To Alfreda Ave	100,595	100,595	100,595	15,237	71,175	14,183
81313	Road Resurface Ranmore Wy from Dormans Rd to Hookwood Rd	87,615	87,615	87,615	83,359	0	4,256
81315	Road Resurface Thursley Wy from Abinger St To Noranda Ave	90,860	90,860	90,860	75,197	0	15,663
81316	Road Resurface Union St from Drake St to Reman Rd	42,704	42,704	42,704	957	0	41,747
81317	Road Resurface Ward Pl from Feredy St to Cul-De-Sac	16,063	16,063	16,063	6,985	0	9,078
		1,050,603	1,050,603	1,050,603	468,758	76,660	505,185
Arterial road construction							
81127	Arterial Roads - Direct Grant /Resurfacing - Broun Ave/Colli	0	0	0	18,689	0	(18,689)
		0	0	0	18,689	0	(18,689)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Metropolitan Regional Road Group Projects							
81294	Road Rehabilitation Camboon Road (MRRG)	268,386	268,386	268,386	3,777	466,641	(202,031)
81295	Road Rehabilitation Crimea Street (MRRG)	338,937	338,937	338,937	1,898	425,826	(88,786)
81296	Road Rehabilitation McGilvray Avenue (MRRG)	660,937	660,937	660,937	20,552	445,544	194,841
		1,268,260	1,268,260	1,268,260	26,227	1,338,010	(95,977)
Sporting Reserves							
81278	Carpark Resurfacing Program - Pat'O Hara Reserve	154,000	154,000	77,000	18,625	84,437	50,938
81281	Morley Sport and Recreation carpark (Pat O'Hara) Stage 2	150,000	150,000	90,000	84,349	63,225	2,426
81282	Morley Sport and Recreation carpark (Pat O'Hara) Stage 3	200,000	200,000	120,000	63,065	107,841	29,095
81321	Upper Hillcrest Reserve Disabled Carpark Expansion	75,000	75,000	0	15,378	29,423	30,198
		579,000	579,000	287,000	181,417	284,926	112,657
Parking Services							
81320	Upgrade ACROD parking	8,960	8,960	0	0	0	8,960
		8,960	8,960	0	0	0	8,960
Recreation Reserves							
81322	Waterland Carpark Expansion	150,000	150,000	58,500	0	0	150,000
		150,000	150,000	58,500	0	0	150,000
Total Roads		6,815,453	7,386,738	4,752,481	1,643,892	2,163,944	3,578,902
Footpath							
Other road construction							
80911	Drake Street - Broun Avenue/Rothbury Road - new pathway	0	34,731	0	0	0	34,731
		0	34,731	0	0	0	34,731

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Footpath construction							
81105	New Path - Bunya St Stage 1	0	24,774	0	0	0	24,774
81283	Pathway Expansion Program - Beechboro Road North	25,000	25,000	25,000	38,354	0	(13,354)
81284	Pathway Expansion Program - Camboon Road	98,000	98,000	98,000	72,315	0	25,685
81285	Pathway Expansion Program - Cox Street	56,000	56,000	56,000	83,115	0	(27,115)
81286	Pathway Expansion Program - Endeavour Road	64,800	64,800	64,800	59,917	0	4,883
81287	Pathway Expansion Program - Illingbridge Street	45,000	45,000	45,000	0	0	45,000
81288	Pathway Expansion Program - LTCN Bike Path, Drake Street	760,000	760,000	501,600	0	0	760,000
81289	Pathway Expansion Program - Mahogany Road	17,000	17,000	17,000	1,251	17,659	(1,910)
81290	Pathway Expansion Program - Ramsden Way	65,000	65,000	65,000	79,791	0	(14,791)
81291	Pathway Expansion Program - Gilbert Street	67,813	67,813	67,813	5,650	0	62,163
81292	Pathway Expansion Program - Thorpe Street	129,600	129,600	129,600	2,629	69,182	57,789
		1,328,213	1,352,987	1,069,813	343,022	86,841	923,124
Park development construction							
81104	New Path - Hester/Evans/Drake	250,000	729,373	100,000	917,084	1,505,746	(1,693,457)
		250,000	729,373	100,000	917,084	1,505,746	(1,693,457)
Total Footpath		1,578,213	2,117,091	1,169,813	1,260,106	1,592,587	(735,602)
Drainage							
Drainage construction							
80248	Urban water sensitive design	0	81,470	0	0	0	81,470
80928	City-wide - optimise drainage amenity	0	11,507	11,507	0	2,360	9,147
		0	92,977	11,507	0	2,360	90,617
Drainage renewal							
81280	Low Point New Drainage Program	66,125	66,125	33,060	3,318	3,197	59,610
		66,125	66,125	33,060	3,318	3,197	59,610

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Sustainable environment						
81213 Drainage for Liveability Detailed Design Rudloc and Bowden R	0	60,000	0	0	0	60,000
	0	60,000	0	0	0	60,000
Total Drainage	66,125	219,102	44,567	3,318	5,557	210,227
Park development						
Park development construction						
80242 Riverbank restoration	92,292	92,292	92,292	163,003	50,977	(121,688)
81004 Birkett Street Reserve - redevelopment	0	0	0	17,227	0	(17,227)
81171 Program - Natural Environment Improvement - Foreshore River	240,000	240,000	139,200	327,960	55,786	(143,745)
81172 Waterland Developments-Parking & Playspace	0	133,265	0	1,082	0	132,183
81218 Bardon Park-Inclusive Swing	0	85,625	85,625	33,632	51,681	312
81269 Maylands Lakes Masterplan Implementation	250,000	250,000	200,000	76,190	48,655	125,155
81270 New Lightning Park Limestone Path	80,000	80,000	80,000	0	0	80,000
81271 Public Bin Renewal Program	65,000	65,000	65,000	0	0	65,000
81272 Rudloc Reserve Transformation	550,000	550,000	346,500	0	0	550,000
81273 Tranby Riverbank Restoration	100,000	100,000	0	0	0	100,000
81323 Bore Pump Renewal Program	117,500	117,500	117,500	9,581	39,737	68,182
81324 Further Greening of Guildford Road	100,000	100,000	50,000	0	0	100,000
81325 Irrigation Renewal Program	64,577	64,577	29,705	156,415	24,356	(116,193)
81326 Irrigation Renewal Program - Design	100,000	100,000	100,000	0	0	100,000
81327 Irrigation Renewal Program - Water usage reduction strategy	250,000	250,000	150,000	0	0	250,000
81328 Median Island Tree Planting Program	200,000	200,000	120,000	0	0	200,000
81329 Park Furniture Renewal Program	50,000	50,000	20,000	0	0	50,000
81330 Passive Park Lights Renewal Program	36,200	36,200	0	0	0	36,200
81331 Removal of dilapidated jetty Lake Brearley, Maylands	10,000	10,000	10,000	0	0	10,000
81334 Crimea - Tennis/Skate/Baseball Floodlight System Renewal	250,000	250,000	100,000	0	91,356	158,644
81358 Halliday Hosue-Retic	20,000	20,000	0	16,979	1,250	1,772
81360 Mayland Lakes Tank Installation	0	0	0	0	145,764	(145,764)
	2,575,569	2,794,459	1,705,822	802,067	509,561	1,482,830

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Sustainable environment							
81061	Maylands Lakes bank renaturalisation & improve water quality	0	550,000	0	0	0	550,000
81214	Maylands Lakes - Water Quality Improvements	0	50,700	50,700	33,721	51,691	(34,712)
		0	600,700	50,700	33,721	51,691	515,288
Tree management							
81165	Riverside Gardens Urban Forest	0	140,000	140,000	109,249	65,826	(35,075)
81344	Riverside Gardens Urban Forest (Advocacy Project)	1,650,000	1,650,000	891,000	57	1,464,531	185,413
		1,650,000	1,790,000	1,031,000	109,305	1,530,357	150,338
Golf course development							
81168	Maylands Peninsula Golf Course Upgrade	0	150,000	0	19,569	0	130,431
		0	150,000	0	19,569	0	130,431
Drink fountains							
80971	Lake Bungana - drink fountain	0	0	0	16	0	(16)
		0	0	0	16	0	(16)
Playground							
81175	City Wide - Playspace Redevelopments	0	436,233	400,000	499,527	67,741	(131,035)
81176	City Wide - Sports Goal Replacements	0	5,370	5,370	12,563	0	(7,193)
81180	City Wide - Cricket Match Synthetic Wicket Renewals	0	3,080	3,080	0	0	3,080
81333	Cricket Pitch Renewal Program	64,000	64,000	64,000	0	0	64,000
81343	Riverside Gardens Playground Renewal	50,000	50,000	25,000	0	0	50,000
81345	Sport Court Replacement Program	100,000	100,000	50,000	0	0	100,000
81346	Sport Goal Renewal Program	20,000	20,000	20,000	0	0	20,000
		234,000	678,683	567,450	512,090	67,741	98,852
Floodlights							
81231	Crimea Park floodlight renewal	0	90,000	90,000	0	0	90,000
		0	90,000	90,000	0	0	90,000

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Other infrastructure construction							
80946	Wotton Skate Park and surrounding facilities	0	36,719	0	0	0	36,719
81062	Tranby House Reserve Foreshore - rehab and revegetation	1,000,000	1,000,000	400,000	999	0	999,001
81177	City Wide - Sports Lighting Renewals	0	137,422	87,422	67,396	0	70,026
81339	Mills Avenue Pocket Park Development (Metronet)	680,000	680,000	0	0	0	680,000
		1,680,000	1,854,141	487,422	68,395	0	1,785,746
Other infrastructure renewal							
80755	Critical Asset Renewal Program	0	0	0	40,623	350	(40,973)
81167	Bore and Pump Replacement Program	0	48,334	48,334	43,603	5,882	(1,151)
81169	Critical Asset Renewal and Upgrade Program	0	6,087	6,087	28,455	4,400	(26,768)
		0	54,421	54,421	112,681	10,632	(68,892)
Recreation Reserves							
81173	City Wide - Community Ball Court Resurfacing	100,000	148,965	100,000	5,381	121,915	21,669
81181	City Wide - Sporting Reserve Fencing Replacements	0	22,498	22,498	4,438	1,610	16,450
81182	Upper Bardon Park	0	15,000	15,000	0	14,625	375
		100,000	186,463	137,498	9,819	138,150	38,494
Total Park development		6,239,569	8,198,867	4,124,313	1,667,663	2,308,133	4,223,071
Other infrastructure							
Traffic management							
81319	Traffic Management Devices	65,000	65,000	32,500	34,948	10,000	20,052
		65,000	65,000	32,500	34,948	10,000	20,052

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Street lights							
81119	City Lighting Renewal Program/New Req	0	17,619	17,619	32,191	0	(14,572)
81318	Street Lightpole Upgrade	303,481	303,481	151,740	1,150	0	302,331
		303,481	321,100	169,359	33,340	0	287,760
Other infrastructure construction							
81122	Bus Shelters - Upgrade program	32,256	32,256	16,125	0	0	32,256
81277	Bus Shelters - Expansion Program	48,384	48,384	24,195	0	5,745	42,640
		80,640	80,640	40,320	0	5,745	74,896
Sustainable environment							
80935	Emission reduction and renewable energy implementation	0	14,131	0	0	0	14,131
		0	14,131	0	0	0	14,131
Other infrastructure construction							
80392	Maylands Town Centre - City-led infrastructure activation	0	0	0	2,213	1,503	(3,716)
81121	Town Centre's - City-led Place Activation	0	0	0	0	2,370	(2,370)
		0	0	0	2,213	3,873	(6,086)
Total Other infrastructure		449,121	480,871	242,179	70,501	19,617	390,753
Intangible assets							
Software							
80950	Website development for online bookings	0	14,620	0	0	0	14,620
		0	14,620	0	0	0	14,620
Total Intangible assets		0	14,620	0	0	0	14,620
Total capital projects		25,489,255	30,908,693	14,893,381	8,466,752	8,043,846	14,398,095

10.2.2 List of Payments for the Month of January 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 - 8 pages] 2. Schedule of Accounts - Aged Persons Homes Account [10.2.2.2 - 1 page] 3. Schedule of Accounts - Trust Fund [10.2.2.3 - 1 page] 4. Summary of Corporate Credit Card Expenses [10.2.2.4 - 1 page] 5. Summary of Corporate Purchase Card Expenses [10.2.2.5 - 4 pages] 6. Electronic Fund Transfers [10.2.2.6 - 1 page]

SUMMARY

This report presents the list of payments, comprising **Attachments 1, 2, 3, 4, 5 and 6** made under delegated authority for the month of January 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 January 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 – Aged Persons Homes Account (**Attachment 2**);
3. Schedule of Accounts – Trust Fund (**Attachment 3**);
4. Summary of Corporate Credit Card Expenses (**Attachment 4**); and
5. Summary of Corporate Purchase Card Expenses (**Attachment 5**); and
6. Electronic Fund Transfers (**Attachment 6**).

Cr Nat Latter Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

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: 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 January 2025 are included in **Attachment 1**.

Payments drawn from the Aged Persons Homes Account for the month of January 2025 are included in **Attachment 2**.

Payments drawn from the Trust Fund for the month of January 2025 are included in **Attachment 3**.

Payments made via corporate credit and purchase cards are included in **Attachment 4 and Attachment 5** 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 6**.

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)	BP000282-000283, DC000656-000665, EF088497-088516, EF088519-088713, EF088717-089022, EF089024-089170	\$7,566,383.87
<i>Aged Persons Homes</i> Electronic Fund Transfers (EFTs)	EF088518	\$11,133.38
<i>Trust Fund</i> Electronic Fund Transfers (EFTs)	EF088714-088716, EF089023, EF089171-089172	\$23,992.22
<i>Credit Card Expenses</i>	28 December 2024 to 29 January 2025	\$10,035.89

<i>Direct Debit and Other Electronic Fund Transfer</i>	1 January 2025 to 31 January 2025	\$6,437,297.59
	Total	\$14,048,842.95

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 2021-2031, the following applies:

Theme: Leadership and Governance

Goal L4: Communicate in a clear and transparent way.

Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

CONCLUSION

That Council notes the List of Payments for the month of January 2025 comprising **Attachments 1, 2, 3, 4, 5 and 6.**

City of Bayswater

List of Payment - Municipal

for the period 1 January 2025 to 31 January 2025

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
BP000282	16/01/25	Coca Cola Europacific Partners Australia Pty Ltd	Kiosk stock	1,460.73
BP000283	23/01/25	Coca Cola Europacific Partners Australia Pty Ltd	Kiosk stock	2,158.88
DC000656	18/12/24	Department of Justice/Fines Enforcement Registry	Fees and charges	5,676.00
DC000657	23/12/24	Easisalary Pty Ltd	Payroll payment	8,151.69
DC000658	23/12/24	Superchoice	Payroll payment	251,008.20
DC000659	08/01/25	Easisalary Pty Ltd	Payroll payment	8,151.69
DC000660	09/01/25	Superchoice	Payroll payment	245,396.51
DC000661	17/01/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	6,794.00
DC000662	24/01/25	Superchoice	Payroll payment	250,887.87
DC000663	24/01/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	602.00
DC000664	22/01/25	Easisalary Pty Ltd	Payroll payment	8,151.69
DC000665	23/01/25	Western Australia Treasury Corporation	Loan repayments	49,579.76
EF088497	02/01/25	AlintaGas Sales Pty Ltd	Gas usage charges	152.00
EF088498	02/01/25	Assunta Meleca	Councillor allowances and reimbursements	3,208.54
EF088499	02/01/25	Bunnings Group Ltd	Graffiti removal	473.01
EF088500	02/01/25	Crysty Lee Rosalie Young	Donation	200.00
EF088501	02/01/25	Daniel Bull	Councillor allowances and reimbursements	3,208.54
EF088502	02/01/25	Elli Petersen-Pik	Councillor allowances and reimbursements	5,270.57
EF088503	02/01/25	Filomena Piffaretti	Councillor allowances and reimbursements	12,911.88
EF088504	02/01/25	Giorgia Johnson	Councillor allowances and reimbursements	3,208.54
EF088505	02/01/25	Joshua Eveson	Councillor allowances and reimbursements	3,208.54
EF088506	02/01/25	Julia Delanty	Donation	200.00
EF088507	02/01/25	Lorna J Clarke	Councillor allowances and reimbursements	3,208.54
EF088508	02/01/25	Michelle Louise Sutherland	Councillor allowances and reimbursements	3,208.54
EF088509	02/01/25	Nat Latter	Councillor allowances and reimbursements	3,109.30
EF088510	02/01/25	Riley Oliphant	Donation	200.00
EF088511	02/01/25	Sally Palmer	Councillor allowances and reimbursements	3,208.54
EF088512	02/01/25	Sharrise M Sweeney	Donation	200.00
EF088513	02/01/25	Steven George Ostaszewskyj	Councillor allowances and reimbursements	3,208.54
EF088514	02/01/25	Synergy	Electricity charges (other than street lighting)	126,574.12
EF088515	02/01/25	Silver Star Wanda'ers Line Dancing Group	Youth and seniors community activities	150.00
EF088516	02/01/25	Water Corporation	Water usage charges	26,543.04
EF088519	10/01/25	A W Jackson	Refund infringement	150.00
EF088520	10/01/25	Acciona Rail Pty Ltd	Refund bond	1,200.00
EF088521	10/01/25	Ace Volleyball Academy	Refund facility hire bond	55.40
EF088522	10/01/25	AlintaGas Sales Pty Ltd	Gas usage charges	1,419.30
EF088523	10/01/25	Bartco Traffic Equipment Pty Ltd	Equipment purchases	50,820.00
EF088524	10/01/25	Bayswater State Emergency Services	Grants & funding	7,330.40
EF088525	10/01/25	Belinda Evonne Cox	Marketing and promotional material	1,900.00
EF088526	10/01/25	Bonsai Society of WA	Refund hall hire	1,000.00
EF088527	10/01/25	Cattalina Townsley	Refund health centre memberships	75.80
EF088528	10/01/25	Cleanaway Pty Ltd	Waste collection and hygiene services	2,075.30
EF088529	10/01/25	Cosmic Credit Co Pty Ltd T/A High Voltage Performers Boutiqu	Functions and events entertainment expenses	3,762.00
EF088530	10/01/25	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	3,812.00
EF088531	10/01/25	Deborah Kim-Lea Ng	Refund facility hire bond	100.00
EF088532	10/01/25	Dowsing Group Pty Ltd	Construction and civil works payments	30,851.65
EF088533	10/01/25	Eugene Francis Duggan	Refund health centre memberships	477.47
EF088534	10/01/25	GFG Temporary Assist	Labour hire and temporary replacement	9,322.50
EF088535	10/01/25	IPWEA-WA Division	Staff training, development and support	3,450.00
EF088536	10/01/25	J.G Abberton & Others Lavan T/A Lavan	Legal expenses and court costs	616.00
EF088537	10/01/25	Jason Clarke	Staff allowances and reimbursements	327.06
EF088538	10/01/25	Jemma Satie	Refund health centre memberships	56.70
EF088539	10/01/25	John Forrest S.C.	Refund bond	550.00
EF088540	10/01/25	Lightbase Pty Ltd	Garden maintenance	1,023.00
EF088541	10/01/25	Logiudice Property Group	Refund hall hire	158.00
EF088542	10/01/25	Lorna J Clarke	Councillor allowances and reimbursements	390.00
EF088543	10/01/25	Luke Stephen Pestana T/A Perth Slushy King	Functions and events catering expenses	175.00
EF088544	10/01/25	Mary Bonar	Staff allowances and reimbursements	99.00
EF088545	10/01/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks & gardens tree pruning & assoc. services	1,575.20
EF088546	10/01/25	North of Perth Music Festival	Equipment hire	552.22
EF088547	10/01/25	Office of the Auditor General	Audit services	176,990.00
EF088548	10/01/25	PeopleKind Group Ltd	Refund sundry debtor	5,313.92
EF088549	10/01/25	Peter Nguyen	Refund health centre memberships	11.95
EF088550	10/01/25	Providence Bayswater	Refund bond	550.00
EF088551	10/01/25	Providence Church Network	Refund bond	500.00
EF088552	10/01/25	Ricoh Australia Pty Ltd	Photocopying contract charges	901.90
EF088553	10/01/25	Ross John Thompson T/A Ross Vegas	Functions and events entertainment expenses	700.00
EF088554	10/01/25	Russian Learning Centre Lomonosov	Refund bond	750.00
EF088555	10/01/25	Sabin Ivey	Refund miscellaneous	261.26
EF088556	10/01/25	Stephen Hunt	Staff allowances and reimbursements	115.10
EF088557	10/01/25	Synergy	Electricity charges (other than street lighting)	97,234.29
EF088558	10/01/25	Team Building Group (WA) Pty Ltd	Refund residential verge deposit	1,435.00
EF088559	10/01/25	Technology One Limited	Software maintenance	4,968.58
EF088560	10/01/25	The Australian & New Zealand Forensic Sc	Refund bond	1,000.00
EF088561	10/01/25	WACOSS	Refund bond	500.00
EF088562	10/01/25	Water Corporation	Water usage charges	52,506.92
EF088563	10/01/25	West Australian Newspapers Ltd	Memberships and subscriptions	172.80
EF088564	10/01/25	Winc Australia Pty Ltd	Management fee	3,913.35
EF088565	10/01/25	Zipform Pty Ltd	Printing and graphic design expenses	10,152.88
EF088566	09/01/25	A1 Locksmiths	Key / lock services	263.80
EF088567	09/01/25	Abstract Investments (WA) Pty Ltd T/A Smoke and Mirrors Audio Visual	Equipment hire	11,553.80

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid \$
EF088568	09/01/25	ADT Security	Building maintenance and services	263.43
EF088569	09/01/25	ALS Library Services Pty Ltd	Book purchases	655.98
EF088570	09/01/25	AMS Technology Group Pty Ltd	Building maintenance and services	15,997.22
EF088571	09/01/25	Apac Aid Incorporated	Garden maintenance	4,680.50
EF088572	09/01/25	Auslan Stage Left	Functions and events entertainment expenses	1,320.00
EF088573	09/01/25	Australian Services Union	Payroll payment	473.00
EF088574	09/01/25	Australian Taxation Office	Payroll payment	648,458.00
EF088575	09/01/25	Backpackers FC Pty Ltd	Building maintenance and services	495.00
EF088576	09/01/25	Baycorp (WA) Pty Limited	Legal expenses and court costs	30.00
EF088577	09/01/25	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	2,175.48
EF088578	09/01/25	Boyan Electrical Services	Electrical installation & repair	12,198.78
EF088579	09/01/25	BP Australia Pty Ltd	Fuel and oil	2,688.26
EF088580	09/01/25	Brownes Foods Operations Pty Ltd	Staff amenities	21.50
EF088581	09/01/25	Bunnings Group Ltd	Environmental health services & supplies	1,963.76
EF088582	09/01/25	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Aquatic chemicals and consumables	6,063.12
EF088583	09/01/25	The Trustee for Borrello Family Trust T/A Carramar Resource Industries	Parks & gardens materials	7,920.00
EF088584	09/01/25	Cat Haven	Animal supplies & services	220.00
EF088585	09/01/25	Chemwest Pty Ltd	Depot stores and consumables	815.94
EF088586	09/01/25	Child Support Agency	Payroll payment	1,909.92
EF088587	09/01/25	CNW Pty Ltd	Building supplies and hardware	392.94
EF088588	09/01/25	Colleagues Nagels Pty Ltd	Printing and graphic design expenses	1,310.00
EF088589	09/01/25	Comiskey's Contracting Pty Ltd	Construction and civil works payments	252,237.37
EF088590	09/01/25	Contra-flow Pty Ltd	Traffic management	11,476.13
EF088591	09/01/25	Department of Transport - Vehicle Search	Vehicle searches	1,624.35
EF088592	09/01/25	Detail West	Cleaning services	300.00
EF088593	09/01/25	The Trustee for Devereux Family Trust	Building maintenance and services	404.80
EF088594	09/01/25	Direct Communications Pty Ltd	Equipment maintenance	88.00
EF088595	09/01/25	Don@ 100 Small Things Pty Ltd	Staff training, development and support	17,435.00
EF088596	09/01/25	E Fire & Safety	Fire suppression and alarm monitoring	1,833.72
EF088597	09/01/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	286,403.57
EF088598	09/01/25	Garden of Pty Ltd T/A Eden Seeds	Library book stock and materials	151.40
EF088599	09/01/25	Enchanted Characters Pty Ltd T/A Enchanted Stiltwalking	Functions and events entertainment expenses	1,166.00
EF088600	09/01/25	Environment House Inc	Grants & funding	4,136.00
EF088601	09/01/25	Environmental Industries Pty Ltd	Garden maintenance	5,543.58
EF088602	09/01/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	132.00
EF088603	09/01/25	Evenflow Irrigation	Parks & gardens materials	14,993.00
EF088604	09/01/25	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	5,044.95
EF088605	09/01/25	William Stuart T/A Food Loose Tours	Functions and events entertainment expenses	3,146.00
EF088606	09/01/25	Fortis Security Pty Ltd	Buildings and events security expenses	4,104.77
EF088607	09/01/25	Foundation Engineering Pty Ltd T/A DCA Consulting Engineers	Building maintenance and services	1,320.00
EF088608	09/01/25	Freedom Fairies Pty Ltd	Functions and events entertainment expenses	1,485.00
EF088609	09/01/25	Fuel Distributors of WA Pty Ltd	Fuel and oil	32,962.02
EF088610	09/01/25	Fulton Hogan Industries Pty Ltd	Engineering works materials	1,795.20
EF088611	09/01/25	G.M. Millane & Co	Plant and vehicle parts and materials	423.50
EF088612	09/01/25	Garden Care West (WA)	Garden maintenance	792.00
EF088613	09/01/25	Glenn Swift Entertainment	Youth and seniors community activities	990.00
EF088614	09/01/25	GO2CUP Pty Ltd	Youth and seniors community activities	3,842.30
EF088615	09/01/25	The Greater Union Organisation Pty Ltd T/A Greater Union Mor	Volunteer reimbursements and expenses	2,000.00
EF088616	09/01/25	Greenway Solutions Pty Ltd	Engineering works materials	7,705.50
EF088617	09/01/25	Hames Sharley (WA) Pty Ltd	Professional consultancy services	7,694.50
EF088618	09/01/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	37,440.99
EF088619	09/01/25	Health Insurance Fund of WA	Payroll payment	372.90
EF088620	09/01/25	Hospital Benefit Fund of WA	Payroll payment	1,748.02
EF088621	09/01/25	ibookingsystems	Memberships and subscriptions	99.00
EF088622	09/01/25	Insight Enterprises Australia Pty Ltd	Software maintenance	497,185.14
EF088623	09/01/25	Instant Toilet & Showers Pty Ltd T/A Instant Products Hire	Equipment hire	3,003.00
EF088624	09/01/25	IPA By Synergie Pty Ltd	Labour hire and temporary replacement	10,143.83
EF088625	09/01/25	IRP Pty Ltd	Labour hire and temporary replacement	2,632.03
EF088626	09/01/25	J.Blackwood & Son Pty Ltd T/A Blackwoods Atkins	Kiosk stock	1,018.09
EF088627	09/01/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	33,216.14
EF088628	09/01/25	Kan Holdings Group Pty Ltd	Postage and courier charges	1,281.01
EF088629	09/01/25	Kirsten Lorraine Langer T/A Event Bike Rack Hire	Equipment hire	492.00
EF088630	09/01/25	Lamigraf (Australia) Pty Ltd T/A The Book Cover Company	Library book stock and materials	101.00
EF088631	09/01/25	Landgate	Gross rental valuation charges	384.08
EF088632	09/01/25	Les Mills Australia	Memberships and subscriptions	3,216.32
EF088633	09/01/25	LGConnect Pty Ltd	Professional consultancy services	426.54
EF088634	09/01/25	Linemarking WA Pty Ltd	Construction and civil works payments	6,247.58
EF088635	09/01/25	Living Turf	Parks & gardens materials	31,900.00
EF088636	09/01/25	Local Government Professionals Aust WA	Staff training, development and support	5,885.00
EF088637	09/01/25	Luke Donovan Riley T/A Luke Riley Creative	Photography / video production	1,270.50
EF088638	09/01/25	Main Roads Western Australia	Construction and civil works payments	7,826.19
EF088639	09/01/25	Major Motors Pty Ltd	Plant and vehicle parts and materials	64.96
EF088640	09/01/25	Marquee Magic	Functions and events entertainment expenses	286.00
EF088641	09/01/25	Maxwell Robinson & Phelps	Pest control	208.45
EF088642	09/01/25	Maylands Business Association Inc	Grants & funding	2,000.00
EF088643	09/01/25	McIntosh Holdings Pty Ltd	Plant and vehicle parts and materials	78.89
EF088644	09/01/25	McLeods Lawyers Pty Ltd	Legal expenses and court costs	778.69
EF088645	09/01/25	Milom Pty Ltd T/A Classic Hire	Equipment hire	3,618.45
EF088646	09/01/25	Moray & Agnew	Legal expenses and court costs	109.34
EF088647	09/01/25	TheTrustee for the Ingwelala Trust T/A Westoz Food Distribu	Kiosk stock	1,318.08
EF088648	09/01/25	Ngala-Boodja/Aboriginal Land Care	Garden maintenance	4,675.00
EF088649	09/01/25	Nguyen Family Trading Pty Ltd T/A Fully Promoted Morley	Staff uniforms and protective equipment	681.23
EF088650	09/01/25	Novated Lease Australia Pty Ltd	Payroll payment	1,400.86
EF088651	09/01/25	Nutrien Ag Solutions Ltd T/A Nutrien Ag Solutions	Parks & gardens materials	4,441.80
EF088652	09/01/25	Officeworks Ltd T/A Officeworks	Office stationery and consumables	145.46
EF088653	09/01/25	Omnicom Media Group Australia Pty Ltd	Advertising public notices	1,858.47

