

Agenda

Ordinary Council Meeting

29 April 2025

Notice of Meeting

The next Ordinary Council Meeting will take place in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley on **Tuesday, 29 April 2025** commencing at **7:00 pm**.

Yours sincerely



JEREMY EDWARDS
CHIEF EXECUTIVE OFFICER

17 April 2025

Meeting Procedures

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

City of Bayswater

61 Broun Avenue
Morley WA 6062

Postal Address:
PO Box 467
Morley WA 6943

www.bayswater.wa.gov.au

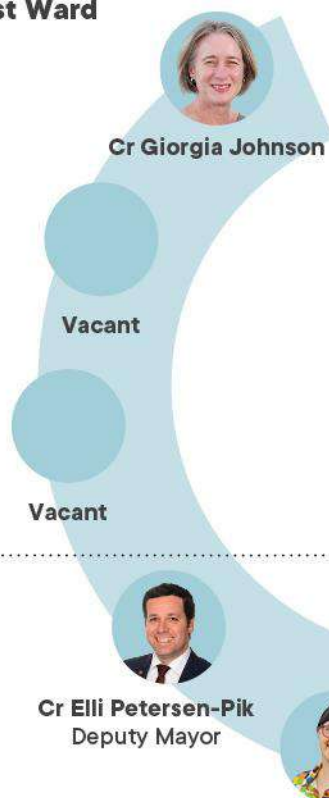
Telephone: 08 9272 0622
FAX: 08 9272 0665

Email: mail@bayswater.wa.gov.au

Council Chambers Seating Plan



West Ward



Central Ward



South Ward

Cr Nat Latter

Cr Michelle Sutherland

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	8
6	PUBLIC QUESTION TIME	8
6.1	Responses to Public Questions Taken on Notice	9
6.2	Public Question Time	9
7	CONFIRMATION OF MINUTES	10
7.1	Ordinary Council Meeting	10
8	PRESENTATIONS	10
8.1	Petitions.....	10
8.2	Presentations	10
8.3	Deputations	10
8.4	Delegates Reports	10
9	METHOD OF DEALING WITH AGENDA BUSINESS	10
10	REPORTS.....	11
10.1	Office of the CEO Directorate Reports	11
10.1.1	Council Plan Part One: Draft Strategic Community Plan 2025 - 2035	11
10.1.2	Annual General Meeting - 12 March 2025 - Response to Motions	34
10.1.3	Dogs Amendment Local Law 2025 - consent to advertise	48
10.1.4	Submission on the Draft Regulations - Chief Executive Officer Key Performance Indicators and Public Registers	88
10.1.5	Proposed Naming of ROW Bordered by Foyle Road, Catt Court, Drake Street and Cantebury Road, Bayswater	102
10.2	Corporate Services Directorate Reports	107
10.2.1	Financial Report for the Period Ended 31 March 2025.....	107
10.2.2	List of Payments for the Month of March 2025	135
10.2.3	Investment Report for the Period Ended 31 March 2025	155
10.2.4	Proposed 2025/26 Differential Rates.....	160
10.2.5	Bayswater Waves Gas Supply.....	171
10.3	Infrastructure and Assets Directorate Reports.....	175

10.3.1 Frank Drago Soccer Precinct Redevelopment - Feasibility and Advocacy Findings Report	175
10.3.2 Maylands Lakes Environmental Masterplan Update	296
10.3.3 Maylands Lakes - Tender Concept Designs, Pumps and Filtration Report	367
10.3.4 Lease Agreement - Noranda Child Care Centre - 9 Garson Court, Noranda	376
10.3.5 Electrification Initiatives in the City of Bayswater.....	380
10.3.6 EMRC Ordinary Council Meeting Minutes - 27 February 2025	388
10.4 Community Services Directorate Reports.....	392
10.4.1 Review of Local Homelessness Strategy	392
10.4.2 Deschamp Reserve Footpath Designated On Lead Area	397
10.4.3 Review of Mobile Food Vendor Guidelines	405
10.5 Sub Committee Reports	425
10.5.1 Active Transport Advisory Committee - 7 April 2025.....	425
10.5.1.1 Pathway Prioritisation Program	425
11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	448
12 QUESTIONS FROM MEMBERS WITHOUT NOTICE	448
12.1 Responses to Questions From Members Without Notice	448
12.2 Question From Members Without Notice	448
13 NEW BUSINESS OF AN URGENT NATURE	448
14 MEETING CLOSED TO THE PUBLIC	449
14.1 Matters for Which the Meeting May be Closed	449
14.1.1 Proposed Exclusivity Agreement - 22 Swan Bank Road, Maylands.....	449
14.2 Public Reading of Resolutions that May be Made Public	450
15 CLOSURE	450

1 Official Opening

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.

3 Announcements from the Presiding Member

4 Attendance

Members

Mayor Filomena Piffaretti (Presiding Member)

South Ward

Cr Elli Petersen-Pik Deputy Mayor

Cr Nat Latter

North Ward

Cr Josh Eveson

Cr Sally Palmer

Cr Michelle Sutherland

Central Ward

Cr Assunta Meleca

Cr Steven Ostaszewskyj

West Ward

Cr Giorgia Johnson

Officers

Jeremy Edwards

Bianca Sandri

Luke Botica

Stuart Monks

Amanda Albrecht

Karen D'Cunha

Chief Executive Officer

Director Community Services

Director Infrastructure and Assets

A/Director Corporate Services

Manager Governance and Strategy

Coordinator Governance

Observers

Press -

Public -

4.1 Apologies

Kym Leahy Director Corporate Services

4.2 Approved Leave of Absence

Elected Member	Date of Leave	Approved by Council
Cr Assunta Meleca	23 April 2025 to 28 April 2025	Ordinary Council Meeting: 25.03.2025
Ct Steven Ostaszewskyj	16 April 2025 to 27 April 2025	Ordinary Council Meeting: 25.03.2025

4.3 Applications for Leave of Absence

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.

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**Harry Bouzidis****Noranda****10.5.1.6 New Policy: Mayoral Vehicle****Question 1**

According to the item, an executive level car will cost \$75,000 with operation costs between \$14,000 and \$27,000, giving a total of between \$89,000 and \$102,000 for this car. To compare, how much was the Mayor reimbursed in the last financial year for travel by road including taxis, ride share and personal car use?

Response 1

During the 2023/24 financial year, the Mayor was reimbursed \$2,363 for travel expenses relating to performing the duties and responsibilities of Mayor.

Georgina Ker**Bedford****Rat Baits, Crime at Businesses****Question 1**

In July 2024 at the Ordinary Council meeting there was a question asked by David Dyke about our friendly City and rat baits and the response given by the director was that the City does provide some first generation rat baits, so those are the ones that are not hazardous to the creatures that eat the rats. Last week a resident enquired at the City offices and was told that only second-generation rat baits were provided, so I was wondering what had changed?

Response 1

The City currently provides residents with a limited supply of first-generation rat baits to reduce the risk of secondary poisoning to pets and wildlife.

Residents are provided with instructions on the correct use of these rat baits and information is also available on alternative ways of preventing rodent attraction and harbourage around the home.

6.2 Public Question Time

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

The Minutes of the Ordinary Council Meeting held on 25 March 2025 which have been distributed, be confirmed as a true and correct record.

8 Presentations**8.1 Petitions****8.2 Presentations****8.3 Deputations**

Deputations are to be heard at the Agenda Briefing Forum at **7:00pm** on **Tuesday 22 April 2025**, in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley.

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.

10 Reports**10.1 Office of the CEO Directorate Reports****10.1.1 Council Plan Part One: Draft Strategic Community Plan 2025 - 2035**

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. Council Plan - Strategic Community Plan 2025 2035 DRAFT [10.1.1.1 - 20 pages]
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

The Strategic Community Plan is the City's guiding strategic document and represents our community's long-term vision, values, aspirations and priorities and what we will do to achieve them. This document drives the City's budgeting, planning, resource allocations and service and project delivery, to focus our efforts and align our activities to achieve our community's vision.

To ensure that the community's changing aspirations are reflected, a major review of the SCP is carried out every four years. The City commenced a major review of the SCP in September 2024, following a detailed consultation and engagement process and operating context research. The resulting draft Council Plan – Part One - Strategic Community Plan 2025 - 2035 is provided.

OFFICER'S RECOMMENDATION

That Council endorse the draft Strategic Community Plan 2025 – 2035 (Attachment 1) for advertisement on Engage Bayswater from 30 April to 21 May 2025 for final community feedback.

BACKGROUND

It is a legislative requirement that a full review of the SCP is conducted every four years with a desktop review every two years. The last major review of the SCP was 2021. The 2025 major review of the SCP commenced in March 2024, with the 'Shape Baysie' community engagement concluding in May 2024. The campaign was designed by the City of Bayswater and delivered jointly by the City and Research Solutions with the purpose of exploring the community's visions and priorities for the City over the next decade.

Following the engagement process a series of workshops between October 2024 and March 2025 have been held with the City's Executive Leadership Team and Council.

EXTERNAL CONSULTATION

We invited our community to help plan the future of the City of Bayswater by answering an aspirational question as part of our 2023 Community Perception Survey and taking part in our 2024 'Shape Baysie' Strategic Community Plan engagement program between 28 March and May 2024. The purpose was to explore the community's visions and priorities for the next decade.

The Shape Baysie consultation program was promoted widely and via a variety of methods which resulted in more than 2,000 responses and a data sample that is reflective of the City of Bayswater community, including multicultural residents and young people.

The findings of the engagement program were presented to a Council Briefing on 3 September 2024 and the summary outcomes report is available on Engage Bayswater.

At a Council workshop on Tuesday 29 October 2024, elected members further reviewed the community feedback and considered research presented detailing the City's strategic and operating environment. Elected members discussed and identified possible words that could be included in a new Vision Statement for the City as well as identified some of their priorities within each Key Result Area (KRA) as part of the SCP major review.

A second Council Workshop was held on 4 February to seek further input from Elected Members regarding a new City vision and KRA outcomes and themes.

Following Council feedback, a draft Council Plan – Part One - Strategic Community Plan 2025 - 2035 was prepared and reviewed by Council at a Briefing on 4 March 2025.

OFFICER'S COMMENTS

In keeping with the local government Integrated Planning and Reporting Framework, and legislative requirements the City has conducted a review of community aspirations and priorities previously identified in the Strategic Community Plan 2021-2031 for the City of Bayswater.

The extensive 2024 'Shape Baysie' community engagement campaign provided the City with valuable insights into the needs and aspirations of City of Bayswater residents and the wider community. These insights were then used, alongside operating context research, to inform and guide the development of the major review of the Strategic Community Plan.

The draft Council Plan – Part One - Strategic Community Plan 2025 - 2035 (**Attachment 1**) is now presented to the Council for endorsement to advertise on Engage Bayswater. This engagement stage will run from 30 April to 21 May 2025 and will enable final community feedback.

The current local government reform program proposes that a local government's 'Plan for the Future' (SCP and CBP) is to be replaced by a 'Council Plan'. It is anticipated that this change will come into place towards the end of 2025 or later.

As this legislation is not yet in force, the current Act and Regulations still apply. It is anticipated that when the new legislation comes into effect, the core components of an SCP and CBP will still be required, with an increased focus on planning for the 'services and facilities to be provided by the local government'. Community engagement will continue to remain a significant component of local government planning, for a 'Council Plan'.

To align to both current and the proposed future legislation, once the SCP (Part One) has gone through the final engagement process and the City's Corporate Business Plan (CBP) 2025 -2029 (Part Two) has been finalised, the two documents will be brought together to form the City's first Council Plan.

Desktop enhancements of the Council Plan will be made as required, once the new legislation is in effect.

LEGISLATIVE COMPLIANCE

All local governments are currently required to produce a plan for the future under S5.56 (1) of the *Local Government Act 1995*. Regulations have been made under S5.56 (2) of the Act to briefly outline the minimum requirements to achieve this.

The *Local Government (Administration) Regulations 1996* provide a brief outline of the minimum requirements to meet this requirement, which includes the development of a strategic community plan and a corporate business plan.

RISK MANAGEMENT CONSIDERATION

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

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

FINANCIAL IMPLICATIONS

No additional funding is required to publicise the draft Strategic Community Plan 2025-2035 on the City's engagement platform Engage Bayswater.

The cost of printing 50 copies of the Council Plan is estimated to cost at \$1,850.00. This price is inclusive of GST.

If the Strategic Community Plan 2025-2035 is adopted by the Council, then local public notice in a local newspaper will be required at a cost of approximately \$700.

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.

CONCLUSION

It is recommended that Council endorse that the Council Plan – Part One - Strategic Community Plan 2025 - 2035 be publicised on Engage Bayswater from 30 April to 21 May 2025 for final community feedback.

DRAFT

**City of Bayswater
Council Plan
2025 – 2035**

Part One – Strategic Community Plan

DRAFT

1

Acknowledgment of Country

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

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

Inclusivity Statement

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

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

Accessibility

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

我们可以根据要求以其他格式提供此信息。

Possiamo fornire queste informazione in altri formati su richiesta.

Chúng tôi có thể cung cấp thông tin này ở các định dạng khác theo yêu cầu.

The free Translating and Interpreting Service can assist non-English speakers to communicate with the City of Bayswater. To find out more, visit www.tisnational.gov.au or call 131 450.

TIS National 为英语不流利人士提供免费口译服务, 帮助他们跟 贝斯沃特市沟通。如需了解更多有关信息, 请浏览他们的网站 (www.tisnational.gov.au) 或致电 131 450。

Il servizio gratuito di traduzione e interpretazione (TIS National) può aiutare chi non parla inglese a comunicare con la città di Bayswater. Per saperne di più, visita il loro sito web www.tisnational.gov.au o chiama il 131 450.

Dịch vụ Biên dịch và Thông dịch (TIS National) miễn phí có thể hỗ trợ những người không nói tiếng Anh giao tiếp với Thành phố Bayswater. Để tìm hiểu thêm, hãy truy cập trang web của họ www.tisnational.gov.au hoặc gọi 131 450.

Contents

Our Council Plan for the Future	4
Message from the Mayor	5
Our culturally diverse and vibrant City	6
City of Bayswater quick stats	7
Our Values - CARES	8
Our Council	9
Wards	9
Our stakeholders	9
Integrated Planning and Reporting	10
Engaging with our community	13
Shape Baysie	13
Strategic considerations	14
Our Vision of the City of Bayswater in 2035	15
Our Strategic Community Plan 2025 - 2035	16
Our commitment to sustainability	18
COUNCIL PLAN PART TWO – Our Corporate Business Plan	20

Our Council Plan for the Future

Our Council Plan for the Future 2025–2035 (the Council Plan) encapsulates the City of Bayswater's strategic focus for the next decade and is the driver for all other City planning. Community-informed and Council-led, our Council Plan steers our progress using a sustainability framework with five strategic Key Result Areas: Social, Built, Natural, Economic and Leadership and Governance.

The Council Plan is the highest level of strategic planning undertaken by Council. It encompasses the Strategic Community Plan (SCP) documenting our Vision, Outcomes and Objectives, which direct the Corporate Business Plan (CBP), a rolling plan which details our services, projects and resource use against the yearly budget.

In accordance with the *Local Government Act 1995*, the SCP undergoes a comprehensive review every four years, with broad annual reviews. The CBP is reviewed and updated annually in alignment with the City's Council-led annual business planning and budgeting process.

Message from the Mayor

On behalf of Council, I am delighted to present the City of Bayswater's Strategic Community Plan 2025 – 2035 (SCP). This SCP sets out our vision for the future and will guide our actions over the next 10 years. It reflects the values and priorities of you, our community, and ensures our decisions and actions align with your aspirations for our City.

Developed through extensive consultation, including focus groups, online surveys and face-to-face discussions, this plan captures what matters most to you. We understand what you value is growing a connected, innovative and sustainable City. This has resulted in a new Vision for us to work towards.

Growing a connected, innovative, sustainable City

This SCP will deliver on the vision articulated by you, the community, under five key result areas: Social, Built, Natural, Economic, and Leadership and Governance. Progress on the objectives outlined under each key result area will be tracked through the delivery of our Corporate Business Plan, a rolling plan that details our services, projects and resource allocation against the yearly budget.

Thank you to everyone who has contributed to the creation of this new SCP. This plan would not be possible without you.

As a Council, we remain committed to achieving the best outcomes for our community and delivering on our collective vision for Bayswater's future.

Mayor Filomena Piffaretti

Our culturally diverse and vibrant City

The City of Bayswater features a culturally rich and vibrant community, flourishing in four bustling town centres and encompassing more than 380 hectares of lush open spaces and a 10km expanse along the scenic Swan River.

Situated just 6km north-east of Perth's CBD, the City offers easy access to major transport routes and significant destinations, including Perth International Airport. Our City is renowned for delivering valued services to the community, emphasising sustainability and environmental stewardship, enhancing town centres, fostering community engagement, and providing abundant opportunities for residents to thrive in this urban setting.



























The City supports the community with three libraries, two community centres, three recreation centres including aquatic facilities at Bayswater Waves, which offers three pools, and Maylands Waterland. We support more than 150 local sporting clubs and manage 180 parks, ovals and open spaces, as well as 107 play areas. We oversee a local road network extending 460km and more than 300km of footpaths.

The City is a vibrant and multicultural community, with 38% of our residents born overseas and 32% speaking a language other than English at home. We proudly celebrate the diverse cultures and backgrounds that enrich our City and contribute to its dynamic character. The City is experiencing an annual growth rate of 1.3% and our population is projected to reach over 100,000 by 2050. This growth not only brings increased diversity, but presents new opportunities for development and community engagement, positioning Bayswater as a thriving and inclusive place in which to live, work and visit.

The City has benefitted significantly from the State Government's substantial investment in road and rail infrastructure, particularly through the METRONET project. The reconstructed Bayswater Train Station, the second largest in Western Australia, and the new Noranda and Morley stations have further enhanced our transport network and solidified Bayswater's position as a central hub for public transport. Residents and visitors enjoy fast, reliable access across the City and beyond. This not only enhances connectivity for our community but stimulates local business opportunities by bringing a steady flow of commuters through our City.

Additionally, this transport connectivity has enabled the City to attract investment and support the revitalisation of our town centres, fostering economic growth and enhancing the overall urban environment.

City of Bayswater quick stats

74,283		69,283		38	
2023 Estimated residential population		Population (Place of usual residence)		Median age*	
29,068		2.3		31.9%	
Total households*		Average household size (persons per dwelling)*		Medium or high-density dwellings	
35.9%		31.1%		\$1,734	
Households with children*		Renters*		Median weekly household income*	
37.7%		7,586+		25,224	
Born overseas*		GST registered businesses*		Local jobs*	
\$3.5B		17.3%		150+	
Headline gross regional product*		Manufacturing is the largest industry for economic output*		Local sporting clubs	
180+		107		460	
Parks, ovals and open spaces		Play spaces		Kms of local road network	
3		2		2	
Libraries		Aquatic facilities		Golf courses	
3		20,000+		142+	
Recreation centres		People attending events		Cafés, bars and restaurants	
Top languages				Top countries of birth	
English, Vietnamese, Mandarin, Italian, Cantonese and Filipino/Tagalog					
				Australia, United Kingdom, India, Vietnam, New Zealand and China	

Sourced **May** 2025 from <https://profile.id.com.au/bayswater> and <https://economy.id.com.au/bayswater>

Check and update all stats in May 2025 so they are current prior to Council adoption of combined Council Plan.

Our Values - CARES

Customer

Our service meets the needs and expectations of our customers.

Accountability

We are responsible for our actions and decisions and have integrity.

Respect

We value diverse perspectives, treating everyone with fairness in all our interactions.

Excellence

We continuously improve and strive to do better.

Safety

We take safety seriously.

Our Council

Council is responsible for setting the strategic direction of the City of Bayswater, informed by community aspirations and implemented by the City's administration, as documented within this Council Plan. Council oversees the performance of the City's functions, the allocation of resources and finances, and determines the City's policies. Our Elected Members provide leadership and guidance to the community, facilitate communications between the community and Council, and participate in decision-making processes at Council and Committee meetings.

As a result of the Local Government Reform Program, future changes to the structure of Council representation and wards will occur. The Council Plan will be updated accordingly.

Insert Councillor photos names and emails

Wards

Insert Ward Map

Our stakeholders

At the City of Bayswater, we engage with a diverse group of stakeholders through various channels, tailored to their specific needs and concerns. Community and stakeholder engagement is a critical component of how we plan, and in many cases, it is our relationships with our stakeholders that support the City to deliver on our planned initiatives. The City does not operate in isolation and all City stakeholders have an impact and a role to play in achieving the vision of this Council Plan. Our stakeholders include:

- Residents and ratepayers
- Local businesses
- Community and interest groups
- State and federal governments
- Investors
- City staff and volunteers
- Educational institutions
- Non-profit organisations
- Media

Integrated Planning and Reporting

Integrated Planning and Reporting (IPR) establishes a realistic, integrated and accountable system of longer-term strategic planning and management and enables local governments to deliver their strategic and organisational objectives.

Integrated Planning and Reporting involves:

- Engaging with the community, understanding the context and establishing the community's long-term vision, aspirations and goals
- Developing realistic and integrated strategic, corporate and operational plans that:
 - Are consistent with the community's long-term vision
 - Are based on an accurate and clear understanding of the local government's resources, and service delivery capabilities
 - Establish the long-term allocation of resources, and 'drive' the annual budget
- Putting in place a linked strategic performance management system to provide accountability, support decision-making and inform ongoing improvement.

Figure 1: Integrated Planning and Reporting Framework

The diagram reflects how the City's plans are integrated and enable delivery of community outcomes in alignment with our vision and objectives.

Figure 1: Integrated Planning and Reporting Framework (IPRF)



The diagram reflects how the City's plans link and roll down and how achievement rolls up, with success at each level ultimately enabling progress towards community outcomes, and the objectives and vision of the Strategic Community Plan.

<i>Components of the Integrated Planning and Reporting Framework</i>	
Strategic Community Plan	Strategic Community Plan is a legislative requirement for all local governments in WA and the City's highest level planning document. It sets out a broad but ambitious and achievable vision to be a sustainable City with a local focus, and objectives
Corporate Business Plan	<p>The Corporate Business Plan operationalises the Strategic Community Plan outcomes and objectives and sets out the four-year delivery program of services and projects and the resources to deliver these.</p> <p>The Corporate Business Plan is developed through a Council-led business planning and budgeting process, with inputs from across the business and several workshops with Council.</p>
Informing Strategies / Plans	<p>A number of strategies and plans inform and support the City's planning process.</p> <p>Local Planning Strategy Local governments are required to have a Local Planning Strategy (LPS) under the Planning and Development Act 2005 to identify how the City will implement the State Government's planning framework at a local level. The City's LPS aligns with the State Government's vision, the City's Strategic Community Plan vision and goals.</p> <p>Long-Term Financial Plan The City of Bayswater's Long-Term Financial Plan (LTFP) aligns to the City's Strategic Community Plan and sets out the City's financial position over a 10-year period.</p> <p>Asset Management Plans The City of Bayswater maintains a range of assets to provide an integrated approach to the delivery of service. To ensure the City effectively manages this large portfolio of assets, the City has prepared a suite of Asset Management Plans. The Plans assist the City to manage its infrastructure and other assets to an agreed level of service and ensure these are sustainable into the future. They are plans for the appropriate acquisition, upgrade, maintenance, renewal and disposal of assets, balancing aspirations with affordability and sustainability.</p> <p>Workforce Plan The City of Bayswater Workforce Plan encompasses that people are central to everything we do at the City of Bayswater and we need to make sure we have plans in place to support our workforce and to identify and deliver our future workforce needs.</p> <p>Risk Management Framework The City is committed to embedding risk management practices across the organisation to support the delivery of our strategic, operational and project goals, objectives and outcomes. The City has a comprehensive Risk Management Framework which provides the foundations and principles for managing risks across the City.</p> <p>Informing Strategies and Plans The City has a number of informing Strategies and Plans that further define the strategic approach to the delivery of services, actions and projects that support each key result area.</p>
Reporting and Progress	<p>Reporting progress towards the achievement of the objectives in our Strategic Community Plan and the Corporate Business Plan is an important part of the City's Integrated Planning and Reporting Framework. The City uses the Annual Report to inform the community of its achievements and progress. The City also measures its performance and success through quarterly reporting to Council of the following:</p> <ul style="list-style-type: none"> • Corporate performance measures • Service performance • Operating and capital project progress • Progress of informing plans.

DRAFT

12

Engaging with our community

The City of Bayswater values open communication and active participation from the public in its governance. We believe sharing information, consulting and encouraging community participation are essential for effective decision-making. The City is dedicated to engaging residents and other stakeholders during the development of policies and plans that impact community services. More information on our engagement activities can be found on our website.

Shape Baysie

We invited our community to help plan the future of the City of Bayswater by answering an aspirational question as part of our 2023 Community Perception Survey and taking part in our 2024 'Shape Baysie' Strategic Community Plan engagement program. The purpose was to explore the community's visions and priorities for the next decade. Community members embraced the opportunity, with more than 2,000 responses contributing to this plan.

The Shape Baysie consultation program was promoted widely and via a variety of methods which has resulted in a data sample that is reflective of the City of Bayswater community, including multicultural residents and young people. The outcomes report is available on [\[Engage Bayswater\]](#).

What our community told us

We asked our community:

"Looking forward 10 years, what sort of place would you like the City of Bayswater to be? What words would you use?"

In-design version will feature words and images:

Green and leafy

Vibrant, diverse, thriving

Growing: Inner city, contemporary/modern, cosmopolitan, destination

Connected, accessible, convenient, walkable

Inclusive, welcoming

Safe, clean and attractive

Sustainable

Collaborative

Strategic considerations

Unexpected global events and the COVID-19 pandemic led to emerging risks and an unpredictable future across the world. The City's operating environment continues to change. The City will need to ensure resilience and an ability to adapt its plans, services and projects to meet new and more rapidly changing requirements.

Social

- Population growth, multicultural diversity, ageing population
- Housing trends - cost of living pressures
- Increasing expectations
- Support wellbeing, physical activity, connection and cohesion

Technology

- Increasing expectation of services and communication being online and 24/7
- Rapid technology advancement, artificial intelligence and automation
- Increasing cyber security risk

Economic

- Demand for vibrant CBD's, enhancing the urban experience for residents and visitors
- State investment in transport infrastructure – METRONET opportunities
- Weakened business confidence
- CPI and interest rate increase, cost of living
- Economic uncertainty
- Escalated construction market costs, skills shortage

Natural environment sustainability

- Changing climate
- Urban tree canopy, biodiversity loss, invasive species
- Water and energy management. Need to reduce carbon emissions
- Waste management
- Demand for leafy, green public spaces

Built environment

- Demand for connected townsites improving accessibility and community integration
- Evolving transport modalities, changing the City's transportation landscape, increased uptake of e-rideable devices and electric vehicles
- Increased costs in managing assets and infrastructure (new and renewal)

Political

- Potential for increased resource sharing amongst Local Government Authorities
- Strengthen advocacy and partnership development
- Local Government Act reform
- Broader legislation and regulatory changes affecting local government
- Privacy and Responsible Information Sharing Bill
- Accountability and transparency

Our Vision of the City of Bayswater in 2035

Growing a connected, innovative, sustainable City

Our vision provides a foundation for the future and is based on the following principles:

Growing

Our City is thriving, creating a sought-after destination to live and visit.

Connected

Our City is connected and accessible, with lively, attractive centres where people of all backgrounds, ages and abilities are supported to gather, enjoy and live.

Innovative

Our City embraces innovation, a leader that adapts to change to meet our needs for the future.

Sustainable

Our sustainable City is committed to preserving our environment, optimising our assets and resources, and ensuring financial resilience for future generations.

Our Strategic Community Plan 2025 - 2035

KRA	1. SOCIAL	2. BUILT	3. NATURAL	4. ECONOMIC	5. LEADERSHIP AND GOVERNANCE
VISION	Our community is diverse, cohesive and inclusive. We enjoy safe and accessible connections to services, activities, events and recreational spaces which contribute to our wellbeing. We are active, healthy and resilient.	Our inviting and vibrant centres are connected via safe transport infrastructure and green spaces to enjoy. Our attractive neighbourhoods offer diverse housing options. Our assets are planned and managed well for current and future generations.	Our valued natural environment is biodiverse and resilient to the changing climate. We use our resources wisely, minimise waste and have net zero emissions. Our community enjoys our green open spaces and tree-lined streets.	With diverse opportunities for businesses and investment, our distinctive centres offer multiple uses and attractions. Local businesses are thriving, experiencing growth, benefiting from partnerships and offering a variety of local employment options.	Our City is governed with ethical and accountable decision making to ensure we provide for our current and future generations. We deliver effective and efficient service to our community, with open communication and engagement. We advocate, partner and invest wisely to meet our community's needs.
OUTCOME	1.1 A Connected and Inclusive Community	2.1 A Connected and Accessible City	3.1 A Climate Resilient City	4.1 Diverse Economic Opportunities	5.1 Good Governance
OBJECTIVES	1.1.1 Create social connections through our programs, events and celebrations.	2.1.1 Plan for connected, accessible and safe roads, pathways and places.	3.1.1 Reduce the impacts of the changing environment.	4.1.1 Encourage new businesses and investment opportunities through advocacy and partnerships.	5.1.1 Provide ethical and accountable governance.
	1.1.2 Facilitate partnerships and access to services for all community.	2.1.2 Create liveable neighbourhoods and centres.	3.1.2 Transition to net zero emissions.		
	1.1.3 Build strong relationships and inclusive participation with our diverse community.	2.1.3 Advocate and plan for diverse housing choices utilising a contemporary planning framework that encourages growth.	3.1.3 Partner with community to build an energy-smart and water-wise City. 3.1.4 Support a circular economy through best practice waste management.	4.1.2 Support mixed use developments.	5.1.2 Ensure financial and asset sustainability for future generations.
OUTCOME	1.2 A Safe and Resilient Community	2.2 Built Infrastructure that Meets Current and Future Community Needs	3.2 Sustainable Natural Green Spaces	4.2 Distinctive Centres	5.2 Stakeholder Leadership
OBJECTIVES	1.2.1 Facilitate a safe environment.	2.2.1 Improve the amenity of our public spaces and streetscapes.	3.2.1 Preserve and enhance our biodiversity and the health of our river, wetlands and bushland.	4.2.1 Facilitate the activation of City and town centres.	5.2.1 Communicate and engage effectively across the City.
	1.2.2 Foster community resilience by increasing capability to prevent, prepare for, respond to, and recover from rapid change and disasters.	2.2.2 Ensure accessible connections between the built realm and natural green spaces to relax and recreate.	3.2.2 Increase tree canopy to shade our pathways and cool our suburbs.	4.2.2 Facilitate the promotion of City and town centres and other attractions	5.2.2 Provide excellent customer service and ensure the City is easy to do business with.
		2.2.3 Plan, build and maintain current and future assets.	3.2.3 Maintain and protect our inviting green open spaces.		5.2.3 Advocate and develop partnerships for City benefit.
OUTCOME	1.3 An Active and Healthy Community			4.3 Sustainable Thriving Businesses and Employment	5.3 Optimised Performance

OBJECTIVES	1.3.1 Strengthen public health and well-being through providing, supporting and/or advocating for services that support our community.			4.3.1 Actively build relationships to support local businesses and increase local job opportunities.	5.3.1 Focus on effectiveness, operational efficiency and innovation to ensure our services are fit for purpose, contemporary and secure.
	1.3.2 Provide welcoming, quality recreational spaces and activities.				5.3.2 Maintain a valued, safe and skilled workforce.



















Our commitment to sustainability







On 25 September 2015, Australia joined 193 countries to support the [2030 Agenda for Sustainable Development](#). This agenda, which Australia helped shape, involves everyone from governments to civil society, businesses and academia.

The 2030 Agenda is important both globally and locally. It aligns with Australia's interests in promoting regional stability, security and economic prosperity. The agenda includes 17 Sustainable Development Goals (SDGs), which serve as a roadmap for a better future for everyone.

As a tier of government, the City has a role in working to fulfill these goals. The table below shows several of the SDGs align to the Key Result Areas of our Strategic Community Plan and corresponding outcomes and objectives. We are committed to working together with our community to positively contribute to Australia's global commitment.

SUSTAINABLE DEVELOPMENT GOALS

SOCIAL	BUILT ENVIRONMENT	NATURAL ENVIRONMENT	ECONOMY	LEADERSHIP AND GOVERNANCE
2 ZERO HUNGER  1 NO POVERTY  3 GOOD HEALTH AND WELL-BEING 	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE  11 SUSTAINABLE CITIES AND COMMUNITIES  12 RESPONSIBLE CONSUMPTION AND PRODUCTION  13 CLIMATE ACTION 	11 SUSTAINABLE CITIES AND COMMUNITIES  12 RESPONSIBLE CONSUMPTION AND PRODUCTION  13 CLIMATE ACTION 	1 NO POVERTY  8 DECENT WORK AND ECONOMIC GROWTH  9 INDUSTRY, INNOVATION AND INFRASTRUCTURE  11 SUSTAINABLE CITIES AND COMMUNITIES  12 RESPONSIBLE CONSUMPTION AND PRODUCTION 	3 GOOD HEALTH AND WELL-BEING  5 GENDER EQUALITY  11 SUSTAINABLE CITIES AND COMMUNITIES 

<div><div>10</div><div>REDUCED INEQUALITIES</div><div></div></div> <div><div>11</div><div>SUSTAINABLE CITIES AND COMMUNITIES</div><div></div></div>		<div><div>14</div><div>LIFE BELOW WATER</div><div></div></div> <div><div>15</div><div>LIFE ON LAND</div><div></div></div>		<div><div>16</div><div>PEACE, JUSTICE AND STRONG INSTITUTIONS</div><div></div></div> <div><div>17</div><div>PARTNERSHIPS FOR THE GOALS</div><div></div></div>
---	--	---	--	---

COUNCIL PLAN PART TWO – Our Corporate Business Plan

To be inserted prior to final adoption of combined Council Plan.

10.1.2 Annual General Meeting - 12 March 2025 - Response to Motions

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. Annual General Meeting of Electors - 12 March 2025 - Minutes [10.1.2.1 - N/A] 2. Response to Motions [10.1.2.2 - 11 pages]
Refer:	Item: 10.1.3: OCM:10.07.2024 Item: 10.1.2: OCM:10.07.2023 Item: 10.1.3: OCM 06.12:2022
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

This report presents the motions from the Annual General Meeting of Electors (AGM) held on Wednesday 12 March 2025 for Council consideration.

OFFICER'S RECOMMENDATION

That Council:

- Notes the minutes of the Annual General Meeting of Electors (AGM) held on Wednesday, 12 March 2025 ([Attachment 1](#)).**
- In accordance with section 5.33 of the *Local Government Act 1995*, having considered the motions of the Annual General Meeting of Electors held on Wednesday, 12 March 2025, adopts the Officers' Recommendations as contained in [Attachment 2](#).**

BACKGROUND

A local government is required to hold a general meeting of electors of the district once every financial year. The meeting is to be held no more than 56 days after the local government accepts the annual report for the previous financial year. The purpose of the Annual General Meeting is to present the City's Annual Report and allow the community to have their say on local issues.

On 28 January 2025, Council approved the financial statements and the Annual Report for 2023/24 and scheduled the date of the AGM for 12 March 2025.

EXTERNAL CONSULTATION

In accordance with section 5.29 of the *Local Government Act 1995* at least 14 days local public notice was given:

- Of the availability of the Annual Report (section 5.55); and
- The date, time, place and purpose of the Annual General Meeting (section 5.29).

In accordance with section 1.7 of the *Local Government Act 1995*, local public notice was provided on the City's website from Thursday 20 February 2025 and in the following ways:

1. On the City's social media platforms from Thursday, 20 February 2025.

2. In the City's Newsletter "Bayswater Buzz" on Friday 14 February 2025.
3. On notice boards at the City of Bayswater Civic Centre and the City's three libraries in Bayswater, Maylands and Morley from Thursday 20 February 2025.

In addition to this an advertisement was provided in the public notice section of the Perth Now Newspaper on Thursday February 27, 2025.

OFFICER'S COMMENTS

A total of twenty motions were considered at the 2025 Annual General Meeting, with all motions carried. City Officers have provided comments and recommendations for the motions in **Attachment 2**.

Council is not obliged or compelled to support a motion that has been carried at an AGM but must consider it.

LEGISLATIVE COMPLIANCE

Section 5.33 of the Act requires all decisions made at an Electors' Meeting to be considered at the next Ordinary Council Meeting or if that is not practical at the first Ordinary Council Meeting after that meeting.

There is no legislative requirement in the Act for the minutes of the Annual General Meeting of Electors to be confirmed.

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	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

Financial implications are highlighted within each of the motions, where applicable.

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

Motions carried at an Annual General Meeting of Electors are not binding on the Council, however Council is required to consider them.

The motions carried at the Annual General Meeting of Electors held on 12 March 2025 are presented to Council for consideration in accordance with legislative requirements.



Responses to AGM Motions

MOTION 1 - Branka Radanovich

That Council amend the current Vergé Tree Planting Policy, to include "implement a systematic and seamless (street by street) planting program, TO PLANT AT LEAST ONE TREE ON EVERY RESIDENTIAL VERGE. A courtesy notification to be sent to the resident, advising of the tree planting, with a NO opt-out option (unless any extenuating and logistical circumstances exempted)".