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
EF088654	09/01/25	Paatsch Consulting Pty Ltd T/A Paatsch Group	Professional consultancy services	6,490.00
EF088655	09/01/25	Paywise Pty Ltd	Payroll payment	2,922.27
EF088656	09/01/25	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	6,486.79
EF088657	09/01/25	Prestige Property Maintenance Pty Ltd	Garden maintenance	64,309.79
EF088658	09/01/25	Programmed Property Services Pty Ltd	Aquatic maintenance and services	1,045.00
EF088659	09/01/25	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	3,206.49
EF088660	09/01/25	Pro-Lamps Pty Ltd	Equipment Maintenance	165.00
EF088661	09/01/25	Brenfield Pty Ltd T/A Promolab	Staff uniforms and protective equipment	580.80
EF088662	09/01/25	Pump Control Systems	Garden maintenance	929.70
EF088663	09/01/25	Purple Communications Australia Pty Ltd T/A Cannings Purple	Professional consultancy services	5,665.00
EF088664	09/01/25	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	440.00
EF088665	09/01/25	The Trustee for Rawlinson Roberts & Partners Unittrust T/A Rawlinsons Publishing	Memberships and subscriptions	432.00
EF088666	09/01/25	Reece Australia Pty Ltd T/A Reece Plumbing	Minor equipment purchase	3,138.83
EF088667	09/01/25	GPC Asia Pacific Pty Ltd T/A Repco	Engineering works materials	2,797.13
EF088668	09/01/25	Royal Life Saving Society	Staff training, development and support	1,769.25
EF088669	09/01/25	RTS Training	Staff training, development and support	65.00
EF088670	09/01/25	Rubek Automatic Doors	Equipment purchases	14,220.80
EF088671	09/01/25	Same Day Mowing Pty Ltd	Fire suppression and alarm monitoring	4,932.00
EF088672	09/01/25	Schindler Lifts Australia Pty Ltd	Building maintenance and services	334.73
EF088673	09/01/25	Seaport Nominees Pty Ltd T/A Discus Print and Signage	Printing and graphic design expenses	3,893.89
EF088674	09/01/25	Floorcraft	Building maintenance and services	17,059.90
EF088675	09/01/25	Shred-X Pty Ltd	Document management and archiving	11.70
EF088676	09/01/25	Sports Turf Technology Pty Ltd	Parks & gardens materials	3,190.00
EF088677	09/01/25	St John Ambulance Western Australia Ltd	Minor equipment purchase	312.70
EF088678	09/01/25	State Wide Turf Services	Garden maintenance	6,600.00
EF088679	09/01/25	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	2,683.52
EF088680	09/01/25	Stiles Electrical & Communication Services Pty Ltd	Parks & gardens contract payments	42,060.01
EF088681	09/01/25	Superior Nominees Pty Ltd T/A Miracle Recreation Equipment	Parks & gardens contract payments	687.50
EF088682	09/01/25	Halkot Pty Ltd T/A Sussex Industries	Parks & gardens materials	1,980.50
EF088683	09/01/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Garden maintenance	20,795.50
EF088684	09/01/25	Swan Towing Services	Vehicle towing	627.00
EF088685	09/01/25	Tanks For Hire	Vehicle & plant hire	726.00
EF088686	09/01/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	722.65
EF088687	09/01/25	The Trustee for The Forever Project Trust T/A The Forever Trust	Environmental services & supplies	2,502.50
EF088688	09/01/25	The Fruit Box Group Pty Ltd	Staff amenities	63.00
EF088689	09/01/25	The Trustee for Sportsworld Unit Trust T/A Sportsworld of WA	Kiosk stock	1,315.70
EF088690	09/01/25	The Trustee for Story Family Trust T/A Steve's Sand Sifting for Playground Services	Garden maintenance	894.90
EF088691	09/01/25	The Trustee For the Dry Cleaning Family Trust T/A New Look Dry Cleaners Morley	Cleaning services	1,884.85
EF088692	09/01/25	The Trustee for the Dzodzoz Family Trust	Garden maintenance	41,028.63
EF088693	09/01/25	The Trustee for the Jansen Gray Family Trust T/A Geoff's Tree Services Pty Ltd	Parks & gardens contract payments	24,428.80
EF088694	09/01/25	The Trustee for The Karen Trust T/A Waroona Septics	Parks & gardens contract payments	143.00
EF088695	09/01/25	The LGRCEU (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	1,716.00
EF088696	09/01/25	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	2,650.08
EF088697	09/01/25	T-Quip	Plant and vehicle parts and materials	679.87
EF088698	09/01/25	Tredwell Management Services Pty Ltd	Professional consultancy services	13,182.40
EF088699	09/01/25	Turf Care WA Pty Ltd	Garden maintenance	7,744.38
EF088700	09/01/25	Twins (WA) Pty Ltd	Functions and events catering expenses	1,601.00
EF088701	09/01/25	Unilever Australia Limited	Kiosk stock	622.11
EF088702	09/01/25	Vaughn J McGuire	Functions and events entertainment expenses	605.00
EF088703	09/01/25	WA Bus and Coachlines Pty Ltd T/A Horizons West	Bus service	563.83
EF088704	09/01/25	Walcott Industries Pty Ltd	Building maintenance and services	3,168.00
EF088705	09/01/25	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	3,014.99
EF088706	09/01/25	West Build Products Pty Ltd	Depot stores and consumables	1,624.48
EF088707	09/01/25	J.D Caffey & Caffey Family Trust T/A Westbooks	Book purchases	52.45
EF088708	09/01/25	Western Resource Recovery	Building maintenance and services	225.37
EF088709	09/01/25	William Buck Consulting (WA) Pty Ltd	Professional consultancy services	9,086.00
EF088710	09/01/25	Woolworths Group Limited	Functions and events catering expenses	882.08
EF088711	09/01/25	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	175.50
EF088712	09/01/25	Workpower Inc	Garden maintenance	3,575.87
EF088713	09/01/25	WPC Group Ltd	Labour hire and temporary replacement	13,636.07
EF088717	16/01/25	101 Residential Pty Ltd	Refund residential verge deposit	1,400.00
EF088718	16/01/25	101 Residential Pty Ltd	Refund residential verge deposit	1,485.23
EF088719	16/01/25	AIDA WA	Refund bond	1,000.00
EF088720	16/01/25	Australian Islamic College Perth Inc.	Refund bond	1,000.00
EF088721	16/01/25	Ballajura Primary School	Refund bond	1,000.00
EF088722	16/01/25	Bayswater Women's Hub Inc	Donation	3,000.00
EF088723	16/01/25	Beng Chye Brian Khoo T/A First Capital	Refund rates overpayment	449.70
EF088724	16/01/25	Bluey Developments Pty Ltd & Myrish Pty	Refund rates overpayment	511.04
EF088725	16/01/25	Brett Cameron	Refund rates overpayment	1,500.00
EF088726	16/01/25	Broadspec Environmental Pty Ltd	Environmental testing and sampling	38.50
EF088727	16/01/25	Bunnings Group Ltd	Engineering works materials	2,822.48
EF088728	16/01/25	Cleanaway Pty Ltd	Waste collection and hygiene services	557.15
EF088729	16/01/25	Cleantex Pty Ltd	Cleaning services	611.58
EF088730	16/01/25	Community Arts Network WA Ltd	Refund bond	1,000.00
EF088731	16/01/25	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	290.15
EF088732	16/01/25	Cygnat West	Refund rates overpayment	772.13
EF088733	16/01/25	Diane Yoon	Staff allowances and reimbursements	240.00
EF088734	16/01/25	Department of Transport - Vehicle Search	Vehicle searches	763.75
EF088735	16/01/25	Direct Communications Pty Ltd	Plant and vehicle repairs	769.89
EF088736	16/01/25	Emma Davis	Refund bond	500.00
EF088737	16/01/25	Evolution Events & Media	Refund bond	1,000.00
EF088738	16/01/25	Fabian Edmonds	Refund bond	1,000.00
EF088739	16/01/25	Filomena Piffaretti	Councillor allowances and reimbursements	297.12
EF088740	16/01/25	Hope Campbell	Staff allowances and reimbursements	989.70
EF088741	16/01/25	June Rebello	Refund bond	1,000.00
EF088742	16/01/25	Kids Camps Inc	Grants & funding	5,496.70

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid \$
EF088743	16/01/25	LL Baker	Refund bond	500.00
EF088744	16/01/25	Loan Phung	Refund rates overpayment	4,637.11
EF088745	16/01/25	M & B Sales Pty Ltd	Building supplies and hardware	201.96
EF088746	16/01/25	M&M Glyzowski	Refund rates overpayment	871.80
EF088747	16/01/25	Marjory Badger	Refund rates overpayment	679.56
EF088748	16/01/25	Message4U Pty Ltd T/A Sinch MessageMedia	Memberships and subscriptions	527.38
EF088749	16/01/25	Odgers J K/A	Refund health centre memberships	186.00
EF088750	16/01/25	Perth Magic All Stars	Refund bond	1,000.00
EF088751	16/01/25	Raglan Developments	Refund residential verge deposit	1,400.00
EF088752	16/01/25	Raglan Developments Pty Ltd	Refund crossover	2,375.01
EF088753	16/01/25	Remaz Ibrahim	Refund bond	1,000.00
EF088754	16/01/25	Rubek Automatic Doors	Building maintenance and services	3,660.80
EF088755	16/01/25	Sarah Ellis	Refund rates overpayment	338.42
EF088756	16/01/25	SJ Malkin	Refund residential verge deposit	750.00
EF088757	16/01/25	Tanatswa Matsikenyiri	Refund bond	1,000.00
EF088758	16/01/25	Telstra Limited	Office telephone and communication expenses	23,683.00
EF088759	16/01/25	The Greens WA	Refund bond	500.00
EF088760	16/01/25	Thi Nguyen	Refund rates overpayment	565.30
EF088761	16/01/25	Trinity Dance Company P/L	Refund bond	1,000.00
EF088762	16/01/25	Vinsan Contracting Pty Ltd	Refund residential verge deposit	1,560.00
EF088763	16/01/25	Youth Affairs Council of WA	Refund bond	500.00
EF088764	16/01/25	AAAC Towing Pty Ltd	Vehicle towing	55.00
EF088765	16/01/25	Active Discovery	Construction and civil works payments	803.00
EF088766	16/01/25	ADT Security	Building maintenance and services	56.42
EF088767	16/01/25	Aidacare Pty Ltd	Equipment repairs	2,393.50
EF088768	16/01/25	Alluvium Consulting Australia Pty Ltd	Construction and civil works payments	41,745.00
EF088769	16/01/25	AMS Technology Group Pty Ltd	Building maintenance and services	35,438.84
EF088770	16/01/25	AquamoniX Pty Ltd	Parks & gardens materials	1,868.90
EF088771	16/01/25	Architectural Ceiling Systems Pty Ltd T/A Ceiling Manufacturers of Australia	Building supplies and hardware	28.38
EF088772	16/01/25	Bayswater Village Retail Traders Association	Grants & funding	2,000.00
EF088773	16/01/25	Beak Engineering (Aust) Pty Ltd T/A Ausnet Industries	Parks & gardens contract payments	1,122.00
EF088774	16/01/25	Bestwest Building Pty Ltd	Professional consultancy services	1,395.00
EF088775	16/01/25	BOC Ltd	Minor equipment purchase	91.93
EF088776	16/01/25	Boyan Electrical Services	Electrical installation & repair	2,066.36
EF088777	16/01/25	Brooks Hire Service Pty Ltd	Equipment hire	1,742.40
EF088778	16/01/25	Building Certification Services WA Pty Ltd	Construction and civil works payments	445.50
EF088779	16/01/25	Byprogress Pty Ltd T/A Monsterball Amusements	Youth and seniors community activities	3,890.00
EF088780	16/01/25	CNW Pty Ltd	Building supplies and hardware	25.05
EF088781	16/01/25	Comiskey's Contracting Pty Ltd	Construction and civil works payments	330,370.75
EF088782	16/01/25	CTI5 Pty Ltd T/A CTI Risk Management	Fees and charges	2,761.00
EF088783	16/01/25	Dowsing Group Pty Ltd	Construction and civil works payments	1,635.17
EF088784	16/01/25	E Fire & Safety	Fire suppression and alarm monitoring	30,577.73
EF088785	16/01/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	217,941.27
EF088786	16/01/25	Fuel Distributors of WA Pty Ltd	Fuel and oil	11,406.27
EF088787	16/01/25	Garden Care West (WA)	Parks & gardens contract payments	528.00
EF088788	16/01/25	GFG Temporary Assist	Labour hire and temporary replacement	9,188.67
EF088789	16/01/25	Goldfoam Investments Pty Ltd T/A Midland Mowers	Minor equipment purchase	1,612.60
EF088790	16/01/25	Hames Sharley (WA) Pty Ltd	Construction and civil works payments	10,835.00
EF088791	16/01/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	9,997.36
EF088792	16/01/25	Helene Pty Ltd	Labour hire and temporary replacement	3,104.27
EF088793	16/01/25	ICU Solarcam Pty Ltd	Equipment hire	1,440.90
EF088794	16/01/25	IRP Pty Ltd	Labour hire and temporary replacement	1,052.81
EF088795	16/01/25	J.G Abberton & Others Lavan T/A Lavan	Legal expenses and court costs	7,496.50
EF088796	16/01/25	The Trustee for JP Unit Trust T/A John Papas Trailers (Aust) Pty Ltd	Minor equipment purchase	2,195.00
EF088797	16/01/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	12,536.05
EF088798	16/01/25	K-Line Fencing Group	Parks & gardens contract payments	10,997.25
EF088799	16/01/25	Landgate	Gross rental valuation charges	1,751.97
EF088800	16/01/25	Living Turf	Parks & gardens contract payments	2,178.00
EF088801	16/01/25	M.J O'Connell & K.B. Popp T/A Kindling Creative	Functions and events entertainment expenses	2,250.00
EF088802	16/01/25	Major Motors Pty Ltd	Plant and vehicle purchasing	117,356.52
EF088803	16/01/25	Marquee Magic	Equipment hire	1,690.00
EF088804	16/01/25	Milom Pty Ltd T/A Classic Hire	Construction and civil works payments	4,677.20
EF088805	16/01/25	Minterellison	Legal expenses and court costs	1,927.42
EF088806	16/01/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Garden maintenance	102,815.96
EF088807	16/01/25	Ngala-Boodja/Aboriginal Land Care	Parks & gardens contract payments	1,856.25
EF088808	16/01/25	Perth Wildcats Basketball Pty Ltd	Youth and seniors community activities	30,800.00
EF088809	16/01/25	Pool & Pump Service & Repairs Pty Ltd	Equipment maintenance	6,493.64
EF088810	16/01/25	Prestige Property Maintenance Pty Ltd	Parks & gardens contract payments	5,867.07
EF088811	16/01/25	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	3,146.98
EF088812	16/01/25	Redimed Pty Ltd	Medical services and materials	1,386.66
EF088813	16/01/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	733.59
EF088814	16/01/25	RTS Training	Staff training, development and support	135.00
EF088815	16/01/25	Safety Barriers WA Pty Ltd	Parks & gardens contract payments	1,929.62
EF088816	16/01/25	Same Day Mowing Pty Ltd	Fire suppression and alarm monitoring	417.00
EF088817	16/01/25	Scott Printers Pty Ltd	Printing and graphic design expenses	1,217.70
EF088818	16/01/25	Floorcraft	Building maintenance and services	1,602.70
EF088819	16/01/25	Shipstone Building Services Pty Ltd	Construction and civil works payments	175,816.30
EF088820	16/01/25	Sports Turf Technology Pty Ltd	Parks & gardens contract payments	1,855.70
EF088821	16/01/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Garden maintenance	11,220.00
EF088822	16/01/25	Syrinx Environmental Pty Ltd	Professional consultancy services	17,129.64
EF088823	16/01/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	240.88
EF088824	16/01/25	The Trustee for The McCartney Family Trust T/A Kerb Doctor	Construction and civil works payments	2,196.59
EF088825	16/01/25	The Trustee for UDLA Unit Trust	Parks & gardens contract payments	5,588.00
EF088826	16/01/25	Turf Care WA Pty Ltd	Garden maintenance	3,887.20
EF088827	16/01/25	Vorgee Pty Ltd	Kiosk stock	1,333.53
EF088828	16/01/25	Wattleup Tractors	Plant and vehicle parts and materials	5,564.20

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid \$
EF088829	16/01/25	West Coast Turf	Parks & gardens contract payments	3,168.00
EF088830	16/01/25	J.D Caffey & Caffey Family Trust T/A Westbooks	Book purchases	20.99
EF088831	16/01/25	William Buck Consulting (WA) Pty Ltd	Audit services	13,615.80
EF088832	16/01/25	Zipform Pty Ltd	Printing and graphic design expenses	880.48
EF088833	23/01/25	Abdel Hakim Mohamad	Refund residential verge deposit	472.73
EF088834	23/01/25	Adrian Muir Sykes T/A Native Pollinate Apiarist Services Sw	Pest control	804.00
EF088835	23/01/25	AintaGas Sales Pty Ltd	Gas usage charges	563.55
EF088836	23/01/25	Andrew Cox and Associates Pty Ltd	Sitting fee	400.00
EF088837	23/01/25	Anna M. Rossi	Refund residential verge deposit	1,485.23
EF088838	23/01/25	APD&C Pty Ltd	Refund residential verge deposit	1,435.00
EF088839	23/01/25	B & C Gaff	Refund swimming lessons	73.50
EF088840	23/01/25	Bayswater Croquet Club (Inc.)	Garden maintenance	2,718.04
EF088841	23/01/25	BJ & MG Bush	Refund residential verge deposit	1,560.00
EF088842	23/01/25	Bunnings Group Ltd	Parks & gardens materials	1,015.74
EF088843	23/01/25	Candis Rhodes	Refund residential verge deposit	1,485.23
EF088844	23/01/25	Chross Homes & Developments Pty Ltd	Refund residential verge deposit	1,485.23
EF088845	23/01/25	Cohesion Co Pty Ltd	Photography / video production	1,320.00
EF088846	23/01/25	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	522.70
EF088847	23/01/25	Diane Yoon	Refund miscellaneous	183.10
EF088848	23/01/25	Danmar Homes	Refund residential verge deposit	1,400.00
EF088849	23/01/25	Direct Communications Pty Ltd	Plant and vehicle parts and materials	769.89
EF088850	23/01/25	DJ & AL Cumming	Donation	200.00
EF088851	23/01/25	Donna Benjamin	Refund rates overpayment	1,090.76
EF088852	23/01/25	Easialary Pty Ltd	Staff superannuation & other deductions	1,682.47
EF088853	23/01/25	ELM (WA) Pty Ltd	Parks & gardens contract payments	6,861.14
EF088854	23/01/25	Enforcer Group Australia Pty Ltd	OSH equipment	407.06
EF088855	23/01/25	Florence Homes Group PL/ Ignazio Ibba	Refund commercial verge deposit	1,435.00
EF088856	23/01/25	Football Futures Foundation Limited	Refund facility hire bond	187.50
EF088857	23/01/25	Garden Care West (WA)	Parks & gardens contract payments	264.00
EF088858	23/01/25	Gino and Kelly Marinucci	Refund residential verge deposit	1,485.23
EF088859	23/01/25	Giuseppe & Domenica Pizzata	Refund residential verge deposit	1,485.23
EF088860	23/01/25	Gurleen Pal	Refund bond	550.00
EF088861	23/01/25	Halona S Jones	Refund facility hire bond	100.00
EF088862	23/01/25	Hayden and Jessica Sutherland	Cloth nappy rebate	100.00
EF088863	23/01/25	Hillarys Out of School Care	Refund facility hire bond	100.00
EF088864	23/01/25	HJ Zwaan and A Zwaan	Refund residential verge deposit	1,560.00
EF088865	23/01/25	Ideal Homes Pty Ltd	Refund residential verge deposit	1,485.23
EF088866	23/01/25	Instant Fence Hire	Fencing	4,196.50
EF088867	23/01/25	Intrinsic Project Pty Ltd	Refund residential verge deposit	100.00
EF088868	23/01/25	Intrinsic Project Pty Ltd	Refund residential verge deposit	1,400.00
EF088869	23/01/25	Irene Hopkinson	Refund residential verge deposit	1,560.00
EF088870	23/01/25	Lukua Pty Ltd	Refund residential verge deposit	1,400.00
EF088871	23/01/25	Maylands Tennis Club Inc	Garden maintenance	19,733.56
EF088872	23/01/25	McLeods Lawyers Pty Ltd	Legal expenses and court costs	8,150.04
EF088873	23/01/25	Mei Lin	Staff allowances and reimbursements	149.37
EF088874	23/01/25	Melenie Ambrose	Grants & funding	4,000.00
EF088875	23/01/25	Michael Minson	Refund residential verge deposit	1,560.00
EF088876	23/01/25	Mohsin Muttaqui	Refund bond	1,000.00
EF088877	23/01/25	N Mondia & E Schimpf Investments No 2 Pt	Refund residential verge deposit	1,485.23
EF088878	23/01/25	North Beach Nominees Pty Ltd T/A Jag Dem	Refund residential verge deposit	1,560.00
EF088879	23/01/25	Officeworks Ltd T/A Officeworks	Minor equipment purchase	765.65
EF088880	23/01/25	Parwana Noori	Refund bond	763.18
EF088881	23/01/25	Peter Carlsson	Refund residential verge deposit	1,560.00
EF088882	23/01/25	Pump Control Systems	Garden maintenance	759.56
EF088883	23/01/25	Richard Van Dieren	Staff allowances and reimbursements	45.25
EF088884	23/01/25	Ricoh Australia Pty Ltd	Photocopying contract charges	5,341.07
EF088885	23/01/25	RJ & LE Soulsby	Refund residential verge deposit	1,435.00
EF088886	23/01/25	S Pollard & Associates Pty Ltd AFT Polla	Refund bond	350.00
EF088887	23/01/25	Shona Zulsdorf	Sitting fee	400.00
EF088888	23/01/25	Simba Textile Mills Pty Ltd	Kiosk stock	606.65
EF088889	23/01/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Garden maintenance	5,566.00
EF088890	23/01/25	Synergy	Electricity charges - Street lighting	189,290.81
EF088891	23/01/25	Telstra Limited	Office telephone and communication expenses	7,422.09
EF088892	23/01/25	The Leukaemia Foundation of Australia	Refund bond	500.00
EF088893	23/01/25	The Simple Settlement Co	Refund rates overpayment	946.43
EF088894	23/01/25	Three Orange Whips	Refund commercial verge deposit	1,560.00
EF088895	23/01/25	Triumph Homes	Refund residential verge deposit	1,485.23
EF088896	23/01/25	V J Graham	Refund residential verge deposit	1,435.00
EF088897	23/01/25	Vinsan Contracting Pty Ltd	Refund residential verge deposit	1,560.00
EF088898	23/01/25	Water Corporation	Water usage charges	25,059.37
EF088899	23/01/25	Wesfarmers Kleenheat Gas Pty Ltd	Gas usage charges	13,180.72
EF088900	23/01/25	J.D Caffey & Caffey Family Trust T/A Westbooks	Book purchases	295.91
EF088901	23/01/25	Winc Australia Pty Ltd	Office stationery and consumables	639.97
EF088902	23/01/25	A.K.C. Pty Ltd T/A Baileys Fertilisers	Garden maintenance	44,520.87
EF088903	23/01/25	A1 Locksmiths	Key / lock services	297.50
EF088904	23/01/25	Abigail Joslin Harman T/A Abigail Harman Photography	Photography / video production	550.00
EF088905	23/01/25	Action Glass & Aluminium	Building maintenance and services	1,704.38
EF088906	23/01/25	Active Discovery	Rise materials & consumables	1,518.00
EF088907	23/01/25	Acurix Networks Pty Ltd	Software Maintenance	1,926.10
EF088908	23/01/25	Advance Press (2013) Pty Ltd	Printing and graphic design expenses	14,916.00
EF088909	23/01/25	AFL Sports Ready Ltd	Labour hire and temporary replacement	6,651.78
EF088910	23/01/25	AMC Commercial Cleaning (WA) Pty Ltd	Cleaning services	13,145.99
EF088911	23/01/25	AMS Technology Group Pty Ltd	Building maintenance and services	14,150.61
EF088912	23/01/25	Anglicare WA	Grants & funding	5,500.00
EF088913	23/01/25	Anton & Jo Pty Ltd T/A Bayswater News & Lotteries	Memberships and subscriptions	517.10
EF088914	23/01/25	Apac Aid Incorporated	Garden maintenance	2,172.50

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid \$
EF088915	23/01/25	Arbor West Pty Ltd T/A Classic Tree Services	Parks & gardens tree pruning & assoc. services	3,465.00
EF088916	23/01/25	Asphaltech Pty Ltd	Construction and civil works payments	591.00
EF088917	23/01/25	ATC Work Smart Inc	Trainee	154.77
EF088918	23/01/25	Australia Post	Postage and courier charges	357.93
EF088919	23/01/25	Baycorp (WA) Pty Limited	Legal expenses and court costs	572.50
EF088920	23/01/25	Bayswater Morley Districts Cricket Club	Parks & gardens contract payments	56,200.00
EF088921	23/01/25	BGC (Australia) Pty Ltd T/A BGC Concrete	Construction and civil works payments	558.80
EF088922	23/01/25	BOC Ltd	Minor equipment purchase	143.62
EF088923	23/01/25	Boyan Electrical Services	Electrical installation & repair	4,617.88
EF088924	23/01/25	Bridgestone Aust Ltd	Plant and vehicle parts and materials	409.07
EF088925	23/01/25	Brooks Hire Service Pty Ltd	Vehicle & plant hire	11,697.07
EF088926	23/01/25	Byprogress Pty Ltd T/A Monsterball Amusements	Youth and seniors community activities	1,345.00
EF088927	23/01/25	C R Kennedy & Co Pty Ltd	Software Maintenance	1,252.90
EF088928	23/01/25	Cadgroup Australia	Memberships and subscriptions	5,736.50
EF088929	23/01/25	Capital Recycling	Street sweeping	435.60
EF088930	23/01/25	Contra-flow Pty Ltd	Traffic management	8,358.90
EF088931	23/01/25	Curtin University	Awards and scholarships	8,250.00
EF088932	23/01/25	DDL Australia Pty Ltd T/A Lumify Group	Staff training, development and support	2,561.90
EF088933	23/01/25	De Jong Group Pty Ltd T/A Bayswater Landscapes	Grants & funding	3,300.00
EF088934	23/01/25	Design Right Pty Ltd	Civil works design and technical support	5,390.00
EF088935	23/01/25	Detail West	Cleaning services	900.00
EF088936	23/01/25	Dowsing Group Pty Ltd	Construction and civil works payments	5,547.87
EF088937	23/01/25	E Fire & Safety	Equipment maintenance	1,535.51
EF088938	23/01/25	Eastern Merchant Pty Ltd T/A Maylands Park Lottery Centre and News Agency	Memberships and subscriptions	307.47
EF088939	23/01/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	74,730.79
EF088940	23/01/25	Ecocern Pty Ltd	Office stationery and consumables	192.50
EF088941	23/01/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	462.00
EF088942	23/01/25	Enveflow Irrigation	Garden maintenance	3,410.00
EF088943	23/01/25	Exbo Signage and Digital Pty Ltd T/A Bokay Signage	Equipment maintenance	1,942.52
EF088944	23/01/25	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	2,343.00
EF088945	23/01/25	Fortis Security Pty Ltd	Building maintenance and services	1,206.93
EF088946	23/01/25	Fulton Hogan Industries Pty Ltd	Parks & gardens materials	1,795.20
EF088947	23/01/25	Gatecrasher Advertising Pty Ltd	Marketing and promotional material	5,302.00
EF088948	23/01/25	GFG Temporary Assist	Professional consultancy services	7,912.58
EF088949	23/01/25	GHD Pty Ltd	Construction and civil works payments	5,280.22
EF088950	23/01/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	5,215.32
EF088951	23/01/25	Helene Pty Ltd	Labour hire and temporary replacement	514.14
EF088952	23/01/25	Hydro Flow Pty Ltd	Aquatic maintenance and services	1,516.90
EF088953	23/01/25	IPA By Synergie Pty Ltd	Labour hire and temporary replacement	3,289.42
EF088954	23/01/25	IRP Pty Ltd	Labour hire and temporary replacement	2,229.48
EF088955	23/01/25	IWM (PBH) Pty Ltd T/A Perth Bin Hire	Waste collection and hygiene services	1,848.66
EF088956	23/01/25	J.Blackwood & Son Pty Ltd T/A Blackwoods Atkins	Minor equipment purchase	7,952.72
EF088957	23/01/25	Jason Wilson T/A Accent Painting Perth	Painting services	2,145.00
EF088958	23/01/25	JEC Holdings WA Pty Ltd T/A CAI Fences	Fencing	5,670.50
EF088959	23/01/25	John Martin Robley T/A Noranda Veterinary Clinic	Animal supplies & services	55.00
EF088960	23/01/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks & gardens materials	1,977.93
EF088961	23/01/25	C T Do & D L Nguyen T/A Bee-Jays Deli	Functions and events catering expenses	500.00
EF088962	23/01/25	Living Turf	Parks & gardens materials	7,154.40
EF088963	23/01/25	Local Government Professionals Aust WA	Conference expenses	720.00
EF088964	23/01/25	Logic Cranes and Hoists	Plant and vehicle parts and materials	833.03
EF088965	23/01/25	Major Motors Pty Ltd	Plant and vehicle parts and materials	272.25
EF088966	23/01/25	Marquee Magic	Equipment hire	972.00
EF088967	23/01/25	Max & Claire Pty Ltd T/A Ergolink	IT software/hardware upgrades & replacement	125.75
EF088968	23/01/25	Milton Pty Ltd T/A Classic Hire	Equipment hire	1,590.06
EF088969	23/01/25	Moray & Agnew	Legal expenses and court costs	660.00
EF088970	23/01/25	Morley Mower Centre	Plant and vehicle repairs	753.96
EF088971	23/01/25	TheTrustee for the Ingwelala Trust T/A Westoz Food Distribu	Kiosk stock	636.92
EF088972	23/01/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Garden maintenance	22,430.10
EF088973	23/01/25	Natural Area Holdings Pty Ltd	Garden maintenance	974.16
EF088974	23/01/25	Ngala-Boodja/Aboriginal Land Care	Garden maintenance	4,125.00
EF088975	23/01/25	NoiseNet Operations Pty Ltd	Equipment maintenance	5,250.00
EF088976	23/01/25	Noranda Sporting Association	Building maintenance and services	400.00
EF088977	23/01/25	Octagon Lifts Pty Ltd	Building maintenance and services	764.74
EF088978	23/01/25	Omnicom Media Group Australia Pty Ltd	Advertising public notices	2,508.94
EF088979	23/01/25	The Trustee for the Parker Black & Forrest Unit Trust Parker Black and Forrest	Building supplies and hardware	330.00
EF088980	23/01/25	Pool & Pump Service & Repairs Pty Ltd	Equipment maintenance	6,795.26
EF088981	23/01/25	Prestige Property Maintenance Pty Ltd	Parks & gardens contract payments	10,780.73
EF088982	23/01/25	Product Recovery Industries Pty Ltd	Tipping fee	220.00
EF088983	23/01/25	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	7,427.99
EF088984	23/01/25	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	2,010.80
EF088985	23/01/25	Randstad Pty Ltd	Labour hire and temporary replacement	3,902.90
EF088986	23/01/25	Reddy Mechanical Solutions Pty Ltd	Plant and vehicle repairs	255.75
EF088987	23/01/25	Relationships Australia Western Australia	Staff training, development and support	660.00
EF088988	23/01/25	Rosmech Sales & Service Pty Ltd	Plant and vehicle parts and materials	1,419.00
EF088989	23/01/25	Roy Galvin & Co. Pty Ltd T/A Galvins Plumbing Supplies	Engineering works materials	5,934.91
EF088990	23/01/25	Royal Life Saving Society	Staff training, development and support	624.00
EF088991	23/01/25	RTS Training	Staff training, development and support	25.00
EF088992	23/01/25	Same Day Mowing Pty Ltd	Fire suppression and alarm monitoring	247.00
EF088993	23/01/25	Seaport Nominees Pty Ltd T/A Discus Print and Signage	Signage and banners	8,413.90
EF088994	23/01/25	ServiceFM Pty Ltd	Building maintenance and services	661.49
EF088995	23/01/25	Sports Turf Technology Pty Ltd	Garden maintenance	415.50
EF088996	23/01/25	State Wide Turf Services	Garden maintenance	35,473.02
EF088997	23/01/25	SW19 Pty Ltd	Building maintenance and services	4,950.00
EF088998	23/01/25	Swan Towing Services	Plant and vehicle parts and materials	198.00
EF088999	23/01/25	Talis Consultants	Professional consultancy services	12,716.00
EF089000	23/01/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	321.18