MOTION 1 Response

The City's tree planting program is made up of seven key planting categories, including urban infill street planting, urban road hierarchy planting, resident requests, tree replacements, reserve planting, Safe Routes to Schools planting and planting at schools. The City operates this planting program in accordance with its *Urban Tree Planting and Maintenance Policy*, which currently provides the opportunity for residents to request that a tree is not planted on the vergé adjoining their property under the targeted program, unless it is adjacent to a pathway identified as a Safe Routes to Schools pathway.

The targeted planting program involves identifying properties suitable for new trees, issuing letters to the property owners, providing them with information on the program and the recommended street tree, as well as the opportunity to discuss the proposed tree planting with City officers. On average, approximately 19% of property owners (that have the option) are choosing not to have a street tree planted. The City proposes to revisit those locations in future when the overall planting program has progressed further.

It should be noted that residents choosing not to have a tree planted on their adjacent vergé, does not impact on the total number of trees planted under the City's tree planting program each year. The City will continue to work within the requirements of the Policy with an aim to increase the City's canopy coverage, with further planting to occur in 2025/26 and subsequent years City officers therefore recommend that the policy not be amended to include further mandatory planting.

Officer's Recommendation 1

That Council does not amend the Urban Tree Planting and Maintenance Policy to include further mandatory planting on residential verges.

MOTION 2 - Branka Radanovich

That Council prioritise vergé tree planting on every residential vergé with underground power.

MOTION 2 Response

The City has developed a draft Urban Forest Implementation Plan aimed at increasing urban tree canopy coverage. This comprehensive plan outlines a 10-year program that defines clear operational zones for tree planting and maintenance. These zones are strategically determined using data that identifies areas with the lowest canopy coverage, ensuring trees are planted where they will provide the greatest benefit to the Bayswater community. The plan also includes a targeted planting program, focusing on identifying verges -- both with and without powerlines - that are suitable for new tree installations.



Officer's Recommendation 2

That Council continues its annual tree planting program, which includes residential verges with and without powerlines.

MOTION 3 - Wendy Garstone

That Council considers how they can work with business property owners and commercial lease holders to encourage them to contribute more to the urban forest (urban tree canopy).

MOTION 3 Response

The City's *Trees on Private Land and Street Verges Policy* sets out the requirement for all new developments, including commercial developments, to have at least one standard tree on site. The City works with all applicants to ensure that appropriate trees are placed on the site and in appropriate locations.

The City works with businesses to achieve positive outcomes for the community and the business. As a part of this the City has been working with businesses to improve the amenity of the street in front of their business, through the Place Management grants. It is considered that there is opportunity to review the criteria for these grants to include funds for increasing urban tree canopy by businesses.

Officer's Recommendation 3

That Council considers reviewing the Place Management Grants to include criteria around grants for increasing urban tree canopy.

MOTION 4 - Wendy Garstone

That Council resolves to update the 'Greening Our City webpage' to list the individual links to the specific meeting minutes that contain an Urban Forest Strategy report. And that the information includes the relevant page number (as the report is not listed in the Table of Contents).

MOTION 4 Response

The City has developed a draft Urban Forest Implementation Plan. This plan details a 10-year program which identifies priority zones using data-driven insights to target areas with the lowest canopy coverage, ensuring a greener and more sustainable future for our community. As part of this commitment, the City will actively update the 'Greening Our City' page to showcase key details from both the Urban Forest Strategy and the Implementation Plan, including a link to the Urban Forest Strategy document and quarterly performance reporting on the Strategy for easy access and transparency.

Officer's Recommendation 4

That Council notes the City will update its 'Greening Our City' webpage to include quarterly performance reporting data on the implementation of the Urban Forest Strategy.



MOTION 5 - Wendy Garstone

I propose that the City resolves to allocate two pages of its quarterly newsletter 'Bayswater Brief' to a new section called Enviro Ed or similar; that would include updates, stories and information on both the urban forest and on greening work being done in the City.

The intent of the information published to be engaging and informative and that this section becomes part of the work done by the City to improve outcomes in this area.

MOTION 5 Response

The City is committed to sharing environmental stories within the Bayswater Brief and regularly promotes relevant updates, achievements and opportunities to participate in City events and programs.

It is important the City retains editorial oversight to ensure the Bayswater Brief contains information relating to all elements of Council's vision as articulated in the City's Strategic Community Plan.

Officer's Recommendation 5

That Council notes:

- 1. The City regularly provides environmental information within the Bayswater Brief and does not support the allocation of two pages solely for these specific updates; and***
- 2. The City will continue to ensure a broad mix of content is shared in each edition.***

MOTION 6 - David Dyke

That Council requests the CEO to increase budget for cat trapping and for community education about cat-prohibited areas.

MOTION 6 Response Rangers

The City has allocated \$50,000 on the draft Environment budget to undertake trapping in natural areas and to provide community education in collaboration with Environment House.

Officer's Recommendation 6

That Council considers an allocation of \$50,000 in the draft environment budget for 2025/26 to undertake trapping in natural areas and to provide community education in collaboration with Environment House.

MOTION 7 - David Dyke

That Council and the City of Bayswater support and be actively involved with "The 16 Days in WA Campaign" and approach the campaign with action and enthusiasm.

MOTION 7 Response

The City offers Better Bayswater Grant funding for projects and activities which meet at least one of the three priority areas:

- (a) Health and wellbeing



- (b) Support for vulnerable people
- (c) Community connection

The objectives of the 16 Days in WA campaign align closely to these priority areas. Better Bayswater Grants are available to incorporated community groups and sporting clubs to deliver programs that align with these priority areas. Local businesses and sole traders may partner with a local community group or sporting club (such applications must be made under the auspice of an incorporated organisation).

Currently, there are two Better Bayswater Grant rounds per year (March and October). However, the City may explore options to either change the dates of the funding rounds, or offer funding all year round. This would enable applications for projects and programs for 16 Days in WA to apply for funding to raise awareness ending violence against women.

Officer's Recommendation 7

That Council continues to support the City's implementation of the 16 Days in WA Campaign as business as usual, by lighting up the Civic Centre (with the campaign light theme), coordinating social media posts raising awareness of the campaign, and continuing to seek collaborations with agencies to promote awareness and education on the elimination of violence against women.

MOTION 8 - David Dyke

That Council moves forward with development of a Men's Health Plan in line with the motion carried at last year's AGM.

MOTION 8 Response

The City's *Public Health and Wellbeing Plan 2019-2024* (which has been extended until 31 December 2025) was developed to help improve the health and wellbeing of the entire community. The importance of men's health is recognised, and specific initiatives have been incorporated where possible. The City is currently in the process of developing a new public health and wellbeing plan and consideration will be given towards increasing the focus on men's health rather than developing a separate plan.

Officer's Recommendation 8

That Council notes the City is currently preparing a new public health and wellbeing plan which will be advertised and this will be considered amongst other feedback received through this process.

MOTION 9 - Warren Lance

That Council cannot consider the proposals related to the so-called Masterplan for the Lakes because:

1. No evidence has been provided by the experts in support of suggested actions.
2. Another Expert (with many years environmental experience & holding a relevant PhD) has stated that the Masterplan is only some concepts amounting to a wish list and will not improve the



quality of the water in the lakes. Any monies spent (based on this Masterplan) will be a waste with the City in the future having to actually address the problem.

MOTION 9 Response

Maylands Lakes are a series of constructed wetlands located in the City of Bayswater. The lakes have persistent water quality issues, with significant cyanobacterial blooms and plagues of non-biting midge. The blooms are affecting the ecological health of the system and represent a significant environmental health concern to the community. The Maylands Lakes require significant rehabilitation to achieve long-term water quality improvements.

At its Ordinary Council Meeting held on 12 December 2023, Council considered a report detailing management actions to date and resolved to produce the Maylands Lakes Environmental Restoration Masterplan in consultation with the City's Scientific Advisory Panel (SAP). Between April and July 2024, Council resolved to endorse the masterplan scope prepared in consultation with the SAP, and awarded the Tender for the Maylands Lakes Environmental Restoration Masterplan Consultancy and Design Services to Alluvium Consulting Australia Pty Ltd.

The consultant has reviewed available data and prepared three concepts to address water quality, as per the approved scope. The three concepts were presented to Council, the SAP and community, in line with the Community Engagement Plan. Following review of stakeholder feedback, a final concept report will be presented to Council for endorsement at the Ordinary Meeting in April, prior to proceeding to detailed design. The evidence and project logic to support proposed actions will be provided in the final concept report presented to Council. Following endorsement from Council, the preferred concept can be utilised to actively advocate for project funding from State and Federal Government departments and to produce the detailed designs.

Officer's Recommendation 9

That Council considers the Maylands Lakes Environment Restoration Final Concept Report at the Ordinary Council Meeting to be held in April 2025.

MOTION 10 - Harry Bouzidis

That Council discard Public Question Time restrictions at Ordinary Council Meetings and that ratepayers be given the opportunity to determine whether responses have sufficiently answered their questions during public question time.

MOTION 10 Response

Requirements for public question time at Ordinary Council Meetings are set out in the *Local Government Act 1995*, the *Local Government (Administration) Regulations 1996* and the City's *Standing Orders Local Law 2021*. The Presiding Member ensures all members of the public have an opportunity to ask public questions while also exercising their duty to progress the meeting in a timely and orderly manner.

As part of the reform of the *Local Government Act 1995*, the Department of Local Government, Sport and Cultural Industries is currently drafting regulations to implement standard meeting procedures across all Western Australian local governments. When the regulations come into effect, all WA local



government meeting procedures local laws will be repealed, including the City's *Standing Orders Local Law 2021*, and replaced with provisions prescribed in the Regulations.

Officer's Recommendation 10

That Council continues to apply the relevant legislation to public question time to ensure that Ordinary Council Meetings are both compliant with legislation and conducted efficiently, and notes that regulations are being drafted as part of the Local Government Reform for standard meeting procedures that will be implemented for all local governments to follow.

MOTION 11 - Kate Bowker

That Council, to improve liveability and make streets safer for people and reduce rat running, in line with trials by City of Vincent, City of Fremantle, Shire of Augusta-Margaret River and City of Busselton adopts a local roads safer speeds trial (40km/h) in local areas close to schools (within 800m of schools).

MOTION 11 Response

Under the Low-Cost Urban Road Safety Program (LCURS) funded by Main Roads WA the City plans to install a series of traffic calming measures within each precinct. These measures aim to reduce vehicle speeds and deterring non-local traffic. Upon the completion of these treatments, the City's intention is to apply for an area-wide speed reduction to 40 km/h, subject to Main Roads approval. This reduction will further decrease vehicle speeds and deter rat-running traffic, thereby improving the network for local residents, and other modes of transport.

It should be noted that speed zoning approvals and implementation is the responsibility of Main Roads WA and this authority is not delegated to local government. This includes area-wide speed zones on local streets.

The City has a requirement to collect traffic data in each of the precincts six months after the completion of the construction of treatments in each precinct. This traffic data can be used to support the request to Main Roads WA for an area-wide speed limit being applied.

Officer's Recommendation 11

That Council:

- 1. Continues to advocate for funding under the Low-Cost Urban Road Safety Program (LCURS) until all precincts within the City of Bayswater are completed.***
- 2. Requests Main Roads WA to consider implementing a 40 km/h area-wide speed limit to each of the completed LCURS precincts, using traffic data from the assessment undertaken by the City, six months after the completion of each precinct.***

MOTION 12 - Kate Bowker

That Council, in alignment with the City of Bayswater Place Activation Plans, and to support the ease of movement and connectedness, initiates an "Open Streets Program" in the Maylands Town Centre,



opening 8th Avenue and the Whatley Cres Cafe strip to people to walk, explore, scoot, ride and roll, on regular Sunday sessions.

MOTION 12 Response

Open Streets programs aim to temporarily close streets to cars and open them for placemaking events and activations. They encourage collaboration between government, business and community to improve the vibrancy of local streets and centres. The City has partnered with community groups in the Maylands town centre to hold street festivals. The festivals close Eighth Avenue to allow for activation of the street. The City is working with community groups to scope future street festivals.

Any proposed Open Street Program would need to consider the cost to close the streets and traffic management which is estimated around \$15,000-\$30,000 per closure plus additional costs for any activation event undertaken. Such a proposal would be subject to Traffic and Noise Management Plans submitted and approved by the City and Main Roads (where applicable). Closure of streets will require extensive assessment of the surrounding area and impact of distributed traffic. Regular closures of Eighth Avenue and Whatley Crescent would incur a significant cost to the City.

In addition to the above, local businesses who have frontage to the proposed street for closure would be subject to extensive consultation and coordination with respect to trading hours and other issues regarding an open street program that would effect their business.

Officer's Recommendation 12

That Council continues to work with community groups to facilitate place making activations in Maylands.

MOTION 13 - Kate Bowker

That Council, in alignment with the City's Strategic Community Plan and the Environment and Liveability goals, installs cockitroughs at key locations throughout the City.

MOTION 13 Response

The City has installed one bird-watering structure in Arbor Park and understands the crucial role these types of structures play in providing a safe water source for black cockatoos and other bird life. The City is currently seeking assistance from research groups who have been tracking wild black cockatoos with GPS and satellite telemetry to collect information about flock movements and habitats. The City will continue to collaborate with research teams to assist the City in making informed decisions for future locations of bird watering structures.

The most frequently visited locations can then be analysed, and additional bird watering solutions suggested for consideration in future City budgets.

Officer's Recommendation 13

That Council requests the Chief Executive Officer to consider providing an allocation as part of the next Annual Business Planning Process, for projects that would support black cockatoos and other bird life, including key focal planting and bird watering structures.

**MOTION 14 - Kate Bowker**

That Council, in alignment with the City's Strategic Community Plan, to support the Council's canopy targets and black cockatoo foraging and roosting needs, develops a plan of mid story planting and succession planting to replace aging canopy coverage.

MOTION 14 Response

Please see response and Officer's Recommendation for Motion 13 above.

MOTION 15 - Georgina Ker

That Council direct the Chief Executive Officer to request Main Roads WA urgently complete improvements at the intersection of King William Street and Guildford Road in Bayswater, that were budgeted for in the State Black Spots Program of 2018 and promised again in 2021.

MOTION 15 Response

It is the City's understanding that the project was not delivered due to upgrade requirements exceeding the available funding at the time.

Officer's Recommendation 15

That Council requests the Chief Executive Officer to request Main Roads WA to prioritise the completion of planned improvements at the intersection of King William Street and Guildford Road in Bayswater, which were previously to be funded under the Blackspot program.

MOTION 16 - Georgina Ker

That the City investigates options to conduct better preventative management of mosquito populations using available scientific data, such as weather and climate patterns.

MOTION 16 Response

The City, in conjunction with the WA Department of Health, analyses scientific data, tidal charts, weather and climatic patterns prior to each mosquito breeding season. The City also undertakes grid laying of mosquito larvicides in wetland areas in preparation for tidal flushing and continually monitors and treats all known breeding sites in the City, throughout the season.

Officer's Recommendation 16

That Council notes the City is currently utilising available scientific data to assist in the preventative management of mosquitoes.

MOTION 17 - Dan West

That Council develops a masterplan for Riverside Gardens and immediate adjacent areas and allocates funds for the progressive delivery of that plan by 2030.



MOTION 17 Response

The development of a draft masterplan for Hinds Reserve and Riverside Gardens is currently progressing following two rounds of community engagement through late 2024. The final recommended outcome report is due April / May 2025.

Officer's Recommendation 17

That Council considers the draft Riverside Gardens / Hinds Reserve Masterplan in 2025.

MOTION 18 - Joe Italiano

That Council requests the Chief Executive Officer to ensure the resourcing and budget allocation to be able to support the City's Development Compliance Service Unit, to ensure property owners and occupiers of businesses within the City operate in accordance with the relevant legislative requirements.

MOTION 18 Response

The City currently has two Development Compliance Officers which are responsible for responding to complaints regarding planning and building compliance matters in accordance with the relevant legislative requirements.

Officer's Recommendation 18

That Council notes this motion and will consider it as part of future budget considerations.

MOTION 19 - Matthew Morgan

For Council to consider the installation of traffic calming devices along Mephan Street, Darby Street, Rocher Place, Goldmead Street and Traylen Road, designed for the current school zone speed limit environment, surrounding Maylands Peninsula Primary School.

MOTION 19 Response

Under the Low-Cost Urban Road Safety Program (LCURS), the City is proposing the installation of traffic calming devices along Traylen Road, Rosher Place, and Mephan Street as per the extensive consultation undertaken with the community. These treatments were endorsed by Council at the 25 March 2024 Ordinary Council Meeting. Collectively, these treatments will help reduce the speed of vehicles through the area.

The City is currently awaiting funding availability from Main Roads for the implementation of these treatments. Shall they be taken out of the LCURS program, due to the delay in receiving funds, they will need to be accounted for under the City's forward capital works program, which will be competing with other projects and priorities already in the program, and subject to Council endorsement of the program as well as funding availability each financial year.

Notwithstanding the above, Rosher Place is set to be cul-de-saced at the Gilbert Street end this financial year as part of a footpath project along Gilbert Street requested through the safe routes to



school survey for Maylands Peninsula Primary school. This project will also convert Gilbert Street into a one-way exit to Traylen Road, helping to further reduce rat running and speeding in the area.

Officer's Recommendation 19

That Council continues to advocate to Main Roads WA and the State to commit further funding to the Low-Cost Urban Road Safety Program for the implementation of treatments in the City of Bayswater, including the Maylands Peninsula Precinct.

MOTION 20 - Matthew Morgan

That Council incorporate options to convert Traylen Road to a cul-de-sac at the Guildford Road end, in conjunction with other planned road layout changes in the area.

MOTION 20 Response

A detailed assessment of the Maylands Peninsula precinct is required to fully understand the impact of converting Traylen Road into a cul-de-sac. This process will involve traffic modelling to evaluate changes in traffic flow and potential redistribution of vehicles to surrounding streets. Additionally, consultation with affected residents and Main Roads will be essential to gather feedback, address concerns, and ensure community support for the proposed changes.

The assessment will also determine whether additional traffic treatments are needed to mitigate any unintended consequences. Furthermore, if the cul-de-sac is implemented, it will eliminate the need for the installation of the currently proposed traffic treatments along Traylen Road. If the above is deemed feasible, it will need to be included in the Forward Capital Works Program and compete with other projects that are already scheduled in the program. It should be noted that a cul-de-sac option is not considered a low-cost treatment and was not included as an option in the initial consultation and assessment of the program.

Officer's Recommendation 20

That Council:

- 1. Acknowledges the request for a cul-de-sac on Traylen Road at the Guildford Road end.***
- 2. Confirms that it has prepared plans for the installation of traffic treatments on Traylen Road, following community consultation and subsequent approval of Main Roads WA under the Low Cost Urban Roads Safety Program, and the proposed works are currently unfunded under the Program.***
- 3. Continues to actively advocate to Main Roads WA and the State for expediting the Low-Cost Urban Road Safety Program funding for treatments in the City of Bayswater, including the treatments proposed along Traylen Road.***

Attachment_10.1.2.2 page 11

10.1.3 Dogs Amendment Local Law 2025 - consent to advertise

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> 1. Current Dogs Local Law 2016 [10.1.3.1 - 15 pages] 2. Proposed Draft Dogs Amendment Local Law 2025 to advertise [10.1.3.2 - 4 pages] 3. Proposed Draft Dogs Local Law 2025 showing marked up changes [10.1.3.3 - 16 pages]
Refer:	Item: 10.1.5 OCM: 24.09.2024 Item: 10.1.5 OCM: 31.05.2024
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

The purpose of this report is to progress with amendments to the City's *Dogs Local Law 2016* and to ensure compliance with the local law review process set out in the *Local Government Act 1995* (the Act).

OFFICER'S RECOMMENDATION

That Council:

- 1. Approves the proposed *Dogs Amendment Local Law 2025* as contained in Attachment 2 to this Report for the purposes of public advertising; and**
- 2. Notes local public notice of the proposed *Dogs Amendment Local Law 2025* will be given, in accordance with section 3.12 of the *Local Government Act 1995*.**

BACKGROUND

The City's current *Dogs Local Law 2016* as per **Attachment 1** was made by Council at the Ordinary Council Meeting on 31 May 2016 and published in the Government Gazette on 18 July 2016. The intention of the *Dogs Local Law 2016* is to provide for the additional controls and management of matters relating to dogs that are not specified in the *Dog Act 1976* and provide clarity to promote and encourage responsible dog ownership.

The local law was due for periodic review in 2024 in accordance with the legislative requirement to review local laws at least once every 8 years.

During 2024, the City undertook an eight-year periodic review of three local laws to determine if they require to be retained, amended or repealed. At the Ordinary Council Meeting of 24 September 2024 Council resolved as follows:

That Council:

- 1. Notes the submissions received during the eight-year review of the City's:*
 - (a) Local Government Property Local Law 2016;*
 - (b) Parking and Parking Facilities Local Law 2016;*
 - (c) Dogs Local Law 2016, as detailed in this Report.*

2. *Determines the details of the review of the City's local laws as follows:*
 - (a) *amends the City's Local Government Property Local Law 2016;*
 - (b) *amends the City's Parking and Parking Facilities Local Law 2016;*
 - (c) *amends the City's Dogs Local Law 2016.*
3. *Notes the amendments of the local laws detailed in Limb 2 above will be subject to further reports to Council in accordance with section 3.12 of the Local Government Act 1995.*

EXTERNAL CONSULTATION

In accordance with the Act, local public notice was undertaken initially to determine whether to retain, repeal or amend the City's *Dogs Local Law 2016*. This local public notice was provided from the period of 4 July 2024 to 23 August 2024.

In addition to the statutory local public notice, information was also provided through the City's engagement hub Engage Bayswater, which included information about this local law, the review process and provided the opportunity for submissions to be uploaded.

Submissions Received

In relation to the *Dogs Local Law 2016*, one anonymous submission was received through Engage Bayswater during this first consultation period:

Question – Please provide your feedback, if any on Part 2 – Impounding of Dogs?

Answer – *“Less fees for release of dogs back to owners. Some people may leave their dogs there due to not being able to afford fees = more dogs in shelters.”*

Question – Please provide your feedback, if any, on Part 4, Approved Kennel Establishments?

Answer – *“Good should be heavily regulated.”*

OFFICER'S COMMENTS

Proposed Amendments

City officers have identified some opportunities for improvement to the local law, including but not limited to:

- Removing Part Two (relating to the impounding of dogs) which duplicates provisions of the *Dog Act 1976*;
- Inclusion of a modified penalty for “Failing to provide effective means to contain dog”;
- Inclusion of a new clause 2.3 “Direction to provide a suitable enclosure”;
- Proposed increases to modified penalties for offences under the local law; and
- Updating legislation in accordance with the *Dog Act 1976*.

It is proposed to remove part 2 from the City's current *Dogs Local Law 2016*, which outlines the impounding of dogs as this is included and can be enforced through the *Dog Act 1976* and does not form part of most other local government dogs' local laws.

The proposed updates to specific legislation that is referenced is being proposed as this has changed since the City's current *Dogs Local Law 2016* was gazetted and includes now incorrect references to sections of the *Dog Act 1976* such as referring to “authorised person” and a “dangerous dog”. It is recommended rather than referencing a section of the *Dog Act 1976* that the words “has the same meaning given to it under the Act” are used instead.

Dog Exercise Areas

In accordance with the *Dog Act 1976*, a dog shall not be in a public place unless it is held by a person who is capable of controlling the dog, or securely tethered for a temporary purpose, by means of a chain, cord, leash or harness. Notwithstanding, the *Dog Act 1976* allows for a local government to specify a public place, or class of public place, to be an area where dogs are prohibited, or where dogs can be exercised off a leash (dog exercise area).

Due to changes to the *Dog Act 1976* in 2013, the City's *Dogs Local Law 2016* does not include a list of the City's dog exercise areas as the *Dog Act 1976* now enables dog exercise areas to be specified by the Council (by an absolute majority) outside of the local law process.

The City is aware of particular dog exercise areas the Council and/or residents wish to be reviewed or considered as either a dog exercise area or prohibited area. A report was submitted to Council, which it resolved a portion of footpath at Deschamp Reserve an on-leash area at its meeting held on 22 October 2024.

A policy to provide a framework for determining the suitability of specifying an area as a suitable dog exercise area has been developed and adopted by Council at the Ordinary Council Meeting on 28 January 2025.

Modified penalties

The City is proposing to slightly increase some of the modified penalties within the proposed local law within Schedule 3.

As these penalty amounts were set nine years ago it is considered appropriate to review these, and the City has undertaken a detailed comparison with several other local governments that have all recently reviewed their dogs' local laws including:

- Town of Cottesloe
- City of Kalamunda
- City of Nedlands
- City of Perth (currently under consideration)

The City is proposing to increase some penalty amounts by \$50 for the amount that is currently listed as \$200 to \$250 for clause 3.9 "Failing to comply with the conditions of a licence" as well as increasing the amount from \$100 to \$150 for clause 4.1(2) "Dogs excreting in prohibited place". These proposed increases are consistent with other local governments and are shown as proposed changes 'marked up' as per **Attachment 3**.

The City is also proposing a new penalty amount for clause 2.1 "Failing to provide effective means to contain dog" with a proposed amount of \$200. The penalty related to a "dangerous dog" is proposed to be removed as this is included within the *Dog Act 1976*.

These proposed changes are not considered as significant and ensure that contemporary activities are continued to be regulated by this local law in accordance with feedback received. The modified penalties have been increased slightly and are consistent with dogs' local laws made by other local governments.

The proposed changes also take into account previous findings and recommendations of the Joint Standing Committee on Delegated Legislation (JSCDL).

In accordance with the Act and the *Local Government (Functions and General) Regulations 1996* the person presiding at a Council meeting is to give notice of the purpose and effect of a local law by ensuring that:

- (a) the purpose and effect of the proposed local law is included in the agenda for that meeting; and;
- (b) the minutes of the meeting of the council include the purpose and effect of the proposed local law.

In view of this the purpose and effect of the *Dogs Amendment Local Law 2025* is as follows:

- The purpose of the *Dogs Amendment Local Law 2025* is to amend the City of Bayswater's *Dogs Local Law 2016*.
- The effect of the *Dogs Amendment Local Law 2025* is to remove Part Two (relating to the impounding of dogs); include a new modified penalty for "Failing to provide effective means to contain dog"; include a new clause 2.3 "Direction to provide a suitable enclosure"; increase the value of modified penalties for offences under the local law and update legislation in accordance with the *Dog Act 1976*.

Next Steps

The City is proposing to advertise the proposed draft *Dogs Local Law 2025* for public comment for a period of 50 days (as per the WALGA model). In accordance with the Act this will also include following the procedures as outlined in accordance with section 3.12 of the Act of providing public notice.

In addition to this the City will also be providing the opportunity for comments to be lodged through "Engage Bayswater". A further report will then be presented back to Council, which will consider the submissions received.

LEGISLATIVE COMPLIANCE

Local Government Act 1995:

Section 3.12 sets out the procedure for making local laws, including public advertising.

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

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

FINANCIAL IMPLICATIONS

The total cost of making the *City of Bayswater's Dogs Amendment Local Law 2025*, which includes the public notices and final gazettal is approximately \$4,000.

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 approves the proposed draft *Dogs Local Law 2025*, as contained In **Attachment 2** and endorse the proposed draft local law for advertising and public comment in accordance with section 3.12 of the *Local Government Act 1995*.

Western Australia

DOG ACT 1976



CITY OF BAYSWATER

**DOGS LOCAL LAW
2016**

Contents

PART 1 - PRELIMINARY	2
1.1 CITATION.....	2
1.2 COMMENCEMENT.....	2
1.3 REPEAL.....	2
1.4 APPLICATION.....	2
1.5 DEFINITIONS	2
PART 2 - IMPOUNDING OF DOGS	3
2.1 CHARGES AND COSTS	3
2.2 ATTENDANCE OF POUND KEEPER AT POUND	3
2.3 RELEASE OF IMPOUNDED DOG	4
PART 3 - REQUIREMENTS AND LIMITATIONS ON THE KEEPING OF DOGS.....	4
3.1 DOGS TO BE CONFINED	4
3.2 LIMITATION ON THE NUMBER OF DOGS.....	4
PART 4 - APPROVED KENNEL ESTABLISHMENTS	5
4.1 INTERPRETATION	5
4.2 APPLICATION FOR LICENCE FOR APPROVED KENNEL ESTABLISHMENT	5
4.3 NOTICE OF PROPOSED USE	5
4.4 EXEMPTION FROM NOTICE REQUIREMENTS	6
4.5 WHEN APPLICATION CAN BE DETERMINED	6
4.6 DETERMINATION OF APPLICATION	6
4.7 WHERE APPLICATION CANNOT BE APPROVED.....	6
4.8 CONDITIONS OF APPROVAL	7
4.9 COMPLIANCE WITH CONDITIONS OF APPROVAL	7
4.10 FEES	7
4.11 FORM OF LICENCE	7
4.12 PERIOD OF LICENCE	7
4.13 VARIATION OR CANCELLATION OF LICENCE.....	7
4.14 TRANSFER.....	8
4.15 NOTIFICATION	8
4.16 INSPECTION OF KENNEL.....	9
PART 5 - MISCELLANEOUS	9
5.1 OFFENCE TO EXCRETE	9
PART 6 - ENFORCEMENT.....	9
6.1 INTERPRETATION	9
6.2 MODIFIED PENALTIES.....	9
6.3 ISSUE OF INFRINGEMENT NOTICE	10
6.4 FAILURE TO PAY MODIFIED PENALTY	10
6.5 PAYMENT OF MODIFIED PENALTY	10
6.6 WITHDRAWAL OF INFRINGEMENT NOTICE	10
6.7 SERVICE.....	10
SCHEDULE 1	11
SCHEDULE 2	12
SCHEDULE 3	14

DOG ACT 1976

CITY OF BAYSWATER

DOGS LOCAL LAW 2016

Under the powers conferred by the *Dog Act 1976*, the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Bayswater resolved on 31 May 2016 to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Bayswater Dogs Local Law 2016*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Repeal

The *City of Bayswater Dogs Local Law 2001* published in the *Government Gazette* on 3 January 2001 and as amended on 28 December 2001 is repealed.

All By-laws and amendments relating to the provisions of impounding dogs, to control the number of dogs that can be kept on premises and the manner of keeping dogs and to prescribe areas which dogs are prohibited and dog exercise areas made and Gazetted by the City of Stirling applying to the locality of Maylands are repealed.

1.4 Application

This local law applies throughout the district.

1.5 Definitions

In this local law unless the context otherwise requires -

Act means the *Dog Act 1976*;

authorised person means a person who is appointed under section 29 of the Act;

CEO means the Chief Executive Officer of the local government;

dangerous dog (e.g. has the meaning given to it under section 3 of the Act);

district (e.g. means the district of the local government);

local government means the City of Bayswater;

owner has the meaning given to it under section 3 of the Act;

occupier has the meaning given to it under section 3 of the Act;

person liable for the control of the dog means each of the following —

- (a) the registered owner of the dog; or
- (b) the owner of the dog; or
- (c) the occupier of any premises where the dog is ordinarily kept or ordinarily permitted to live; or
- (d) a person who has the dog in his possession or under his control, but does not include —
- (e) a registered veterinary surgeon, or a person acting on his behalf, in the course of his professional practice; or
- (f) a police officer or other person acting under a statutory duty or in the administration of this Act;

pound keeper means a person authorised by the local government to perform all or any of the functions conferred on a “pound keeper” under this local law, this includes the local government’s authorised Rangers and Security Officers.;

Regulations means the *Dog Regulations 2013*;

Schedule (e.g. means a Schedule in this local law);

thoroughfare has the meaning given to it in section 1.4 of the *Local Government Act 1995*; and

town planning scheme means a town planning scheme made by the local government under the *Planning and Development Act 2005* which applies throughout the whole or a part of the district.

PART 2 - IMPOUNDING OF DOGS

2.1 Charges and costs

The following are to be imposed and determined by the local government under sections 6.16 to 6.19 of the *Local Government Act 1995* -

- (a) the charges to be levied under section 29(4) of the Act relating to the seizure and impounding of a dog;
- (b) the additional fee payable under section 29(4) of the Act where a dog is released at a time or on a day other than those determined under clause 2.2; and
- (c) the costs of the destruction and the disposal of a dog referred to in section 29(15) of the Act.

2.2 Attendance of pound keeper at pound

The pound keeper is to be in attendance at the pound for the release of dogs at the times and on the days of the week as are determined by the CEO.

2.3 Release of impounded dog

- (1) A claim for the release of a dog seized and impounded is to be made to the pound keeper or in the absence of the pound keeper, to the CEO.
- (2) The pound keeper is not to release a dog seized and impounded to any person unless that person has produced, to the satisfaction of the pound keeper, satisfactory evidence -
 - (a) of her or his ownership of the dog or of her or his authority to take delivery of it; or
 - (b) that he or she is the person identified as the owner on a microchip implanted in the dog.

PART 3 - REQUIREMENTS AND LIMITATIONS ON THE KEEPING OF DOGS

3.1 Dogs to be confined

- (1) An owner and/or occupier of premises on which a dog is kept or a person liable for control of the dog must -
 - (a) cause a portion of the premises on which the dog is kept to be fenced in a manner capable of confining the dog;
 - (b) ensure the fence used to confine the dog and every gate or door in the fence is of a type, height and construction which having regard to the breed, age, size and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through it;
 - (c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises (unless the gate is temporarily opened in a manner that ensures that the dog remains confined) and is fitted with a proper latch or other means of fastening it;
 - (d) maintain the fence and all gates and doors in the fence in good order and condition; and
 - (e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the owner or occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.
- (2) Where an owner and/or occupier fails to comply with subclause (1), he or she commits an offence.
- (3) Notwithstanding subclause (1) and (2), the confinement of dangerous dogs is dealt with in the Act and Regulations.

3.2 Limitation on the number of dogs

- (1) This clause does not apply to premises which have been -
 - (a) licensed under Part 4 as an approved kennel establishment; or
 - (b) granted an exemption under section 26(3) of the Act.
- (2) The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26(4) of the Act, 2 dogs over the age of 3 months and the young of those dogs under that age.

PART 4 - APPROVED KENNEL ESTABLISHMENTS

4.1 Interpretation

In this Part and in Schedule 2 -

licence means a licence to keep an approved kennel establishment on premises;

licensee means the holder of a licence;

premises, in addition to the meaning given to it in section 3 of the Act, means the premises described in the application for a licence; and

transferee means a person who applies for the transfer of a licence to her or him under clause 4.14.

4.2 Application for licence for approved kennel establishment

An application for a licence must be made in the form of that in Schedule 1, and must be lodged with the local government together with -

- (a) plans and specifications of the kennel establishment, including a site plan;
- (b) copies of the notices to be given under clause 4.3;
- (c) written evidence that either the applicant or another person who will have the charge of the dogs, will reside on the premises or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare;
- (d) a written acknowledgment that the applicant has read and agrees to comply with any code of practice relating to the keeping of dogs nominated by the local government; and
- (e) the fee for the application for a licence referred to in clause 4.10(1).

4.3 Notice of proposed use

- (1) An applicant for a licence must give notice of the proposed use of the premises as an approved kennel establishment after the application for a licence has been lodged -
 - (a) once in a newspaper circulating in the district; and
 - (b) to the owners and occupiers of any premises adjoining the premises.
- (2) The notices in subclause (1) must specify that -
 - (a) any written submissions as to the proposed use are to be lodged with the CEO within 14 days of the date the notice is given; and
 - (b) the application and plans and specifications may be inspected at the offices of the local government.
- (3) Where -
 - (a) the notices given under subclause (1) do not clearly identify the premises; or
 - (b) a notice given under subclause (1)(a) is of a size or in a location in the newspaper which, in the opinion of the local government, would fail to serve the purpose of notifying persons of the proposed use of the premises,

then the local government may refuse to determine the application for a licence until the notices or notice, as the case may be, is given in accordance with its directions.

4.4 Exemption from notice requirements

Where an application for a licence is made in respect of premises on which an approved kennel establishment is either a -

- (a) permitted use; or
- (b) use which the local government may approve subject to compliance with specified notice requirements,

under a town planning scheme, then the requirements of clauses 4.2(b), 4.3 and 4.5(a) do not apply in respect of the application for a licence.

4.5 When application can be determined

An application for a licence is not to be determined by the local government until -

- (a) the applicant has complied with clause 4.2;
- (b) the applicant submits proof that the notices referred to in clause 4.3(1) have been given in accordance with that clause; and
- (c) the local government has considered any written submissions received within the time specified in clause 4.3(2)(a) on the proposed use of the premises.

4.6 Determination of application

In determining an application for a licence, the local government is to have regard to –

- (a) the matters referred to in clause 4.7;
- (b) any written submissions received within the time specified in clause 4.3(2)(a) on the proposed use of the premises;
- (c) any economic or social benefits which may be derived by any person in the district if the application for a licence is approved;
- (d) the effect which the kennel establishment may have on the environment or amenity of the neighbourhood;
- (e) whether the approved kennel establishment will create a nuisance for the owners and occupiers of adjoining premises; and
- (f) whether or not the imposition of and compliance with appropriate conditions of a licence will mitigate any adverse effects of the approved kennel establishment identified in the preceding paragraphs.

4.7 Where application cannot be approved

The local government cannot approve an application for a licence where -

- (a) an approved kennel establishment cannot be permitted by the local government on the premises under a town planning scheme; or
- (b) an applicant for a licence or another person who will have the charge of the dogs will not reside on the premises, or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare.

4.8 Conditions of approval

- (1) The local government may approve an application for a licence subject to the conditions contained in Schedule 2 and to such other conditions as the local government considers appropriate.
- (2) In respect of a particular application for a licence, the local government may vary any of the conditions contained in Schedule 2.