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid \$
EF089001	23/01/25	Techworks Plumbing Pty Ltd	Building maintenance and services	6,118.84
EF089002	23/01/25	The First Aid Group Pty Ltd	Medical services and materials	454.21
EF089003	23/01/25	The Lifting Company Pty Ltd	Minor equipment purchase	253.00
EF089004	23/01/25	The Morley Veterinary Hospital	Animal supplies & services	110.00
EF089005	23/01/25	The Trustee for JC Monk Family Trust T/A Tempence WA	Fencing	4,180.00
EF089006	23/01/25	The Trustee for the Jansen Gray Family Trust T/A Geoff's Tree Services Pty Ltd	Garden maintenance	52,835.20
EF089007	23/01/25	The Trustee for The Karen Trust T/A Waroona Septics	Cleaning services	38.50
EF089008	23/01/25	The Trustee for the Reef Unit Trust T/A Blue Tang (WA) Pty Ltd	Construction and civil works payments	2,117.50
EF089009	23/01/25	The Trustee for UDLA Unit Trust	Construction and civil works payments	21,572.06
EF089010	23/01/25	The Vines (WA) Pty Ltd	Staff training, development and support	3,100.00
EF089011	23/01/25	Chittering Valley Worm Farm	Environmental health services & supplies	8,013.00
EF089012	23/01/25	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	106.43
EF089013	23/01/25	Twins (WA) Pty Ltd	Functions and events catering expenses	340.00
EF089014	23/01/25	Tyrecycle Pty Ltd	Waste collection and hygiene services	1,660.10
EF089015	23/01/25	Veolia Recycling & Recovery Pty Ltd	Environmental health services & supplies	147.42
EF089016	23/01/25	WA Local Government Association	Staff training, development and support	8,800.00
EF089017	23/01/25	WA Youth Jazz Orchestra Association	Functions and events entertainment expenses	723.25
EF089018	23/01/25	Walcott Industries Pty Ltd	Building supplies and hardware	10,934.00
EF089019	23/01/25	Woolworths Group Limited	Functions and events catering expenses	151.90
EF089020	23/01/25	Workpower Inc	Garden maintenance	4,210.76
EF089021	23/01/25	WPC Group Ltd	Labour hire and temporary replacement	2,655.16
EF089022	23/01/25	Zenien	Buildings and events security expenses	181.50
EF089024	30/01/25	Adam Roestenburg	Refund residential verge deposit	1,560.00
EF089025	30/01/25	AlintaGas Sales Pty Ltd	Gas usage charges	548.35
EF089026	30/01/25	Anne-Marie Hickson	Refund residential verge deposit	1,485.23
EF089027	30/01/25	Bunnings Group Ltd	Engineering works materials	704.08
EF089028	30/01/25	Coast Homes WA Pty Ltd	Refund residential verge deposit	780.00
EF089029	30/01/25	CU Building Group Pty Ltd	Refund residential verge deposit	1,435.00
EF089030	30/01/25	Department of Finance	Refund rates overpayment	952.52
EF089031	30/01/25	Emily Selliani	Awards and scholarships	100.00
EF089032	30/01/25	Emma Nairn	Refund bond	350.00
EF089033	30/01/25	Fatuma Muhiyiddin Abdi	Refund bond	717.39
EF089034	30/01/25	Febi Kodi	Refund bond	924.44
EF089035	30/01/25	Fiorda Kule	Sitting fee	100.00
EF089036	30/01/25	Gavin Wright Fernie	Refund residential verge deposit	1,485.23
EF089037	30/01/25	Grazia Cooper	Refund rates overpayment	511.86
EF089038	30/01/25	Hanzalah Syed	Refund bond	1,000.00
EF089039	30/01/25	James Lee	Refund rates overpayment	255.11
EF089040	30/01/25	Linda Vettoor	Sitting fee	100.00
EF089041	30/01/25	Kate Lilly	Sitting fee	100.00
EF089042	30/01/25	L & K Kotsoglo	Refund residential verge deposit	1,485.23
EF089043	30/01/25	Margaret Crocker	Refund residential verge deposit	780.00
EF089044	30/01/25	Maylands Peninsula Parents and Citizens Association Inc	Donation	5,000.00
EF089045	30/01/25	MD & RA Thomson	Refund residential verge deposit	635.00
EF089046	30/01/25	Medano Homes	Refund residential verge deposit	1,485.23
EF089047	30/01/25	Naufal Mohamed & Rafi Mohamed	Refund bond	1,000.00
EF089048	30/01/25	Olivia Gianoncelli	Refund rates overpayment	494.20
EF089049	30/01/25	Parcel Bayswater Pty Ltd	Refund rates overpayment	1,441.53
EF089050	30/01/25	Perway P/L ATF Vancouver Unit Trust	Refund rates overpayment	903.26
EF089051	30/01/25	Rebecca Bennett and Sam Cross	Refund rates overpayment	488.37
EF089052	30/01/25	Residential Building WA Pty Ltd	Refund residential verge deposit	1,400.00
EF089053	30/01/25	S and M Pillay	Refund rates overpayment	450.65
EF089054	30/01/25	SA Ivey	Refund crossover	1,330.83
EF089055	30/01/25	Sam and Belinda Hacking	Refund rates overpayment	618.55
EF089056	30/01/25	Shaun M Pratt	Refund bond	550.00
EF089057	30/01/25	Shaun Mackenzie	Sitting fee	100.00
EF089058	30/01/25	Shone Holmes	Refund residential verge deposit	1,560.00
EF089059	30/01/25	Synergy	Electricity charges (other than street lighting)	66,097.47
EF089060	30/01/25	Tan Tai Tran	Refund residential verge deposit	1,400.00
EF089061	30/01/25	Tania Clare Griffiths	Cloth nappy rebate	100.00
EF089062	30/01/25	Taya Coates	Awards and scholarships	100.00
EF089063	30/01/25	Telstra Limited	Office telephone and communication expenses	1,375.66
EF089064	30/01/25	Tenura Pty Ltd ATF Oecon Family Trust	Refund rates overpayment	2,534.44
EF089065	30/01/25	Vajira Gunawardene	Refund residential verge deposit	780.00
EF089066	30/01/25	Water Corporation	Water usage charges	474.31
EF089067	30/01/25	Westpine Holdings Pty Ltd	Refund residential verge deposit	1,400.00
EF089068	30/01/25	Zimbabwe Australia Dorcas	Refund bond	349.50
EF089069	30/01/25	A.K.C. Pty Ltd T/A Baileys Fertilisers	Garden maintenance	1,980.00
EF089070	30/01/25	Action Glass & Aluminium	Equipment maintenance	2,076.79
EF089071	30/01/25	ADT Security	Building maintenance and services	3,666.99
EF089072	30/01/25	Advanced Netting Pty Ltd	Parks & gardens materials	9,770.75
EF089073	30/01/25	AFL Sports Ready Ltd	Labour hire and temporary replacement	7,772.53
EF089074	30/01/25	Alluvium Consulting Australia Pty Ltd	Professional consultancy services	27,258.00
EF089075	30/01/25	AMS Technology Group Pty Ltd	Building maintenance and services	8,577.49
EF089076	30/01/25	ATC Work Smart Inc	Trainee	517.67
EF089077	30/01/25	Australia and New Zealand Recycling Platform Ltd	Waste collection and hygiene services	2,692.78
EF089078	30/01/25	Australian Services Union	Payroll payment	236.50
EF089079	30/01/25	Australian Taxation Office	Payroll payment	307,072.00
EF089080	30/01/25	Beaver Tree Services Australia Pty Ltd	Parks & gardens tree pruning & assoc. services	1,947.00
EF089081	30/01/25	Bedford Bowling Club Inc	Garden maintenance	19,139.99
EF089082	30/01/25	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF089083	30/01/25	Boya Equipment Pty Ltd	Plant and vehicle repairs	6,332.07
EF089084	30/01/25	Bridgestone Aust Ltd	Plant and vehicle parts and materials	495.33
EF089085	30/01/25	Brooks Hire Service Pty Ltd	Vehicle & plant hire	5,249.48
EF089086	30/01/25	Brownes Foods Operations Pty Ltd	Staff amenities	32.25
EF089087	30/01/25	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	539.06

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid \$
EF089088	30/01/25	Capital Recycling	Street sweeping	7,187.40
EF089089	30/01/25	Child Support Agency	Payroll payment	954.96
EF089090	30/01/25	Contra-flow Pty Ltd	Garden maintenance	13,235.67
EF089091	30/01/25	Corsign WA Pty Ltd	Signage and banners	1,795.24
EF089092	30/01/25	David Gray & Co Pty Ltd	Environmental health services & supplies	1,342.00
EF089093	30/01/25	E Fire & Safety	Fire suppression and alarm monitoring	661.59
EF089094	30/01/25	E.E. Muir & Sons Pty. Limited	Parks & gardens materials	770.00
EF089095	30/01/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	135,770.42
EF089096	30/01/25	Environex International Pty Ltd	Aquatic chemicals and consumables	4,820.26
EF089097	30/01/25	Environmental Industries Pty Ltd	Garden maintenance	5,016.00
EF089098	30/01/25	Exbo Signage and Digital Pty Ltd T/A Bokay Signage	Signage and banners	3,064.11
EF089099	30/01/25	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	2,832.12
EF089100	30/01/25	Freestyle Now	Youth and seniors community activities	1,320.00
EF089101	30/01/25	GFG Temporary Assist	Labour hire and temporary replacement	7,868.30
EF089102	30/01/25	GHD Pty Ltd	Parks & gardens contract payments	13,092.61
EF089103	30/01/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	7,590.26
EF089104	30/01/25	Health Insurance Fund of WA	Payroll payment	72.20
EF089105	30/01/25	Helene Pty Ltd	Labour hire and temporary replacement	2,083.98
EF089106	30/01/25	Hospital Benefit Fund of WA	Payroll payment	874.01
EF089107	30/01/25	Insight Enterprises Australia Pty Ltd	Software Maintenance	25,735.91
EF089108	30/01/25	Intelife Group Limited	Building maintenance and services	4,595.12
EF089109	30/01/25	IPA By Synergie Pty Ltd	Labour hire and temporary replacement	1,253.11
EF089110	30/01/25	IRP Pty Ltd	Labour hire and temporary replacement	2,136.59
EF089111	30/01/25	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	4,292.03
EF089112	30/01/25	J.Blackwood & Son Pty Ltd T/A Blackwoods Atkins	Minor equipment purchase	39.74
EF089113	30/01/25	James Bennett Pty Ltd	Library book stock and materials	24.95
EF089114	30/01/25	JB Hi-Fi Group Pty Ltd	Building maintenance and services	678.00
EF089115	30/01/25	JBG Hospitality Pty Ltd T/A Noranda IGA	Animal supplies & services	56.25
EF089116	30/01/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks & gardens tree pruning & assoc. services	4,327.15
EF089117	30/01/25	Kilmore Group Pty Ltd T/A Timberbuilt AU	Construction and civil works payments	8,856.83
EF089118	30/01/25	Landgate	Title search	189.60
EF089119	30/01/25	Leadership Western Australia	Staff training, development and support	14,620.00
EF089120	30/01/25	Linemarking WA Pty Ltd	Construction and civil works payments	1,565.94
EF089121	30/01/25	Living Turf	Parks & gardens materials	12,034.00
EF089122	30/01/25	M & B Sales Pty Ltd	Parks & gardens materials	741.24
EF089123	30/01/25	Mader Contracting Pty Ltd	Labour hire and temporary replacement	9,801.00
EF089124	30/01/25	Malwa WA Group Pty Ltd T/A Quick-Shift Removals	Minor equipment purchase	302.50
EF089125	30/01/25	Max & Claire Pty Ltd T/A Ergolink	Equipment purchases	2,944.75
EF089126	30/01/25	McIntosh Holdings Pty Ltd	Plant and vehicle parts and materials	763.96
EF089127	30/01/25	McLeods Lawyers Pty Ltd	Legal expenses and court costs	2,061.30
EF089128	30/01/25	Morley Canvas	Parks & gardens materials	2,805.00
EF089129	30/01/25	Morley/Noranda Recreation Club Inc	Garden maintenance	42,362.10
EF089130	30/01/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Garden maintenance	64,167.73
EF089131	30/01/25	Nami Osaki	Youth and seniors community activities	3,030.00
EF089132	30/01/25	Nestle Australia Ltd	Minor equipment purchase	139.70
EF089133	30/01/25	Ngala-Boodja/Aboriginal Land Care	Garden maintenance	2,048.75
EF089134	30/01/25	Novated Lease Australia Pty Ltd	Payroll payment	700.44
EF089135	30/01/25	Paywise Pty Ltd	Payroll payment	1,461.13
EF089136	30/01/25	Perth Auto Alliance Pty Ltd T/A Lynford Motors	Plant and vehicle purchasing	42,800.19
EF089137	30/01/25	Planning Institute of Australia	Conference expenses	300.00
EF089138	30/01/25	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	2,328.46
EF089139	30/01/25	Pratish Pty Ltd T/A E2 Young Engineers GM Perth	Youth and seniors community activities	660.00
EF089140	30/01/25	Prestige Property Maintenance Pty Ltd	Parks & gardens contract payments	102,625.47
EF089141	30/01/25	Product Recovery Industries Pty Ltd	Tipping fee	1,595.00
EF089142	30/01/25	Brenfield Pty Ltd T/A Promolab	Staff uniforms and protective equipment	8,437.55
EF089143	30/01/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	1,266.93
EF089144	30/01/25	Ricoh Australia Pty Ltd	Printing and graphic design expenses	549.05
EF089145	30/01/25	Roof Safety Solutions Pty Ltd	Building maintenance and services	2,420.00
EF089146	30/01/25	Roy Gripske & Sons Pty Ltd	Kiosk stock	437.25
EF089147	30/01/25	RTV Computers Pty Ltd	Information technology minor purchases	4,570.50
EF089148	30/01/25	Simone Jessica Zhen Ying Tan T/A Simone Eats	Functions and events marketing expenses	1,375.00
EF089149	30/01/25	Same Day Mowing Pty Ltd	Fire suppression and alarm monitoring	1,754.00
EF089150	30/01/25	Sine Group Pty Ltd	Memberships and subscriptions	1,042.80
EF089151	30/01/25	Sprayline Spraying Equipment	Plant and vehicle parts and materials	1,050.50
EF089152	30/01/25	St John Ambulance Western Australia Ltd	Medical services and materials	327.00
EF089153	30/01/25	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	3,801.34
EF089154	30/01/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Parks & gardens contract payments	5,687.00
EF089155	30/01/25	Swan Towing Services	Parks & gardens contract payments	396.00
EF089156	30/01/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	402.71
EF089157	30/01/25	Technologies International Group Pty Ltd T/A Welltech Total Water Management	Parks & gardens contract payments	15,356.00
EF089158	30/01/25	The Trustee for Sportsworld Unit Trust T/A Sportsworld of WA	Kiosk stock	4,390.65
EF089159	30/01/25	The Trustee for the Dzodzozs Family Trust	Parks & gardens materials	5,412.19
EF089160	30/01/25	The Trustee for the Jansen Gray Family Trust T/A Geoff's Tree Services Pty Ltd	Garden maintenance	4,910.40
EF089161	30/01/25	The LGRCEU (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	858.00
EF089162	30/01/25	Tool Kit Depot	Garden maintenance	308.31
EF089163	30/01/25	T-Quip	Plant and vehicle parts and materials	4,131.12
EF089164	30/01/25	Turf Care WA Pty Ltd	Garden maintenance	6,273.01
EF089165	30/01/25	Twins (WA) Pty Ltd	Functions and events catering expenses	442.00
EF089166	30/01/25	Urban Resources Pty Ltd	Parks & gardens materials	5,251.67
EF089167	30/01/25	Watway Pty Ltd T/A Auswest Displays	Equipment hire	57,552.00
EF089168	30/01/25	J.D Caffey & Caffey Family Trust T/A Westbooks	Book purchases	328.08
EF089169	30/01/25	Winc Australia Pty Ltd	Office stationery and consumables	4,909.95
EF089170	30/01/25	Workpower Inc	Garden maintenance	29,096.70
				7,566,383.87

City of Bayswater**List of Payment - Aged****for the period 1 January 2025 to 31 January 2025**

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
<i>Payments</i>				\$
EF088518	10/01/25	Fresh Fields Management (Mertome Village) Pty Ltd	Management fee	11,133.38
				<u>11,133.38</u>

City of Bayswater**List of Payment - Trust****for the period 1 January 2025 to 31 January 2025**

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
EF088714	10/01/25	Department of Mines, Industry Regulation and Safety	Building Services Levy	13,688.06
EF088715	10/01/25	Jaedam Pty Ltd	Construction Training Fund Levy	792.51
EF088716	10/01/25	Stephen D McKenna	Refund bond	5,000.00
EF089023	23/01/25	Department of Planning, Lands and Heritage	Refund development application fee	264.00
EF089171	30/01/25	Construction Training Fund	Construction Training Fund Levy	4,151.75
EF089172	30/01/25	Hyquality Construction	Refund BSL	95.90
				23,992.22

City of Bayswater

Corporate Credit Card Transactions

for the period 28 December 2024 to 29 January 2025

Date	Supplier	Description	Amount \$
Chief Executive Officer			
03/01/25	City of Vincent	Parking fees	6.05
06/01/25	The Elford Bar	Functions and events catering expenses	232.94
13/01/25	Inglewood Hotel Perth	Functions and events catering expenses	103.20
16/01/25	Air New Zealand	Conference expenses	3,881.14
22/01/25	Quest Mount Maunganu	Conference expenses	1,773.40
28/01/25	Raine Square	Functions and events catering expenses	16.20
28/01/25	Rifos Café	Functions and events catering expenses	11.82
		Card Total	6,024.75
Director Community Services			
30/12/24	Eventbrite	Memberships and subscriptions	24.44
06/01/25	Twilio	Marketing and promotional material	147.03
08/01/25	Online Bookings Karrinyup	Functions and events catering expenses	100.00
09/01/25	News Pty Ltd	Memberships and subscriptions	728.00
09/01/25	Department of Justice	Fees and charges	189.00
10/01/25	Django's	Functions and events catering expenses	58.93
10/01/25	Department of Justice	Fees and charges	189.00
16/01/25	Eventbrite	Memberships and subscriptions	15.00
17/01/25	Dolce and Salato Morley	Functions and events catering expenses	51.00
20/01/25	VCM Vending Coffee	Equipment repairs	1,009.80
28/01/25	Green Street Café	Functions and events catering expenses	25.33
28/01/25	Eventbrite	Memberships and subscriptions	24.15
		Card Total	2,561.68
Director Corporate Services			
30/12/24	Cellopark Australia Pty Ltd	Parking fees	0.80
06/01/25	Create Send	Memberships and subscriptions	438.90
13/01/25	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material	70.41
20/01/25	Sunny Social	Functions and events catering expenses	56.44
20/01/25	Qantas	Conference expenses	352.60
29/01/25	Budget Rent a Car	Conference expenses	338.82
		Card Total	1,257.97
Director Infrastructure & Assets			
10/01/25	Fastfield	Memberships and subscriptions	32.73
20/01/25	Western Power	Fees and charges	(495.00)
24/01/25	Western Power	Fees and charges	498.91
28/01/25	Department of Transport	Fees and charges	154.85
		Card Total	191.49
		Grand Total	10,035.89

City of Bayswater

List of Corporate Purchase Card Transactions for the period 1 January 2025 to 31 January 2025

Date	Description	Amount \$
<i>Bunnings Group Ltd</i>		
9176		
26/11/24	Construction and civil works tools and materials	70.20
26/11/24	Building supplies and hardware	109.46
11/12/24	Building supplies and hardware	117.77
12/12/24	Building supplies and hardware	62.63
12/12/24	Building supplies and hardware	104.56
13/12/24	Building supplies and hardware	27.27
13/12/24	Building supplies and hardware	60.49
17/12/24	Building supplies and hardware	37.43
	Sub Total	589.81
7447		
15/11/24	Parks & gardens materials	73.64
20/11/24	Parks & gardens materials	41.26
25/11/24	Parks & gardens materials	58.08
27/11/24	Parks & gardens materials	87.05
	Sub Total	260.03
2706		
27/11/24	Minor equipment purchase	92.13
10/12/24	Equipment maintenance	119.04
	Sub Total	211.17
5762		
21/11/24	Engineering works materials	25.56
27/11/24	Parks & gardens materials	49.23
29/11/24	Parks & gardens materials	72.65
	Sub Total	147.44
5719		
16/12/24	Building supplies and hardware	31.52
	Sub Total	31.52
3169		
27/11/24	Environmental services & supplies	38.30
18/12/24	Environmental services & supplies	12.99
	Sub Total	51.29
8394		
14/11/24	Building supplies and hardware	82.83
26/11/24	Building supplies and hardware	121.54
12/12/24	Building supplies and hardware	24.57
16/12/24	Building supplies and hardware	33.28
18/12/24	Building supplies and hardware	14.24
	Sub Total	276.46
3819		
07/01/25	Equipment maintenance	215.30
	Sub Total	215.30
4766		
27/11/24	Parks & gardens materials	40.32
10/12/24	Parks & gardens materials	152.78

Date	Description	Amount \$
10/12/24	Minor equipment purchase	38.79
10/12/24	Minor equipment purchase	48.60
12/12/24	Minor equipment purchase	26.61
12/12/24	Parks & gardens materials	33.66
12/12/24	Parks & gardens materials	39.36
16/12/24	Minor equipment purchase	121.51
16/12/24	Parks & gardens materials	72.58
18/12/24	Minor equipment purchase	80.67
18/12/24	Minor equipment purchase	97.78
18/12/24	Minor equipment purchase	97.78
	Sub Total	850.44
6930		
28/11/24	Parks & gardens materials	93.37
09/12/24	Parks & gardens materials	75.96
17/12/24	Depot stores and consumables	265.45
	Sub Total	434.78
1238		
04/10/24	Engineering works materials	75.45
27/11/24	Construction and civil works tools and materials	58.90
27/11/24	Construction and civil works tools and materials	81.32
27/11/24	Construction and civil works tools and materials	54.48
09/12/24	Engineering works materials	7.25
10/12/24	Engineering works materials	249.78
16/12/24	Engineering works materials	143.50
17/12/24	Engineering works materials	132.73
	Sub Total	803.41
6649		
16/12/24	Equipment maintenance	25.57
17/12/24	Equipment maintenance	42.41
	Sub Total	67.98
8073		
25/11/24	Building supplies and hardware	35.58
27/11/24	Building supplies and hardware	45.70
27/11/24	Building supplies and hardware	27.76
28/11/24	Building supplies and hardware	105.96
09/12/24	Construction and civil works tools and materials	13.98
10/12/24	Construction and civil works tools and materials	63.83
18/12/24	Building supplies and hardware	69.71
07/01/25	Building supplies and hardware	22.37
	Sub Total	384.89
0999		
28/11/24	Building supplies and hardware	26.02
11/12/24	Building supplies and hardware	63.19
17/12/24	Building supplies and hardware	60.80
18/12/24	Building supplies and hardware	33.97
	Sub Total	183.98
0099		
11/12/24	Environmental health services & supplies	20.63
02/01/25	Pest control	57.78
	Sub Total	78.41
4564		

Date	Description	Amount \$
06/01/25	Building supplies and hardware	9.07
07/01/25	Tools and minor plant	143.20
	Sub Total	152.27
	Bunnings Group Ltd Total	4,739.18
BP Australia Pty Ltd		
0116		
12/12/24	Fuel and oil for council fleet	92.15
23/12/24	Fuel and oil for council fleet	93.20
28/12/24	Fuel and oil for council fleet	98.12
	Sub Total	283.47
0124		
30/12/24	Fuel and oil for council fleet	83.83
17/12/24	Fuel and oil for council fleet	84.88
27/12/24	Fuel and oil for council fleet	47.74
29/12/24	Fuel and oil for council fleet	76.42
	Sub Total	292.87
0157		
07/12/24	Fuel and oil for council fleet	69.78
	Sub Total	69.78
0173		
30/12/24	Fuel and oil for council fleet	67.65
	Sub Total	67.65
0132		
09/12/24	Fuel and oil for council fleet	70.94
24/12/24	Fuel and oil for council fleet	69.01
	Sub Total	139.95
0165		
02/12/24	Fuel and oil for council fleet	104.71
03/12/24	Fuel and oil for council fleet	81.02
06/12/24	Fuel and oil for council fleet	102.34
12/12/24	Fuel and oil for council fleet	110.11
16/12/24	Fuel and oil for council fleet	87.89
19/12/24	Fuel and oil for council fleet	78.60
23/12/24	Fuel and oil for council fleet	80.08
	Sub Total	644.75
0215		
14/12/24	Fuel and oil for council fleet	75.29
28/12/24	Fuel and oil for council fleet	52.85
	Sub Total	128.14
0207		
30/11/24	Fuel and oil for council fleet	56.20
07/12/24	Fuel and oil for council fleet	58.33
10/12/24	Fuel and oil for council fleet	62.28
15/12/24	Fuel and oil for council fleet	62.44
22/12/24	Fuel and oil for council fleet	55.19
29/12/24	Fuel and oil for council fleet	64.23
	Sub Total	358.67
0231		
20/12/24	Fuel and oil for council fleet	211.90

Date	Description	Amount
		\$
	Sub Total	211.90
0199		
04/12/24	Fuel and oil for council fleet	99.02
	Sub Total	99.02
2547		
09/12/24	Fuel and oil for council fleet	62.11
24/12/24	Fuel and oil for council fleet	52.94
	Sub Total	115.05
0090		
08/12/24	Fuel and oil for council fleet	130.62
19/12/24	Fuel and oil for council fleet	146.39
	Sub Total	277.01
	BP Australia Pty Ltd Total	2,688.26
	Grand Total	7,427.44

Note: The above payments have been included in payments from the Municipal Account.

City of Bayswater**Electronic Fund Transfers****for the period 1 January 2025 to 31 January 2025**

Date	Description	Amount
Municipal Account		\$
06/01/25	NAB transact fee	24.10
06/01/25	NAB transact fee	16.30
06/01/25	NAB transact fee	3.60
06/01/25	NAB transact fee	0.30
07/01/25	New term deposit	1,453,905.48
08/01/25	Wages	1,094,414.25
09/01/25	Wages	1,389.00
10/01/25	Wages	1,124.12
14/01/25	New term deposit	2,300,000.00
16/01/25	NAB batch fee	0.21
21/01/25	Account fee	34.88
21/01/25	New term deposit	500,000.00
22/01/25	Wages	1,079,063.80
23/01/25	NAB batch fee	0.42
29/01/25	Wages	521.07
31/01/25	NAB merchant fee	2,676.21
31/01/25	NAB merchant fee	1,080.83
31/01/25	NAB merchant fee	320.46
31/01/25	NAB merchant fee	187.77
31/01/25	NAB merchant fee	64.54
31/01/25	NAB merchant fee	40.00
31/01/25	NAB merchant fee	24.95
31/01/25	NAB Bpay fee	2,405.15
		6,437,297.44
Aged Persons Homes Account		
21/01/25	Account fee	0.15
		0.15
Total		6,437,297.59

10.2.3 Investment Report for the Period Ended 31 January 2025

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	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]

SUMMARY

This report presents the City's Investment Portfolio for the period ended 31 January 2025.

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

That Council receives the Investment Portfolio Report for the period ended 31 January 2025 with investments totalling \$118,940,967.47.

Cr Nat Latter Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

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: 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 January 2025 were \$118,940,967.47.

Of the total investment portfolio, \$67,627,172.99 is internally restricted and \$3,123,801.27 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 17% 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 2021-2031, the following applies:

Theme: Leadership and Governance

Goal L4: Communicate in a clear and transparent way.

Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

CONCLUSION

That Council receives the Investment Portfolio Report for the period ended 31 January 2025 with investments totalling \$118,940,967.47.

**City of Bayswater
Investment Register
Balance as at 31 January 2025**

Investment Number	Bank	Lodgement Date	Maturity Date	Rate %	Principal \$	Accrued Interest \$	Maturity Interest \$	Maturity Amount \$
201077	Westpac Bank	10/09/24	04/02/25	5.06	2,500,000.00	49,560.27	50,946.58	2,550,946.58
201087	Westpac Bank	01/10/24	11/02/25	5.06	1,500,000.00	25,369.32	27,656.71	1,527,656.71
201078	Westpac Bank	10/09/24	18/02/25	5.03	2,400,000.00	47,295.78	53,249.10	2,453,249.10
201089	Westpac Bank	08/10/24	25/02/25	5.06	1,500,000.00	23,913.70	29,112.33	1,529,112.33
201065	National Australia Bank	27/08/24	04/03/25	5.04	2,500,000.00	54,197.26	65,243.84	2,565,243.84
201062	Westpac Bank	20/08/24	11/03/25	5.13	3,000,000.00	69,149.59	85,593.70	3,085,593.70
201066	National Australia Bank	27/08/24	11/03/25	5.04	1,500,000.00	32,518.36	40,596.16	1,540,596.16
201067	National Australia Bank	27/08/24	18/03/25	5.04	2,500,000.00	54,197.26	70,076.71	2,570,076.71
201082	Bank of Queensland	17/09/24	25/03/25	5.05	1,600,000.00	30,106.30	41,838.90	1,641,838.90
201068	National Australia Bank	27/08/24	01/04/25	5.01	2,500,000.00	53,874.66	74,463.70	2,574,463.70
201090	Suncorp Bank	08/10/24	08/04/25	5.08	1,500,000.00	24,008.22	37,995.62	1,537,995.62
201088	Suncorp Bank	01/10/24	15/04/25	5.07	2,400,000.00	40,671.12	65,340.49	2,465,340.49
201091	Westpac Bank	15/10/24	22/04/25	5.14	650,000.00	9,885.70	17,299.97	667,299.97
201095	Westpac Bank	29/10/24	22/04/25	5.10	900,000.00	11,820.82	22,006.85	922,006.85
201093	Westpac Bank	22/10/24	29/04/25	5.14	2,000,000.00	28,446.03	53,230.68	2,053,230.68
201098	Bank of Queensland	12/11/24	06/05/25	5.10	1,300,000.00	14,531.51	31,787.67	1,331,787.67
201100	Bank of Queensland	19/11/24	13/05/25	5.15	1,517,576.71	15,631.04	37,471.67	1,555,048.38
201101	Bank of Queensland	19/11/24	13/05/25	5.15	1,000,000.00	10,300.00	24,691.78	1,024,691.78
201118	Westpac Bank	28/01/25	20/05/25	5.07	510,189.32	212.60	7,937.15	518,126.47
201119	Westpac Bank	28/01/25	20/05/25	5.07	712,227.18	296.79	11,080.30	723,307.48
201096	Westpac Bank	29/10/24	03/06/25	5.12	2,800,000.00	36,920.11	85,230.47	2,885,230.47
201097	National Australia Bank	05/11/24	03/06/25	5.08	3,100,000.00	37,536.33	90,604.93	3,190,604.93
201107	Bank of Queensland	03/12/24	10/06/25	5.15	600,000.00	4,994.79	16,000.27	616,000.27
201111	Westpac Bank	08/01/25	10/06/25	5.00	1,453,905.48	4,580.80	30,472.27	1,484,377.75
201114	Westpac Bank	07/01/25	10/06/25	5.00	2,546,094.52	8,370.72	53,712.13	2,599,806.65
201108	Bank of Queensland	17/12/24	24/06/25	5.20	900,000.00	5,769.86	24,233.42	924,233.42
201116	Suncorp Bank	21/01/25	24/06/25	5.00	500,000.00	684.93	10,547.95	510,547.95
201115	Bendigo Bank	14/01/25	22/07/25	5.00	2,300,000.00	5,356.16	59,547.95	2,359,547.95
Muni General Funds Total					48,189,993.21	700,200.04	1,217,969.30	49,407,962.51
201037	National Australia Bank	01/07/24	04/02/25	5.35	2,526,570.37	79,251.24	80,732.58	2,607,302.95
201040	Bank of Queensland	01/07/24	04/02/25	5.35	4,528,001.74	142,030.39	144,685.16	4,672,686.90
201051	National Australia Bank	30/07/24	04/02/25	5.30	3,347,417.58	89,921.72	91,865.98	3,439,283.56
201083	Bank of Queensland	18/09/24	18/03/25	5.05	5,524,385.00	103,184.92	138,344.22	5,662,729.22
201045	National Australia Bank	10/07/24	15/04/25	5.40	2,162,500.35	65,585.97	89,260.90	2,251,761.25
201113	Westpac Bank	08/01/25	22/04/25	5.07	3,155,020.08	10,079.64	45,577.51	3,200,597.59
201079	National Australia Bank	10/09/24	27/05/25	5.02	5,289,033.86	104,021.53	188,402.63	5,477,436.49
201063	Westpac Bank	20/08/24	03/06/25	5.08	3,332,329.53	76,061.11	133,106.94	3,465,436.47
201092	Suncorp Bank	15/10/24	24/06/25	5.09	2,580,807.13	38,869.08	90,694.51	2,671,501.64
201102	Bank of Queensland	26/11/24	01/07/25	5.15	5,618,546.74	52,321.75	172,027.59	5,790,574.33
201109	Suncorp Bank	18/12/24	26/08/25	5.09	10,796,820.65	66,248.11	377,915.35	11,174,736.00
201112	Bank of Queensland	07/01/25	02/09/25	5.00	5,249,292.24	17,257.95	171,141.31	5,420,433.55
Muni Reserve Total					54,110,725.27	844,833.41	1,723,754.67	55,834,479.94
201080	Westpac Bank	10/09/24	11/02/25	5.03	1,130,182.10	22,272.02	23,985.25	1,154,167.35
201094	Westpac Bank	22/10/24	22/04/25	5.14	561,153.15	7,981.29	14,382.12	575,535.27
201106	Bank of Queensland	03/12/24	10/06/25	5.15	669,525.86	5,573.57	17,854.33	687,380.19
201117	Westpac Bank	21/01/25	24/06/25	5.00	762,940.16	1,045.12	16,094.90	779,035.06
Trust Specific Total					3,123,801.27	36,872.00	72,316.61	3,196,117.88
201099	Bank of Queensland	12/11/24	29/04/25	5.10	643,872.97	7,197.26	15,114.26	658,987.23
201103	National Australia Bank	26/11/24	29/04/25	5.10	735,393.51	6,781.74	15,824.06	751,217.57
201104	National Australia Bank	26/11/24	29/04/25	5.10	11,582,238.12	106,810.45	249,224.38	11,831,462.50
201110	National Australia Bank	18/12/24	29/04/25	5.10	506,320.14	3,112.83	9,338.49	515,658.63
Aged General Funds Total					13,467,824.74	123,902.28	289,501.18	13,757,325.92
201105	National Australia Bank	26/11/24	29/04/25	5.10	48,622.98	448.40	1,046.26	49,669.24
Aged Mertome Gardens Total					48,622.98	448.40	1,046.26	49,669.24
Total					118,940,967.47	1,706,256.13	3,304,588.01	122,245,555.48

**City of Bayswater
Investment Summary
Balance as at 31 January 2025**

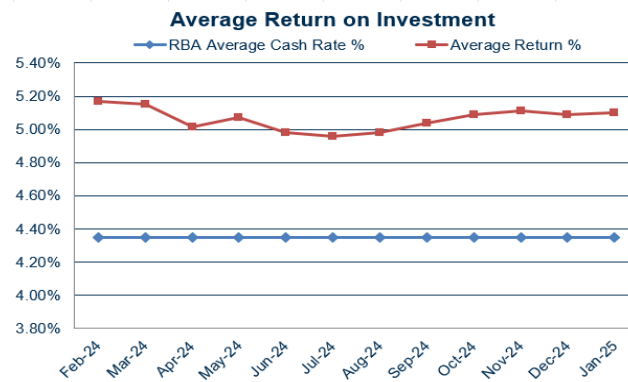
Investments By Maturity Date

Maturity Dates	Principal	Portfolio %	Number of Investments
Less than 30 days	\$19,432,171.79	16%	8
Between 30 days and 60 days	\$19,124,385.00	16%	7
Between 61 days and 90 days	\$26,845,121.30	23%	13
Between 91 days and 180 days	\$37,493,176.49	32%	19
Between 181 days and 1 year	\$16,046,112.89	13%	2
Total	\$118,940,967.47	100%	49

Allocation of Investments

S&P Rating (Short-term)	Bank	Amount Invested	Amount Invested %	Threshold %
A-1+	National Australia Bank	\$38,298,096.91	32%	45%
A-1+	Westpac	\$31,414,041.52	26%	45%
A-1	Suncorp **	\$17,777,627.78	15%	35%
A-2	Bank of Queensland	\$29,151,201.26	25%	30%
A-2	Bendigo Bank **	\$2,300,000.00	2%	30%
Total		\$118,940,967.47	100%	

** Fossil fuel free investment



**City of Bayswater
Investment Portfolio
Balance as at 31 January 2025**

Source	Description	Total \$	Internally restricted \$	Externally restricted \$
Municipal	Investment - CoB General Funds	48,189,993.21	-	-
	Investment - CoB Reserve	54,110,725.27	54,110,725.27	-
	Investment - Trust	3,123,801.27	-	3,123,801.27
Sub Total		105,424,519.75	54,110,725.27	3,123,801.27
Aged	Investment - Aged General Funds	13,516,447.72	13,516,447.72	-
Sub Total		13,516,447.72	13,516,447.72	-
Grand Total		118,940,967.47	67,627,172.99	3,123,801.27

10.3 Infrastructure and Assets Directorate Reports**10.3.1 Bayswater Waves Pool Heating: Business Case for Renewable Energy Options**

Responsible Branch:	Parks and Environment
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. Bayswater Waves Pool Heating: Business Case for Renewable Energy Options [10.3.1.1 - 38 pages]
Refer:	Item 10.2.6 OCM: 28.06.2022

SUMMARY

The purpose of this report is to present a business case for renewable energy options for pool heating to replace the gas boiler at Bayswater Waves. Electrically driven air-to-water heat pumps and deep well geothermal heating systems were evaluated against the retention and like-for-like replacement of the existing gas boiler system. Additionally, opportunities to implement a backup heating system were explored to mitigate current operational risks.

The business case concluded that a deep well geothermal heating system, combined with a gas boiler system as a backup heating source, would be the most cost-effective renewable energy solution for pool heating at Bayswater Waves, with an estimated capital cost of \$6.9M, payback period of 15.5 years, and expected savings of \$14.3M over a 30-year period.

Opportunities were identified for grant funding, the integration of other facility services, and additional solar photovoltaic (PV) panels to reduce both upfront capital and ongoing operational costs which would result in a significantly improved return on investment.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

- 1. Receives the business case for renewable energy options for pool heating at Bayswater Waves (Attachment 1).**
- 2. Notes the recommendation for the City to consider a deep well geothermal system, combined with a gas boiler system as a backup heating source, for pool heating at Bayswater Waves.**
- 3. Supports the development of a hydrogeological study and tender specifications for a deep well geothermal system, combined with a gas boiler system as a backup heating source, for pool heating at Bayswater Waves.**

Cr Nat Latter Moved, Cr Steven Ostaszewskyj Seconded

CARRIED UNANIMOUSLY: 8/0

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: *Nil.*

BACKGROUND

In August 2021, Council endorsed the *Emission Reduction and Renewable Energy (ERRE) Plan* which sets out a roadmap for the City to reach net zero greenhouse gas emissions by 2040 including interim targets for 2025 and 2030. This roadmap includes actions for improvements in

energy efficiency and electrification of pool water heating at Bayswater Waves, noting that the existing gas boiler accounts for over 90% of the City's total gas usage per annum.

At the Ordinary Meeting on 28 June 2022, Council made the following resolution in regard to a new gas supply agreement:

"That Council:

- 1. Awards the three-year reticulated natural gas supply agreement for Bayswater Waves aquatic centre for the period 1 July 2022 to 30 June 2025 to Kleenheat, based on the proposal submitted under the State Government Reticulated Gas Supply Common Use Agreement CUARGS2014.*
- 2. Requests the Chief Executive Officer to present a business case for renewable energy options to replace the gas burner to Council before 30 June 2024."*

The purpose of Limb 2 was to review the timeline set out in the ERRE for pool heating technology upgrades prior to the expiration of the gas supply and to explore other options available for pool heating. Subsequently, this report and the attached business case (Attachment 1) were developed.

Bayswater Waves currently utilises a natural gas-fired boiler system for all its pool water heating requirements, incorporating six bodies of water. Additional secondary heating to three bodies of water is provided by a heat recovery system as a byproduct of the centre's HVAC Trane Chiller system. The boiler was installed in 2016 and the manufacturer has advised that the model installed has an average lifespan of 12-15 years. The existing gas boiler infrastructure is expected to reach the end of its practical life between 2028 and 2031. It is important to note that there is currently no back up heating system in place should the gas boiler fail.

The City is a participant in the WALGA Sustainable Energy Project, an ACCC-approved buying group of local governments who have contracted electricity under a volume aggregated purchasing process. Participants benefit from access to renewable energy and reduced electricity prices for contestable sites (sites that use 50,000 kWh or more of electricity per year). Bayswater Waves is one of the City's sites supplied with 100% renewable electricity via this project and, as such, a pool heating system which utilises electrical energy is considered a renewable energy system.

EXTERNAL CONSULTATION

Due to the technical nature of the report, no external consultation specific to the development of the business case has been undertaken. The report aligns with the City's ERRE and the Strategic Community Plan 2021-2031, which was developed in consultation with our community and demonstrates support for the City taking action to reduce its emissions.

OFFICER'S COMMENTS

In response to the June 2022 Council resolution, the City engaged a consultant, Oceanis International, to deliver a high-level business case assessing alternatives to gas boilers for pool water heating that utilise renewable energy technologies.

The following technologies were assessed within the business case:

- Electrically driven air-to-water heat pumps
- Deep well geothermal heating.

The use of solar evacuated tubes was not assessed as the technology is not considered practical for implementation at the centre due to the lack of available roof area, high costs and operational complexities associated with the Western Australian ambient temperature profile.

The heat pump and geothermal pool heating systems were evaluated against the retention and like-for-like replacement of the existing gas boiler system. Additionally, opportunities have been explored to implement a backup heating system to mitigate operational and service delivery risks associated with the existing single gas boiler. The implementation of a backup heating system would also work to bring Bayswater Waves in line with the operation of other Western Australian aquatic centres.

Based on the conclusions developed through the business case, it has been recommended that the City consider a deep well geothermal system, combined with a gas boiler system as a backup heating source, for pool heating at Bayswater Waves. The below table provides a summary of the outcomes of the evaluation including up-front capital costs, 30-year lifecycle costs, estimated savings, and payback periods for each scenario.

Summary of analysis of pool heating options.

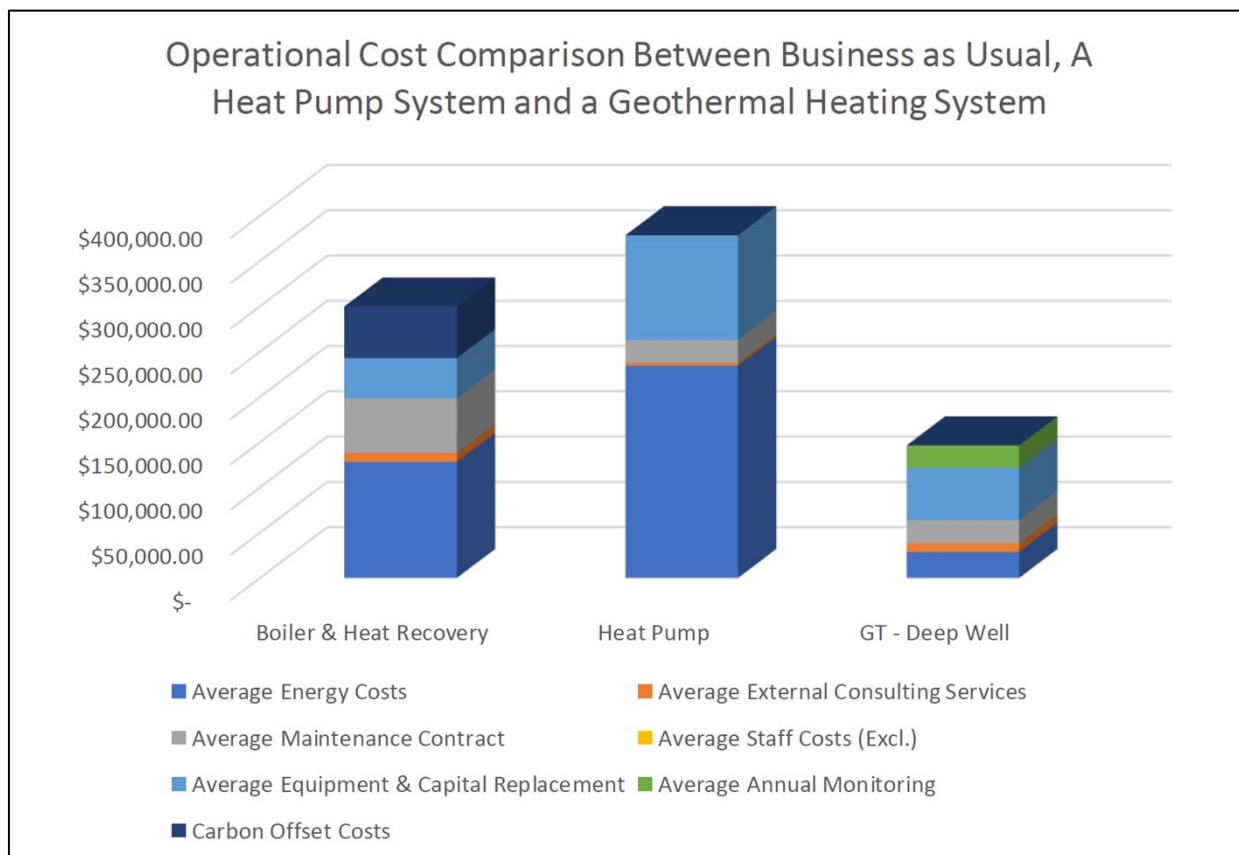
Heating System	Current Operation	Option 1 (Base case)	Option 2	Option 3	Option 4	Option 5
Primary Heating	Gas Boiler & Heat Recovery System	Gas Boiler & Heat Recovery System	Heat Pump System & Heat Recovery System	Heat Pump System & Heat Recovery System	Geothermal System & Heat Recovery System	Geothermal System & Heat Recovery System
Back Up Heating	None	+1 Additional Gas Boiler	Gas Boiler System	+1 Additional Heat Pump	Gas Boiler System	Heat Pump System
Total Heating System Capital Cost	\$1.5M	\$2.1M	\$4.5M	\$3.3M	\$6.9M	\$8.4M
30-Year Life Cycle Cost	\$25.2M	\$26.5M	\$24.7M	\$23.1M	\$12.2M	\$15.4M
Estimated Pay Back Period compared to Base Case	N/A	N/A	26.5 years	24 years	15.5 years	19 years
Estimated Pay Back Period compared to Current Operation	N/A	No Payback	28 years	26 years	17 years	20.5 years
30-Year Cost Saving vs. Base Case	N/A	N/A	\$1.8M	\$3.4M	\$14.3M	\$11.1M
30-Year Cost Saving vs. Business as Usual	N/A	N/A	\$0.5M	\$2.1M	\$13.0M	\$9.8M

The retention of a gas boiler as the primary pool heating system at Bayswater Waves, with or without a backup heating system, has been evaluated as the lowest upfront capital cost but the highest overall life cycle cost of the options considered. This is due to ongoing operational expenses, the need to replace the infrastructure at end-of-life (every 10-15 years), and the requirement to purchase carbon credits to offset gas usage in line with the City's emissions reduction targets.

Of the renewable energy options assessed through the business case, those with air-to-water heat pumps as the primary heating source (options 2 and 3 in the above table) have the longest

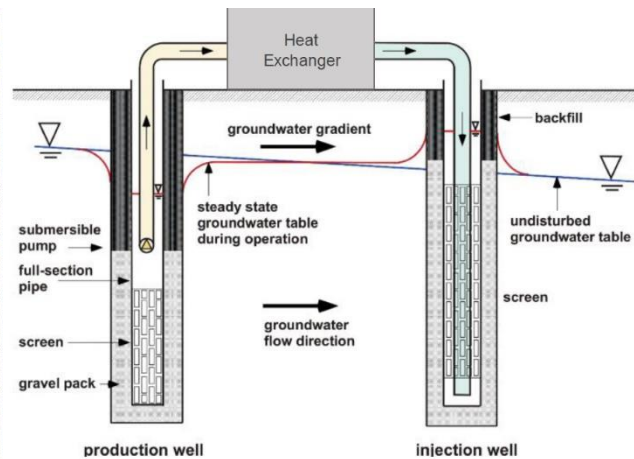
estimated payback period. The large volume of electricity required to drive the heat pumps not only results in significant ongoing operational costs but is also likely to exceed the current electrical infrastructure capacity at Bayswater Waves and thus require a significant infrastructure upgrade. A provisional sum allowance of \$350,000 for the upgrade of the existing electrical infrastructure has been included within the capital cost estimate for heat pumps in the business case.

Conversely, despite the higher upfront capital costs, a deep well geothermal system as the primary pool heating source has comparatively low ongoing operational costs resulting in the shortest estimated payback period and substantial anticipated savings of \$14.3M over a 30-year period. The below graph provides a visual comparison of the average annual operating costs of each primary heating source.



Deep well geothermal heating systems utilise a submersible pump installed in a geothermal production bore, typically drilled to depths between 800 and 1,000 metres, to extract hot groundwater from the Yarragadee aquifer for pool heating. This hot water is filtered to remove sediment, before passing through a series of heat exchangers to transfer heat to the pools. The cooled geothermal water is then re-injected into the aquifer at a shallower level to prevent thermal breakthrough to the point of extraction and to maintain pressure in the aquifer.

Unlike heat pump and gas boiler systems, the energy inputs required for a geothermal system are minimal as the extracted groundwater is naturally heated in the aquifer with only a relatively small amount of electricity required to run the accompanying pumps and filters.



Indicative schematic of a deep well geothermal heating system and example photo of an extraction bore (Craigie Leisure Centre).

Geothermal systems have been used for aquatic heating in Western Australia since the 1990s and have seen substantial improvements over the past two decades. New deep well geothermal systems are now capable of achieving coefficients of performance greater than 20 (around 4–5 times more efficient than similar capacity air-to-water heat pumps). More than 25 geothermal bores have now been installed in the Perth basin for aquatic heating. Examples of installations at Local Government owned sites include:

- Craigie Leisure Centre
- Beatty Park Leisure Centre
- Stirling Leisure - Scarborough Beach
- Armadale Aquatic Centre
- Cockburn ARC.

Opportunities to integrate additional facility services into a geothermal system were identified through the business case, such as:

- Domestic hot water – for changeroom/bathroom facilities
- Pool hall heating.

These services could be included either as supplementary or additional loads with relatively low capital cost additions to a base geothermal project. The transference of these services to a highly efficient system is expected to increase the centre's operational cost savings and improve the payback period of a deep well geothermal system.

Two grant programs were identified through the business case as potential partial funding sources for the implementation of a renewable energy pool heating system at Bayswater Waves:

- Community Energy Upgrade Fund (CEUF)
- Carbon Innovation Grants Program (CIGP).

If successful with both grants to the maximum limits, the City could receive up to \$4M in funding. This would reduce the City's required capital investment to approximately \$2.9M for the recommended geothermal system and significantly decrease the estimated payback period. The grant programs are highly conditional and will require further engagement with the program administrators to determine eligibility, timing and chances of success.

The City has committed to achieving net-zero greenhouse gases for all City energy-related and value chain emissions by 2040. The industry standard for achieving 'net-zero' is to first reduce greenhouse gas emissions as much as possible (by approximately 90-95%), before offsetting the

residual emissions to a maximum of 10%. This means that the purchase of carbon offsets in 2040 to reach net zero should be reserved for emissions that are difficult to eliminate, such as areas where the technology does not yet exist or is too costly to implement.

The transition to a renewable energy system for pool heating at Bayswater Waves is a key action from the ERRE for the City to meet its emissions reduction targets, with the natural gas used to fuel the existing gas boiler for pool heating at Bayswater Waves accounting for approximately 6% of the City's total greenhouse gas emissions when the baseline was calculated for 2019/2020. Should Council resolve not to consider a deep well geothermal system, or other renewable energy system for pool heating at Bayswater Waves, it is unlikely the City will achieve its 2040 net zero target.

For this reason, as well as the estimated \$14.3M in potential savings over a 30-year period, it is recommended that Council supports the development of a hydrogeological study and tender specifications for a deep well geothermal system, combined with a gas boiler system as a backup heating source, for pool heating at Bayswater Waves.

It is also important to note that the outcome of this report will likely influence the future tender requirements for gas supply to Bayswater Waves, with the current contract due to expire in June 2025.

Additional Solar Photovoltaic (PV) Panels

As part of the business case, the installation of additional solar photovoltaic (PV) panels has also been evaluated separately as a means of partially offsetting the base building electrical load. Bayswater Waves has an existing 40kWp solar PV system, with the ERRE including a recommendation to install an additional 300kWp of solar PV over three stages. The below table provides a summary of the energy production and potential cost savings at various solar PV system sizes including conservatively high estimates of capital cost and expected payback periods.

Summary of evaluation of solar PV system sizes to expand the installation at Bayswater Waves

Solar PV System Capacity (kWp)	60	80	100	140	200	299.4
Estimated energy produced (kWh/year)	131,400	175,200	219,000	306,600	438,000	655,686
Energy savings (\$/year)	\$16,062	\$21,416	\$26,770	\$37,478	\$53,540	\$80,149
Estimated capital cost	\$138,000	\$174,000	\$210,000	\$292,000	\$400,000	\$600,000
Simple payback (years)	8.6	8.1	8.0	7.8	7.6	7.5

Solar PV by itself will not supply the necessary energy required to heat the pools or the pool hall. As such, the option of installing additional solar PV can be used with any other heating system option and thus can be considered a separate investment opportunity.

LEGISLATIVE COMPLIANCE

The Local Government Act 1995 (Act) sets out the general functions for local government relating to the good government of persons in its district. Section 3.1(1A) of the Act states:

- *the general function of a local government must be performed having regard to the following*
 -
 - (a) *the need –*
 - (i) *to promote the economic, social and environmental sustainability of the district; and*
 - (ii) *to plan for, and to plan for mitigating, risks associated with climate change; and*

- (iii) *in making decisions, to consider potential long-term consequences and impacts on future generations.*

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	High
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Medium
Governance and Compliance	Low	Low
Strategic Risk	SR03 - Council plans, decision making process and/or activities fail to invest in the management, protection and improvement of its natural environment.	

FINANCIAL IMPLICATIONS

Cost associated with the preparation of hydrogeological study and tender specification have not been budgeted in 2024/2025 financial year. If the officer's recommendation is adopted by Council an allocation for a consultant to prepare the hydrogeological study and tender specification will be referred to the annual business planning process for consideration for inclusion into the draft 2025/26 budget. It is estimated that the plan and tender specification preparation will cost \$60,000; this will be determined through the formal procurement process.

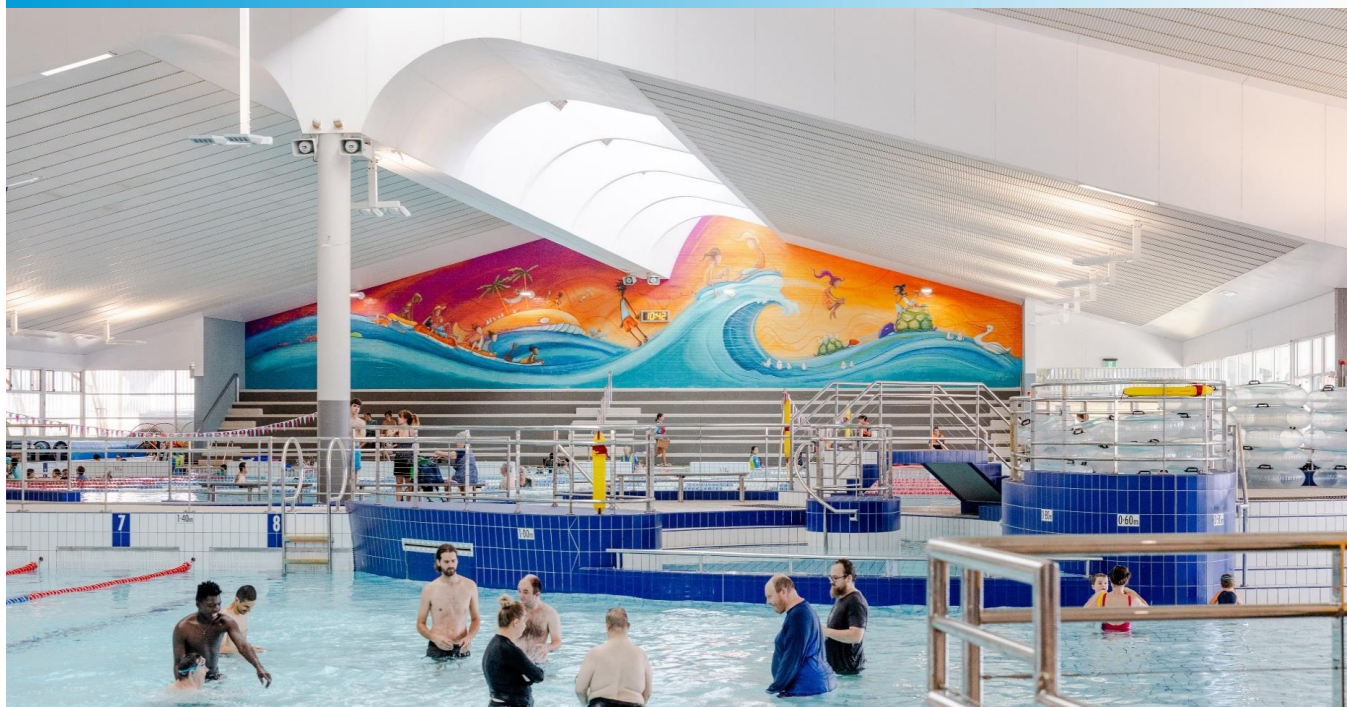
STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Environment and Liveability
 Goal E4: Lessen the City's Impact on the environment through its buildings, infrastructure, services and targets, such as zero emissions by 2040, and empower the community to live sustainably.

CONCLUSION

The business case for renewable energy options for pool heating at Bayswater Waves has concluded that a deep-well geothermal heating system is the most cost-effective option, with significant potential savings when compared to air-to-water heat pumps and the retention of a natural gas fired boiler system. Geothermal systems for pool heating have been successfully utilised in several local government owned aquatic centres in the Perth metropolitan region, and the implementation of such a system at Bayswater Waves would enable the City to take great strides towards achieving its emissions reduction targets. Therefore, officers are recommending that Council supports the development of a hydrogeological study and tender specifications for a deep well geothermal system, combined with a gas boiler system as a backup heating source, for pool heating at Bayswater Waves.



OCEANIS INTERNATIONAL

BAYSWATER WAVES POOL HEATING – BUSINESS CASE FOR RENEWABLE ENERGY OPTIONS HEATING STUDY REPORT – FINAL REPORT

DATE:

3rd February 2025

DOCUMENT REVISION:

1

PREPARED BY:

Oceanis International

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Table of Contents

1. Executive Summary	6
2. Introduction	10
3. Acknowledgements & Limitations.....	11
4. Site Description	12
5. Renewable Energy Options Analysis.....	14
5.1 General Description	14
5.1.1 Gas Boilers.....	14
5.1.2 Electrically Driven Air-to-Water Heat Pump System.....	15
5.1.3 Deep Well Geothermal Heating System	16
5.2 Technical Feasibility	19
5.2.1 Site Planning & Structural Considerations	19
5.2.2 Impacts to Mechanical Electrical & Plumbing (MEP) Services	20
5.2.3 Infrastructure Value Addition Opportunities	21
5.3 Backup Heating.....	21
5.4 Economic Feasibility.....	23
5.4.1 Capital Expense Costs (CAPEX)	23
5.4.2 Operational Expense Costs (OPEX) & Life Cycle Costs (LCC)	24
5.5 Solar Photovoltaics (PV)	27
6. Funding Strategies & Opportunities	30
6.1 The Community Energy Upgrades Fund (CEUF)	30
6.2 Carbon Innovation Grants Program (CIGP).....	31
7. Comparative Case Studies	33
8. Conclusion & Recommendations	34
8.1 Conclusions	34
8.2 Recommendations	35
9. Appendix 1 – Heating System Comparison	37



Table of Figures

Figure 1: Reference images of the Bayswater Waves existing heating system infrastructure. (<i>Top Left</i>) The existing gas boiler. (<i>Top Right</i>) The existing chiller system. (<i>Bottom Left</i>) The existing heat exchanger infrastructure. (<i>Bottom Right</i>) The existing heating system circulation pump.	13
Figure 2: (<i>Left</i>) Reference photo of a commercial gas boiler system – utilised at the MLC & CCGS Aquatic Precinct in Western Australia. (<i>Right</i>) Gas boiler – reference image – courtesy of Raypak/Rheem.	14
Figure 3: Reference photo of electrically driven heat pumps – utilised at Craigie Leisure Centre for pool and pool hall backup heating.	15
Figure 4: (<i>Left</i>) Reference photo of the deep well geothermal system headworks – utilised at Craigie Leisure Centre for pool and pool hall backup heating. (<i>Right</i>) Indicative schematic of a deep well geothermal heating system.	17
Figure 5: Aerial site plan of the Bayswater Waves – illustrating proposed heat pump enclosure area.	19
Figure 6: Aerial site plan of the Bayswater Waves site – illustrating a proposed geothermal system.	20
Figure 7: Average present value annual operating cost breakdown.	24
Figure 8: Thirty-year cumulative life-cycle cost of the heating system configurations.	25
Figure 9: An aerial plan of the proposed total 340 kWp system– source: City of Bayswater ERRE 2021.	28
Figure 10: Benchmarking of comparable aquatic centre energy consumption to Bayswater Waves.	33

Glossary

NPV:	Net Present Value - the value of all future costs discounted to the present
kWp:	Kilowatt peak power - the maximum output in kilowatts that a PV system can produce
kWt:	kilowatt of thermal power – measurement of heat energy flowrate
kWe:	kilowatt of electrical power – measurement of electrical power
kWh:	kilowatt hour – amount of energy used over a period of time
LCC:	Life Cycle Cost - the total cost of ownership over the life of an asset
Heat Recovery System:	reuse of site chiller system rejected heat recovered for pool heating
Heat Pump:	A heating system technology that extracts heat from air or water using compressors and refrigerant cycles





1. Executive Summary

Oceanis International has been commissioned by the City of Bayswater to complete a high-level business case study of aquatic heating renewable energy options available to replace the existing gas boiler system and infrastructure at the Bayswater Waves facility.

This high-level business case was prompted by the City of Bayswater Ordinary Council Meeting held on the 28th of June 2022, where the Council resolved to request the City's Chief Executive Officer to present a business case for the implementation of renewable energy heating options to replace the gas-fired boiler at the Bayswater Waves site. The business case also aims to align with the City's commitment of achieving net zero greenhouse gas emissions by 2040 as described in the *Emission Reduction and Renewable Energy (ERRE) Plan*.

As sustainability objectives necessitate the transition to electrified and renewable energy options, the heating system options that have been assessed as being practical to meet these objectives, and which have been successful at other centres in Western Australia, are:

- electrically driven air-to-water heat pumps
- deep well geothermal heating

Heating systems are critical to making aquatic centres fit-for-purpose. Loss of heating capability through break-down means that pools in the aquatic centre can quickly lose heat through evaporation, and are no longer usable by patrons within a few hours of such breakdown. Thus, most newly developed, large aquatic centres in southern parts of Australia have a degree of back-up to their heating systems. Back-up capacity in the Bayswater Waves heating system redevelopment is thus recommended and has been analysed in the business case in addition to the business-as-usual current practice of operating a single gas-fired hot water boiler.

The two identified sustainable technologies which could contribute substantially to the council's objectives were evaluated against a base case scenario of a low capital cost gas-fired system with back-up capability. The capital and life cycle costs of retention of gas-fired heaters have been included in the analysis only for the purposes of comparing financial requirements. These gas options do not satisfy longer term environmental sustainability goals of the council.

Bayswater Waves has operated for many years without back-up heating capacity. Thus, should the council assess the risk and impact of heating system failure, and decide to proceed without back-up, the sustainability options have also been compared to the current operations scenario.

The existing boiler is approaching commercial end-of-life (predicted by council staff as being 2028), and thus will require replacement. Lead time will be required for finalising funding, procuring design & project management consulting contracts, design processes, construction procurement, installation, and ideally flexibility in a schedule to plan shut-downs at a time which suits operation of Bayswater Waves.

This business case study also estimates the capital cost, energy cost savings, and simple payback associated with implementing 300 kWp (kilowatt peak electrical power) capacity of additional solar photovoltaic (PV) panels as a method of offsetting the base load electrical



consumption of the centre, as described within the City's ERRE Plan. In offsetting base load (i.e. the electrical requirements of those systems which 24 hours per day), the solar system can be combined with any choice of heating system, and will show a similar positive return.

Key Findings:

Retention of gas boilers:

- Retention of a gas-fired heating system would not satisfy the long-term sustainability goals of the council, however, an analysis of financial aspects has been generated for the purpose of comparison with other low energy/low greenhouse gas emissions technologies.
- Replacing the aging gas boiler system with an updated similar heating system, without backup, is estimated to have a capital cost of AUD \$1.5 million. The life cycle cost over 30 years is estimated as a Net Present Value (NPV) of AUD \$25.2 million. As all other system options examined include back-up capacity, the operational service delivered and risk incurred in the "business-as usual" aspect of the single boiler concept does not represent a truly comparable situation. The council would be at risk of lost revenue from the single-point-of failure risk aspect of the current heating system.
- Adding a backup gas-fired boiler to such a replacement exercise to address the current lack of heating redundancy and associated risk is expected to increase the capital cost of the project to approximately AUD \$2.1 million. The Net present Value of the installation over 30 years is estimated as \$26.5 million.

Replacement of the existing system with electrically driven air-to-water heat pumps:

- Replacing the existing gas boiler system with electrically driven heat pumps combined with a gas boiler backup would require an estimated capital investment of AUD \$4.5 million. The overall Net Present Value over 30 years for this system is estimated at AUD \$24.7 million.
- Replacing the existing gas boiler system with electrically driven heat pumps combined with a single additional heat pump unit as the back-up, would require a capital investment of AUD\$3.3 million. The overall Net Present Value over 30 years for this option is estimated at AUD \$23.1 million.

Replacement of the existing system with a deep well geothermal system:

- Replacing the existing gas boiler system with a deep well geothermal system combined with a new gas boiler backup would require an estimated capital investment of AUD \$6.9 million. The overall life cycle cost over 30 years for this system is estimated to be AUD \$12.2 million (NPV).
- Replacing the existing gas boiler system with a deep well geothermal system combined with a heat pump back up heating system would require a total capital investment of approximately AUD \$8.4 million. The overall life cycle cost over 30 years for this system is estimated to be AUD \$15.4 million (NPV).