4.9 Compliance with conditions of approval

A licensee who does not comply with the conditions of a licence commits an offence.

Penalty: \$5,000 and a daily penalty of \$100;

4.10 Fees

- (1) On lodging an application for a licence, the applicant is to pay a fee to the local government.
- (2) On the issue or renewal of a licence, the licensee is to pay a fee to the local government.
- (3) On lodging an application for the transfer of a valid licence, the transferee is to pay a fee to the local government.
- (4) The fees referred to in subclauses (1) to (3) are to be imposed and determined by the local government under sections 6.16 - 6.19 of the *Local Government Act 1995*.

4.11 Form of licence

The licence is to be in the form determined by the local government and is to be issued to the licensee.

4.12 Period of licence

- (1) The period of effect of a licence is set out in section 27(5) of the Act.
- (2) A licence is to be renewed if the fee referred to in clause 4.10(2) is paid to the local government prior to the expiry of the licence.
- (3) On the renewal of a licence the conditions of the licence at the time of its renewal continue to have effect.

4.13 Variation or cancellation of licence

- (1) The local government may vary the conditions of a licence.
- (2) The local government may cancel a licence –
 - (a) on the request of the licensee;
 - (b) following a breach of the Act, the Regulations or this local law; or
 - (c) if the licensee is not a fit and proper person.

fit and proper person - means a person who has been deemed to be not fit to care for animals by a reputable body such as the RSPCA, or a person who is deemed by an authorised officer, not to have the ability or adequate support to undertake obligations of the licence.

- (3) The date a licence is cancelled is to be, in the case of –
 - (a) paragraph (a) of subclause (2), the date requested by the licensee; or
 - (b) paragraphs (b) and (c) of subclause (2), the date determined under section 27(6) of the Act.
- (4) If a licence is cancelled the fee paid for that licence is not refundable for the term of the licence that has not yet expired.

4.14 Transfer

- (1) An application for the transfer of a valid licence from the licensee to another person must be –
 - (a) made in the form determined by the local government;
 - (b) made by the transferee;
 - (c) made with the written consent of the licensee; and
 - (d) lodged with the local government together with –
 - (i) written evidence that a person will reside at or within reasonably close proximity to the premises the subject of the licence; and
 - (ii) the fee for the application for the transfer of a licence referred to in clause 4.10(3).
- (2) The local government is not to determine an application for the transfer of a valid licence until the transferee has complied with subclause (1).
- (3) The local government may approve, whether or not subject to such conditions as it considers appropriate, or refuse to approve an application for the transfer of a valid licence.
- (4) Where the local government approves an application for the transfer of a valid licence, then on the date of approval, unless otherwise specified in the notice issued under clause 4.15(b), the transferee becomes the licensee of the licence for the purposes of this local law.

4.15 Notification

The local government is to give written notice to -

- (a) an applicant for a licence of the local government's decision on her or his application;
- (b) a transferee of the local government's decision on her or his application for the transfer of a valid licence;
- (c) a licensee of any variation made under clause 4.13(1);
- (d) a licensee when her or his licence is due for renewal and the manner in which it may be renewed;
- (e) a licensee when her or his licence is renewed;
- (f) a licensee of the cancellation of a licence under clause 4.13(2)(a); and

- (g) a licensee of the cancellation of a licence under paragraphs (b) or (c) of clause 4.13(2), which notice is to be given in accordance with section 27(6) of the Act.

4.16 Inspection of kennel

With the consent of the owner or occupier, an authorised person may inspect an approved kennel establishment at any time.

PART 5 - MISCELLANEOUS

5.1 Offence to excrete

- (1) A dog must not excrete on –
 - (a) any thoroughfare or other public place; or
 - (b) any land which is not a public place without the consent of the occupier.
- (2) Subject to subclause (3), if a dog excretes contrary to subclause (1), every person liable for the control of the dog at that time commits an offence.

Penalty: \$500.

- (3) The person liable for the control of the dog does not commit an offence under subclause (2) if any excreta is removed immediately by that person.

PART 6 - ENFORCEMENT

6.1 Interpretation

In this Part -

infringement notice means the notice referred to in clause 6.3; and

notice of withdrawal means the notice referred to in clause 6.6(1).

6.2 Modified penalties

- (1) The offences contained in Schedule 3 are offences in relation to which a modified penalty may be imposed.
- (2) The amount appearing in the third column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if -
 - (a) the dog is not a dangerous dog; or
 - (b) the dog is a dangerous dog, but an amount does not appear in the fourth column directly opposite that offence.
- (3) The amount appearing in the fourth column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if the dog is a dangerous dog.

6.3 Issue of infringement notice

Where an authorised person has reason to believe that a person has committed an offence in respect of which a modified penalty may be imposed, he or she may issue to that person a notice in the form determined by the local government from time to time.

6.4 Failure to pay modified penalty

Where a person who has received an infringement notice fails to pay the modified penalty within the time specified in the notice, or within such further time as may in any particular case be allowed by the CEO, he or she is deemed to have declined to have the offence dealt with by way of a modified penalty.

6.5 Payment of modified penalty

A person who has received an infringement notice may, within the time specified in that notice or within such further time as may in any particular case be allowed by the CEO, send or deliver to the local government the amount of the penalty, with or without a reply as to the circumstances giving rise to the offence, and the local government may appropriate that amount in satisfaction of the penalty and issue an acknowledgment.

6.6 Withdrawal of infringement notice

- (1) Whether or not the modified penalty has been paid, an authorised person may withdraw an infringement notice by sending a notice in the form of Form 8 of the First Schedule of the Regulations.
- (2) A person authorised to issue an infringement notice under clause 6.3 cannot sign or send a notice of withdrawal.
- (3) Only delegated officers under the City of Bayswater Sundry Debt Collection and Recovery Policy shall be authorised to sign or send a notice of withdrawal.

6.7 Service

An infringement notice or a notice of withdrawal may be served on a person personally, or by leaving it at or posting it to her or his address as ascertained from her or him, or as recorded by the local government under the Act, or as ascertained from inquiries made by the local government.

SCHEDULE 1

[clause 4.2]

Application for a licence for an approved kennel establishment

I/we (full name)

of (postal address)

(telephone number)

(facsimile number)

(E-mail address)

Apply for a licence for an approved kennel establishment at (address of premises)

For (number and breed of dogs)

* (insert name of person) will be residing at the premises on and from (insert date)

* (insert name of person) will be residing (sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare) at

..... (insert address of residence)

on and from (insert date).

Attached are -

- (a) a site plan of the premises showing the location of the kennels and yards and all other buildings and structures and fences;
- (b) plans and specifications of the kennel establishment;
- (c) copy of notice of proposed use to appear in newspaper;
- (d) copy of notice of proposed use to be given to adjoining premises;
- (e) written evidence that a person will reside -
 - (i) at the premises; or
 - (ii) sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare; and
- (f) if the person in item (e) is not the applicant, written evidence that the person is a person in charge of the dogs.

I confirm that I have read and agree to comply with the Code of Practice known as, in the keeping of dogs at the proposed kennel establishment.

Signature of applicant

Date

* delete where inapplicable.

Note: a licence if issued will have effect for a period of 12 months – section 27(5) of the Dog Act.

OFFICE USE ONLY

Application fee paid on [insert date].

SCHEDULE 2

[clause 4.8(1)]

Conditions of a licence for an approved kennel establishment

An application for a licence for an approved kennel establishment may be approved subject to the following conditions -

- (a) each kennel, unless it is fully enclosed, must have a yard attached to it;
- (b) each kennel and each yard must be at a distance of not less than -
 - (i) 25m from the front boundary of the premises and 5m from any other boundary of the premises;
 - (ii) 10m from any dwelling; and
 - (iii) 25m from any church, school room, hall, factory, dairy or premises where food is manufactured, prepared, packed or stored for human consumption;
- (c) each yard for a kennel must be kept securely fenced with a fence constructed of link mesh or netting or other materials approved by the local government;
- (d) the minimum floor area for each kennel must be calculated at 2.5 times the length of the breed of dog (when it is fully grown), squared, times the number of dogs to be housed in the kennel and the length of the dog is to be determined by measuring from the base of the tail to the front of its shoulder;
- (e) the floor area of the yard attached to any kennel or group of kennels must be at least twice the floor area of the kennel or group of kennels to which it is attached;
- (f) the upper surface of the kennel floor must be -
 - (i) at least 100mm above the surface of the surrounding ground;
 - (ii) smooth so as to facilitate cleaning;
 - (iii) rigid;
 - (iv) durable;
 - (v) slip resistant;
 - (vi) resistant to corrosion;
 - (vii) non-toxic;
 - (viii) impervious;
 - (ix) free from cracks, crevices and other defects; and
 - (x) finished to a surface having a fall of not less than 1 in 100 to a spoon drain which in turn must lead to a suitably sized diameter sewerage pipe which must be properly laid, ventilated and trapped in accordance with the health requirements of the local government;
- (g) all kennel floor washings must pass through the drain in item (f)(x) and must be piped to approved apparatus for the treatment of sewage in accordance with the health requirements of the local government;
- (h) the kennel floor must have a durable upstand rising 75mm above the floor level from the junction of the floor and external and internal walls, or internal walls must be so constructed as to have a minimum clearance of 50mm from the underside of the bottom plate to the floor;

- (i) where a yard is to be floored, the floor must be constructed in the same manner as the floor of any kennel;
- (j) from the floor, the lowest internal height of a kennel must be, whichever is the lesser of -
 - (i) 2m; or
 - (ii) 4 times the height of the breed of dog in the kennel, when it is fully grown, measured from the floor to the uppermost tip of its shoulders while in a stationary upright position;
- (k) the walls of each kennel must be constructed of concrete, brick, stone or framing sheeted internally and externally with good quality new zincalume or new pre-finished colour coated steel sheeting or new fibrous cement sheeting or other durable material approved by the local government;
- (l) all external surfaces of each kennel must be kept in good condition;
- (m) the roof of each kennel must be constructed of impervious material;
- (n) all kennels and yards and drinking vessels must be maintained in a clean condition and must be cleaned and disinfected when so ordered by an authorised person;
- (o) all refuse, faeces and food waste must be disposed of daily into the approved apparatus for the treatment of sewage;
- (p) noise, odours, fleas, flies and other vectors of disease must be effectively controlled;
- (q) suitable water must be available at the kennel via a properly supported standpipe and tap; and
- (r) the licensee or the person nominated in the application for a licence, must, in accordance with the application for the licence, continue to reside -
 - (i) at the premises; or
 - (ii) in the opinion of the local government, sufficiently close to the premises so as to control the dogs, and to ensure their health and welfare.

SCHEDULE 3
[clause 6.2]

Offences in respect of which modified penalty applies

Offence	Nature of offence	Modified penalty \$	Dangerous Dog Modified Penalty \$
4.9	Failing to comply with the conditions of a licence	200	200
5.1(2)	Dog excreting in prohibited place	100	

Dated: 28 June 2016

The Common Seal of the)
City of Bayswater was)
affixed by authority of the)
Council in the presence of)

Bonny M. R. M. R.
Mayor

David
Chief Executive Officer



CITY OF BAYSWATER

LOCAL GOVERNMENT ACT 1995

DOG ACT 1976

DOGS AMENDMENT LOCAL LAW 2025

DRAFT

Local Government Act 1995

City of Bayswater

Dogs Amendment Local Law 2025

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Bayswater resolved on (insert date) to make the following amendment local law.

Part 1 - Preliminary

1. Citation

This local law may be cited as the *City of Bayswater Dogs Amendment Local Law 2025*.

2. Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

3. Principal Local Law

This local law amends the *City of Bayswater Dogs Local Law 2016* published in the *Government Gazette* on 31 May 2016 ("Principal Local Law").

Part 2 – Amendments

4. Clause 1.5 amended

Clause 1.5 "Definitions" is amended by replacing the following definitions for "authorised person", "dangerous dog", "district", "owner", "occupier", "person liable for the owner of the dog" and "schedule" in alphabetical order:

authorised person means a person who is appointed under the Act;

dangerous dog has the meaning given to it under the Act;

district means the district of the local government;

owner has the meaning given to it under the Act;

occupier has the meaning given to it under the Act;

person liable for the control of the dog has the meaning given to it under the Act;

schedule unless the context states otherwise shall mean a schedule of this local law.

5. Part 2 – Impounding of Dogs is deleted

Part 2 – “Impounding of Dogs” is deleted and existing clauses in Parts 3 to 6 are subsequently renumbered Parts 2 to 5.

6. Clause 2.3 is inserted

Following clause 2.2 “Limitation on the number of dogs”, insert the following new clause 2.3:

“2.3 Direction to provide a suitable enclosure

- (1) A person authorised by the local government may serve a written direction to the owner of any dog to provide a suitable enclosure that effectively confines a dog on the property where the dog is normally kept if in the opinion of the authorised person the dog is not adequately prevented from escaping from the property.
- (2) Any person receiving a lawful direction pursuant to subclause (1) shall comply with the direction within 14 days of its service.
- (3) A person who fails to comply with a direction given under subclause (1) commits an offence. Penalty where the dog is not a dangerous dog: \$2,000, and a further penalty not exceeding \$200 in respect of each day or part of a day during which the offence has continued. Penalty where the dog is a dangerous dog is dealt with in the Act and Regulations.”

7. Clause 3.1 amended

Clause 3.1 “Interpretation” is amended by replacing the following definition for “premises”:

“**premises** in addition to the meaning given to it under the Act means the premises described in the application for a licence; and”

8. Clause 3.16 amended

Clause 3.16 “Inspection of kennel” is amended by deleting the existing clause 3.16 and replacing it with the following:

“3.16 Inspection of kennel

- (1) With the consent of the occupier, an authorised person may inspect an approved kennel establishment at any time.
- (2) With the authority of a warrant, an authorised person, and any other person named in the warrant, may enter and inspect an approved kennel establishment for any purpose relating to the enforcement of this local law.
- (3) If satisfied that there are reasonable grounds for doing so, a Justice of the Peace may issue a warrant for the purposes of subclause (2).”

Part 5 – Enforcement

9. Clause 5.2 amended

Clause 5.2 “Modified penalties” is amended by deleting sub-clause 5.2(2) and sub-clause 5.2(3).

10. Clause 5.4 deleted

Clause 5.4 “Failure to pay modified penalty” is deleted and the remaining clauses renumbered.

11. Clause 5.5 deleted

Clause 5.5 “Payment of modified” penalty is deleted and the remaining clauses renumbered.

12. Clause 5.6 amended

Clause 5.6 “Withdrawal of infringement notice” is amended by replacing sub-clause 5.6(3) with:

“Only delegated officers under the City of Bayswater Delegated Authority Register shall be authorised to sign or send a notice of withdrawal”.

13. Schedule 3 (clause 5.2) amended

Delete the Table in Schedule 3 of the Principal Local Law and insert the following table:

Clause	Description	Modified Penalty (\$)
2.1	Failure to provide effective means to contain dog	200
3.9	Failure to comply with the conditions of a licence	250
4.1(2)	Dog excreting in prohibited place	150

The COMMON SEAL OF THE CITY OF BAYSWATER was affixed by authority of a resolution of the Council in the presence of:

.....
FILOMENA PIFFARETTI
MAYOR

Dated:

.....
JEREMY EDWARDS
CHIEF EXECUTIVE OFFICER

Western Australia

DOG ACT 1976



CITY OF BAYSWATER

DOGS LOCAL LAW 2016

**(consolidated
version showing
proposed
amendments 2025)**

Note: This document is an administrative version that incorporates the amendments proposed in the draft *Dogs Amendment Local Law 2025* being considered by the City of Bayswater.

Contents

PART 1 - PRELIMINARY	2
1.1 CITATION	2
1.2 COMMENCEMENT	2
1.3 REPEAL	2
1.4 APPLICATION	2
1.5 DEFINITIONS	2
PART 2 - IMPOUNDING OF DOGS	3
2.1 CHARGES AND COSTS	3
2.2 ATTENDANCE OF POUND KEEPER AT POUND	3
2.3 RELEASE OF IMPOUNDED DOG	4
PART 32 - REQUIREMENTS AND LIMITATIONS ON THE KEEPING OF DOGS	4
32.1 DOGS TO BE CONFINED	4
32.2 LIMITATION ON THE NUMBER OF DOGS	4
PART 43 - APPROVED KENNEL ESTABLISHMENTS	5
43.1 INTERPRETATION	5
43.2 APPLICATION FOR LICENCE FOR APPROVED KENNEL ESTABLISHMENT	5
43.3 NOTICE OF PROPOSED USE	5
43.4 EXEMPTION FROM NOTICE REQUIREMENTS	6
43.5 WHEN APPLICATION CAN BE DETERMINED	6
43.6 DETERMINATION OF APPLICATION	6
43.7 WHERE APPLICATION CANNOT BE APPROVED	6
43.8 CONDITIONS OF APPROVAL	7
43.9 COMPLIANCE WITH CONDITIONS OF APPROVAL	7
43.10 FEES	7
43.11 FORM OF LICENCE	7
43.12 PERIOD OF LICENCE	7
43.13 VARIATION OR CANCELLATION OF LICENCE	7
43.14 TRANSFER	8
43.15 NOTIFICATION	8
43.16 INSPECTION OF KENNEL	9
PART 54 - MISCELLANEOUS	9
54.1 OFFENCE TO EXCRETE	9
PART 65 - ENFORCEMENT	9
65.1 INTERPRETATION	9
65.2 MODIFIED PENALTIES	9
65.3 ISSUE OF INFRINGEMENT NOTICE	10
65.4 FAILURE TO PAY MODIFIED PENALTY	10
65.5 PAYMENT OF MODIFIED PENALTY	10
65.6 WITHDRAWAL OF INFRINGEMENT NOTICE	10
65.7 SERVICE	10
SCHEDULE 1	11
SCHEDULE 2	12
SCHEDULE 3	14

DOG ACT 1976

CITY OF BAYSWATER

DOGS LOCAL LAW 2016

Under the powers conferred by the *Dog Act 1976*, the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Bayswater resolved on **(insert date)** to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Bayswater Dogs Local Law 2016*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the Government Gazette.

1.3 Repeal

The City of Bayswater *Dogs Local Law 2001* published in the Government Gazette on 3 January 2001 and as amended on 28 December 2001 is repealed.

All By-laws and amendments relating to the provisions of impounding dogs, to control the number of dogs that can be kept on premises and the manner of keeping dogs and to prescribe areas which dogs are prohibited and dog exercise areas made and gazetted by the City of Stirling applying to the locality of Maylands are repealed.

1.4 Application

This local law applies throughout the district.

1.5 Definitions

In this local law unless the context otherwise requires-

Act means the *Dog Act 1976*;

authorised person means a person who is appointed under ~~section 29 of~~ the Act;

CEO means the Chief Executive Officer of the local government;

dangerous dog has the meaning given to it under the Act (e.g., has the meaning given to it under section 3 of the Act);

district means the district of the local government (e.g., means the district of the local government);

local government means the City of Bayswater;

owner has the meaning given to it under ~~section 3 of~~ the Act;

occupier has the meaning given to it under ~~section 3 of~~ the Act;

person liable for the control of the dog ~~means each of the following~~

- ~~(a) the registered owner of the dog; or~~
- ~~(b) the owner of the dog; or~~
- ~~(c) the occupier of any premises where the dog is ordinarily kept or ordinarily permitted to live; or~~
- ~~(d) a person who has the dog in his possession or under his control, but does not include —~~
- ~~(e) a registered veterinary surgeon, or a person acting on his behalf, in the course of his professional practice; or~~
- ~~(f) a police officer or other person acting under a statutory duty or in the administration of this Act;~~ has the meaning given to it under the Act;

pound keeper means a person authorised by the local government to perform all or any of the functions conferred on a "pound keeper" under this local law, this includes the local government's authorised Rangers and Security Officers;

Regulations means the *Dog Regulations 2013*;

Schedule unless the context states otherwise, shall mean a schedule of this local law (e.g. means a Schedule in this local law);

thoroughfare has the meaning given to it in section 1.4 of the *Local Government Act 1995*; and

town planning scheme means a town planning scheme made by the local government under the *Planning and Development Act 2005* which applies throughout the whole or a part of the district.

PART 2-IMPOUNDING OF DOGS

2.1—Charges and costs

~~The following are to be imposed and determined by the local government under sections 6.16 to 6.19 of the *Local Government Act 1995*—~~

- ~~(a) the charges to be levied under section 29(4) of the Act relating to the seizure and impounding of a dog;~~
- ~~(b) the additional fee payable under section 29(4) of the Act where a dog is released at a time or on a day other than those determined under clause 2.2; and~~
- ~~(c) the costs of the destruction and the disposal of a dog referred to in section 29(15) of the Act.~~

2.2—Attendance of pound keeper at pound

~~The pound keeper is to be in attendance at the pound for the release of dogs at the times and on the days of the week as are determined by the CEO.~~

2.3 Release of impounded dog

- ~~(1) A claim for the release of a dog seized and impounded is to be made to the pound keeper or in the absence of the pound keeper, to the CEO.~~
- ~~(2) The pound keeper is not to release a dog seized and impounded to any person unless that person has produced, to the satisfaction of the pound keeper, satisfactory evidence—~~
 - ~~(a) of her or his ownership of the dog or of her or his authority to take delivery of it; or~~
 - ~~(b) that he or she is the person identified as the owner on a microchip implanted in the dog.~~

PART 32-REQUIREMENTS AND LIMITATIONS ON THE KEEPING OF DOGS**32.1 Dogs to be confined**

- (1) An owner and/or occupier of premises on which a dog is kept or a person liable for control of the dog must -
 - (a) cause a portion of the premises on which the dog is kept to be fenced in a manner capable of confining the dog;
 - (b) ensure the fence used to confine the dog and every gate or door in the fence is of a type, height and construction which having regard to the breed, age, size, and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through it;
 - (c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises (unless the gate is temporarily opened in a manner that ensures that the dog remains confined) and is fitted with a proper latch or other means of fastening it;
 - (d) maintain the fence and all gates and doors in the fence in good order and condition; and
 - (e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the owner or occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.
- (2) Where an owner and/or occupier fails to comply with subclause (1), he or she commits an offence.
- (3) Notwithstanding subclause (1) and (2), the confinement of dangerous dogs is dealt with in the Act and Regulations.

32.2 Limitation on the number of dogs

- (1) This clause does not apply to premises which have been -
 - (a) licensed under Part 4-V as an approved kennel establishment; or
 - (b) granted an exemption under section 26(3) of the Act.
- (2) The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26(4) of the Act, 2 dogs over the age of 3 months and the young of those dogs under that age.

Clause 2.3 Direction to provide a suitable enclosure

- (1) A person authorised by the local government may serve a written direction to the owner of any dog to provide a suitable enclosure that effectively confines a dog on the property where the dog is normally kept if in the opinion of the authorised person the dog is not adequately prevented from escaping from the property.
- (2) Any person receiving a lawful direction pursuant to subclause (1) shall comply with the direction within 14 days of its service.
- (3) A person who fails to comply with a direction given under subclause (1) commits an offence. Penalty where the dog is not a dangerous dog: \$2,000, and a further penalty not exceeding \$200 in respect of each day or part of a day during which the offence has continued. Penalty where the dog is a dangerous dog is dealt with in the Act and Regulations.

PART ~~43~~-APPROVED KENNEL ESTABLISHMENTS

~~43~~.1 Interpretation

In this Part and in Schedule 2 -

licence means a licence to keep an approved kennel establishment on premises;

licensee means the holder of a licence;

premises, ~~in addition to the meaning given to it in section 3 of the~~ in section 3 of the Act, means the premises described in the application for a licence; and

transferee means a person who applies for the transfer of a licence to her or him under clause 4.14.

~~43~~.2 Application for licence for approved kennel establishment

An application for a licence must be made in the form of that in Schedule 1, and must be lodged with the local government together with -

- (a) plans and specifications of the kennel establishment, including a site plan;
- (b) copies of the notices to be given under clause ~~43~~.3;
- (c) written evidence that either the applicant or another person who will have the charge of the dogs, will reside on the premises or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare;
- (d) a written acknowledgment that the applicant has read and agrees to comply with any code of practice relating to the keeping of dogs nominated by the local government; and
- (e) the fee for the application for a licence referred to in clause ~~43~~.10(1).

~~43~~.3 Notice of proposed use

- (1) An applicant for a licence must give notice of the proposed use of the premises as an approved kennel establishment after the application for a licence has been lodged -
 - (a) once in a newspaper circulating in the district; and
 - (b) to the owners and occupiers of any premises adjoining the premises.
- (2) The notices in subclause (1) must specify that -
 - (a) any written submissions as to the proposed use are to be lodged with the CEO within 14 days of the date the notice is given; and
 - (b) the application and plans and specifications may be inspected at the offices of the local government.
- (3) Where-
 - (a) the notices given under subclause (1) do not clearly identify the premises; or
 - (b) a notice given under subclause (1)(a) is of a size or in a location in the newspaper which, in the opinion of the local government, would fail to serve the purpose of notifying persons of the proposed use of the premises,

then the local government may refuse to determine the application for a licence until the notices or notice, as the case may be, is given in accordance with its directions.

43.4 Exemption from notice requirements

Where an application for a licence is made in respect of premises on which an approved kennel establishment is either a -

- (a) permitted use; or
- (b) use which the local government may approve subject to compliance with specified notice requirements,

under a town planning scheme, then the requirements of clauses 43.2(b), 43.3 and 43.5(a) do not apply in respect of the application for a licence.

43.5 When application can be determined

An application for a licence is not to be determined by the local government until -

- (a) the applicant has complied with clause 43.2;
- (b) the applicant submits proof that the notices referred to in clause 43.3(1) have been given in accordance with that clause; and
- (c) the local government has considered any written submissions received within the time specified in clause 43.3(2)(a) on the proposed use of the premises.

43.6 Determination of application

In determining an application for a licence, the local government is to have regard to

- (a) the matters referred to in clause 43.7;
- (b) any written submissions received within the time specified in clause 43.3(2)(a) on the proposed use of the premises;
- (c) any economic or social benefits which may be derived by any person in the district if the application for a licence is approved;
- (d) the effect which the kennel establishment may have on the environment or amenity of the neighbourhood;
- (e) whether the approved kennel establishment will create a nuisance for the owners and occupiers of adjoining premises; and
- (f) whether or not the imposition of and compliance with appropriate conditions of a licence will mitigate any adverse effects of the approved kennel establishment identified in the preceding paragraphs.

43.7 Where application cannot be approved

The local government cannot approve an application for a licence where -

- (a) an approved kennel establishment cannot be permitted by the local government on the premises under a town planning scheme; or
- (b) an applicant for a licence or another person who will have the charge of the dogs will not reside on the premises, or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare.

43.8 Conditions of approval

- (1) The local government may approve an application for a licence subject to the conditions contained in Schedule 2 and to such other conditions as the local government considers appropriate.
- (2) In respect of a particular application for a licence, the local government may vary any of the conditions contained in Schedule 2.

43.9 Compliance with conditions of approval

A licensee who does not comply with the conditions of a licence commits an offence.

Penalty: \$5,000 and a daily penalty of \$100;

43.10 Fees

- (1) On lodging an application for a licence, the applicant is to pay a fee to the local government.
- (2) On the issue or renewal of a licence, the licensee is to pay a fee to the local government.
- (3) On lodging an application for the transfer of a valid licence, the transferee is to pay a fee to the local government.
- (4) The fees referred to in subclauses (1) to (3) are to be imposed and determined by the local government under sections 6.16 - 6.19 of the *Local Government Act 1995*.

43.11 Form of licence

The licence is to be in the form determined by the local government and is to be issued to the licensee.

43.12 Period of licence

- (1) The period of effect of a licence is set out in section 27(5) of the Act.
- (2) A licence is to be renewed if the fee referred to in clause 43.10(2) is paid to the local government prior to the expiry of the licence.
- (3) On the renewal of a licence the conditions of the licence at the time of its renewal continue to have effect.

43.13 Variation or cancellation of licence

- (1) The local government may vary the conditions of a licence.
- (2) The local government may cancel a licence --
 - (a) on the request of the licensee;
 - (b) following a breach of the Act, the Regulations, or this local law; or
 - (c) if the licensee is not a fit and proper person.

fit and proper person - means a person who has been deemed to be not fit to care for animals by a reputable body such as the RSPCA, or a person who is deemed by an authorised officer, not to have the ability or adequate support to undertake obligations of the licence.

- (3) The date a licence is cancelled is to be, in the case of --
 - (a) paragraph (a) of subclause (2), the date requested by the licensee; or
 - (b) paragraphs (b) and (c) of subclause (2), the date determined under section 27(6) of the Act.
- (4) If a licence is cancelled the fee paid for that licence is not refundable for the term of the licence that has not yet expired.

43.14 Transfer

- (1) An application for the transfer of a valid licence from the licensee to another person must be -
 - (a) made in the form determined by the local government;
 - (b) made by the transferee;
 - (c) made with the written consent of the licensee; and
 - (d) lodged with the local government together with-
 - (i) written evidence that a person will reside at or within reasonably close proximity to the premises the subject of the licence; and
 - (ii) the fee for the application for the transfer of a licence referred to in clause 43.10(3).
- (2) The local government is not to determine an application for the transfer of a valid licence until the transferee has complied with subclause (1).
- (3) The local government may approve, whether or not subject to such conditions as it considers appropriate or refuse to approve an application for the transfer of a valid licence.
- (4) Where the local government approves an application for the transfer of a valid licence, then on the date of approval, unless otherwise specified in the notice issued under clause 43.15(b), the transferee becomes the licensee of the licence for the purposes of this local law.

43.15 Notification

The local government is to give written notice to -

- (a) an applicant for a licence of the local government's decision on her or his application;
- (b) a transferee of the local government's decision on her or his application for the transfer of a valid licence;
- (c) a licensee of any variation made under clause 43.13(1);
- (d) a licensee when her or his licence is due for renewal and the manner in which it may be renewed;
- (e) a licensee when her or his licence is renewed;
- (f) a licensee of the cancellation of a licence under clause 43.13(2)(a); and
- (g) a licensee of the cancellation of a licence under paragraphs (b) or (c) of clause 43.13(2), which notice is to be given in accordance with section 27(6) of the Act.

43.16 Inspection of kennel

~~With the consent of the owner or occupier, an authorised person may inspect an approved kennel establishment at any time.~~

(1) With the consent of the occupier, an authorised person may inspect an approved kennel establishment at any time.

(2) With the authority of a warrant, an authorised person, and any other person named in the warrant, may enter and inspect an approved kennel establishment for any purpose relating to the enforcement of this local law.

(3) If satisfied that there are reasonable grounds for doing so, a Justice of the Peace may issue a warrant for the purposes of subclause (2).

PART 45 MISCELLANEOUS

54.1 Offence to excrete

- (1) A dog must not excrete on --
 - (a) any thoroughfare or other public place; or
 - (b) any land which is not a public place without the consent of the occupier.
- (2) Subject to subclause (3), if a dog excretes contrary to subclause (1), every person liable for the control of the dog at that time commits an offence.

Penalty: \$500.

- (3) The person liable for the control of the dog does not commit an offence under subclause (2) if any excreta is removed immediately by that person.

PART 65 ENFORCEMENT

65.1 Interpretation

In this Part-

infringement notice means the notice referred to in clause 56.3; and

notice of withdrawal means the notice referred to in clause 65.64(1).

65.2 Modified penalties

- (1) The offences contained in Schedule 3 are offences in relation to which a modified penalty may be imposed.
- ~~(2) The amount appearing in the third column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if --

 - ~~(a) the dog is not a dangerous dog; or~~
 - ~~(b) the dog is a dangerous dog, but an amount does not appear in the fourth column directly opposite that offence.~~~~
- ~~(3) The amount appearing in the fourth column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if the dog is a dangerous dog.~~

65.3 Issue of infringement notice

Where an authorised person has reason to believe that a person has committed an offence in respect of which a modified penalty may be imposed, he or she may issue to that person a notice in the form determined by the local government from time to time.

6.4—Failure to pay modified penalty

~~Where a person who has received an infringement notice fails to pay the modified penalty within the time specified in the notice, or within such further time as may in any particular case be allowed by the CEO, he or she is deemed to have declined to have the offence dealt with by way of a modified penalty.~~

6.5—Payment of modified penalty

~~A person who has received an infringement notice may, within the time specified in that notice or within such further time as may in any particular case be allowed by the CEO, send or deliver to the local government the amount of the penalty, with or without a reply as to the circumstances giving rise to the offence, and the local government may appropriate that amount in satisfaction of the penalty and issue an acknowledgment.~~

65.64 Withdrawal of infringement notice

- (1) Whether or not the modified penalty has been paid, an authorised person may withdraw an infringement notice by sending a notice in the form of Form 8 of the First Schedule of the Regulations.
- (2) A person authorised to issue an infringement notice under clause 6.3 cannot sign or send a notice of withdrawal.
- (3) Only delegated officers under the City of Bayswater ~~Sundry Debt Collection and Recovery Policy Delegated Authority Register~~ shall be authorised to sign or send a notice of withdrawal.

65.75 Service

An infringement notice or a notice of withdrawal may be served on a person personally, or by leaving it at or posting it to her or his address as ascertained from her or him, or as recorded by the local government under the Act, or as ascertained from inquiries made by the local government.

SCHEDULE 1

[clause 4.2]

Application for a licence for an approved kennel establishment

I/we (full name)

of (postal address)

(telephone number)

(facsimile number)

(E-mail address)

Apply for a licence for an approved kennel establishment at (address of premises)

For (number and breed of dogs)

* (insert name of person) will be residing at the premises on and from (insert date)

* (insert name of person) will be residing (sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare) at (insert address of residence) on and from (insert

date). Attached are -

- (a) a site plan of the premises showing the location of the kennels and yards and all other buildings and structures and fences;
- (b) plans and specifications of the kennel establishment;
- (c) copy of notice of proposed use to appear in newspaper;
- (d) copy of notice of proposed use to be given to adjoining premises;
- (e) written evidence that a person will reside -
 - (i) at the premises; or
 - (ii) sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare; and
- (f) if the person in item (e) is not the applicant, written evidence that the person is a person in charge of the dogs.

I confirm that I have read and agree to comply with the Code of Practice known as, in the keeping of dogs at the proposed kennel establishment.

Signature of applicant.....

Date

* delete where inapplicable.

Note: a licence if issued will have effect for a period of 12 months – section 27(5) of the Dog Act.

OFFICE ONLY USE

Application fee paid on [insert date].

SCHEDULE 2

[clause 4.8(1)]

Conditions of a licence for an approved kennel establishment

An application for a licence for an approved kennel establishment may be approved subject to the following conditions -

- (a) each kennel, unless it is fully enclosed, must have a yard attached to it;
- (b) each kennel and each yard must be at a distance of not less than -
 - (i) 25m from the front boundary of the premises and 5m from any other boundary of the premises;
 - (ii) 10m from any dwelling; and
 - (iii) 25m from any church, school room, hall, factory, dairy or premises where food is manufactured, prepared, packed, or stored for human consumption;
- (c) each yard for a kennel must be kept securely fenced with a fence constructed of link mesh or netting or other materials approved by the local government;
- (d) the minimum floor area for each kennel must be calculated at 2.5 times the length of the breed of dog (when it is fully grown), squared, times the number of dogs to be housed in the kennel and the length of the dog is to be determined by measuring from the base of the tail to the front of its shoulder;
- (e) the floor area of the yard attached to any kennel or group of kennels must be at least twice the floor area of the kennel or group of kennels to which it is attached;
- (f) the upper surface of the kennel floor must be –
 - (i) at least 100mm above the surface of the surrounding ground;
 - (ii) smooth so as to facilitate cleaning;
 - (iii) rigid;
 - (iv) durable;
 - (v) slip resistant;
 - (vi) resistant to corrosion;
 - (vii) non-toxic;
 - (viii) impervious;
 - (ix) free from cracks, crevices, and other defects; and
 - (x) finished to a surface having a fall of not less than 1 in 100 to a spoon drain which in turn must lead to a suitably sized diameter sewerage pipe which must be properly laid, ventilated, and trapped in accordance with the health requirements of the local government;
- (g) all kennel floor washings must pass through the drain in item (f)(x) and must be piped to approved apparatus for the treatment of sewage in accordance with the health requirements of the local government;
- (h) the kennel floor must have a durable upstand rising 75mm above the floor level from the junction of the floor and external and internal walls, or internal walls must be so constructed as to have a minimum clearance of 50mm from the underside of the bottom plate to the floor;

- (i) where a yard is to be floored, the floor must be constructed in the same manner as the floor of any kennel;
- (j) from the floor, the lowest internal height of a kennel must be, whichever is the - lesser of
 - (i) 2m; or
 - (ii) 4 times the height of the breed of dog in the kennel, when it is fully grown, measured from the floor to the uppermost tip of its shoulders while in a stationary upright position;
- (k) the walls of each kennel must be constructed of concrete, brick, stone or framing sheeted internally and externally with good quality new zincalume or new pre-finished colour coated steel sheeting or new fibrous cement sheeting or other durable material approved by the local government;
- (l) all external surfaces of each kennel must be kept in good condition;
- (m) the roof of each kennel must be constructed of impervious material;
- (n) all kennels and yards and drinking vessels must be maintained in a clean condition and must be cleaned and disinfected when so ordered by an authorised person;
- (o) all refuse, faeces and food waste must be disposed of daily into the approved apparatus for the treatment of sewage;
- (p) noise, odours, fleas, flies and other vectors of disease must be effectively controlled;
- (q) suitable water must be available at the kennel via a properly supported standpipe and tap; and
- (r) the licensee or the person nominated in the application for a licence, must, in accordance with the application for the licence, continue to reside -
 - (i) at the premises; or
 - (iii) in the opinion of the local government, sufficiently close to the premises so as to control the dogs, and to ensure their health and welfare.