Table 1: Summary of Renewable Energy Heating Option Cost Issues

Heating System	Current Operation ¹	Option 1 (Base Case)	Option 2	Option 3	Option 4	Option 5
Primary Heating	Gas Boiler & Heat Recovery	Gas Boiler & Heat Recovery	Heat Pump System & Heat Recovery	Heat Pump System & Heat Recovery	Geothermal System & Heat Recovery	Geothermal System & Heat Recovery
Back Up Heating	None	+1 Additional Gas Boiler	Gas Boiler System	+1 Additional Heat Pump	Gas Boiler System	Heat Pump System
Total Heating System Capital Cost	\$1.5 Million	\$2.1 Million	\$4.5 Million	\$3.3 Million	\$6.9 Million	\$8.4 Million
30-Year Life Cycle Cost (NPV)	\$25.2 Million	\$26.5 Million	\$24.7 Million	\$23.1 Million	\$12.2 Million	\$15.4 Million
Estimated Pay Back Period compared to Base Case	N/A	N/A	26.5 years	24 years	15.5 years	19 years
Estimated Pay Back Period compared to Current Operation	N/A	No Payback	28 years	26 years	17 years	20.5 years
30-Year Cost Saving (NPV) vs. Base Case	N/A	N/A	\$1.8 Million	\$3.4 Million	\$14.3 Million	\$11.1 Million
30-Year Cost Saving (NPV) vs. Business as Usual	N/A	N/A	\$0.5 Million	\$2.1 Million	\$13.0 Million	\$9.8 Million

Note 1: The "Current Operation" scenario presented represents a concept where the existing boiler and infrastructure is replaced "like-for-like" with no back-up. The existing gas boiler is reported to be reaching end of life by 2028.

Note 2: Within the comparisons to the "Business as Usual" scenario (e.g. no back-up systems), any loss of revenue during a failure of the single gas boiler is not assessed. Thus, revenue losses would tend to impact the overall economics of operating Bayswater Waves more under the Current Operations scenario than under other options.

Installation of Additional Solar Photovoltaic Panels:

- The installation of an additional 300 kWp solar PV system, as described in the ERRE Plan, is expected to require a capital investment of approximately AUD \$600,000 and generate an annual savings of approximately AUD \$80,000. The predicted operational cost savings generates a simple payback period of approximately 7.5 years. The implementation of a solar PV system is recommended based on offsetting the facility's base electrical consumption and thus, such an installation is independent of any decisions regarding heating system technology.

**Recommendation:**

Based on the conclusions developed through this business case study and the significantly lower life cycle cost, the **City of Bayswater is recommended to consider options for funding a deep well geothermal system, with retention of the heat recovery system, combined with a gas boiler system as a backup heating source (Option 4 in Table 1).**

On this basis, it is recommended that the City:

- Investigates funding options to finance and implement a deep well geothermal heating system to replace the existing gas-fired single boiler system.
- Investigate funding options and opportunities to progress the planned solar PV system upgrade such that it can offset the Bayswater Waves electrical base load.
- Actively pursue grant program funding to minimize capital investment.

Grant Funding Opportunities:

Two grant programs have been identified as potential partial funding sources for implementing a renewable heating system:

- Community Energy Upgrade Fund (CEUF)
- Carbon Innovation Grants Program (CIGP).

It is recommended that the City evaluates these opportunities for their ability to comply with eligibility requirements, including the eligibility with respect to applying for grants from both programs simultaneously. **If successful with both grants to the maximum limits, it may be possible that the City could receive up to AUD \$4 million to offset the project capital costs, which would reduce the City's required investment to approximately AUD\$2.95 million.**

The grant programs are highly conditional and will require further engagement by the City with the program administrators to determine eligibility, timing and chances of success.



2. Introduction

Oceanis International (“Oceanis”) has been commissioned by the City of Bayswater to conduct a high-level analysis of renewable energy options to replace the existing gas boiler heating system at the Bayswater Waves facility.

This analysis is prompted by the City of Bayswater Ordinary Council Meeting held on the 28th of June 2022, where the Bayswater Waves Council resolved to request the City’s Chief Executive Officer to present a business case for renewable energy options to replace the gas boiler at Bayswater Waves with the aim of aligning with the City’s commitment to achieving net zero greenhouse gas emissions by 2040 as described in the *Emission Reduction and Renewable Energy (ERRE) Plan*.

The ERRE plan outlines the following key targets:

- 2025 – 100% renewable electricity for the City’s operations, excluding streetlighting
- 2030 – 100% renewables and/or carbon offsets for all City energy use, including streetlighting
- 2040 – Net zero greenhouse gases for the City’s energy-related and value chain emissions.

This commission specifically focuses on evaluating renewable energy alternatives for the aquatic facilities at Bayswater Waves to replace the existing gas boiler to meet the targets defined within the ERRE. On this basis, the following technologies are assessed within this study:

- Electrically driven air-to-water heat pumps
- Deep well geothermal heating

The use of solar photovoltaic (PV) panels for base energy load offset is also examined within this business case.

The use of other technologies such as solar evacuated tubes was not assessed as it is not considered practical for implementation due to the lack of available roof area, high costs and operational complexities associated with the Western Australia ambient temperature profile.

This report includes material provided by the City and stakeholders, as outlined in the following documents:

- Project Request for Quotation (RFQ #346)
- Project Kick-Off Meeting – dated 02.10.2024
- Responses to Oceanis’ Request for Information (RFIs)
- Oceanis’ site visit – conducted on 02.10.2024
- Email correspondences between Oceanis and the City – 30.09.2024 and 01.10.2024
- First draft report feedback issued by the City of Bayswater on 14.12.2024
- Second draft report feedback issued by the City of Bayswater on 14.01.2025.

The outcome of this analysis is described within this business case report.



3. Acknowledgements & Limitations

Oceanis would like to thank Ms Elizabeth Wilkerson, Mr Jason Clarke, Mr Nathan Linthorne and all contributing parties for assisting with the information gathering stage of this study. Whilst the assistance from the above parties were invaluable, Oceanis did encounter several key challenges during this commission, primarily:

- The lack of available and accurate as-constructed and/or design documents due to the many various refurbishment projects conducted over the 30+ year history of the site.
- The lack of commissioning data confirming the operating duty points of the existing heating equipment.
- The lack of sub-metering of sub-systems to verify energy utilised over an extended duration.
- The lack of sub-metering associated with the heat recovery system used for supplemental heating —also noting the heat recovery system was offline during Oceanis' visit, preventing observation of performance.
- The lack of long-term energy monitoring and load trending to illustrate peak seasonal electrical demand and use.

To fill in the gaps where information is not available, a thermal model was employed, the outputs of which were approximately correlated with the known operating information including monthly electrical consumption charges, annual gas usage and known system sizing information.

It should be recognised, however, that the outputs from the heating model may differ from the actual observed conditions due to the variable nature of pool heating from factors such as:

- Localised climatic conditions, including temperature, humidity and wind across the surface of the pools, pool set points, etc.
- Variations in weather conditions from year to year
- Level/amount of shielding of the outdoor pool for wind protection
- Shading of the pools from the building structure and local vegetation
- Diligence in the use of pool covers
- Amount of use of the pool and subsequent disturbance of the water surface leading to variations in evaporation rates
- Backwashing regimes which influence the quantity of make-up water required to be heated.

All financial estimates provided are based on financial year 2024 dollars.



4. Site Description

The Bayswater Waves facility, situated at the corner of Broun Avenue and Priestley Street, is the City of Bayswater's premier aquatic and recreation centre. The site features a range of aquatic water bodies, along with a variety of dry facility spaces. These aquatic spaces are summarised below.

Table 2: Summary of the Aquatic Water Bodies at Bayswater Waves

Pool #	Description	Location	Temperature Set Point
1	50M Lap Pool – 8 Lanes	Outdoor	25°C–28°C ± 2°C
2	25M Lap Pool – 10 Lanes	Indoor	31.5°C
3	Wave & Leisure Pool	Indoor	29.5°C ± 1°C
4	Waterslide & Splashdown Pool	Indoor	No dedicated heating system
5	Hydrotherapy Pool	Indoor	34°C ± 1°C
6	Toddler Pool	Indoor	33°C ± 1°C
7	Spa Pool	Indoor	36°C ± 1°C

Presently, the pools at Bayswater Waves are heated by a natural gas-fired boiler system producing up to 920 kWt (kilowatt of thermal power), and supplemented by a heat recovery system, fed from the site's central chiller system, producing up to 480 kWt of thermal energy. Operation of the chiller system is variable, and thus the total heating capacity varies day to day. The present methodology of heat distribution and transfer is such that the gas-fired boiler system provides heating to all of the aquatic water bodies at the facility, with the heat recovery system, when available, providing supplementary heating to three water bodies (the indoor 25M lap pool, the indoor wave pool and the indoor toddler pool).

The site presently does not have redundancy of the heating system services, meaning that should either the existing gas boiler and/or heat recovery system fail, pool heating would either be lost fully or partially reduced by between 35% and 65%.

The likelihood of a significant failure is expected to increase in coming years as the existing gas boiler infrastructure is expected to reach the end of its practical usable life – estimated to be between 2028 and 2031 – as advised by the City of Bayswater operations staff. The failure of the existing gas boiler system and infrastructure will likely necessitate a replacement of the entirety of the associated heating system due to:

- Equipment obsolescence
- Lack of replacement parts and services
- Lack of equipment removal capabilities and space

- The significant age of the existing infrastructure, in some cases over 28 years.



Figure 1: Reference images of the Bayswater Waves existing heating system infrastructure. (Top Left) The existing gas boiler. (Top Right) The existing chiller system. (Bottom Left) The existing heat exchanger infrastructure. (Bottom Right) The existing heating system circulation pump.

The site is currently supplied with renewable green energy through the Western Australian Local Government Association (WALGA) Sustainable Energy Project. This program ensures that green energy is provided to Bayswater Waves, offsetting the carbon generated by the use of the site's electrical systems. As such, a heating system which utilises electrical energy supplied by the Bayswater Waves Sustainable Energy Project scheme is considered as a renewable system. Minimising the amount of electricity consumed would minimise the amount of more expensive renewable green energy required to be purchased.



5. Renewable Energy Options Analysis

As described earlier in this report, due to the WALGA Sustainable Energy Project scheme, a heating system which utilises electrical energy is considered as a renewable system. As such, the following renewable energy heating systems have been analysed as replacement options to supply the thermal demand to the pools at the Bayswater Waves site:

- Electrically driven air-to-water heat pumps
- Deep well geothermal heating system

For the purposes of illustrating a *like-for-like* comparison, this study assesses these heating options on the basis of providing nominally 1,400 kW of thermal energy.

The installation of a solar PV system addition has also separately been evaluated as a means of partially offsetting the base building electrical load. Solar PV by itself will not supply the necessary energy required to heat the pools or the pool hall. As such, the option of adding additional solar PV panels can be used with any other heating system option and thus can be considered a separate investment opportunity.

To ensure a *like-for-like* comparison, this feasibility study benchmarks the above renewable heating solutions against the existing gas boiler and heat recovery system. The existing gas-fired boiler system is also included in this assessment as the “business-as-usual” base case should the City not proceed with any of the recommended heating system alternatives.

This analysis, however, includes for multiple boilers such that some degree of redundancy is available for equipment maintenance shutdowns.

5.1 General Description

5.1.1 Gas Boilers

Conventional gas boilers were a common form of technology utilised to heat pools in Western Australia due to the previously relatively low cost of gas and lack of viable alternatives. Gas boilers combust natural gas or propane to heat a process fluid stream. The heated fluid is then circulated through a series of heat exchangers to transfer thermal energy to the pools.



Figure 2: (Left) Reference photo of a commercial gas boiler system – utilised at the MLC & CCGS Aquatic Precinct in Western Australia. (Right) Gas boiler – reference image – courtesy of Raypak/Rheem.



Gas boilers are generally low capital cost investments. However, the combustion process releases significant amounts of greenhouse gasses compared to other heating systems – nominally 0.31 kg CO₂ per kWt produced.

Refer to [Appendix 1](#) for a comparison of gas boilers to other heating systems.

In the case of Bayswater Waves, the existing gas boiler and heat recovery system does not provide full redundancy of the aquatic heating load. Redundancy of a replacement gas boiler system can most economically be achieved via the implementation of a second backup unit.

Key challenges associated with the implementation of a backup unit would include:

- The potential lack of available space within the boiler room to accommodate a second boiler unit capable of supplying 100% redundancy to heating loads.
- Difficulties in implementing sufficient fresh air and flue extraction from the existing plantroom areas.
- Potential issues associated with equipment accessibility and removal.

Thus, should the City elect to proceed with retaining a gas boiler heating solution and achieving redundancy, a new gas boiler room enclosure equipped with all the necessary service provisions including HVAC, electrical, and plumbing services may be required.

The capital cost implications of these elements have been considered within the estimated capital costs of the respective backup system (refer to [Section 5](#)).

5.1.2 Electrically Driven Air-to-Water Heat Pump System

Air-to-water heat pumps utilise a refrigerant cycle to transfer heat from the air to the process fluid (in this case, water). The heated water is then circulated through a series of heat exchangers to transfer thermal energy to the pools.

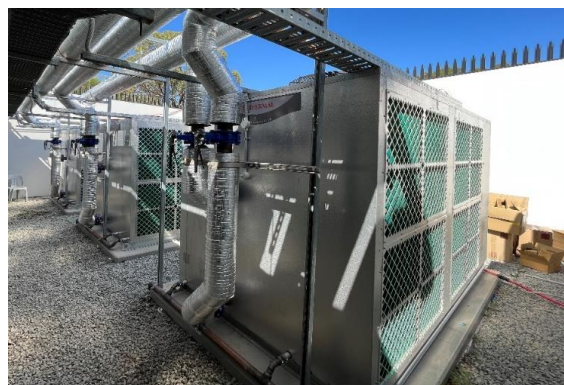


Figure 3: Reference photo of electrically driven heat pumps – utilised at Craigie Leisure Centre for pool and pool hall backup heating.



Over the last decade, heat pump technology has improved substantially, with higher output temperatures and more efficient systems continuously being developed. Electrically driven air-to-water heat pump systems have now become common methods of efficiently supplying heating to large aquatic centres especially when considered against whole-of-life costs.

Electrically driven air-to-water heat pumps are generally high capital cost investments; however, the moderately high efficiency factors result in reduced greenhouse gas emissions, nominally 0.143 kg CO₂ per kWt, compared to gas-fired boilers.

In the case of Bayswater Waves, several challenges have been identified associated with the implementation of an air-to-water heat pump system, including:

- The use of electrically driven air-to-water heat pumps is likely to exceed the current electrical infrastructure capacity and thus require a significant infrastructure upgrade. The cost of upgrading the existing electrical service is not fully known and will be subject to overall site demands and detailed design stage loads analysis – expected to be analysed via a monitoring process within or in the lead up to a detailed design phase of the project. A provisional sum allowance of AUD \$350,000 for the upgrading of the existing electrical infrastructure is included within the capital cost estimate prepared.
- The Bayswater Waves site close proximity to residential and surrounding areas will require acoustic screening enclosure for the heat pump installation. Typical noise levels of commercial heat pump systems can range from 55 to 75 dB(A), which is likely to cause disturbance to the surrounding residential estates. The cost of a new acoustic enclosure has been included within the capital cost estimates.

Should the City elect not to retain the existing gas boiler within any new heating system implementation, or should the existing gas boiler reach end-of-life, redundancy for the heating service is likely most cost effective through the installation of an additional spare heat pump unit to account for periods where one unit is down for maintenance.

Refer to [Appendix 1](#) for the pros and cons comparison of this heating system.

5.1.3 Deep Well Geothermal Heating System

Deep well geothermal heating systems utilise a submersible pump installed in a geothermal production bore, typically drilled to depths between 800 and 1,000 metres, to extract hot groundwater from the Yarragadee aquifer for pool heating.

This hot water is filtered to remove sediment, before passing through a series of heat exchangers to transfer heat to the pools. The cooled geothermal water is then re-injected into the aquifer at a shallower level to prevent thermal breakthrough to the point of extraction and to maintain pressure in the aquifer.

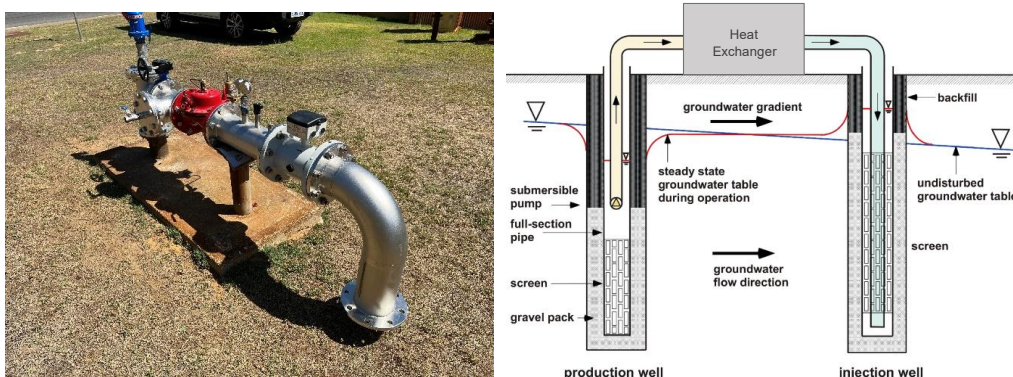


Figure 4: (Left) Reference photo of the deep well geothermal system headworks – utilised at Craigie Leisure Centre for pool and pool hall backup heating. (Right) Indicative schematic of a deep well geothermal heating system.

While geothermal systems have been used for aquatic centre heating in Western Australia since the 1990's, the immaturity in early applications of this technology resulted in several problematic installations, presenting issues such as high redevelopment (bore cleaning) frequency and occasionally lower-than-expected supply water temperatures. However, subsequent to the installation of the first generation of geothermal bores, significant advancement has been made to mitigate risks observed at other sites. More than 25 geothermal bores have now been installed in the Perth basin for aquatic heating. Examples of installations at local council sites include:

- Craigie Leisure Centre
- Beatty Park Leisure Centre
- Scarborough Beach Pool
- Armadale Aquatic Centre
- Cockburn ARC

Similar to electrically driven heat pump technology, geothermal systems have seen substantial improvements over the past two decades, with an increasing number of systems being constructed and more efficient designs continuously being developed. The consequent result of this improved knowledge is new geothermal deep well systems now being designed and capable of achieving coefficients of performance in the range of 20-35 (around 4–6 times more efficient than similar capacity air-to-water heat pumps) resulting in significantly reduced greenhouse gasses emissions compared to other heating systems – nominally 0.033 kg CO₂ per kWt produced.

Geothermal systems do require periodic maintenance and occasionally are shut-down in unplanned maintenance situations. Thus, a back-up heating system is recommended. The existing gas-fired boiler system (and its replacement once the current system reaches end-of-



life in a time period anticipated to be about 2028) is proposed to be retained as back-up for time periods when the geothermal system requires maintenance. The actual gas consumed in such a backup scenario is expected to be minor.

Refer to [Appendix 1](#) for a pros and cons comparison of this heating system.

5.2 Technical Feasibility

5.2.1 Site Planning & Structural Considerations

Air-to-Water Heat Pump System

An air-to-water heat pump system designed to deliver 1,400 kW of thermal heating at Bayswater Waves would require a footprint of approximately 140 m², as illustrated below. There is potential to position the heat pump plant at ground level (pending council and local authority approval). Some acoustic protection may be necessary.

The capital costs associated with locating the heat pump units on other than the ground level has not been factored into this assessment due to uncertainty around the existing building structure, extent of current roof upgrade works required, and overall upgrade capital costs requirements.

Should this system be selected for implementation, it is recommended that options on location are analysed as part of a future design stage. For the purposes of evaluating the financial feasibility of this technology and development of a target budget, this study considers a ground-level system.



Figure 5: Aerial site plan of the Bayswater Waves – illustrating proposed heat pump enclosure area.

Deep Well Geothermal System

A deep well geothermal system would occupy a footprint of approximately 60 m² comprised of both indoor and outdoor space requirements. Nominally 16 m² of area would be required externally around the injection and production bores with nominally 28 m² of additional area located within the plantroom or in a separate enclosure to house filtration and heat exchange equipment, as illustrated below.

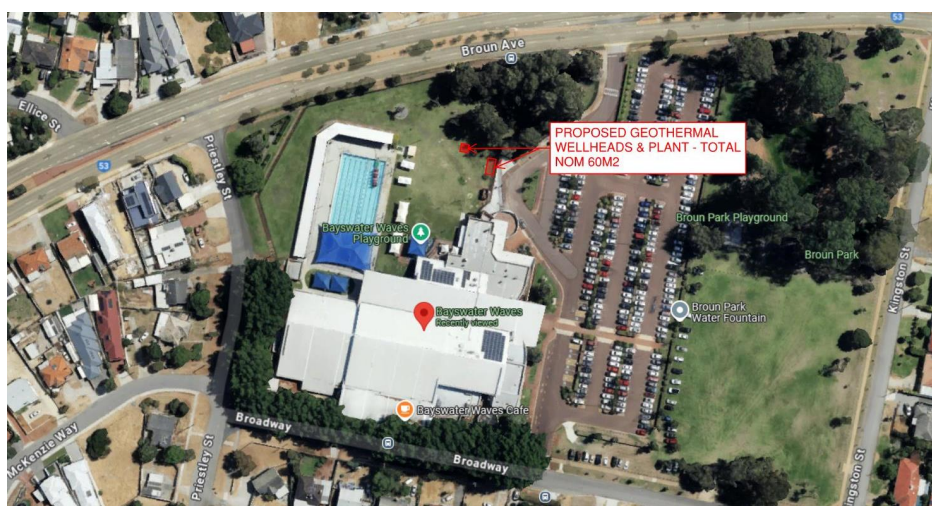


Figure 6: Aerial site plan of the Bayswater Waves site – illustrating a proposed geothermal system.

To supply water at temperatures sufficient for heating the pools at Bayswater Waves, a production bore would need to be drilled to a depth of approximately 800 to 1,000 meters (subject to confirmation through a detailed hydrogeological study). Additionally, an injection bore would need to be drilled to a shallower depth for return water injection, estimated at between 500 and 700 meters.

Plant space for filtration equipment and heat exchange systems will also be needed and is included within the nominal 60 m² indicated earlier within this report.

Final plant footprint and locations are subject to analysis during both an initial schematic design phase and a detailed design period. No major structural implications are expected with a deep well geothermal heating system.

5.2.2 Impacts to Mechanical Electrical & Plumbing (MEP) Services

Air-To-Water Heat Pump System

An air-to-water heat pump system is expected to add approximately 400 kW of electrical load to the existing infrastructure, exceeding the current electrical infrastructure spare capacity. Consequently, additional capital investment would be required to upgrade the existing electrical system to accommodate the increased loads.

The exact cost of such an upgrade remains unclear at this feasibility study stage, as this is typically contingent on the final electrical services design and commercial negotiations between the City and the utility provider. For the purposes of this study, a provisional sum of AUD\$350,000 has been allocated for the electrical service upgrade. This aspect will remain at risk until a design is conducted and utility negotiations are subsequently completed.



No significant impact to the existing mechanical and plumbing services is anticipated.

Deep Well Geothermal System

A deep well geothermal system would add approximately 40 to 50 kW of electrical load to the existing infrastructure. Preliminary analysis at a desktop study level with facility loading indicates that no additional upgrades to the existing electrical service would be required to serve this additional load. However, wintertime electrical demand monitoring is recommended to confirm this.

Similarly, no significant impact to the existing mechanical and plumbing services is anticipated.

5.2.3 Infrastructure Value Addition Opportunities

Deep Well Geothermal System

Opportunities to integrate additional facility services into the geothermal system were identified during this study, such as:

- Domestic hot water (DHW)
- Pool hall heating

These services could be included either as supplementary or additional loads with relatively low capital cost additions to a base geothermal project.

The transference of these loads to a highly efficient system is expected to increase the centre's operational cost savings and improve the return on investment of a deep well geothermal system. As this study concentrates on pool heating, and as electrical demand and as-built information is not available, the improved performance aspect of this opportunity has not been analysed.

Should the Council choose to implement a geothermal option, it is recommended that the feasibility of incorporating such increased value opportunities be evaluated during subsequent design stages with potential fine-tuning of the capital budget then required.

5.3 Backup Heating

The Bayswater Waves site presently has limited backup aquatic heating. Should a failure of the gas boiler and/or heat recovery system occur, the existing heating infrastructure would not be capable of maintaining the set point of all aquatic water bodies during winter conditions.

As demonstrated at other local government aquatic centres, a drop in pool temperatures over extended periods negatively impacts patronage, customer satisfaction, and consequent revenue generation. As such, many aquatic centres in Western Australia have opted to install a backup heating system sized to deliver sufficient thermal heating to the critical pool systems during a peak design day. Whilst this approach differs from the current infrastructure approach at Bayswater Waves, this business case study considers the implementation of a backup system as a fundamental requirement of the heating system analysis.



Reuse of the existing gas boiler system as a backup heating system is not recommended due to the following:

- The short remaining usable lifespan – nominally 4 to 7 years remaining at the time of this report's preparation
- Limitation in heating capacity output
- Age-related inefficiencies.

Additionally, implementing a backup system would likely be more cost-effective if conducted during the installation of the new heating infrastructure.

Backup heating system configuration options are presented in the table below and will vary depending on the primary heating system used, as different systems require differing approaches to development of redundancy.

	Primary Heating System	Backup Heating System
(Current Operations)	Gas Boiler & Heat Recovery System	None
Option 1	Gas Boiler & Heat Recovery System	+1 Additional Gas Boiler Unit
Option 2	Heat Pump System	Gas Boiler & Heat Recovery System
Option 3	Geothermal System	Gas Boiler & Heat Recovery System
Option 4	Heat Pump System	+1 Additional Heat Pump
Option 5	Geothermal System	Heat Pump System



5.4 Economic Feasibility

5.4.1 Capital Expense Costs (CAPEX)

The table below summarises the estimated capital costs of replacing the existing gas boiler system with a similar capacity gas boiler system and an alternate renewable heating system complete with a backup heating system as recommended. In all cases the existing heat recovery system would be retained as it supplements the capacity of the boiler, and provides cooling to the building.

Table 3: Capital cost summary of various heating system configurations considered during this study.

Heating System	(Current Operation)	Option 1 (Base Case)	Option 2	Option 3	Option 4	Option 5
Primary Heating	Gas Boiler	Gas Boiler	Heat Pump System	Heat Pump System	Geothermal System	Geothermal System
Backup Heating	None	+1 Additional Gas Boiler Unit	Gas Boiler System	+1 Additional Heat Pump	Gas Boiler System	Heat Pump System
Primary Heating Capital Cost	\$1.5 Million <i>Note 1</i>	\$1.5 Million	\$3.0 Million	\$3.0 Million	\$5.4 Million	\$5.4 Million
Backup Heating Capital Cost	Not Included	\$0.65 Million	\$1.5 Million	\$0.3 Million	\$1.5 Million	\$3,000,000
Total Heating System Cost	\$1.5 Million	\$2.1 Million	\$4.5 Million	\$3.3 Million	\$6.9 Million	\$8.4 Million
Capital Cost Premium in comparison to Base Case	N/A	N/A	\$2.4 Million	\$1.2 Million	\$4.8 Million	\$6.3 Million

Note 1: Replacement at end-of-life, which is advised as approximately 2028, a date which lead-time considerations would suggest a project start within about 12 months.

The capital costs presented represent a pre-concept stage present value order of magnitude target cost for pool heating for the purposes of informing this analysis, and do not include other site upgrading measures arising, inflation, contingencies, council internal costs, and impact on revenue at the site. Final project costs are subject to various factors including items such as:

- Market conditions at the time of procurement
- Actual tender and construction dates, with consequent inflation for delayed implementation
- Contractor pricing related to risk issues
- Brownfield site issues arising
- Finalised design and procurement strategy and impact of forms of contract and contract conditions used
- Additional items chosen to be practically implemented in conjunction with the pool heating system project (e.g. domestic water heating, pool hall heating, etc)



The target budget described in Table 3 incorporates the following elements:

- Consultant design fees
- Project management and superintendent fees
- Additional surface infrastructure costs (including piping, heat exchangers, heat pumps, controls, etc.)
- Sub surface infrastructure (including bore drilling costs, bore casings, etc.)
- Infrastructure upgrade premiums (including premiums associated with aspects such as site power upgrade requirements, gas line provisions, etc.)
- Project documentation (including as-constructed documents, O&M manuals, etc.)
- Commissioning
- General contractor & trade level Overhead & Profit.

5.4.2 Operational Expense Costs (OPEX) & Life Cycle Costs (LCC)

The figure below illustrates an indicative breakdown of annual operating costs associated with each of the three primary heating systems considered. The estimated costs represent a target budget development at a feasibility study level (pre-concept design) based on current operations, current costs advised, outputs from Oceanis' thermal model, and indicative information from similar recent projects.

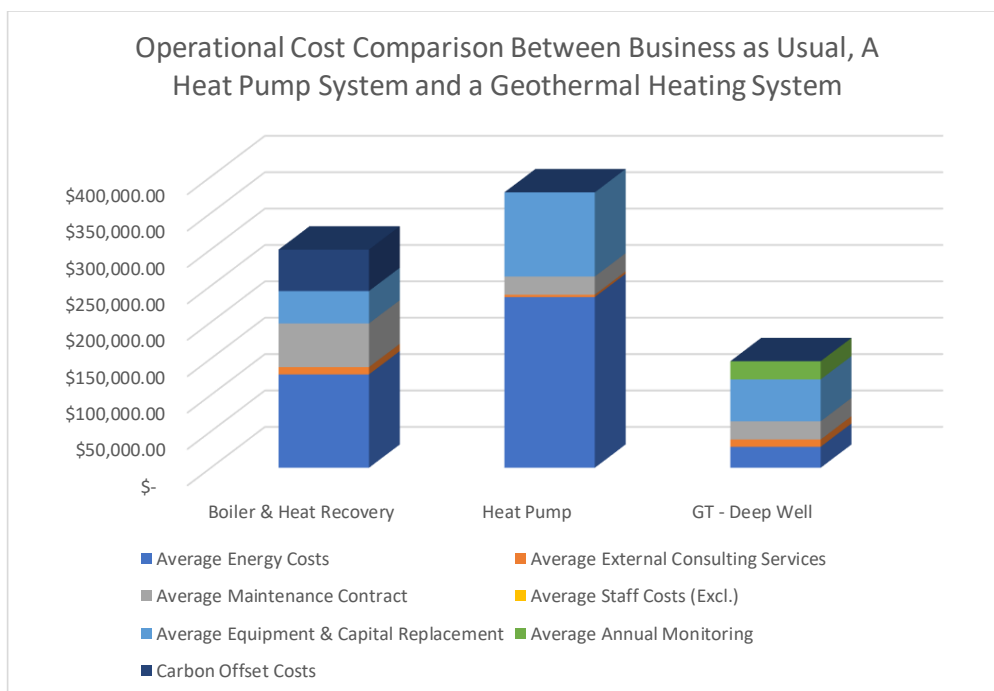


Figure 7: Average present value annual operating cost breakdown.



Figure 8 and Table 4 below illustrate the estimated annual operating costs associated with each of the heating system options considered over a 30-year period.

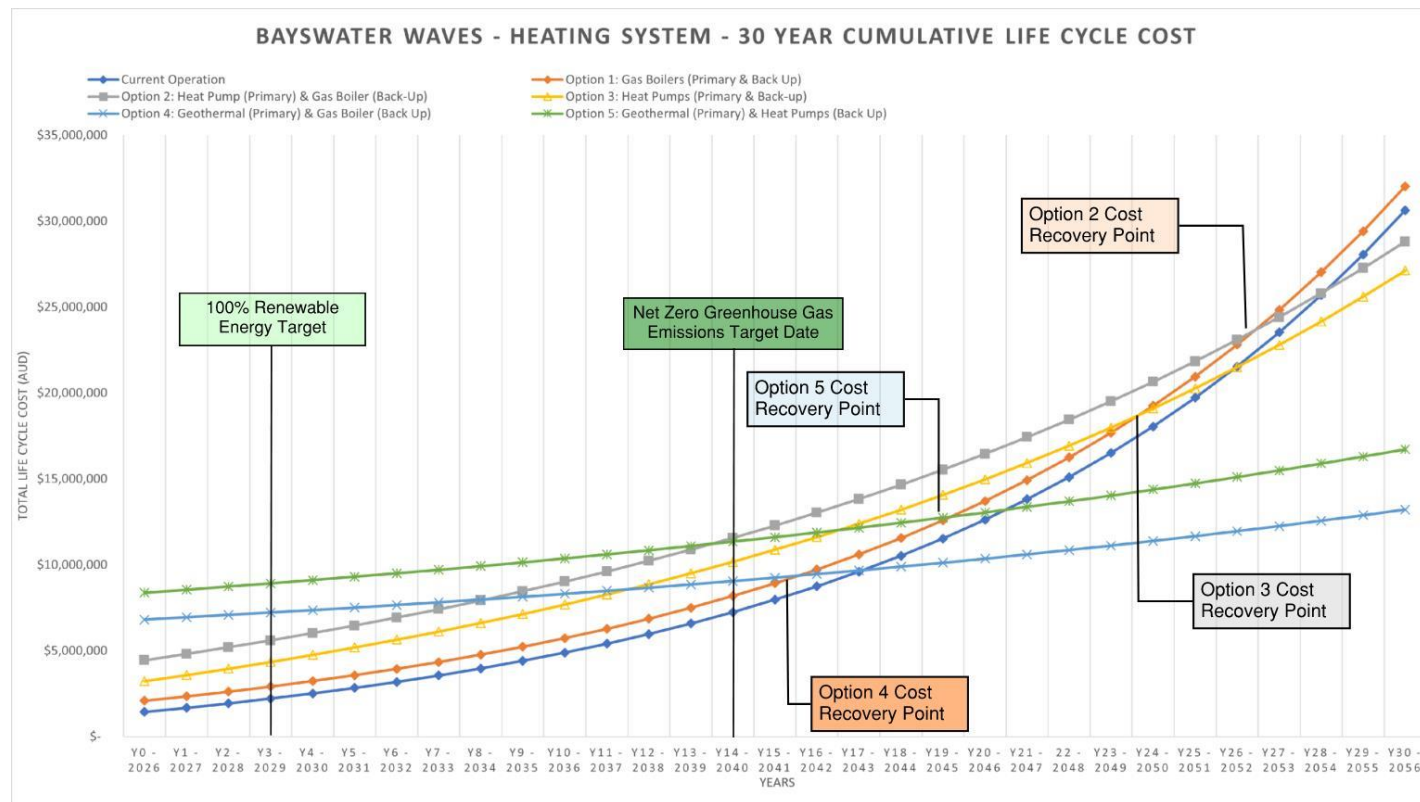


Figure 8: Thirty-year cumulative life-cycle cost of the heating system configurations.



Table 4: Summary of the anticipated life-cycle costs, net present value and annual savings.¹

Heating System	(Current Operation)	Option 1 (Base Case)	Option 2	Option 3	Option 4	Option 5
Primary Heating	Gas Boiler & Heat Recovery System	Gas Boiler & Heat Recovery System	Heat Pump System & Heat Recovery	Heat Pump System & Heat Recovery	Geothermal System & Heat Recovery	Geothermal System & Heat Recovery
Backup Heating	None	+1 Gas Boiler Unit	Gas Boiler System	+1 Heat Pump	Gas Boiler System	Heat Pump System
30-Year Life-Cycle Cost (NPV)	\$25.2 Million	\$26.5 Million	\$24.7 Million	\$23.1 Million	\$12.2 Million	\$15.4 Million
Smoothed Annual Operating Costs: Current Value	\$240,000	\$255,000	\$367,000	\$356,000	\$130,000	\$174,000
Estimated Pay Back Period compared to Current Operation	N/A	No Payback	28 years	26 years	17 years	20.5 years
Estimated Payback Period Compared to Base Case (Opt 1)	N/A	N/A	26.5 years	24 years	15.5 years	19 years
30-Year Cost Savings vs. Business-as-Usual (NPV)	N/A	N/A	\$0.5 Million	\$2.1 Million	\$13.0 Million	\$9.8 Million
30-Year Cost Saving vs. Base Case (Opt 1) NPV	N/A	N/A	\$1.8 Million	\$3.4 Million	\$14.3 Million	\$11.1 Million

¹ The City's internal staffing costs have been excluded from this assessment as they are likely to be approximately equal in all heating system options. This analysis includes inputs of a 6% per annum energy inflation factor, an annual carbon offset increase of 10% per annum based on publicly available information advising of the staged increase in carbon offset – *Australian Energy Markets Commission (AEMC)* and allowances for the increase in annual gas commodity pricing by an additional 3% per annum on top of the annual inflationary allowances.



A deep-well geothermal system combined with a gas boiler backup heating system (Option 4) offers the lowest operational costs of all options examined. The estimated saving associated with this heating system is approximately AUD \$14.3 million over a 30-year period. Eliminating use of fossil fuels and employing high Coefficient-of-Performance, low electrical use technologies both saves operating costs is one of the most significant actions local councils can take to reduce or eliminate greenhouse gas emissions.

The employment of this technology would be the largest single measure the City could take towards achieving their goal of net zero greenhouse gas emission goal by the end of 2040. While deployment in response to the net zero goal theoretically could wait until a date closer to 2040, the imminent end of commercial life of the existing boiler system, would suggest that the larger investment in zero greenhouse gas emission and low energy use technology be made in the near future, to avoid duplication of investment in another 10-14 years.

A 24-36-month total project timeline is anticipated for funding sourcing, approval processes, design procurement, design, construction procurement, construction and commissioning.

5.5 Solar Photovoltaics (PV)

The Bayswater Waves facility currently operates a 40-kWp solar PV system, with additional capacity for up to 299.4 kWp of panels (339.4 kWp total) identified via the utilization of roof and car park space (Stages 1, 2 & 3 of PV implementation). While the City has expressed intentions to expand the solar system, the installation has been delayed due to budget constraints and other capital works, including upgrades to the facility's roof structure.

The figure below illustrates the extent of new solar PV panels proposed for the Bayswater site.



Figure 9: An aerial plan of the proposed total 340 kWp system— source: City of Bayswater ERRE 2021.

In this study, the solar PV system is analysed as a supplementary energy source to help offset the electrical demand of the base load of the facility and the centre's operations, and not as an independent heating source.

Aquatic centres consume a “base” load draw of electricity and power regardless of the time of the day, as many services operate 24 hours per day. As an example, pumps associated with the aquatic filtration system cannot be shut down without contravening the Western Australian Department of Health regulations, and as such will continuously consume power. Similarly, ventilation systems and building management and safety systems operate 24/7.

As such, the variability of solar PV energy generation cannot provide continuous energy for the heating needs of the pool systems. If such a system was adopted strictly on the basis of contributing to heating, a second supplementary heating system would need to be installed to provide heating during periods when the solar system is not online (i.e. nights, cloudy days).



Offsetting these base operation loads with a solar PV system represents an opportunity for reasonably well-understood savings analysis, only minorly impacted by slight variances in year-to-year weather. The table below summarises the expected simple payback of a solar PV system at Bayswater Waves based on the offset of utility-procured electrical energy costs.

Table 5: Estimated simple payback costs associated with different capacities of solar PV panel systems.

Solar PV System Capacity (kWp)	Stage 1 Additional 60	80	Stage 3 Additional 100	Stage 2 Additional 140	200	Total 299.4
Estimated energy produced (kWh/year)	131,400	175,200	219,000	306,600	438,000	655,686
Energy savings (\$/year)	\$16,062	\$21,416	\$26,770	\$37,478	\$53,540	\$80,149
Estimated capital cost	\$138,000	\$174,000	\$210,000	\$292,000	\$400,000	\$600,000
Simple payback (years)	8.6	8.1	8.0	7.8	7.6	7.5



6. Funding Strategies & Opportunities

At the time of preparing this report, two possible funding opportunities have been identified.

6.1 The Community Energy Upgrades Fund (CEUF)

The CEUF is a targeted grant initiative by the Australian Government aimed at improving energy efficiency and electrification in local government facilities. The fund's goal is to help reduce greenhouse gas emissions and energy costs while supporting Australia's renewable energy and emissions reduction targets.

1. Funding Structure

- Total funding: \$100 million across two rounds.
- Individual grants: Between \$25,000 and \$2.5 million.
- Co-contribution: Applicants must fund at least 50% of eligible project costs.
- Timeline: Projects must be completed by March 31, 2027.

2. Eligible Projects

- Replacing gas systems with electric heat pumps in aquatic centres.
- Installing solar PV panels or energy storage systems.
- Adding energy-efficient lighting and HVAC upgrades.
- Integrating electric vehicle chargers for fleets.

3. Evaluation Criteria: Applications are assessed on

- Reduction in emissions and energy demand flexibility.
- Broader economic and social impacts.
- Capacity and resources to deliver the project effectively.
- Alignment with local government climate action strategies.

4. Round 1 Timelines

- Opened in early 2024.
- Closed on April 30, 2024.

5. Round 2 Timelines

- Expected to open in early 2025.

While this grant system is not explicitly clear in terms of the eligibility of a geothermal system, it is understood that a new geothermal system to replace the existing gas boilers would meet the eligibility criteria principles of this grant.

As up to AUD \$2.5 million is available for each applicant, the co-funding of an alternate heating system solution (geothermal system or a heat pump system) would require a capital investment of between AUD \$2 and \$3 million from the City of Bayswater, reducing the expected simple payback by up to 50%. It is thus recommended that the City of Bayswater engage further with



the Department of Climate Change, Energy, the Environment and Water to register themselves as potential applicants and solicit confirmation of eligibility for a geothermal heating system.

6.2 Carbon Innovation Grants Program (CIGP)

The Western Australia CIGP supports projects aimed at reducing greenhouse gas emissions, focusing on hard-to-abate industrial processes. Administered as part of the Western Australia Government's broader efforts to achieve net-zero emissions by 2050, the program provides funding for feasibility studies, pilot projects, and capital works that enable the development and commercialization of innovative emission reduction technologies. Key details are provided below:

1. Funding Structure

- Total funding: \$4.2 million in Round 2 (Round 1 has closed and been awarded).
 - Feasibility Studies
 - Funding range: \$50,000–\$500,000
 - Covers up to 50% of eligible project costs
 - Pilot Projects and Capital Works
 - Funding range: \$100,000–\$1.5 million
 - Covers up to 25% of eligible project costs.

2. Eligible Projects

- Project must be in Western Australia
- Applications for funding must be within the prescribed funding limits (example: GST)
 - The minimum funding per application is \$100,000.
 - The maximum funding available for individual projects is \$1,500,000. The maximum proportion of eligible costs for the project that can be contributed by the program in a competitive round is 25%.
- The project must be additional to business-as-usual activities of the applicant.
- The project activities must be currently permitted by law.
- A heavy industry business must be the lead or partner in the project, providing a cash or in-kind contribution.
- The project must meet commencement start dates and be completed within 36 months.
- Projects proposing to generate carbon credit units must meet the eligibility criteria of the relevant carbon crediting method.

3. Evaluation Criteria: Applications are assessed on

- Overall value for money, high emissions reduction and the quality of information provided against merit criteria.
- Overall costs and benefits to Western Australia.

**4. Round 1 Timelines**

- Closed on December 16, 2024

5. Round 2 Timelines

- Open: November 21, 2024
- Close: February 28, 2025, at 5:00 p.m.

It is unclear how the grant funding body will consider innovative projects such as combined geothermal/solar PV systems and their impact on GHG.

It is unclear if the two grant programs described above are mutually exclusive such that the City may only apply for one or the other. We recommend that the City of Bayswater engage further with the Western Australian Government to register as a potential applicant and, if eligible, submit applications under this grant program in addition to the CEUF program. This recommendation is subject to confirmation that the proposed technical project meets the eligibility criteria.

7. Comparative Case Studies

The graph below provides a summary of comparable sites and their existing heating system operations against the City of Bayswater's Bayswater Waves site. The heating profiles of these facilities have been analysed to benchmark thermal heat consumption loads relative to pool area.

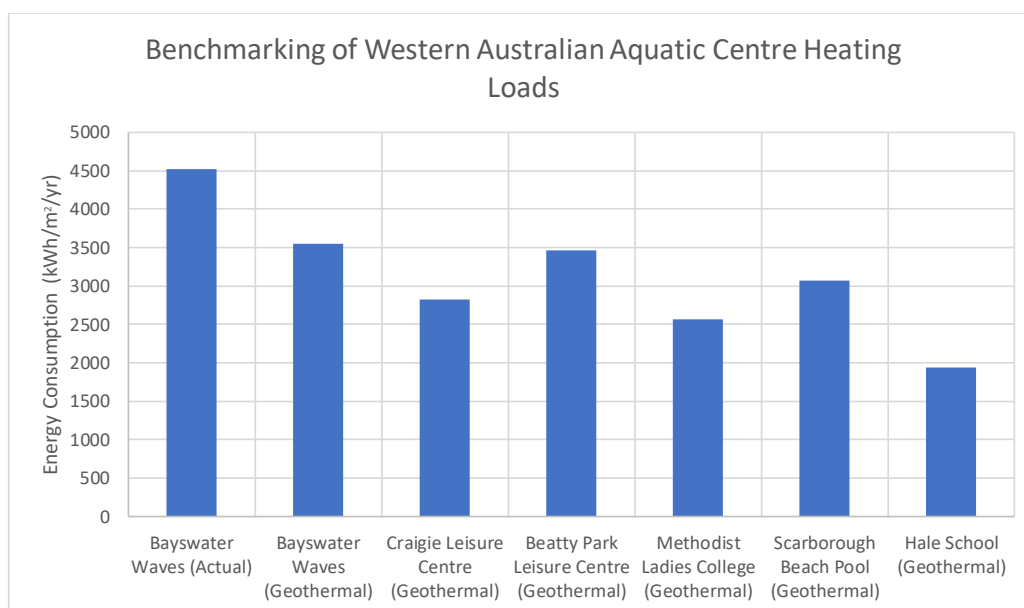


Figure 10: Benchmarking of comparable aquatic centre energy consumption to Bayswater Waves.

The graph above highlights that compared to the listed sites, Bayswater Waves consumes more energy per square meter of pool area per year than many other locations in the Perth Metro area.

This higher than typical energy consumption and/or inefficiency may be due to the use of a gas boiler system, which loses thermal energy through the flue system, as well as the high activity levels associated with the pools, particularly the wave pool and lazy river.

For comparison, modelling the Bayswater site with a higher-efficiency geothermal heating system demonstrated a significant reduction in energy consumption, bringing the energy consumption per square meter of pool area closer in line to that of other sites across Western Australia.



8. Conclusion & Recommendations

8.1 Conclusions

This commission analysed the feasibility of replacing the existing gas boiler heating system at Bayswater Waves to meet environmental sustainability targets described within the City's ERRE Plan and address key infrastructure end-of-life issues. The heating system options considered included

- A replacement gas-fired boiler system for the purposes of understanding comparative financial aspects
- Electrically driven air-to-water heat pumps
- A deep well geothermal system.

In addition to the base primary heating system, a backup heating system was proposed to offer redundancy in the heating system service at Bayswater Waves. Backup heating options vary based on the primary heating system; however, they generally include:

- An additional gas boiler unit
- An additional heat pump

Key findings of this business case are:

1. Continuation of use of a gas-fired heating system will not eliminate greenhouse gas emissions, but for the purposes of comparison with sustainable technologies, target costs for replacement of the existing gas boiler with a similar system (without backup heating provision) is expected to cost nominally AUD \$1.5 million. This heating option is expected to cost the City of Bayswater nominally AUD \$25.2 million over 30 years (net present value). Averaged operating and maintenance costs, including carbon offsets, is estimated to be in the region of AUD \$240,000 per annum (2024 cost basis).
2. Replacement of the existing gas boilers with a similar system equipped with backup heating supply via an additional gas boiler is expected to cost nominally AUD \$2.1 million. This heating option is expected to also cost the City of Bayswater nominally AUD \$26.5 million over 30 years (Net Present Value). Averaged operating and maintenance costs, including carbon offsets, is estimated to be in the region of AUD \$255,000 per annum (2024 cost basis).
3. Replacement of the existing gas boilers with an electrically driven heat pump system equipped with a gas boiler backup heating system is expected to cost nominally AUD \$4.5 million. This heating option is expected to cost the City of Bayswater nominally AUD \$24.7 million over 30 years (net present value). Average operating and maintenance costs is estimated to be in the region of AUD \$370,000 per annum (2024 cost basis).
4. Replacement of the existing gas boilers with an electrically driven heat pump system equipped with an additional heat pump unit for backup heating system is expected to cost nominally AUD \$3.3 million. This heating option is expected to cost the City of Bayswater nominally AUD \$23.1 million over 30 years (Net Present Value). Average



operating and maintenance costs is estimated to be in the region of AUD \$360,000 per annum (2024 cost basis).

5. Replacement of the existing gas boilers with a deep well geothermal system equipped with a gas boiler backup heating system is expected to cost nominally AUD \$6.9 million. This heating option is expected to cost the City of Bayswater nominally AUD \$12.2 million over 30 years (Net Present Value). Average operating and maintenance costs is estimated to be in the region of AUD \$130,000 per annum (2024 cost basis).
6. Replacement of the existing gas boilers with a deep well geothermal system and a heat pump backup heating system is expected to cost nominally AUD \$8.4 million. This heating option is expected to cost the City of Bayswater nominally AUD \$15.4 million over 30 years (net present value). Average operating and maintenance costs is estimated to be in the region of AUD \$174,000 per annum (2024 cost basis).
7. The implementation of a 300-kWp solar PV system as described within the ERRE is expected to require a capital investment of nominally AUD \$600,000 and to generate a savings of \$80,000 per annum. The predicted savings equate to a simple payback of approximately 7.5 years; The investment aligns with the City's broader sustainability goals. Due to the base electrical load at the centre, all electricity generated by the PV array can be consumed on site. The investment is thus independent of the heating system technology choice.
8. Two grant programs were identified, the CEUF and CIGP, with potential grant funding of up to AUD \$3.1 million, potentially reducing the City's required investment to the range of AUD \$1.5–\$3 million, if successful.

8.2 Recommendations

Based on the conclusions developed through this business case study, it is recommended that the City of Bayswater consider options for funding a deep well geothermal system combined with a gas boiler backup system for aquatic heating (Option 4 of this business case). This configuration of the heating system is anticipated to generate a saving of nominally AUD \$14.3 million over a 30-year period in comparison to a gas-fired system, and would virtually eliminate greenhouse gas production by the facility aquatic heating system.

The proposed heating system would feature entirely independent infrastructure to ensure full redundancy for the aquatic heating system at Bayswater Waves.

With regard to back-up systems, this recommendation is based on the premise that:

- The backup gas boiler presenting as the lowest capital cost investment option for the City to achieve full redundancy of the aquatic heating system.
- The backup gas boiler presenting as the lowest operational cost option in comparison with electrically driven heat pumps.
- The low estimated runtime, gas consumption and consequent emission generation as a back-up system does not cause conflict with the City's sustainability goals as outlined within the ERRE plan.



- The existing gas boiler system is nearing the end of its practical, usable life, and a decision on a replacement heating system will be required to be made soon.

On this basis, we recommend that the City:

- Investigate funding options to finance and implement a deep well geothermal heating system to replace the existing gas boiler system.
- Investigate funding options and opportunities to progress the planned solar PV system upgrade such that it can offset the Bayswater Waves electrical base load.
- Actively pursue the CEUF and CIGP grants to minimize capital investment, as two current examples of funding from other levels of government.



9. Appendix 1 – Heating System Comparison

A comparative summary of the pros and cons of each heating system technology is presented below:

Table 6: Summary of the pros and cons of various heating system options considered for Bayswater Waves.

Air-to-Water Heat Pumps	Gas Boilers	Geothermal Deep Well
Pros		
Common technology for servicing contractors and can be competitively sourced	Not weather dependent	Not weather dependent
Redundancy of heating can be provided by one additional heat pump unit	High energy density per square metre of plant area used	High energy density per square metre of plant area used
High efficiency with systems achieving COPs of between 3 and 5 at a 7°C ambient condition	Common technology for servicing contractors and can be competitively sourced	High efficiency with systems achieving COPs of greater than 20
Low operational costs compared to gas boiler systems	Redundancy of heating can be provided by one additional boiler unit	Lowest OPEX costs
Low operator intervention needed as this system is largely automated	Fastest heating rate due to highest temperature water produced	High turn down capability and high level of heating control
High turn down capability and high level of heating control	Low operator intervention needed as this system is largely automated	
Cons		
Moderately high CAPEX cost to construct and implement	High GHG emissions per kilowatt-hour of thermal energy produced	Highest CAPEX system
Performance of the system is dependent on the ambient temperature	Highest OPEX costs	Redundancy of heating can only be provided by an alternate heating system or an additional bore system



Heating rate is typically slower than gas systems due to lower temperature water produced		Shutdown periods of between 1 and 2 weeks per annum required for well redevelopment needed
May require upgrading of the site's power infrastructure	Requires flue exhausts for discharge of combusted gasses along with fire rated enclosures	Limited contractors available to drill, maintain, operate and monitor and thus subject to higher loadings
A source of noise generation and may require mitigation	Moderate turn down capability	Moderate level of operator intervention needed as this system is partially automated
Moderate energy density per square metre of plant area used		Some risk inherent in geology not being known until funds are expended on well drilling, and well drilling costs not being confidently established prior to committing to the project

10.3.2 Bayswater Bowling and Recreation Club CSRFF Application

Responsible Branch:	Project Services
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	Nil
Refer:	Item: 10.6.1.2 OCM: 20.09.2022

CR GIORGIA JOHNSON DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Giorgia Johnson declared an impartial interest in this item as she is a member of the Bayswater Bowls and Recreation Club.

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

SUMMARY

For Council to consider an application from Bayswater Bowling and Recreation Club (the Club) to the Department of Local Government, Sport and Cultural Industries (DLGSC), Community Sport and Recreation Facility Fund (CSRFF) to convert an existing turf bowling green to synthetic lawn.

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

That Council:

1. Approves the Community Sport and Recreation Facility Fund (CSRFF) Small Grant application to be submitted to the Department of Local Government, Sport and Cultural Industries (DLGSC) from Bayswater Bowling and Recreation Club for the March 2025 funding round.
2. Considers an allocation of \$135,793.25 (excluding GST) as a contribution towards the application in the 2025-2026 budget.

Cr Josh Eveson Moved, Cr Elli Petersen-Pik - Deputy Mayor Seconded

CARRIED UNANIMOUSLY: 8/0

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: Nil.

BACKGROUND

The Community Sporting and Recreation Facilities Fund (CSRFF) provides financial assistance to community groups and local governments to develop sport and recreation infrastructure. The program aims to maintain or increase participation in sport and recreation with emphasis on physical activity, through rational development of good quality, well-designed and well-used facilities.

Through the CSRFF, the Western Australian Government will invest \$20 million in the 2025-2026 financial year towards the development of quality physical environments in which people can enjoy sport and recreation. The CSRFF small grants program targets projects involving a basic level of planning. The total proposed project costs must not exceed \$500,000 (excluding GST). The maximum grant offered for small grant applications is 50% of the project cost, capped at \$200,000. Typically, the DLGSC open two Small Grant funding rounds each calendar year, closing in March and July. The current Small Grant round opened on 3 February 2025 and will

close on 31 March 2025. The next round is anticipated to open on 2 June 2025 and close on 31 July 2025.

Examples of projects that are considered for funding include:

- New playing surfaces e.g.: ovals, courts, synthetic surfaces etc.
- Change rooms and ablutions
- Sports storage
- Clubrooms including social space, kitchen, administration areas and viewing areas
- Resurfacing of existing sports surfaces

Over the last three years, the City of Bayswater has endorsed and been a funding partner for the following club projects through the CSRFF funding program:

Project	Bayswater Morley District Cricket Club Practice Nets	RA Cook Reserve Floodlighting Upgrade	Morley Eagles Batting Cages	Upper Hillcrest Reserve Changerooms	Maylands Tennis Club Court Conversion
Year	2021-2022	2022-2023	2023-2024	2023-2024	2024-2025
Total Cost (ex. GST)	\$172,370	\$264,000	\$227,124.55	\$450,883	\$670,000
City of Bayswater (ex. GST)	\$40,000 (23%)	\$121,000 (46%)	\$75,708 (33%)	\$280,000 (62%)	\$252,463.33 (38%)
CSRFF (ex. GST)	\$44,162 (26%)	\$88,000 (33%)	\$75,708 (33%)	\$120,833 (27%)	\$223,333.33 (33%) - TBC
State/National Sporting Body (ex. GST)	\$40,000 (23%)	\$25,000 (9%)	\$0 (0%)	\$50,000 (11%)	\$90,870 (14%)
Club (ex. GST)	\$48,208 (28%)	\$30,000 (12%)	\$75,708.55 (34%)	\$0 (0%)	\$103,333.34 (15%)

EXTERNAL CONSULTATION

No consultation has occurred with the community or users of neighbouring reserves. The project includes upgrading existing infrastructure and is within the club's leased area with minimal impact on the surrounding community.

Both the Club and City officers have confirmed the CSRFF grant eligibility with the DLGSC.

OFFICER'S COMMENTS

Bayswater Bowling and Recreation Club (the Club) is one of four bowling clubs located within the City. Other bowling clubs are in Morley, Bedford and Maylands. The facilities at Bayswater include two active bowling greens (one synthetic – 'A' green, and one natural turf – 'B' green); a redundant green currently used as a community garden, a skating rink, play space; and the clubroom. The Club, with co-funding from the City, has recently modernised its internal toilet facilities to comply with disability access standards.

The Club has identified a need to convert the B Green from a natural grass surface to a fully synthetic surface and increase the size of the green from six playing rinks to 10.

The current grass surface (B green) is only playable from October to the beginning of April, which aligns with the Bowling Pennant season. Outside those months, bowling cannot be played due to maintenance on grass, including, but not limited to, de-thatching, core drilling, fertilising, patching, top dressing and general turf recovery. A synthetic surface can be played on all year round, giving the Club opportunities to host more events throughout the year, including carnivals and social bowls.



The Club has experienced player number increases over the last few years, with multiple teams playing home fixtures during the Pennant season (October to April). Three teams require eight rinks, which cannot be accommodated on the A Green alone. The increased demand for green space by competitive teams is placing pressure in accommodating new player and social bowls opportunities within the facility. The future player growth opportunity for the club is limited with potential social bowlers currently being turned away. Developing a new synthetic green with an increased playing surface available all year round will facilitate future Club growth.

Bayswater Bowling and Recreation Club Membership Growth over the last few years:

Year	Membership Total
2021-2022	1,288
2022-2023	1,439
2023-2024	1,721

Over the last two years, the Club has been allocated minor State events, which they have successfully managed to run. Increasing the size of the B Green and resurfacing to synthetic would allow the Club to host more high-profile events, including the top-level State events, as both surfaces would be similar to play on as opposed to one being synthetic and one being grass (in its current form).

The Club has considered converting the redundant green into a synthetic surface and keeping the B Green as a viable grass green. This would give the club three greens (two synthetic and one grass). However, this plan was rejected by the Club as being cost prohibitive.

The current proposal allows the Club to look into utilising the redundant green for an alternative sporting collaboration in the future such as Padel or five-a-side soccer. Converting the redundant green to an active green would not allow this.

The installation of a permanent synthetic green will allow the Club's committee to plan with more certainty and significantly increase bowls events throughout the year, enticing more participation to the Club. The widening of the existing green to fit 10 rinks from the current six rinks will accommodate more players and enable the Club to organise more games daily.

The Club is seeking a financial contribution from the City to assist with the replacement of one of its existing turf greens with a new synthetic surface via the CSRFF Small Grant funding. The project will involve the removal of the existing turf green, replacement of the sub-soil and placement of specialised drainage and the installation of a synthetic surface. The new synthetic surface will also increase the size of the green from six playing rinks to 10 playing rinks. The reconstruction will see the new greens expanded from 36m to 52m long and the width will remain at 36m. The project also includes retractable shade structures at both ends of the playing surface.

Research shows that grass greens require significant amount of maintenance to prepare them to an acceptable standard. Turf greens are subject to the vagaries of climatic conditions, pests and grass diseases, during the dry summer months and the wet winter months. The facility will enable the club to plan events with more certainty and save on both watering and greenkeeper fees.

The project is costed at \$471,586 (excluding GST). The Club is seeking \$135,793 (excluding GST) from the City as co-contribution to the project, and \$200,000 in grant funding.

The table below demonstrates the proposed funding breakdown, which includes confirmed funding from the Club in relation to their contribution towards this project.

Funding Partners	Amount (ex GST)	Timeline to receive funding	Percentage of funding
City of Bayswater	\$135,793	2025 - 2026	29%
Bayswater Bowling and Recreation Club	\$135,793	Cash in bank	29%
CSRFF	\$200,000	2025 - 2026	42%
Total Project Cost	\$471,586		100%

The facility is also shared by several other users, listed below:

- Street Roller Hockey League: 500 members
- Providence Church – 150 members
- Maylands/Bayswater Weight Watchers – 30 members
- Bayswater Primary Netball Club – 200 members
- Line Dancing – 50 attendees
- Bay Music Club – 70 attendees

Everyone using the Club's facilities can become a potential bowler. The people from these groups generally start their interest in bowling through social bowls.

Lawn bowls is universally recognised as a sport in which all persons can participate and is commonly promoted as a 'game for life'. The Club has players ranging in age from school children to those in their 90s. Bowls is a low-impact sport that generates a great deal of social interaction. Taking part in lawn bowls is beneficial, particularly for people in the later stages of their life, when they are encouraged to participate in physical and open-air activities to maintain a healthy and balanced lifestyle. Bowls offers not only a modest form of outdoor exercise, but ongoing companionship and enjoyment for all participants.

Additional lighting was considered as part of this project to enable additional night play, however, due to the proximity of residential housing around the B Green, it has been determined that sports lighting would not meet Australian Standards regarding lighting spill. Additional lighting for the B Green will not form part of the scope of works.

The project is a Club-initiated project and the CSRFF application will be submitted by the Club with the assistance of the City.

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	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.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Bayswater Bowling and Recreation Club CSRFF

Asset Category:	Renewal	Source of Funds:	Municipal
LTFP Impacts:	The project is not listed in the endorsed Long Term Financial Plan or the draft 2025/26 Forward Capital Works Program		
Notes:	The project is costed at \$471,586 (ex GST), with the City requested to consider a contribution of \$135,793 (ex GST)		

The Club receives annual subsidies via the City's Sport Turf Maintenance Policy (STMP) for specialist turf maintenance. As per the policy, the Club can currently claim a maximum annual subsidy of \$12,837 (ex GST) per active bowling green. If this project was to be delivered, the City would save \$12,837 (excluding GST) per year in reduced turf maintenance subsidy. Based on this saving, any potential City investment would be recovered after ten years.

The Club currently pays a greenskeeper approximately \$35,000 annually, plus other expenses to maintain the grass green. These funds will no longer be needed by the Club and can be redirected to maintain the new surface at a minimal cost. Evidence from other bowling clubs that have installed synthetic greens indicate that the playing surface has an expected life span of 10 to 15 years. All cost savings to the Club and/or additional member revenue would contribute towards developing a sinking fund to cover the cost of the replacement of the surface in 10-15 years. The Club created a similar sinking fund eight years ago for the A Green and now has \$150,000 in the bank to put towards this renewal.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Community
Goal C1: Create safe and inviting places for people to come together.
Goal C3: Maximise the use of the City's facilities and parks by all sections of the community.

Theme: Leadership and Governance
Goal C1: Create safe and inviting places for people to come together.
Goal C3: Maximise the use of the City's facilities and parks by all sections of the community.

Theme: Leadership and Governance
Goal L2: Plan and deliver projects and services in a sustainable way.
Work together to deliver the best outcomes for the community by managing our resources in a financially sustainable way.

CONCLUSION

Bayswater Bowling and Recreation Club is an incorporated recreational club that leases facilities located within Frank Drago Reserve. The Club's proposal is to extend and convert their existing turf bowling green to synthetic. The Club is seeking Council approval to submit a Community Sport and Recreation Facility Fund application to apply for a \$200,000 grant, with a further \$135,793 (excluding GST) contribution to be considered from the City in the 2025/2026 financial year.