SCHEDULE 3

[clause 6.2]

Offences in respect of which modified penalty applies

Offence	Nature of Offence	Modified penalty \$	Dangerous Dog Modified Penalty \$
32.1	Failing to provide effective means to contain dog	20000	
43.9	Failing to comply with the conditions of a licence	25000	200
54.1(2)	Dog excreting in prohibited place	15000	

.....
FILOMENA PIFFARETTI
MAYOR

Dated:

.....
JEREMY EDWARDS
CHIEF EXECUTIVE OFFICER

10.1.4 Submission on the Draft Regulations - Chief Executive Officer Key Performance Indicators and Public Registers

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. Draft City of Bayswater Submission [10.1.4.1 - 11 pages]
Refer:	Nil.
Officer Declaration	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

The Department of Local Government, Sport and Cultural Industries (the Department) has released a consultation paper and draft regulations setting out proposals relating to the publication on the City's official website of the results of the Chief Executive Officer performance review and a series of public registers. The Department is seeking submissions from local governments in relation to these matters.

The City has prepared a draft submission as contained in **Attachment 1**, for consideration and endorsement by the Council.

OFFICER'S RECOMMENDATION

That Council:

1. **Endorses the submission to the Department of Local Government, Sport and Cultural Industries on the Chief Executive Officer performance review and online registers, as contained in Attachment 1 of this report.**
2. **Requests that the Chief Executive Officer submits the endorsed submission on behalf of the City of Bayswater.**

BACKGROUND

The *Local Government Amendment Act 2023*, which was passed by Parliament in May 2023, included new requirements for the publication of the results of performance reviews of local government Chief Executive Officer's (CEOs) and a series of public registers of important information.

These requirements are to be implemented through the introduction of new regulations, which have been drafted and which the Department is now seeking comment on.

The Department is inviting local governments, council members, CEOs, local government employees and members of the community to consider the proposed regulations and provide feedback.

The consultation document and the draft regulations can be found on the Department's website here:

- [Consultation on regulations for CEO KPIs and public registers](#)
- [CEO KPIs and online registers](#)

The feedback will inform the finalisation of draft regulations and the practical measures to implement and enforce the legislative requirements.

Submissions are due by 8 May 2025.

EXTERNAL CONSULTATION

The Western Australian Local Government Association (WALGA) and the Local Government Professionals have provided information papers detailing their own commentary to WA local governments to help support the submission process.

OFFICER'S COMMENTS

City officers have reviewed the proposals put forward by the Department in relation to both the Chief Executive Officer performance review and key performance indicators and online registers and have provided commentary and feedback in relation to these matters.

In preparing the submission, City officers sought feedback from elected members at a briefing held 4 March 2025.

A copy of the draft submission to the Department is provided in **Attachment 1**. A summary of the key issues is provided below.

Chief Executive Officer (CEO) matters

Part 2, Division 3 of the draft regulations makes amendments to the *Local Government (Administration) Regulations 1996* relating to local government CEOs. This will revise the existing local government CEO employment standards and allow for the publication of key performance indicators (KPIs) in relation to a CEO.

In general, the City is supportive of the need to establish key performance indicators for the Chief Executive Officer and to provide information to the community about delivery against these key performance indicators, in the broader context of delivery against the Corporate Business Plan and Annual Budget.

However, publishing the outcome(s) of the CEO's performance review to the level of detail suggested in the draft Regulations would, in the view of City officers, be an encroachment on an employee's right to a fair and confidential review of their performance by their employer.

Online registers

The *Local Government Amendment Act 2023* inserted a new section 5.96B which will require local governments to maintain the following series of prescribed registers:

- Leases that the local government is party to;
- Grants of money that a local government makes to other persons or businesses;
- Contracts of goods and services the local government is party to; and
- Development application contributions, accounting for funds collected such as cash-in-lieu for public open space and car parking.

All registers must be published on the local government's website and be updated every three months.

In most cases, the City holds this information and can make it available to the public through the publishing of online registers. However, there is an administrative cost associated with this work,

and it will have an impact on the day-to-day operations of the City. It is unclear if there is a need from a public perspective to see this level of information.

The City is also concerned that some of the information released may have unintended consequences for individual privacy or may put the City at a disadvantage in commercial negotiations.

With regards to the register of contracts for goods and services, the information required in the draft Regulations for all contracts over \$50,000 is not achievable unless a local government has system capability to provide rolling information on contract variations and payments on a 3-monthly basis.

The full draft submission is provided in **Attachment 1**. If endorsed by the Council, the submission will be submitted using the online feedback form on behalf of the City of Bayswater.

LEGISLATIVE COMPLIANCE

Local Government Act 1995

Local Government Amendment Act 2023

Local Government (Administration) Regulations 1996

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

FINANCIAL IMPLICATIONS

Nil.

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.

CONCLUSION

The Council endorses the draft submission provided in **Attachment 1**.



City of Bayswater Submission

Chief Executive Officer (CEO) matters

Part 2, Division 3 of the draft regulations makes amendments to the Local Government (Administration) Regulations 1996 (Admin Regulations) relating to local government CEOs. This will revise the existing local government CEO employment standards and allow for the publication of key performance indicators (KPIs) in relation to a CEO.

One of the fundamental roles of the council is the employment and management of the local government's CEO. These amendments seek to provide greater guidance and on issues of CEO contract renewal, CEO performance reviews and termination of CEO employment.

1. CEO employment standards (amending regulations 4, 7 to 14)

<p>Draft regulations – Department information</p>	<p>Schedule 2 of the Admin Regulations contains the model standards for CEO recruitment, performance and termination.</p> <p>The following key changes have been made to clarify the arrangements around the employment of a local government CEO:</p> <ul style="list-style-type: none"> • The independent member of a CEO selection panel cannot be a council member of another local government; and must be drawn from the list prepared by the Departmental CEO (Director General of DLGSC). • Clarifying the requirement that if a CEO has held their position for 10 years or more, that their contract may not be varied to extend their term and may not be renewed unless a selection process for a CEO is undertaken, and they are the successful candidate. • Requiring a local government, in addition to certifying that a recruitment or termination process was consistent with the CEO standards, that a CEO contract renewal was consistent with the standards. • To facilitate the publication of CEO performance criteria and reviews, providing standards in respect of performance criteria. • Inserting provisions to clarify the application of the standards to terminations during a probationary period. <p>The Director General will establish a pool of suitable people to be the independent member of a CEO selection panel which will be published on the DLGSC website. Additionally:</p>
--	---



	<ul style="list-style-type: none"> To be appointed to the pool of potential independent members of a CEO selection panel, the members of that panel must give certain undertakings to the Director General regarding to manage conflicts of interest. The independent member of a CEO selection panel must declare their interest and resign from a CEO selection panel if they have what would be considered a financial or impartiality interest in that CEO selection process. The independent member of a CEO selection panel can be paid and reimbursed expenses as though they are an independent member of a committee.
City of Bayswater Comment	<p>The City agrees and understands the need to manage conflicts of interest and ensure the true independence of any independent member that is appointed to participate in the selection process for the recruitment and appointment of a CEO.</p> <p>It is unclear why this cannot be managed through the setting of parameters or guidelines, rather than requiring local governments to select an independent member from a panel appointed by the Departmental CEO.</p> <p>The policy needed for this particular provision is uncertain. If there have been situations where an independent member on a recruitment panel has been conflicted, these should be addressed on a case-by-case basis.</p> <p>The City has no objection to the requirement to undertake a selection process under circumstances where a CEO has held their position for 10 years or more.</p>

CEO KPIs (amending regulations 5, 6 and 13)

Draft regulations – Department information	<p>The CEO holds an important operational and financial role in the local government as head of the administration. Allowing the community to view progress against CEO KPIs is another measure of confidence to track how a local government is performing overall. CEOs will also be provided with the opportunity to respond to balance the equation. This approach recognises that complex factors may be at play, not all of which are within the CEO's control. By providing a standardised measurement methodology in the regulations, it will become easier to compare trends across the sector.</p> <p>Clause 15A of the CEO standards in Schedule 2 will provide that a CEO performance criterion (both contractual and additional) must contain:</p> <ul style="list-style-type: none"> the aspect of the CEO's role to which the performance criteria applies the indicator that will be used to assess the performance against that criteria the target to be achieved in order for the performance criteria to be met the evidence which will be used for determining whether the target is achieved.
---	---



	<p>New regulation 18AA has been inserted regarding the content of a CEO's performance review report, which must rate the following against each criterion:</p> <ul style="list-style-type: none"> • What was the target to be achieved? • Was the target: <ul style="list-style-type: none"> ○ achieved ○ not achieved or ○ achievement could not be determined. • If the target was not achieved, whether this was beyond the CEO's control and why? • If no determination could be made, why? <p>Regulation 18FAA requires that the performance criteria of a CEO must be published with the minutes of the meeting of the council where criteria were approved, either as part of the CEO's contract approval, or as an approval of additional criteria.</p> <p>Reports on the CEO's performance, including the CEO's response, are to be published with the minutes of the meeting at which that performance review was conducted.</p>
City of Bayswater Comment	<p>All local governments are different, with different priorities and different levels of resourcing. Delivery of services and projects should be aligned with the delivery of the Corporate Business Plan and the Annual Budget.</p> <p>The Council is responsible for approving the Corporate Business Plan and the Annual Budget to ensure that the delivery of services and projects are aligned with the Strategic Community Plan, and Long-Term Financial Plan, and that Council priorities are appropriately resourced.</p> <p>The CEO is then ultimately accountable for ensuring the implementation of the Corporate Business Plan and Annual Budget, but there needs to be shared responsibility across the organisation for the delivery of services and projects.</p> <p>The City of Bayswater already publishes the CEO's Key Performance Indicators on the City's website following adoption by the Council. These performance indicators are monitored and reported against quarterly. Quarterly performance reports on delivery against these Key Performance Indicators are submitted to the City's Audit and Risk Management Committee and then to the Council. These reports are publicly available on the City's website through the minutes for these meetings.</p>



	<p>Publishing any more detail than the above, would be an encroachment on the CEO's rights as an employee to a fair and confidential review of their performance by their employer.</p> <p>The Council, as the employer of the CEO, should be able to set personal stretch targets and provide free and frank feedback to its CEO. Establishing targets for the CEO with a pass or fail criteria is likely to either minimise service and project delivery or set the CEO up for failure.</p> <p>Whilst the City understands the need for transparency relating to the delivery of the Corporate Business Plan and the spending of public funds, the CEO's performance review is an HR matter between employer and employee and should remain confidential.</p> <p>Where performance is in dispute, it would create reputational and industrial relations challenges for this information to be provided in a public forum.</p> <p>The City is concerned that Local Government CEOs will be subjected to a higher level of scrutiny than is applied to any other public and private sector CEOs which may impact local governments' ability to recruit.</p> <p>The City notes that there are provisions proposed that will allow Key Performance Indicators to not be published if the Departmental CEO is satisfied that it is in the public interest to do so. It is unclear what the process will be to seek this approval from the Departmental CEO. Questions include:</p> <ul style="list-style-type: none"> • Who can initiate this process? The Council or the CEO? • What process will be implemented if the Council and CEO are not in agreement over this matter?
--	--



Online Registers

The 2023 Amendment Act inserted new section 5.96B which will require local governments to maintain the following series of prescribed registers:

- leases that the local government is party to
- grants of money that a local government makes to other persons or businesses
- contracts for goods and services the local government is a party to
- development applicant contributions, accounting for funds collected such as cash-in-lieu for public open space and car parking.

These registers intend to provide transparency to the public and improve local government record keeping. All registers must be published on the local government's website and be updated every 3 months.

Online registers will commence from and must be current at 1 July 2025.

1. Leasing register (draft regulation 29F)

Draft regulations – Department information	<p>The register of leases the local government is party to will include all leases, licences to occupy or tenancy agreements that are current or in holding over. It is intended to capture information regarding these leasing arrangements for public understanding of what the local government is using the community's property for. This register would include both where the local government leases property to other persons, or leases property from other persons.</p> <p>The regulations will require a leasing register to capture the details of lease, licences to occupy and tenancy agreements that the local government is party to the:</p> <ul style="list-style-type: none"> • type of agreement (either a residential tenancy agreement, a retail shop agreement or another type of agreement) • name of the parties to the agreement • if the local government is the lessee or lessor • address of that property or other details that identify the property • a summary of the permitted use under the lease • date the lease or licence was entered into • details about when that lease might end, such as the original fixed expiry date, details of any extensions, or the grounds for which it might be terminated • amount of rent payable on an annual basis for that lease or licence.
---	--



	Where property is a residential tenancy, names of the tenants are not to be listed.
City of Bayswater Comment	<p>The City currently records the information listed above on both commercial and community leases. This information could be made available on the City's website.</p> <p>The City is concerned that reporting the value of all leases in a public register will reduce the ability of local governments to attract commercial returns to properties. It will put local governments at a commercial disadvantage in their negotiations.</p> <p>There will be an administrative cost in maintaining these registers on the website.</p> <p>It is unclear if local governments must take responsibility for informing tenants of the new legislative requirements to publish these details, or how local governments would deal with confidentiality clauses that might be contained within leases.</p> <p>The City requests an implementation date of later than 1 July 2025, given that consultation on the regulations is occurring up until 8 May 2025, and local governments will need some time to get this information ready for publication. It is not practical for this requirement to come into force on 1 July 2025.</p>



2. Grants and sponsorship register (draft regulation 29G)

<p>Draft regulations – Department information</p>	<p>The register of grants of money a local government gives out will also include sponsorship arrangements within the previous five-year period. This provides transparency to the community about where money is being spent for a purpose that does not always result in a return for the local government.</p> <p>This register also addresses some of the matters arising from the Inquiry into the City of Perth around grants and sponsorship programs run by local governments.</p> <p>Grants or sponsorships include monetary grants and in-kind grants such as free venue hire. This register also assumes that local governments are undertaking prudent governance measures in managing their grants and sponsorship including:</p> <ul style="list-style-type: none"> • having written agreements with the parties receiving grants or sponsorship • requiring a grant or sponsorship recipient to acquit or otherwise report on the spending on the money to the satisfaction of the local government. <p>The regulations will require a grants and sponsorship register to capture the details of any grants or sponsorship the local government has provided and include the following details:</p> <ul style="list-style-type: none"> • the date the grant or sponsorship agreement was entered into • a summary of the grant or sponsorship purpose • the name of the grant or sponsorship recipient • the total value of the grant or sponsorship, including monetary value and any in-kind support or waiver of fees and charges provided by the local government • the final report date (if any) for the recipient to report on their spending • if that date has passed, whether relevant reports or acquittals have been received. <p>This register does not need to include sponsorship or grant agreements which are more than 5 years old or worth less than \$500.</p>
<p>City of Bayswater Comment</p>	<p>The City offers a range of grants and sponsorships, and holds information on these across different business areas including:</p> <ul style="list-style-type: none"> • Place Making Grants • Heritage Grants • Community Grants • Community Capital Grants



	<p>A centralised register could be developed, although this would arguably duplicate information that is already publicly available in different formats (Council minutes, etc).</p> <p>To protect the privacy of individuals, regulations should exclude the publication of the name of a recipient where the recipient is a natural person, particularly if the recipient is a child.</p> <p>There will be an administrative cost in collating this information for a register and publishing it 3-monthly on the City's website.</p> <p>Inclusion of historical data over the last five years is particularly onerous, and this work could not be completed by 1 July 2025. The resourcing required to compile this information will have an impact on the day-to-day operations of the City. The City requests at least a 12-month transition period to allow local governments to prepare the information.</p>
--	---

DRAFT



3. Applicant contributions register (draft regulation 29H)

Draft regulations – Department information	<p>This register is for funds currently held by a local government that have arisen as a contribution from a development application, such as for public art, car parking, public open space or under a formal development contribution plan. It promotes good record keeping and transparency for the public and applicants in knowing that such money is being appropriately kept and spent.</p> <p>The regulations will require a register of development contributions and cash in lieu payments to be kept and published, which must include the following details:</p> <ul style="list-style-type: none"> • name of the party that gave the money • address or description of the development location • contribution purpose • contribution amount • date of payment • date the local government must spend the money by (if applicable) • amount of interest earned • list of each item (infrastructure or facility) the money was spent on, including the amount or percentage of the contribution that was attributed to that infrastructure or facility. <p>A local government may omit the money from the register 5 years after the contribution is no longer held in either its municipal, trust or reserve fund because it has been expended or refunded.</p>
City of Bayswater Comment	<p>The City of Bayswater currently accepts cash-in-lieu for car parking and public art contributions from applicants for development applications.</p> <p>There will be an administrative cost in collating this information for a register and publishing it 3-monthly on the City's website.</p>



4. Goods and service contracts registers (draft regulation 29I)

<p>Draft regulations – Department information</p>	<p>This register is for goods and services contracts that a local government is party to. It includes all ongoing, active goods and services contracts.</p> <p>Recommendation 288 of the <i>Inquiry into the City of Perth</i> recommended that this register covers contracts with a value of \$50,000 (GST inclusive) or more. It will cover all forms of goods and services contracts including those obtained in accordance with the local government’s purchasing policy, through a public tender or a tender exemption.</p> <p>The register promotes good record keeping, transparency for the public and allows potential suppliers and service providers sufficient time to plan when big contracts are advertised for tender.</p> <p>The regulations will require a register of contracts for goods and services to be kept and published, which must include the following details:</p> <ul style="list-style-type: none"> a. supplier name b. whether the contract arose from a tender process and if not, a summary of the method by which the supplier was chosen c. the contract start date d. a summary of the goods and services to be provided e. whether the contract has a fixed period, the date that period ends, including contract extensions f. contract variations, including when and for what purpose g. funds spent by the local government under that contract and the expected amount remaining to be paid. <p>Contracts worth less than \$50,000 do not need to be listed on the register. However, contracts with the same supplier with a similar purpose which cumulatively add up to \$50,000 need to be listed. Contracts that have ended do not need to be listed.</p>
<p>City of Bayswater Comment</p>	<p>The requirement to keep this register, with the detailed information set out above, is of significant concern to the City.</p> <p>The administrative burden on local governments will be considerable.</p> <p>When this proposal was first consulted on by the Department the threshold being suggested at that time was \$100,000. This threshold now appears to have been reduced to \$50,000.</p>



	<p>The City already provides a significant amount of this information to the public through the Tenders Register (for contracts over \$250,000) and the Monthly Payments Report to Council (all payments made by the City).</p> <p>For the City of Bayswater, a threshold of \$50,000 will mean that we will have approximately 200 active contracts that will have to be maintained on the register.</p> <p>The requirement to then provide rolling reporting on contract variations, payments made and payments pending throughout a contract term will require considerable administrative effort, and in the opinion of the City of Bayswater, will offer very little benefit to the community. A major construction contract could have many variations, with numerous increases and decreases. Reporting variations without any context is likely to lead to many questions.</p> <p>Publishing this level of information will also put the City at a commercial disadvantage when negotiating contracts, which is likely to result in higher costs, thereby impacting the quantity and/or quality of services it can provide for its ratepayers.</p> <p>The City would also need to advise all its contractors of this new requirement to publish this information.</p> <p>The City will need to recruit a Full-Time Equivalent to manage this register, and this is resourcing that could be used to provide other services and projects that are beneficial for the community.</p> <p>It will not be possible for the City to provide this information on its website from 1 July 2025.</p>
--	---

10.1.5 Proposed Naming of ROW Bordered by Foyle Road, Catt Court, Drake Street and Cantlebury Road, Bayswater

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	Nil
Refer:	Nil
Officer Disclosure:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

Council consideration is sought in regard to a resident's request to formally name a portion of the right-of-way (ROW) that adjoins their property. The ROW is located within the street block bordered by Foyle Road, Catt Court, Drake Street and Cantlebury Street, Bayswater.