10.3.3 Tender 20-2024 - Supply of Sand and Aggregates

Responsible Branch:	Parks and Environment
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> 1. CONFIDENTIAL - Assessment Matrix - RFT 20-2024 [10.3.3.1 - 1 page] 2. CONFIDENTIAL - Urban Resources - Tender 20-2024 Price Schedule [10.3.3.2 - 1 page] 3. CONFIDENTIAL - Hinds Transport Services - Tender 20-2024 Price Schedule (4 th February 2025 - Amendment) [10.3.3.3 - 1 page]

Confidential Attachment(s) in accordance with Section 5.23(2) of the Local Government Act 1995 (WA):

- (e) *a matter that if disclosed, would reveal —*
- (ii) *information that has a commercial value to a person; or*
 - (iii) *information about the business, professional, commercial or financial affairs of a person,*

SUMMARY

Council approval is sought to award the Tender 20-2024 Supply of Sand and Aggregates, to Urban Resources for all sand-based products, and Hinds Transport Services for all aggregate based products, for a period of three years, with the option to extend the contract by a further two, 12-month periods at the discretion of the City.

The tender value exceeds the delegated authority limit of the Chief Executive Officer and therefore requires Council approval.

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

That Council awards Tender No. 20-2024 Supply of Sands and Aggregates to Urban Resources for all sand-based products, and Hinds Transport Services for all aggregate based products, in accordance with their submissions, for a period of three years, with the option to extend the period by a further two 12-month periods subject to satisfactory performance.

Cr Nat Latter Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

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: Nil.

BACKGROUND

The City requires sand and aggregate products to be used across its construction and maintenance projects. Tenders were called for the supply and bulk cartage of materials (by truck) by experienced providers who can demonstrate extensive knowledge of safe and effective operations, specific to public open space and parkland environments.

The tender was advertised on 19 October 2024 on the Tenderlink website and in The West Australian newspaper and closed on 15 November 2024.

Six suppliers accessed the tender documents, and two submissions were received from:

- Urban Resources
- Hinds Transport Services

No applications were received after the close of deadline.

EXTERNAL CONSULTATION

Reference checks were undertaken against Hinds Transport Services with no issues identified.

No reference checks were undertaken for Urban Resources, as they have been the City's previous supplier and have successfully met the City's requirements during this time. Both responses were evaluated as being suitable in respect to the compliance criteria.

OFFICER'S COMMENTS

The Tender Evaluation Panel consisted of the Coordinator Turf Services, Coordinator Parks Services, and Coordinator Engineering Services, with oversight from the Procurement team.

An evaluation process was undertaken having specific regard to the following assessment criteria and weightings:

	Evaluation Criteria	Weighting
A	Safety and/or Quality Systems	10%
B	Organisational Experience and Capacity	10%
C	Skills and Methodology	10%
D	Benefit to Local Economy	5%
E	Pricing	65%

The weighted cost method was applied in the evaluation of the applications. Weighting was applied to the sand supply line items that both companies had priced on, not aggregates, as Urban Resources cannot supply these line items. The applications were ranked according to the qualitative criteria (***Confidential Attachment 1***). The evaluation panel then assessed the price component to determine the applications that are most advantageous to the City.

Ranking of the compliant applicants as determined by the evaluation panel:

Applicant	Safety and/or Quality Systems	Organisational Experience and Capacity	Skills and Methodology	Benefit to Local Economy	Total Score Qualitative	Price Score	Total	Ranking
	10%	10%	10%	5%	35%	65%		
Urban Resources	8	7	7	2.5	17.5	65.0	82.5	1
Hinds Transport Services	4	7	7	1	12	52.7	64.7	2

The panel's comments are summarised below:

Safety and/or Quality Systems (10% weighting)

Urban Resources scored highest against this criterion.

Both Urban Resources and Hinds Transport Services addressed the minimum criteria, however Urban Resources provided more detail regarding their safety management and quality systems.

Organisational Experience and Capacity (10% weighting)

Both companies scored evenly against this criterion provided multiple examples of recent projects, including many examples of completed works.

Skills and Methodology (10% weighting)

Both companies scored evenly against this criterion and provided examples of methodologies and skill bases involved.

Benefit to Local Economy (5% weighting)

Urban Resources scored highest against this criterion.

Both companies' submissions lacked specific detail given their distances from the City of Bayswater, however Urban Resources provided more detail regarding their local community and support of their local community groups.

Pricing (65% weighting)

This criterion required applicants to submit prices for the goods and services outlined in the tender document and the specifications. The prices were structured as a Schedule of Rates table (**Confidential Attachments 2 and 3**).

Based on the panel's evaluation, using a combination of the above pricing and qualitative criteria, the application from both Urban Resources and Hinds Transport Services have met the City's requirements.

LEGISLATIVE COMPLIANCE

The tender process meets the requirements of s3.57 the *Local Government Act 1995* and r.14 – 16 of the *Local Government (Functions and General) Regulations 1996*.

All tenderers indicated that they do not have any conflicts of interest in the performance of their obligations under the contract.

City officers involved in the assessment of the tender submissions and preparation of the associated report have indicated they do not have any conflicts of interests with any of the tenderers.

RISK MANAGEMENT CONSIDERATION

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. SR06 - City does not have the adequate financial capacity to deliver planned services and maintain assets.
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FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1:

Asset Category: Other

Source of Funds: Municipal Reserve

LTFP Impacts: The expenditure under this contract is generally accounted for in annual Municipal budgets for both OPEX and CAPEX.

Notes:

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	EMPLOYEE				
1	Nil	\$250,000 to \$300,000	Nil	Nil	1-40		\$300,000

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Community

Goal C3: Maximise the use of the City's facilities and parks by all sections of the community

Theme: Environment and Liveability

Goal E2: Remain focused on greening the City's suburbs and streetscapes and increasing the tree canopy

Theme: Leadership and Governance

Goal L2: Plan and deliver projects and services in a sustainable way. Work together to deliver the best outcomes for the community by managing our resources in a financially sustainable way.

CONCLUSION

The submissions made by both Urban Resources and Hinds Transport Services demonstrated overall value for delivering on the City's requirements under contract.

Therefore, it is recommended that Council awards Tender No. 20-2024 Supply of Sands and Aggregates to Urban Resources and Hinds Transport Services, for a period of three years, with the option to extend the contract by a further two 12-month periods, subject to satisfactory performance.

10.3.4 Bayswater Waves Partial Re-Roof

Responsible Branch:	Building Works
Responsible Directorate:	Works and Infrastructure
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. CONFIDENTIAL - Protek Price Schedule [10.3.4.1 - 1 page] 2. CONFIDENTIAL - RFT 30 2024 Bayswater Wave Partial Re Roof Evaluation [10.3.4.2 - 3 pages]
Refer:	Item: 10.3.5 OCM: 25.02.2025

Confidential Attachment(s) in accordance with Section 5.23(2) of the Local Government Act 1995 (WA):

- (c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;*
- (e) *a matter that if disclosed, would reveal —*
 - (ii) *Information that has a commercial value to a person; or*
 - (iii) *information about the business, professional, commercial or financial affairs of a person,*

SUMMARY

Council approval is sought to award Tender No. 30-2024 Bayswater Waves Partial Re-Roof.

The total value of the tendered work exceeds the Chief Executive Officer's delegated authority limit of \$250,000 and is therefore presented to Council

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

That Council:

- Awards Tender No. 30-2024 Bayswater Waves Partial Re-Roof to Protek 247 Building and Maintenance for a total of \$251,236.63 (excluding GST).**
- Authorises the Chief Executive Officer to execute the contract with Protek 247 for the Bayswater Waves partial re-roof works.**

Cr Nat Latter Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

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: *Nil.*

BACKGROUND

The City uses a standard condition rating methodology for managing its assets and has identified that existing roof sheeting at Bayswater Waves has reached its end-of-life cycle and requires partial re-roofing with a like for like replacement. This project was identified in the City's Forward Capital Works Program and through the annual business planning process was included in the 2024/25 Budget.

Tenders were called for the project due to the expected value of the project exceeding the tender threshold under the local government regulation and the City's procurement process.

The tender was advertised on 11 January 2025 on the Tenderlink website and in The West Australian newspaper and closed on 30 January 2025. A total of 20 suppliers accessed the tender documents, and nine submissions were received from:

- AE Hoskins
- Colgan Industries
- Devco Holdings
- Futureproof Building Services
- Kilmore Group
- Paragon Construction
- PMC Roofing
- Protek 247 Building and Maintenance
- Shipstone Building Services

A panel was assembled to assess the tenders. The panel comprised of the following officers:

- Manager Recreation Services
- Building Operations Manager
- Coordinator Building Works

The Tenders were evaluated in accordance with the following criteria:

Price	50%
Demonstrated Relevant Experience Respondents must address the following information in an attachment and label it " Demonstrated Relevant Experience ": <ul style="list-style-type: none"> • Set out details of similar goods, works and/or services provided and the Respondent's involvement including details of issues that arose and how these were managed and the final outcomes. • Demonstrate competency and proven track record of achieving outcomes. 	25%
WHS Policies and Procedures Respondents must address the following information in an attachment and label it " Work Health and Safety systems and processes ": <ul style="list-style-type: none"> • Work Health and Safety systems and processes relevant to the Requirement. • Safety Management System/Plan. • SWMS. • Permit to work at heights. 	20%
Benefit to Local Economy <ul style="list-style-type: none"> • Benefit or contribution to the local economy that may result during the Contract Period (refer Policy Statement set out in 1.25.3). 	5%

OFFICER'S COMMENTS

The facility consists of approximately seven individual roof areas, with several of them having had replacement roof sheeting installed over the last four years through the capital works budgets.

Tender assessments

The following table summarises the scoring as determined by the tender assessment panel:

Company	Qualitative (50 points)	Qualitative Ranking	Price Score (50 points)	Price Ranking	Overall Ranking	Total Score (100 points)
AE Hoskins	38.0	2	25.2	5	5	63.2
Colgan Industries	37.5	3	18.2	8	6	55.7
Devco Holdings	15.5	9	16.9	9	9	32.4
Futureproof Building Services	24.5	7	40.6	2	4	65.1
Kilmore Group	39.5	1	30.6	4	2	70.1
Paragon Construction	19.0	8	21.8	7	8	40.8
PMC Roofing	26.0	6	23.4	6	7	49.4
Protek 247 Building and Maintenance	28.0	5	50.0	1	1	78
Shipstone Building Services	34.0	4	35.5	3	3	69.5

The table above details Protek 247 Building Maintenance as the top scorer in the assessment process with 78 points, followed by Kilmore Group and Shipstone Building Services. The scoring was heavily weighted towards price, at 50% of the total score. Protek 247 Building and Maintenance provided the lowest price tender submission, however, the qualitative panel scores for experience and capacity were significantly lower than the second and third ranked submissions. The selection panel expressed this concern and requested further information relating to sub-contractors proposed to be used for the project. This information was provided but did not fully address the concerns of the panel.

The residual experience and capacity risk for Protek can be managed with close monitoring of project progress and relying on product warranties, defect periods and potentially bank guarantees. There is the residual risk that any issues will likely be experienced beyond the timeframe of any of these controls.

Whilst concerns remain around experience and capacity, Protek 247 Building and Maintenance have indicated Health and Safety ISO accreditation, which is industry leading. With this accreditation there are minimal safety concerns related to awarding the tender to Protek 247 Building and Maintenance.

EXTERNAL CONSULTATION

No consultation has yet occurred with the public or other agencies on this matter.

LEGISLATIVE COMPLIANCE

The tender process has met the requirements of s3.57 of the *Local Government Act 1995 and r.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 the obligations under the contract. City officers involved in the assessment of the tender submissions and preparations of the associated report have indicated they do not have any conflicts of interest with any of the tenderers.

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	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR02 - Failure to strategically plan, deliver and maintain infrastructure and assets.	

FINANCIAL IMPLICATIONS

Item 1: Tender No. 30-2024 Bayswater Waves Partial Re-Roof

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

LTFP Impacts: The outcome of this project will achieve an objective of the Long-Term Financial Plan.

Notes: Expended Maintenance costs for the centre associated with repairs/investigations over the past five years has run into tens of thousands of dollars, with some disruption to services reported by the centre staff.

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	EMPLOYEE				
1	\$251,236.63	-	-	-	35	-	\$600,000*

* Budget was initially allocated based on market conditions at the time. Whilst the recommended submission is significantly below the budgeted allocation, other submissions received have been closer to, or exceeded, budget allocation.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Community

Goal C1: Create safe and inviting places for people to come together.

Goal C3: Maximise the use of the City's facilities and parks by all sections of the community.

CONCLUSION

The tender submission made by Protek 247 demonstrated overall value for delivering on the City's requirements under contract. Whilst there were concerns around capacity and experience raised by the selection panel, they are considered within a reasonable tolerance given the price difference between submissions. Therefore, it is recommended that Council awards Tender No. 30-2024 Bayswater Waves Partial Re-Roof to Protek 247.

10.3.5 Illingbridge Street Footpath Petition

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	Nil

SUMMARY

For Council to consider a petition from the Morley community regarding the proposed Illingbridge Street new footpath project.

OFFICER'S RECOMMENDATION

That Council:

1. Acknowledges the concerns raised in the subject petition in relation to the proposed new footpath on Illingbridge Street, Morley.
2. Requests the Chief Executive Officer to commence with the proposed works for the installation of a footpath on Illingbridge Street, Morley, in alignment with the City's current *Footpath Policy*.

MOTION

That Council:

1. **Acknowledges the concerns raised in the subject petition in relation to the proposed new footpath on Illingbridge Street, Morley.**
2. **Requests the Chief Executive Officer to continue with the installation of a footpath on Illingbridge Street Morley as previously approved by Council and scheduled in the 2024/25 Budget.**

Cr Sally Palmer Moved, Cr Nat Latter Seconded

Cr Josh Eveson foreshadowed a motion to cease delivery of the footpath on Illingbridge Street, Morley.

COUNCIL RESOLUTION

That Council:

1. **Acknowledges the concerns raised in the subject petition in relation to the proposed new footpath on Illingbridge Street, Morley.**
2. **Requests the Chief Executive Officer to continue with the installation of a footpath on Illingbridge Street Morley as previously approved by Council and scheduled in the 2024/25 Budget.**

Cr Sally Palmer Moved, Cr Nat Latter Seconded

CARRIED: 7/1

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

Against: Cr Josh Eveson.

REASON FOR CHANGE

The Council has already approved these works to take place as part of the adoption of the Annual Budget 2024/25, including the forward capital works program scheduled for delivery in 2024/25.

BACKGROUND

The proposed Illingbridge Street footpath project has been included in the City's 2024/25 budget. The proposed 1.8m wide footpath extends from Badgen Place to Spruce Road along the western verge kerb line and does not require the removal of any trees.

A petition containing 22 signatures was tabled at the Ordinary Council Meeting held on 28 January 2025, objecting to the installation of the footpath. The signatures were collected between November and December 2024 from residents directly affected by the proposed footpath, as well as those in the vicinity.

Requests for a footpath on Illingbridge Street have been ongoing since 2018, seeking its inclusion in the City's capital program. This pathway was included in the 2010/11 financial year budget, however, due to objections, the works did not proceed at the time.

A Notice of Motion to cease the construction of the pathway was not supported by Council at its Ordinary Meeting held on 22 October 2024. As a consequence, the City has continued with project preparations, with construction expected to commence in March 2025.

EXTERNAL CONSULTATION

The City conducted community consultation with Illingbridge Street residents in late July 2024, to seek feedback on the proposed project. Most of the feedback from local residents directly impacted by the project expressed opposition to its construction. Following this, the City received two multi-signatory letters; one opposing the pathway and one in support of it. Both letters included signatures from individuals outside the directly affected area.

In addition to the previous letters, the recently received petition is summarised in the table below:

<p><i>Petition summary, background, and action:</i></p>	<p><i>We the undersigned, being the electors of the district, formally petition the City of Bayswater to address the following:</i></p> <p><u>To NOT construct a short section of footpath along Illingbridge Street, Morley</u></p> <ul style="list-style-type: none"> <i>This proposal has previously been raised and voted down by both residents and the City of Bayswater Council in 2018</i> <i>Illingbridge Street has little traffic and has been given priority over busy roads because a member of the community has asked for the path</i>
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OFFICER'S COMMENTS

Illingbridge Street is classified as an 'Access Road' under the Main Roads Functional Road Hierarchy, with a speed limit of 50 km/h and permitted to carry up to 3,000 vehicles per day. Traffic counts were conducted in 2021 showing an 85th percentile speed of 44km/hr and a traffic volume of 225 vehicles per day. Indicating that the volume and speed are compliance with the road classification.

Currently, the street lacks pathways. It ends in a cul-de-sac at the northern end, where a path connects to the Public Access Way (PAW) leading to Emberson Road. Under the City's current footpath policy, it specifies the following:

- "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.*
- 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."*

Although Illingbridge Street carries a low volume of traffic, maintains compliant vehicle speeds, and ultimately terminates in a cul-de-sac approximately 130 metres north of the proposed footpath, the provision of a footpath can still be considered necessary to enhance pedestrian safety and amenity. While current conditions may not present an immediate concern, providing a dedicated footpath can improve accessibility for pedestrians, including children, elderly and individuals with mobility challenges. A footpath would establish a safer and more defined walking route, reducing potential conflicts between pedestrians and vehicles.

Additionally, residents of 15 Illingbridge Street have raised concerns about the potential impact of the proposed footpath on their recently constructed, exposed aggregate crossover. In December 2024, they met with City officers to express their frustrations regarding the notification about the proposed footpath occurring not long after undertaking their crossover works. The residents emphasised the significant financial investment required to build their crossover and their concerns about potential damage if the footpath were to proceed as originally planned.

It is acknowledged that there was an unfortunate timing overlap between the crossover construction and the footpath planning. As a result, it was agreed that the footpath would not be constructed through their crossover. This decision aims to address the residents' concerns while balancing the City's broader infrastructure planning efforts, should the footpath be installed.

LEGISLATIVE COMPLIANCE

- City of Bayswater *Footpath 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	Medium
Service Delivery	Medium	Low
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.
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FINANCIAL IMPLICATIONS

A budget of \$45,000 has been allocated in the 2024/25 financial year for the construction of the proposed pathway on Illingbridge Street.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Leadership and Governance

- Goal L1: Engage the community in a meaningful way.
Provide opportunities for the community to have their say and consider their views when making decisions.
- Goal L2: Plan and deliver projects and services in a sustainable way.
Work together to deliver the best outcomes for the community by managing our resources in a financially sustainable way.
- Goal L4: Communicate in a clear and transparent way.
Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

CONCLUSION

A petition containing 22 signatures was tabled at the Ordinary Council Meeting on 28 January 2025, objecting to the installation of the Illingbridge Street footpath.

Given the lack of footpaths on either side of the carriageway, it is recommended that the proposed footpath be considered, in alignment with the City's current footpath policy.

10.4 Community Services Directorate Reports

10.4.1 Proposed Change of Use to Health Centre - Unit 5, No. 533-535 Walter Road East, Morley

Applicant/Proponent:	Christopher Parfitt
Owner:	Kenneth Lee
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. Approval Plans - U 5 533-535 Walter Road East, Morley [10.4.1.1 - 2 pages] 2. Land Use Plan [10.4.1.2 - 1 page] 3. Aerial Imagery [10.4.1.3 - 1 page]

SUMMARY

A development application has been received for a change of use from office to a health studio at Unit 5, No. 533-535 Walter Road East, Morley.

The subject site measures 8,093m² in area and encompasses a total of 11 commercial tenancies, consisting of offices, showroom, fast food outlets, retail (shops) and an existing health studio, accessible via Walter Road East. The proposal to change the land use relates solely to unit 5 which measures approximately 213m² in area.

The application proposed the employment of one staff member (personal trainer) with up to eight patrons at any one time. Council consideration is required as the application proposes a parking shortfall variation greater than 25 percent.

Council discretion is required for the proposed land use and for the proposed car parking shortfall. The proposal is small in scale, offering small group fitness classes of up to 8 participants. The City is of a view that there would not be any adverse impacts to the subject site or surrounding area.

The application is considered to meet the requirements of the planning framework, and it is recommended Council conditionally approve the application.

OFFICER'S RECOMMENDATION

That Council grants planning approval for the proposed Health Studio at Lot 5, 533-535 Walter Road East, Morley, in accordance with the planning application dated 6 December 2024, 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. This approval is for Health Studio as defined in the City of Bayswater Town Planning Scheme No. 24. The use of the subject land for any other land use may require further approval from the City.
3. The Health Studio must operate with a maximum of 8 patrons and one staff member at any one time.
4. The hours of operation for the Health Studio are limited to 6:00am to 9:00am and 4:00pm to 7:00pm, Monday to Friday and 7:00am to 12:00pm on Saturdays, Sundays and public holidays.

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 are 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. This approval does not constitute approval for the purposes of the *Strata Titles Act 1985* or its subsidiary regulations nor affect any requirement under the by-laws of the body corporate in relation to a proposed development pursuant to such legislation.
4. 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*.
5. If signs are to be installed, they will need to adhere to the City of Bayswater's Signage Policy. If any variations are proposed, a development application will be required.
6. The development/use hereby permitted shall comply with the *Environmental Protection Act 1986*, the *Health Act 1911* and any relevant environmental protection or health regulations.
 - *Building Code of Australia*
 - *Health (Public Building) Regulations 1992*
 - *Environmental Protection (Noise) Regulations 1997*
 - *City of Bayswater Health Local Laws 2021 & as amended*

COUNCIL RESOLUTION

That Council grants development approval for the proposed Health Studio at Lot 5, 533-535 Walter Road East, Morley, in accordance with the development application dated 6 December 2024, 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. This approval is for Health Studio as defined in the City of Bayswater Town Planning Scheme No. 24. The use of the subject land for any other land use may require further approval from the City.
3. The Health Studio must operate with a maximum of 8 patrons and one staff member at any one time.
4. The hours of operation for the Health Studio are limited to 6:00am to 9:00am and 4:00pm to 7:00pm, Monday to Friday and 7:00am to 12:00pm on Saturdays, Sundays and public holidays.
5. Prior to the occupation of the Health Studio, an Acoustic Report prepared by a qualified acoustic consultant shall be lodged with and approved by the City, and shall include the following (but not limited to) measures to control noise:
 - Patrons;
 - Equipment;
 - Music / Sound systems; and
 - Mechanical plant equipment.

All the recommended measures included in the approved Acoustic Report shall be implemented prior to the occupation of the Health Studio, to the satisfaction of the City.

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. This approval does not constitute approval for the purposes of the Strata Titles Act 1985 or its subsidiary regulations nor affect any requirement under the by-laws of the body corporate in relation to a proposed development pursuant to such legislation.
4. 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*.
5. If signs are to be installed, they will need to adhere to the City of Bayswater's Signage Policy. If any variations are proposed, a development application will be required.
6. The development/use hereby permitted shall comply with the Environmental Protection Act 1986, the Health Act 1911 and any relevant environmental protection or health regulations.
 - *Building Code of Australia*
 - *Health (Public Building) Regulations 1992*
 - *Environmental Protection (Noise) Regulations 1997*
 - *City of Bayswater Health Local Laws 2021 & as amended*

Cr Sally Palmer Moved, Cr Steven Ostaszewskyj Seconded

CARRIED: 7/1

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

Against: Cr Josh Eveson.

REASON FOR CHANGE

To ensure that noise from the proposed Health Studio will be managed and not cause any nuisance to nearby residents particularly in the early hours of the morning and into the evenings.

PROPOSAL

Approval is sought for a change of use from office to health studio for one tenancy, within a complex of 11 tenancies. The key aspects of this application are as follows;

- The use of the premises for fitness classes consisting of one staff member and up to eight patrons at one time; and

- Operating hours from:
 - 6:00am to 9:00am and 4:00pm to 7:00pm, Monday to Friday.
 - 7:00am to 12:00pm, Saturday, Sunday and public holidays.

No building works are proposed as part of this application. The proposed plans are included in **Attachment 1**. A location plan is included in **Figure 1** below.



Figure 1 - Location Plan.

BACKGROUND

Application Number:	DA24-0548
Address:	5/533-535 Walter Road East, Morley
Town Planning Scheme Zoning:	Showroom/Warehouse
Use Class:	Health Studio - "D"
Lot Area:	8,093m ² (Floor area of unit – 213m ²)
Existing Land Use:	Office
Surrounding Land Use:	Warehouse/Showroom, Restaurant, Fast Food, Health Studio and Residential.
Proposed Development:	Change of Use from Office to Health Studio

Site Context

The subject site is bound by Walter Road East to the south, existing commercial development to the west and existing residential development to the north and east.

The subject site is zoned Showroom/Warehouse under the City's Town Planning Scheme 24 (TPS24). The property to the east is zoned Light Industrial and surrounding properties to the north and east are zoned Medium and High Density Residential, with a density code of R25.

Site History

Council at its meeting held on 28 June 1988 conditionally approved a development application on the subject site consisting of:

- two restaurants,
- one fast-food outlet;

- eight showroom/warehouse tenancies; and
- 95 car parking bays.

Since Council's initial approval, a number of change of use applications have been approved on the subject site, including:

- Unit 7 and 8 – health studio (28 June 2011);
- Unit 5 – office (28 June 2005);
- Unit 3 - health studio (18 November 2003); and
- Unit 2 – lunch bar (23 April 2002).

EXTERNAL CONSULTATION

This application was not advertised as the application does not propose any significant changes or variations to the planning framework that requires public consultation.

OFFICER'S COMMENTS

The table below summarises the assessment of the application against TPS 24 and identifies the items which require Council discretion.

Key Scheme Provisions	Assessment	Requires Council Discretion
<i>Land Use</i>	Health Studio – 'D' use	Yes
<i>Car Parking</i>	142 required where 95 are proposed	Yes

Appropriateness of Use

A health studio is a discretionary ('D') use within the showroom/warehouse zone. This means that the use is not permitted unless Council exercises discretion by approving a development application.

The purpose of the showroom/warehouse zone under TPS 24 is to accommodate uses of a commercial nature.

The proposed land use is acceptable for the following reasons:

- The subject site currently operates with existing commercial uses as demonstrated in **Attachment 2**, including three health studio's. The proposed use is consistent with existing businesses within the complex.
- The applicant has indicated that the health studio will operate with up to nine people (inclusive of the instructor and patrons) and between the hours of 6:00am to 9:00am and 4:00pm to 7:00pm - Monday to Friday, and 7:00am to 12:00pm on Saturday, Sunday and public holidays. As the operation is of a small scale, this would not result in any adverse impacts to the existing surrounding land uses.
- As the proposal intends to operate with a maximum of nine people at any one time, there would be no adverse impacts to traffic in and around the area.

Considering the above, the proposed land use is supported.

Parking

The subject site currently includes 95 car parking bays, which are shared by all tenancies under the existing strata title arrangements.

Under TPS 24, the complex requires 134 car bays, with the existing office use at the subject tenancy requiring four car bays. The proposed change of use to health studio requires a total of 16 parking bays (an additional 12 compared to the current office use) which would increase the number of required bays to 142. This results in a 33 percent shortfall across the site (the complex).

The proposed shortfall is acceptable for the following reasons:

- The applicant has indicated that the proposed health studio is intended to operate with a maximum of eight patrons and one staff member. Accordingly, the proposal would create a demand for a maximum of nine bays;
- The subject site is in close proximity to major transport routes of Walter Road East which provides opportunity for staff and patrons to utilise alternative modes of transport when traveling to the subject site;
- The site accommodates 95 car parking bays available for reciprocal use between eleven tenancies. It is considered there is a sufficient number of vehicle bays available on site during these hours of operation (4:00am to 9:00am and 4:00 to 7:00pm - Monday to Friday, and 7:00am to 12:00pm on Saturday, Sundays and public holidays) which fall outside of peak working hours;
- A desktop analysis has been undertaken, included in **Attachment 3** which provides 'nearmaps' aerial imagery demonstrating a significant underutilisation of the parking facilities, spanning from March 2014 to April 2024. This analysis demonstrates that the increased shortfall is unlikely to result in parking issues on the subject site.

Considering the above, the proposed parking shortfall is supported. To ensure that the demand for parking is controlled, a condition is proposed relating to the number of staff and patrons and operating hours.

LEGISLATIVE COMPLIANCE

- City of Bayswater Town Planning Scheme No. 24;
- "Deemed Provisions" of *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *City of Bayswater local planning policies, including Payment in lieu of Parking and Car Parking Dispensation 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

Not Applicable.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Vibrancy

Goal V1: Plan increased business opportunities around transport nodes.

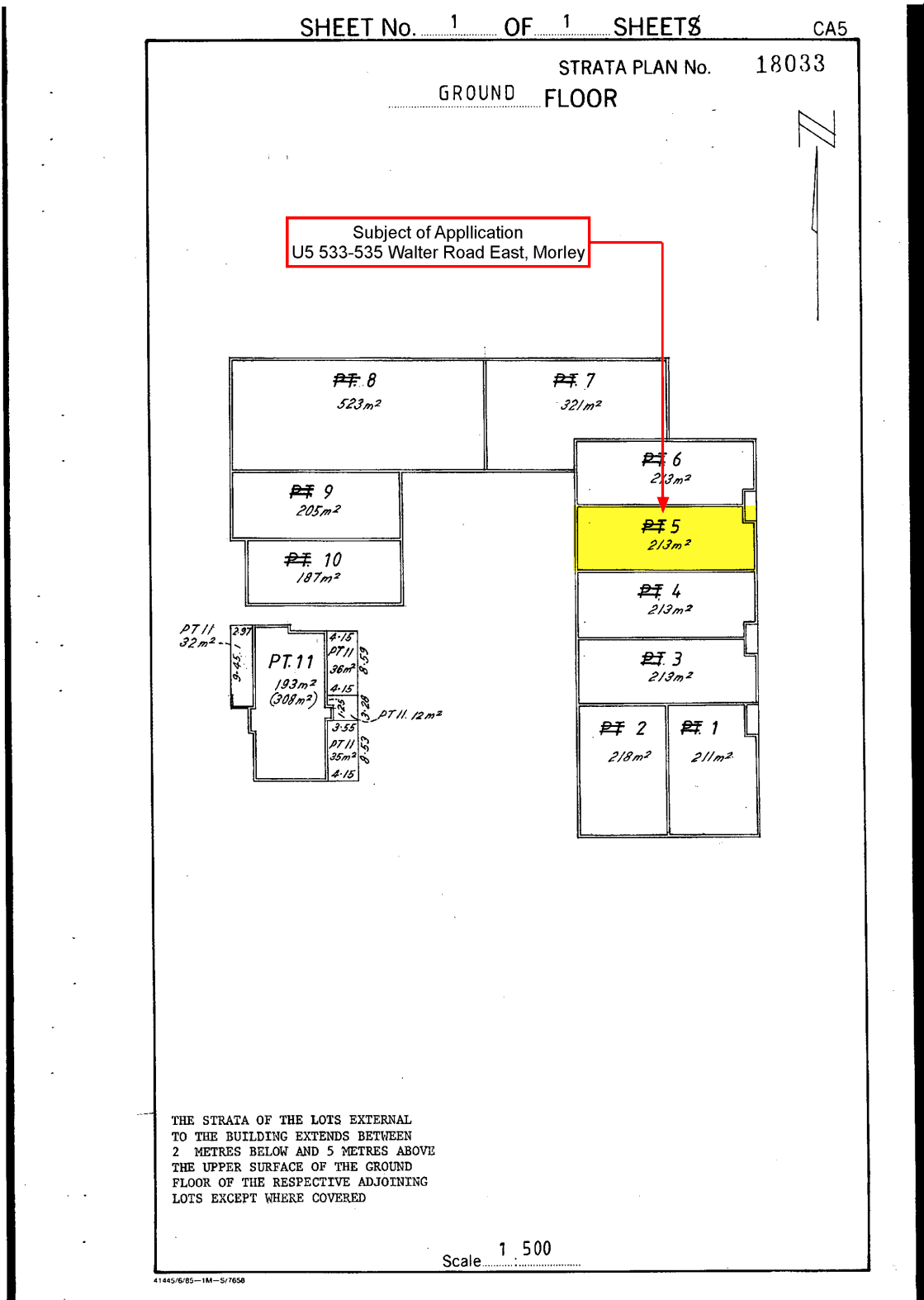
Theme: Vibrancy

Goal V2: Encourage economic development across the City and provide increased opportunities for people to live and work locally by facilitating

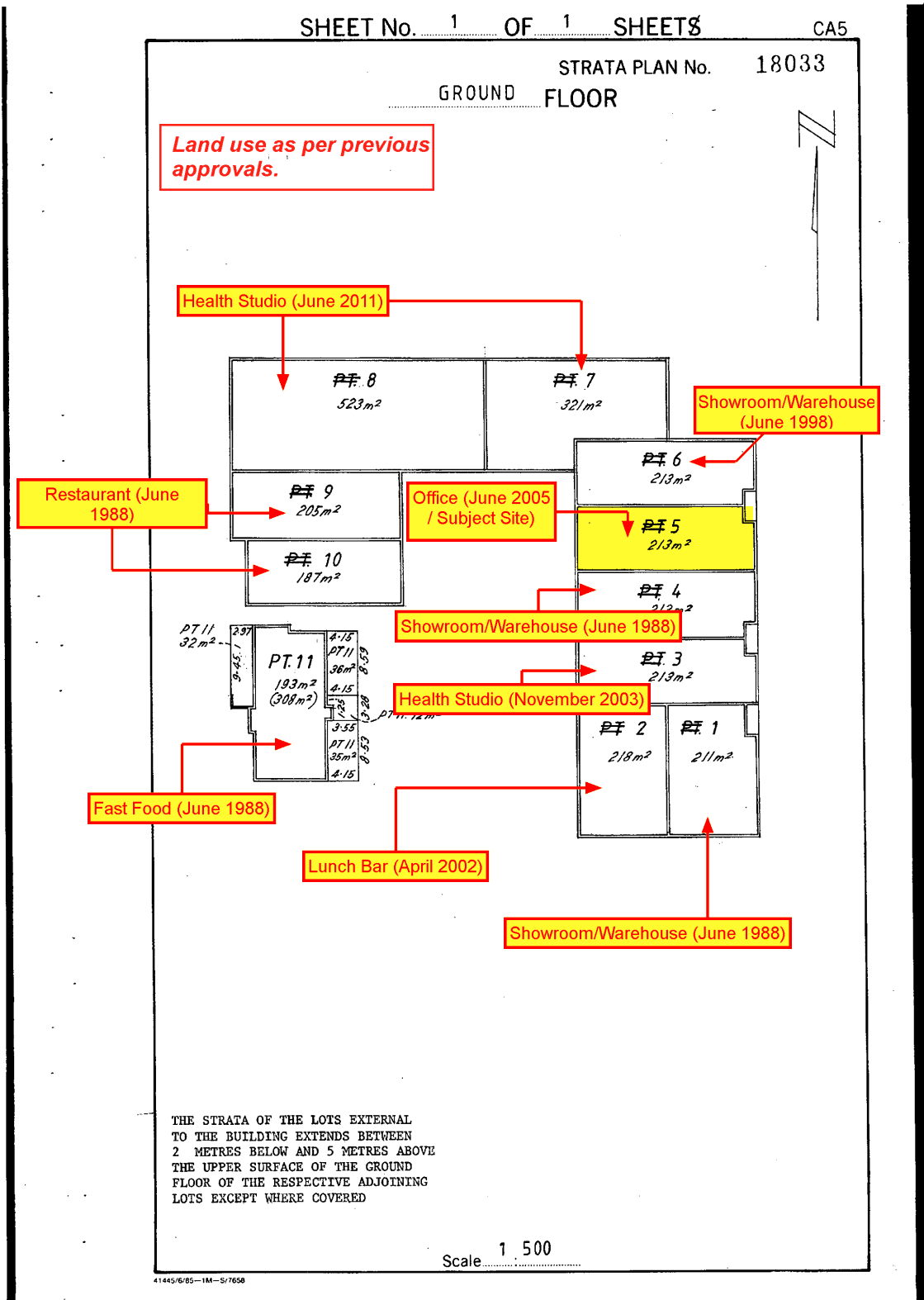
CONCLUSION

The proposed health studio is consistent with the surrounding uses within the existing complex and will not cause any adverse impacts to the surrounding area. The parking shortfall is acceptable as the health studio proposes a maximum of eight patrons and one staff member, resulting in a parking demand for a maximum of nine bays. The existing provision of 95 vehicle bays and reciprocal nature between tenancies ensures the parking demand of nine bays can be accommodated on site without a detrimental impact on the amenity of the area. It is therefore recommended that Council conditionally approve the application.





LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Apr 29 12:35:04 2011 JOB 36640649



LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Apr 29 12:35:04 2011 JOB 36640649

Attachment 3 - Carpark Utilisation



April 2024



January 2017



November 2016



March 2014

10.5 Sub Committee Reports

Nil.

ADOPTION BY EXCEPTION

That the recommendations relating to items 10.2.2, 10.2.3, 10.3.3 and 10.3.4 contained in the agenda be adopted by exception as per section 5.5 of the *City of Bayswater Standing Orders Local Law 2021*.

Cr Nat Latter Moved, Cr Assunta Meleca Seconded

CARRIED UNANIMOUSLY: 8/0

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: Nil.

11 Motions of Which Previous Notice Has Been Given**11.1 Cr Josh Eveson - Mobile Food Vehicle Permits at Crimea Park**

Responsible Branch:	Statutory Planning and Compliance
Responsible Directorate:	Community Services
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. Attachment 1 - Mobile Food Vehicles Policy [11.1.1 - 6 pages] 2. Attachment 2 - Mobile Food Vendor Guidelines [11.1.2 - 5 pages]
Refer:	Item 11.1.14 OCM: 23.9.2014 Item: 11.1.18 OCM: 17.11.2015 Item: 10.12 OCM: 21.6.2016 Item 10.6.2.1 OCM: 23.8.2022

In accordance with clause 5.3(1) of the City of Bayswater's *Standing Orders Local Law 2021*, Cr Josh Eveson raised the following motion:

COUNCIL RESOLUTION**That Council**

1. Does not support new Permits to Operate a Mobile Food Vehicle at Crimea Park, until such time the Mobile Food Vehicle Guidelines are reviewed; and
2. Instructs the Chief Executive Officer to undertake a review of the Mobile Food Vehicle Guidelines, including changes to trading zones, restrictions and approved locations.

Cr Josh Eveson Moved, Cr Steven Ostaszewskyj Seconded

CARRIED: 4/4

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

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

In accordance with section 5.21(3) of the Local Government Act 1995, as the votes were equally divided, the Presiding Member, Mayor Filomena Piffaretti, used her casting vote to vote for the motion, and the motion was carried.

MATERIAL FACTS

In accordance with clause 5.3(3) of the City of Bayswater Standing Orders Local Law 2021, the Chief Executive Officer may provide relevant and material facts and circumstances pertaining to the notice of motion on such matters as policy, budget, and law. Included as attachment.

At its Ordinary Meeting held on 23 September 2014, Council considered a position paper relating to the operation of mobile food vehicles within the City of Bayswater. At the meeting Council approved a 12-month trial period for the operation of mobile food vehicles within the City of Bayswater, in addition to a list of key principles and approval criteria for the assessment of applications. The trial period concluded 25 September 2015, and feedback from the trial was discussed at the Ordinary Council Meeting held on 17 November 2015. Subsequently a draft policy was developed and discussed at a Councillor Workshop on 9 February 2016 and was later

approved as the “Mobile Food Vehicles” Local Planning Policy (MFVP) at the 21 June 2016 Ordinary Council Meeting (**Attachment 1**).

At its Ordinary Meeting held on 23 August 2022, Council revoked the MFVP and adopted the Mobile Food Vendor Guidelines (MFVG), as the policy was not functioning as a local planning policy, but rather focused on the environmental health aspects. The MFVG includes a list of approved trading locations of various reserves of the City including, but not limited to Bardon Park in Maylands, Crimea Park in Morley and Riverside Gardens in Bayswater. Furthermore, the MFVG contains restrictions regarding the proximity of mobile vendors to nearby brick and mortar businesses and practices surrounding maintenance, cleaning and waste management. A copy of the MFVG is included as **Attachment 2**.

OFFICER'S COMMENT

The City has approved the following locations for mobile food vendors to operate at:

- AP Hinds Reserve, Bayswater;
- Bardon Park, Maylands;
- Beaufort Park, Bedford;
- Berringa Park (opposite side of East Street), Maylands;
- Bert Wright Park, Bayswater;
- Broun Park, Embleton
- Clarkson Reserve, Maylands;
- Claughton Reserve, Bayswater;
- Crimea Park, Morley;
- Lightning Park, Noranda;
- Pat O'Hara Reserve, Morley;
- Riverside Gardens, Bayswater;
- Robert Thompson Park, Noranda;
- Shearn Memorial Park, Maylands;
- Upper Hillcrest Reserve, Bayswater;
- Wotton Reserve, Embleton; and
- Wymond Park, Bayswater.

Since December 2024, the City has received several complaints regarding the operations of mobile food vehicles at Crimea Park, citing concerns with commercial competition of nearby businesses and the cleanliness of the area, following an event.

The Guidelines Statement encourages the use of parks and reserves for mobile food vendors as means to enhance community activity and activation of public spaces. However, the MFVG provides a set of requirements and limitations, to ensure the protection of the City's public spaces and nearby commercial businesses. Such limitations include:

- An approved 'Notification/Registration Form' (*Food Act 2008*) and 'Permit to Operate a Mobile Food Vehicle';
- 3.2.1: A maximum of three (3) mobile food vendors are allowed to operate in all locations of the City, except for Bardon Park, Riverside Gardens and Crimea Park (where no restriction applies);

- 3.2.4: Mobile food vehicles are only permitted to trade in an approved location, which is to be at least 50m from an established food or beverage business;
- 9.1-9.3 – Public Risk management and the requirement for the mobile food vendor to maintain public and product liability insurance for at least ten million dollars (\$10,000,000), during operations.

The City has 20 active approved trading permits (Permit to Operate a Mobile Food Vehicle) with expiration dates ranging from March 2, 2025, to January 31, 2026. These permits allow for the continued operation of the mobile food vendors in the locations specified above.

The notice of motion is to place a moratorium on the approval of new trading permits to exclude Crimea Park as an approved location for trading, until a review of the MVFG trading zones, and restrictions is completed.

LEGISLATIVE COMPLIANCE

- *Food Act 2008;*
- *Local Government Act 1995;*
- *City of Bayswater Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2020;*
- *Environmental Protection (Noise) Regulations 1997;*
- *Environmental Protection (Unauthorised Discharge) Regulations 2004; and*
- *Food Standards Australia and New Zealand (FSANZ) Food Safety Standards.*

FINANCIAL IMPLICATIONS

There are no financial implications as the City can continue to issue Permits to Operate a Mobile Food Vehicle in other approved locations of the City, whilst the review of the guidelines is undertaken. Officer resources will be utilised for the review of the MFVG.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Community
Goal C2: Celebrate multiculturalism, arts and culture by supporting local events and initiatives.

Theme: Vibrancy
Goal V4: Support businesses across the City to grow and thrive.

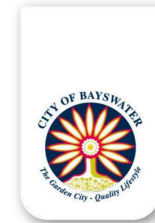
It is considered that the review of the existing MFVG will assist in achieving the abovementioned goals.

CONCLUSION

Considering the above and should Council proceed with the notice of motion a temporary stop will be placed on issuing mobile food vendor permits at Crimea Park and a review will be undertaken of the MFVG.

MOBILE FOOD VEHICLES POLICY

Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	-
Affected Business Unit/s	-

**PURPOSE:**

To:

- Provide guidance on the requirements for the operation of mobile food vehicles within the City of Bayswater;
- Encourage mobile food vehicles to operate in locations which support the activation of underutilised public spaces;
- Ensure mobile food vehicles operate in a way which complements existing food businesses in town centres;
- Ensure mobile food vehicles are of a temporary nature;
- Ensure mobile food vehicles do not unreasonably compromise the amenity of the surrounding residential area; and
- Ensure mobile food vehicle operators practise safe food handling in accordance with the *Food Act 2008*.

POLICY STATEMENT:**1. Application of Policy**

- 1.1. This Policy applies only to mobile food vehicles operating in the City of Bayswater.

2. Permits

- 2.1. Mobile food vehicles operating in the City of Bayswater are required to:
 - (a) Hold a valid City of Bayswater Mobile Food Vehicle Permit;
 - (b) Hold a current *Food Act 2008* Certificate of Registration from a Western Australian Local Government; and
 - (c) To obtain any other relevant approvals.
- 2.2. As a condition of being granted approval for a mobile food vehicle permit, permit holders must:
 - (a) Display the permit on the dash or another prominent visible location of the approved vehicle at all operating times;
 - (b) Comply with the conditions stipulated on the mobile food vehicle permit issued by the City of Bayswater; and
 - (c) Comply with the requirements set out within this policy, unless approved otherwise by the City of Bayswater.
- 2.3. A mobile food vehicle permit is not required for the following:
 - (a) Trading at a City of Bayswater approved community event (e.g. the Autumn River Festival);
 - (b) Trading as an itinerant food vehicle;
 - (c) Trading on privately owned land; and
 - (d) Catering for a private event on public land.

Trading as detailed above may be subject to separate permits/approvals.

3. *Location and Siting*

3.1. The City of Bayswater has approved the following thirteen locations within the City for mobile food vehicles to operate at:

- AP Hinds Reserve, Bayswater;
- Bardon Park, Maylands;
- Beaufort Park, Bedford;
- Bert Wright Park, Bayswater;
- Broun Park, Embleton;
- Clarkson Reserve, Maylands;
- Cloughton Reserve, Bayswater;
- Berringa Park (opposite side of East Street);
- Crimea Park, Morley;
- Riverside Gardens, Bayswater;
- Robert Thompson Park, Noranda;
- Shearn Memorial Park, Maylands; and
- Wymond Park, Bayswater.

3.2. Alternative locations may be considered if they meet the purpose of this policy.

3.3. The following location requirements apply to all applications for a mobile food vehicle permit:

- (a) Mobile food vehicle permit holders are only permitted to trade in an approved location, which is to be at least 50m from an established food or beverage business;
- (b) Mobile food vehicles are only permitted to trade at the locations detailed on their permits; and
- (c) Mobile food vehicles will be located so as not to obstruct pedestrian flow or vehicular traffic.

3.4. Payment of the application fee allows mobile food vans to operate at multiple locations within the City of Bayswater in accordance with the following:

- (a) Each location must be approved by the City prior to the commencement of trade; and
- (b) Each location a mobile food vehicle is permitted to operate is detailed on the permit.

3.5. The City of Bayswater reserves the right to make any approved location unavailable for a set period of time for community events, (e.g. the autumn river festival), for works to be undertaken at or near the location or for any other reason the City deems necessary.

4. *Management*

4.1. The permit holder is responsible for ensuring all conditions of the permit are met.

4.2. A change of vehicle or food business ownership is subject to assessment by the City of Bayswater and will require that the vehicle and food business owner comply



with all conditions of the permit and the relevant legislation under the *Food Act 2008* in order to facilitate a change in permit (holder).

- 4.3. Should a transfer of permit be requested, the request is subject to updated food business registration and insurance documents.

5. *Waste Management*

- 5.1. The mobile food vehicle operator is required to maintain the mobile food vehicle and the surrounding area to a high standard and in accordance with the following requirements:
- (a) When trading at an approved location the trade area must be cleaned frequently;
 - (b) No waste or litter from the vehicle may be disposed of into City of Bayswater's rubbish bins. Mobile food vehicle operators must provide adequately sized bins for patrons use and remove all rubbish from the approved location at the end of trade;
 - (c) A holding tank for wastewater must be located beneath the vehicle; and
 - (d) Waste water, solid waste, litter or any other pollutant must not be placed on the site or allowed to enter the stormwater system.

6. *Fixtures*

- 6.1. A mobile food vehicle is permitted to have temporary fixtures such as tables, chairs and umbrellas in accordance with the following:
- (a) The fixtures are to be of a temporary nature and removed from the site at the end of trade each day;
 - (b) The mobile food vehicle and temporary fixtures must be kept in a safe and well-maintained condition at all times;
 - (c) All temporary fixtures relating to the mobile food vehicle should be sturdy and made of quality materials without sharp edges or other features likely to cause harm; and
 - (d) Any temporary fixtures relating to mobile food vehicles must not obstruct pedestrian flow or vehicular traffic.

7. *Noise*

- 7.1. The use of amplified noise is prohibited.
- 7.2. Generators must not have a manufacturer specified operational volume greater than 75dB.
- 7.3. Notwithstanding the above provision (clause 7.2) all mobile food vehicle noise (including the generator) must comply with the assigned noise levels specified under the *Environmental Protection (Noise) Regulations 1997*.

8. *Advertising*

- 8.1. All advertising is to be fitted to the mobile food vehicle with the exception of one temporary A-frame sign which:
- (a) Shall be located within 75m of the location of the mobile food vehicle;
 - (b) Shall not exceed any dimension of 1m or an area of 1m² on any side;



- (c) Be secured in accordance with any requirements of the City of Bayswater; and
 - (d) An A-frame sign will be considered a temporary fixture and must comply with the requirements detail in section 6 of this policy.
- 8.2. Where a permitted location is not on a main thoroughfare an additional A-Frame sign will be permitted up to 500m away from the mobile food vehicle whilst operating.
- 8.3. No signage will be permitted on State controlled roads without the written comment from Main Roads Western Australia.
- 9. *Power*
 - 9.1. Mobile food vehicles need to be provided with their own power supply unless otherwise approved by Council.
- 10. *Public Risk Management*
 - 10.1. The mobile food vehicle permit holder must, for the duration of the permit, maintain public and product liability insurance for at least ten million dollars (\$10,000,000).
 - 10.2. The permit holder assumes responsibility for any acts of negligence arising from their activity.
 - 10.3. The mobile food vehicle permit holder assumes responsibility for any liability issues which may arise as a result of the operation of the mobile food vehicle being at the location.
- 11. *Approval Process*
 - 11.1. Applications for a mobile food vehicle permit can be submitted year round. The following information is required:
 - (a) A completed City of Bayswater mobile food vehicle permit application form;
 - (b) A site plan detailing the proposed location(s) and the internal layout of the mobile food vehicle;
 - (c) A list of nominated locations to operate from;
 - (d) A current Certificate of Currency (Public Liability Insurance) for a minimum of \$10,000,000;
 - (e) A copy of the manufacturer's specifications for any generators to be used; and
 - (f) A copy of a current *Food Act 2008* Certificate of Registration issued by the local government where the mobile food vehicle is housed and/or where the majority of the food preparation activities are occurring.
- 12. *Fees*
 - 12.1. The permit holder will be required to pay the fees and charges as prescribed in the City of Bayswater adopted Fees and Charges.
 - 12.2. Only a single payment of the permit holder fee is required per permit period, regardless of the number of approved locations with the City of Bayswater.
 - 12.3. Permits will not be issued until the required fee has been paid.



13. *Permit Renewal and Cancellation*

13.1. A mobile food vehicle permit may be cancelled or amended at the discretion of the City of Bayswater or if the permit holder fails to comply with the permit conditions. Where a mobile food vehicle permit holder seeks to renew the permit an application must be submitted at least one month prior to the expiry of the existing permit.

13.2. A renewal application is to include:

- (a) A complete City of Bayswater mobile food vehicle permit renewal form;
- (b) A list of nominated locations to operate from;
- (c) Details of any proposed changes to the mobile food vehicle or how it is operated;
- (d) A copy of a current public liability insurance 'Certificate of Currency' for the amount of \$10,000,000; and
- (e) A copy of a current *Food Act 2008* Certificate of Registration issued by the local government where the mobile food vehicle is housed and/or where the majority of the food preparation activities are occurring.

13.3. Renewal applications will be assessed on a case by case basis by the City of Bayswater.

DEFINITIONS:

Itinerant food vehicle means any vehicle selling food or drink from the roadway that travels from place to place to engage in trade, not staying in one location other than while executing a sale.

Mobile food vehicle includes any:

- (a) Registered vehicle, caravan, trailer or any other method of transport from which food is sold; and
- (b) Non-road registered vehicles such as, but not limited to, coffee carts, hotdog carts or similar vehicles.

Permit holder means the person(s) whose name is written on the mobile food vehicle permit issued by the City of Bayswater.

RELATED LEGISLATION:

This policy is adopted under the City of Bayswater's *Town Planning and Development (Local Planning Schemes) Regulations 2015 - Town Planning Scheme and Deemed Provisions for Local Planning Schemes*.

Permits are granted under the City's *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law*.



RELATED DOCUMENTATION:

N/A

Risk Evaluation		
Council Adoption	Date	21 June 2016
Reviewed / Modified	Date	7 November 2017
Reviewed / Modified	Date	12 April 2018
Reviewed / Modified	Date	

Delegation	-
Date Adopted	
Date Amended	





Mobile Food Vendor Guidelines

Responsible Division	Community and Development
Responsible Business Unit/s	Environmental Health
Responsible Officer	Manager Environmental Health and Statutory Building
Affected Business Unit/s	Environmental Health

Purpose:

The purpose of these guidelines is to provide guidance on the requirements for the operation of mobile food vehicles and mobile food stalls on public land within the City of Bayswater.

Guidelines Statement:

1. The City of Bayswater encourages the use of parks and reserves for outdoor mobile food vehicles and mobile food stalls as a means of enhancing community activity that flows from this activation of our public spaces.
2. The City supports mobile food vendors which practice safe food handling in accordance with the *Food Act 2008* and consider the needs of all users of the area, including the safety of consumers and pedestrians.
3. The City encourages mobile food vendors to activate parks and reserves with appropriate food vending activities, and recognises that granted rights over the relevant public space do not exclude the general public from the public realm.
4. The City seeks mobile food vendors whose vehicle/stall presentation contributes to the character of the area.
5. The Guidelines outline the requirements for the operation of mobile food vehicles and mobile food stalls.

Definitions:

Mobile food stall means a stall used for preparing and dispensing food from on a one-off occasion.

Mobile food vehicle includes any:

- (a) Registered vehicle, caravan, trailer or any other method of transport from which food is sold; or
- (b) Non-road registered vehicles such as, but not limited to, coffee carts, hotdog carts or similar vehicles.

Mobile food vendor means the person(s) operating a mobile food vehicle or mobile food stall.

Stall means a movable or temporary fixed structure, stand, table, or the like, from which a person carries on trade or commerce in a public place.

Requirements:

Certifications

1. Mobile food vendors operating in the City of Bayswater are required to:

- 1.1 Notify the City of Bayswater that they intend to operate within the City in writing by completing the City's [Notification/Registration Form](#);
- 1.2 Hold a current *Food Act 2008 Certificate of Registration* from a Western Australian Local Government; and
- 1.3 Obtain any other relevant approvals.

Limitations

2. Mobile food vendors are only permitted to trade within the City of Bayswater if they meet the following conditions:
 - 2.1 Hold a current *Food Act 2008 Certificate of Registration* from a Western Australian Local Government;
 - 2.2 The vehicle or stall must not require an external power connection, unless otherwise agreed to by the City; and
 - 2.3 Parking for towing vehicles is to be located in a safe and legitimate location.

Location and Siting

3. The City of Bayswater has approved the following locations within the City for mobile food vendors to operate at:
 - AP Hinds Reserve, Bayswater;
 - Bardon Park, Maylands;
 - Beaufort Park, Bedford;
 - Berringa Park (opposite side of East Street), Maylands;
 - Bert Wright Park, Bayswater;
 - Broun Park, Embleton;
 - Clarkson Reserve, Maylands;
 - Cloughton Reserve, Bayswater;
 - Crimea Park, Morley;
 - Lightning Park, Noranda;
 - Pat O'Hara Reserve, Morley;
 - Riverside Gardens, Bayswater;
 - Robert Thompson Park, Noranda;
 - Shearn Memorial Park, Maylands;
 - Upper Hillcrest Reserve, Bayswater;
 - Wotton Reserve, Embleton; and
 - Wymond Park, Bayswater.
- 3.1 Alternative locations may be considered if they meet the purpose of the guidelines. Requests to operate at an alternative location are to be made in writing to the City of Bayswater.
- 3.2 The following location requirements apply to all mobile food vendors:
 - 3.2.1 A maximum of three mobile food vendors are allowed to operate at any one location at the same time, unless otherwise permitted under clause 3.3;

- 3.2.2 Mobile food stalls are to obtain a valid stallholder's permit or trader's permit in accordance with the City's *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2020*;
- 3.2.3 Any conflicts in Trading Zones (i.e. which mobile food vendor is to be at which location at which time) are to be resolved by the mobile food vendors;
- 3.2.4 Mobile food vehicles are only permitted to trade in an approved location, which is to be at least 50m from an established food or beverage business; and
- 3.2.5 Mobile food vehicles will be located so as not to obstruct pedestrian flow or vehicular traffic.
- 3.3 There is no restriction on the number of mobile food vehicles which are allowed to operate at the same time at Bardon Park, Riverside Gardens and Crimea Park.
- 3.4 The City of Bayswater reserves the right to make any approved location unavailable for a set period of time for community events, (e.g. the autumn river festival), for works to be undertaken at or near the location or for any other reason the City deems necessary.

Maintenance and Cleaning

- 4. The mobile food vendor is required to comply with all maintenance aspects of the entire operation. The following requirements apply:
 - 4.1 The mobile food vehicle/stall and fixtures must be kept in a safe and well-maintained condition at all times; and
 - 4.2 Mobile food vendors must ensure that the vehicle/stall and food handling activities comply at all times with the requirements of the *Food Act 2008 and Food Standards Australia and New Zealand (FSANZ) Food Standards Code*;

Waste Management

- 5. The mobile food vendor is required to maintain the mobile food vehicle/stall and the surrounding area to a high standard and in accordance with the following requirements:
 - 5.1 When trading at an approved location the trade area is to be cleaned frequently.
 - 5.2 A holding tank for wastewater is to be located beneath the mobile food vehicle.
 - 5.3 Waste water, solid waste, litter or any other pollutant must not be placed on the site or allowed to enter the stormwater system.
 - 5.4 Mobile food vendors are to use fully compostable serving ware (certified as compostable according to Australian Standards), including all plates, bowls, food containers, cups straws and cutlery. Vendors are to display signage directing customers to dispose of all such compostable items in the appropriate waste bin.
 - 5.5 Mobile food vendors are encouraged to provide three bins (general waste, recycling and FOGO) for collection and storage of waste generated by their business. Vendors should ensure the area around their position is kept clear of rubbish and refuse at all times and all waste generated is to be collected by the vendor and is to be removed from site by the vendor. The City of Bayswater does not permit any commercial waste or waste generated by vendors to be disposed of in public space rubbish or recycling bins.
 - 5.6 Single use plastic is to be limited to bottled drinks only. Recycling information is to be consistent with the recycling information provided by the City of Bayswater, and the vendor is to adjust their signage according to the City's Guidelines.

Fixtures

6. A mobile food vendor is permitted to have temporary fixtures such as tables, chairs and umbrellas in accordance with the following:
 - 6.1 The fixtures are to be of a temporary nature and removed from the site at the end of trade each day;
 - 6.2 The mobile food vehicle/stall and temporary fixtures are to be kept in a safe and well-maintained condition at all times;
 - 6.3 All temporary fixtures relating to the mobile food vehicle/stall should be sturdy and made of quality materials without sharp edges or other features likely to cause harm; and
 - 6.4 Any temporary fixtures relating to mobile food vehicles/stalls must not obstruct pedestrian flow or vehicular traffic.

Noise

- 7.1 Background music may be played if the noise levels comply with the *Environmental Protection (Noise) Regulations 1997*. Should justified complaints be received regarding amplified music, the City of Bayswater reserves the right to prohibit the emission of music at the site.
- 7.2 Generators must not have a manufacturer specified operational volume greater than 75dB.
- 7.3 Notwithstanding the above, all mobile food vehicle noise (including the generator) is to comply with the assigned noise levels specified under the *Environmental Protection (Noise) Regulations 1997*.

Advertising

8. Advertising is permitted where it complies with the following:
 - 8.1 All advertising is to be fitted to the mobile food vehicle/stall with the exception of one temporary A-frame sign which:
 - 8.1.1 Is to be located within 75m of the location of the mobile food vehicle/stall;
 - 8.1.2 Is not to exceed any dimension of 1m or an area of 1m² on any side;
 - 8.1.3 Is to be secured in accordance with any requirements of the City of Bayswater; and
 - 8.1.4 An A-frame sign will be considered a temporary fixture and is to comply with the fixture requirements detail above.
 - 8.2 Where a permitted location is not on a main thoroughfare an additional A-frame sign will be permitted up to 500m away from the mobile food vehicle/stall whilst operating.
 - 8.3 No signage will be permitted on State controlled roads without the written comment from Main Roads Western Australia.

Public Risk Management

- 9.1 The mobile food vendor is to, for the duration of their operations, maintain public and product liability insurance for at least ten million dollars (\$10,000,000).
- 9.2 The mobile food vendor assumes responsibility for any acts of negligence arising from their activity.
- 9.3 The mobile food vendor assumes responsibility for any liability issues which may arise as a result of the operation of the mobile food vehicle or mobile food stall and any associated fixtures being at the location.

Related Legislation:

- Food Act 2008;
- Local Government Act 1995;
- City of Bayswater Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2020;
- Environmental Protection (Noise) Regulations 1997;
- Environmental Protection (Unauthorised Discharge) Regulations 2004; and
- Food Standards Australia and New Zealand (FSANZ) Food Safety Standards.

Related Documentation:

N/A

12 Questions From Members Without Notice**12.1 Responses to Question From Members Without Notice**

Nil.

12.2 Question From Members Without Notice

Cr Nat Latter

Question 1

There was a statement made in one of Kathryn Lance's question that Maylands Peninsula Estate is charged a higher rate than other residences in the City of Bayswater. Can I please clarify if there is some differential there apart from Landgate property value?

Response 1

Kym Leahy, Director Corporate Services advised that she believed Kathryn Lance's statement was along the lines that the properties in Maylands Lakes pay a significant percentage more than the average of City of Bayswater rates in general. There are two variables when calculating rates. There is the rate in the dollar that the local government sets and that is multiplied by the gross rental value set by Landgate. The rate in the dollar is the same across all residential improved properties for the whole of the City of Bayswater, so the only variable that would make the value of rates more than the average is driven solely by the gross rental value applied by Landgate.

Question 2

So, in layman's terms, if you can get more rent for your house, the Department of Lands gives you a higher gross rental value?

Response 2

Kym Leahy, Director Corporate Services advised that was correct.

So, if you own a more expensive house, it is likely that your rates would be higher?

That is very likely.

Cr Elli Petersen-Pik - Deputy Mayor

Question 1

I was asked today by a long-time resident of the City, Jan Wheare, what is happening with the graffiti on Williamson's Motor House and Albany Bell Hatchery on Guildford Road? Is the City able to continue with the works and charge the owners?

Response 1

Bianca Sandri, Director Community Services advised the City is actively following this up and liaising with the Department of Heritage. There are two properties the City is dealing with 88-90 and 106 Guildford Road, and in both instances there has been potentially little traction with the owners so the City is trying to pursue other avenues. More information can be provided about this matter in writing.

Question 2

I think that Williamson's Garage is owned by the aged care facility and they have said they are going to continue with the work soon, so it would be good to get some timeframes?

Response 1

Bianca Sandri, Director Community and Development advised she would take the question on notice.

Cr Josh Eveson

Question 1

Just noting the recent announcement from Labor regarding build to rent model housing, have there been any specific discussions about this as a means to support the recently re-approved Galleria development?

Response 1

Bianca Sandri, Director Community Services advised that has not been sought.

Question 2

Has there been any news regarding the old Bunnings site that continues to sit dormant in the Morley Town Centre?

Response 2

Bianca Sandri, Director Community Services advised that there have not been any updates in relation to that site.

Question 3

There continues to be maintenance issues with State owned infrastructure within the City along the main corridors, pedestrian accessways with overgrowth and so forth driving lots of reporting. Is the City having challenges with those relevant State departments that are supposed to maintain those areas? Are we seeing any backlog in work or are they being speedy to respond to the queries the City is passing on?

Response 3

Bryce Coelho, Acting Director Infrastructure and Assets advised that the City understands some State Government authorities have backlogs for requests, however the City has not received any further complaints about the delay in actioning some of these items. In most cases the requests are actioned in a timely manner.

Question 4

I have been contacted about a specific issue regarding copper theft that is happening with lighting around the Lightning Park area. I know the City has installed a CCTV mobile unit to try to stop that issues. Has that been rectified?

Response 4

Bryce Coelho, Acting Director Infrastructure and Assets advised that the City could follow that up with Western Power. They do prioritise the work depending on the type of work, such as bushfire prone areas in the summer season.

13 New Business Of An Urgent Nature

Nil.

14 Meeting Closed To The Public

14.1 Matters for Which the Meeting May be Closed

Nil.

14.2 Public Reading of Resolutions that May be Made Public

15 Closure

There being no further business to discuss, the Presiding Member, Mayor Filomena Piffaretti, declared the meeting closed at 9:03 pm.