The purpose of this report is for Council to consider naming the ROW 'Stokeld Lane', in commemoration of Frances Stokeld, 'Brushbox Lane', after the native Queensland Brushbox tree or 'Hoppy Lane', in commemoration of Hoppy Chong.

OFFICER'S RECOMMENDATION

That:

1. Council endorses for public advertising the proposed names 'Stokeld Lane', 'Brushbox Lane' and 'Hoppy Lane' for the right-of-way (ROW) within the street block bordered by Foyle Road, Catt Court, Drake Street and Cantlebury Street, Bayswater.
2. The proposed naming of the ROW is referred to Council for further consideration following public advertising.

BACKGROUND

The City has received a request from a resident to name the ROW bordered by Foyle Road, Catt Court, Drake Street and Cantlebury Street, Bayswater. The resident, whose property directly adjoins the ROW as the rear property of a subdivided block, has advised that their property is often difficult to locate given the ROW is currently unnamed. The resident advised that there are often delays when people attend the property, and the resident is concerned that emergency services would be unable to locate the property in a timely manner.

A ROW is used as a means of secondary access for vehicles to the adjoining residential lots and are increasingly being used for primary vehicle access to infill development. The subject ROW is approximately 136m long, and 5.03m wide. Roughly 106m of the ROW is zoned R25 Medium and High Density Residential, with the remaining 30m within the Development WA area.

**Entrance from Catt Court****Entrance from Cantlebury Road**

EXTERNAL CONSULTATION

Should Council commence the process of formally naming the ROW, the proposal will be advertised for at least 30 days by way of:

- Written notice sent to landowners within Foyle Road, Catt Court, Drake Street and Cantlebury Street, Bayswater;
- Information provided at the City's libraries and Civic Centre;
- Notification being published in the local newspaper(s);
- Information being placed on the City's engagement website; and
- Public notice on the City's website.

OFFICER'S COMMENTS

The City has selected three names from the City of Bayswater Name Register for consideration of the subject ROW.

Stokeld Lane

In commemoration of Frances Jane Stokeld, born in 1861 to Alfred Carpenter and Mary Ellen Powell. Frances and her husband, Stephen Stokeld lived in Bayswater for over 30 years until her passing in 1936. During her life, Frances worked within Red Cross circles, and was associated with the R.S.L. Bayswater Ladies' Auxiliary. Frances resided at 6 Burnside Street, Bayswater, which is located approximately 160m from the Catt Court ROW entrance. A 1936 newspaper acknowledged Frances Stokeld's achievements following her death:

"One of Bayswater's oldest residents in Mrs. Frances Stokeld passed away on Wednesday last after a brief illness. For over 30 years she and her husband had resided in Burnside-street, and over that term the deceased lady had made many friends. During the war period, Mrs. Stokeld was a diligent worker in Red Cross circles, and in later years had been associate with the R.S.L. Bayswater Ladies' Auxiliary. Throughout a long and useful life she maintained a cheerful outlook

under all circumstances, and she never counted the cost if her services were required by anyone in need."

Hoppy Lane

In commemoration of Hu Che-Em, born in Guangzhou (then known as Canton), China in 1873 and arrived in Australia in the 1890's. Hu was a well-known market gardener in the Bayswater area and traded for many years under the name 'Hoppy Chong'. Information on Hu from the Bayswater Historical Society is below:

"Hu began work at dawn and often went on until dark, except for an afternoon nap, lying on the floor in the breezeway, his head on a wooden pillow. This is further substantiated in Anne Atkinson's 1991 thesis on Chinese labour: 'Another characteristic of Chinese market gardening in Western Australia was that it was labour intensive. The success of market gardening, although it required simple technology, depended on a high seasonal labourforce and skill in soil and water management...In the metropolitan area, the busy season started in spring when the soil was fertilised, and seeds planted. Additional labour was then needed to transplant seedlings into raised beds and protect each plant from the sun by a piece of bark. The most labour-intensive task on the gardens was watering. Seedlings were watered twice daily, and beds weeded regularly. These tasks started at sunrise and lasted through to sunset, at times continuing with the aid of lanterns.' Therefore, often Chinese market gardeners had no time outside of this work to participate in social gatherings and were very integral into the soil and water management of local areas where they worked."

Brushbox Lane

Lophostomen Confertus, also known as the Queensland brush box tree, is an evergreen, fast growing tree that is native to Australia. It has white fluffy flowers in spring and summer, and leathery dark green leaves. Brushbox trees can be found at Halliday Park, which is located approximately 140m from the Catt Court ROW entrance.

Geographic Naming

Any proposed renaming of a park, reserve, street, or road is required to be approved by Landgate's Geographic Names Committee and is expected to comply with its Policies and Standards for Geographic Naming in WA. Any proposal to name a road would be assessed against the relevant aspects of these policies.

As detailed above the City undertook a preliminary assessment each of the proposed names and there appears to be no issues with the three names, and they were preliminarily approved by the online system.

Commemorative Naming

The Policies and Standards for Geographical Naming in Western Australia includes a number of fundamental requirements for the naming of roads, administrative boundaries, cultural and topographical features.

The policy recognises the significance of historical commemorative naming and encourages the continued recognition of outstanding achievements, contributions to the community and significant events. Section 1.4.2 Use of Personal Names states that the approval of a name to commemorate an individual will only be considered:

- posthumously;
- where permission of the immediate family has been obtained, where the person has been deceased for more than 10 years and contact with the immediate family could not be established, appropriate consultation has been carried out;
- based on a demonstrated record of achievement;
- where the proposal commemorating an individual with an outstanding national or international reputation has had a direct association with the area in which it is to be located such application is in the public interest; and
- where there is evidence of broad community support for the proposal

However, the following circumstances are not considered as appropriate grounds for commemorative naming request:

- current or past ownership of the land;
- precedence of existing names;
- past and ongoing public service within all levels of government; and
- naming for a person who has sponsored the development of the area or was a commercial developer.

As per section 6.1.4 *Recommended Sources for New Names or Changes to Names*, flora and fauna native to the area are also recommended sources when seeking a new name.

It is considered that the proposed names meet one or more of the above requirements.

Dedication of ROW

Due to the width of the ROW, there may be an opportunity to dedicate the subject ROW, which can be considered when a ROW is at least 5m wide. The potential dedication was discussed with the City's Engineering department, who advised that while it is possible, dedicating the ROW would likely cause a one-way access road due to the limited width and would significantly restrict traffic flow and potentially create issues for residents. Therefore, the City is recommending not dedicating the ROW and proceed with the naming of the ROW only.

LEGISLATIVE COMPLIANCE

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

RISK MANAGEMENT CONSIDERATION

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

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	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. SR10 - Failure to prevent, prepare, respond and recover to incidents, emergencies or major disruptions impacting operations.	

FINANCIAL IMPLICATIONS

New Capital or Amendment to Existing Capital Budget

Item 1: Advertisement of proposed naming of ROW in the newspaper

Asset Category: Other

Source of Funds: Municipal

LTFP Impacts: Not itemised in the LTFP

Notes: N/A

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	EMPLOYEE				
1	\$450	-	-	-	-	-	(\$1,534)

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.

The names proposed for the subject ROW are individuals or flora who have a connection to the City of Bayswater, and it would allow the City to commemorate these individuals through the naming of the ROW.

CONCLUSION

In light of the above, it is recommended that Council endorses for advertising the names 'Stokeld Lane', 'Brushbox Lane' and 'Hoppy Lane' for the formal naming of the ROW within the street block bordered by Foyle Road, Catt Court, Drake Street and Cantlebury Street, Bayswater.

10.2 Corporate Services Directorate Reports**10.2.1 Financial Report for the Period Ended 31 March 2025**

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required <i>ABSOLUTE MAJORITY REQUIRED for limb 2</i>
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 - 6 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 - 13 pages]
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

This report details the financial reports for the period ended 31 March 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**).

OFFICER'S RECOMMENDATION

That Council:

1. Receives the financial reports for the period ended 31 March 2025, comprising:
 - a) Monthly Financial Statements with supporting information (**Attachments 1 to 5**);
 - b) Cash Backed Reserve Report (**Attachment 6**);
 - c) Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**); and
2. Updates the 2024/25 budget as per Table 1 detailed in this report.

ABSOLUTE MAJORITY REQUIRED

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 March 2025.

Table 1: Security Improvements

Cost Centre – Project	Type	Project Type	Project Description	Current Budget \$	Adjust. \$	Revised Budget \$
1805-81243-6381-3000	Decrease Expenditure	Capital	Lower Hillcrest RAL Massie Pavilion Upgrade Security – Capital Purchase	22,750	(15,412)	7,338
1805-NEW-6381-3000	Increase Expenditure	Capital	Security Improvements – Capital Purchase	-	15,412	15,412
			Total:	22,750	-	22,750

The City of Bayswater Animal Management Facility has recently been subject to a security breach. Upon reviewing the site, it was identified an upgrade of security was required to protect the asset, along with assisting the City to meet their duty of care responsibilities for impounded animals. Works included improved lighting, installation of a monitored security system and a review of CCTV infrastructure. This is funded by the remaining budget following the upgrade of the alarm system at Lower Hillcrest Pavilion. This project has been completed within the allocated budget.

LEGISLATIVE COMPLIANCE

Section 6.4 of the *Local Government Act 1995* requires a local government to prepare an annual financial report for the preceding year and such other financial reports as are prescribed. Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the local government to prepare each month a statement of financial activity reporting on the source and application of funds as set out in the annual budget.

Regulation 35(1) of the *Local Government (Financial Management) Regulations 1996* requires the local government to prepare each month a Statement of Financial Position showing the financial position of the local government.

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

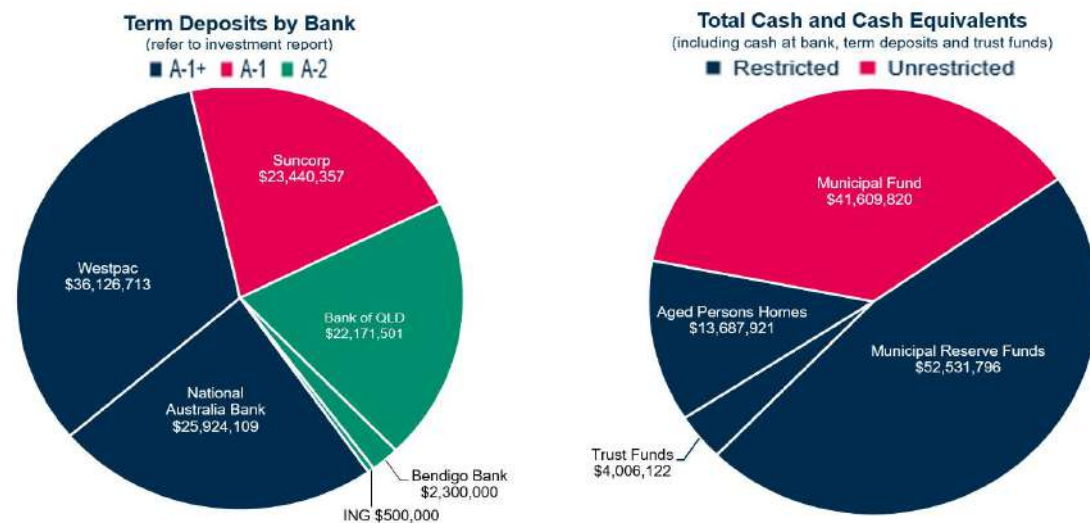
Goal L4: Communicate in a clear and transparent way.
Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

CONCLUSION

In light of the above, it is recommended that Council receives the financial reports for the period ended 31 March 2025 and adopts the budget amendment contained in Table 1.

Monthly Financial Statement Snapshot

March 2025



	Debtor				Trade Creditors
	Sundry	Infringement	Recreation	Total	
Total Outstanding	\$387,178	\$537,900	\$578,363	\$1,503,440	\$1,921,898
Not yet due	0%	7%	67%	27%	0%
Current	84%	1%	25%	31%	56%
Over 30 days	1%	5%	5%	4%	42%
Over 60 days	15%	87%	3%	38%	3%

Rates & Charges	
Collected	90.81%
Total Outstanding	\$4,638,864
Deferred Rates	\$780,116

Payment Options	YTD 2024/25	2023/24
Payment in Full	19,880	21,111
Instalment	9,195	8,422
Rates Smoothing	2,751	2,423
Arrangement	737	698
None Selected	1,188	1,016

Capital

	Amended Budget	YTD Amended Budget	YTD Actual	YTD %
Revenue	\$8,317,602	\$5,830,933	\$1,497,692	26%
Expenditure	\$26,425,101	\$16,191,931	\$14,421,260	89%

Operating

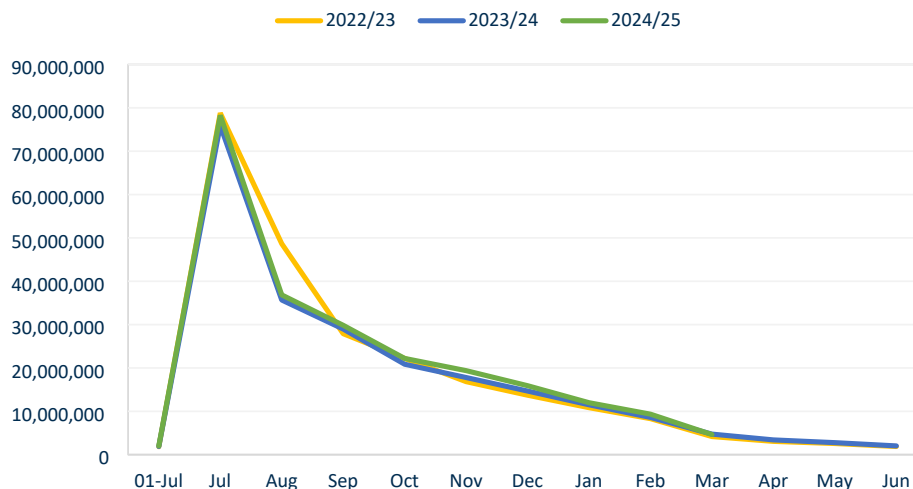
	Amended Budget	YTD Amended Budget	YTD Actual	YTD %
Revenue	\$98,918,230	\$92,524,853	\$92,407,915	100%
Expenditure	\$105,568,713	\$75,802,882	\$71,702,544	95%

**City of Bayswater
Executive Summary
for the period 1 July 2024 to 31 March 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 90.81% of the total rate revenue raised has been received, with 19,880 (59%) of properties paid in full and 12,683 (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 \$1.5M of outstanding debts of which \$387K relates to sundry debtors, 84% of which are not due yet; \$538K to infringement debts and \$578K 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 \$5.8M for capital revenue which has largely not yet been received or recognised.

Capital expenditure related to payments for property, plant and equipment is \$1.2M lower than the year-to-date budget. Projects such as Information Services - Network Infrastructure Replacement Program and Waste Transfer Station Renewal are yet to commence. Projects such as Bayswater Waves Roof replacement and Civic Centre Aircon renewal are behind budget with funds committed. This variance has been offset by the Plant and Equipment Replacement Program and Morley Sport and Recreation Centre Roof Renewal projects which are both ahead of the year-to-date budget.

Expenditure related to payments for construction of infrastructure is \$575K lower than the year-to-date budget mainly due to the timing of Tree Management, Base Road and Roads to Recovery projects.

Operating

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

Operating expenditure is 5% lower in comparison to the year-to-date budget, largely due to timing of expenditure across several areas such as employee costs, materials and contracts, depreciation and other expenditure.

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

Operating activities
Revenue from operating activities

Nature or Type	YTD Amended Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
General rates • Immaterial variance.	52,396,429	52,391,594	(4,835)
Rates excluding general rates • Immaterial variance.	8,345,272	8,340,437	(4,835)
Grants, subsidies, and contributions • The variance is predominantly due to the advance payment of the 2024/25 grant from the Grants Commission being received in June 2024.	3,103,494	1,939,782	(1,163,712)
Fees and charges • Revenue from Green Fees at Maylands Peninsula Golf Course (\$141K) and Embleton Golf Course (\$77K) are higher than the year-to-date budget. • Revenue from Morley Sport and Recreation Centre memberships (\$58K) and entry fees (\$15K) are higher than year to date budget. • Revenue from Development Applications (\$95K) is higher than anticipated. • Revenue from Bayswater Waves Swim School enrolments (\$73K) and Health Club memberships (\$67K) are higher than anticipated. • Revenue from Statutory Building Approvals (64K) is higher than year-to-date budget. • Income from The RISE venue/facility hire (\$25K) is higher than anticipated. • The spread of the Domestic and Commercial refuse charges budget has also contributed to the overall variance.	23,370,679	24,119,611	748,932
Service charges • Immaterial variance due to minor interim adjustments.	0	(1,500)	(1,500)
Interest revenue • The variance is due to the budget spread of interest income with the actuals impacted by the number of term deposits maturing during the month.	4,214,762	4,403,950	189,188

Nature or Type	YTD Amended Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
Other revenue <ul style="list-style-type: none"> Revenue from Kiosk Sales at Bayswater Waves is higher than anticipated. Reimbursements for legal costs and workers compensation insurance claims are higher than anticipated. 	1,094,217	1,214,041	119,824
Total	92,524,853	92,407,915	(116,938)

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. 	(33,118,541)	(32,323,420)	795,121
Material and contracts The variance is due to several projects that are behind the year-to-date budget, such as: <ul style="list-style-type: none"> Domestic Refuse (\$617K) ERP Business Solutions (\$555K) Waste Disposal (\$386K) Tree Planting Program (\$341K) Security Services - CCTV Maintenance (\$238K) Powerline Clearance (\$214K) 	(27,117,771)	(24,780,290)	2,337,481
Utility charges <ul style="list-style-type: none"> Invoices for utilities are yet to be received. 	(2,974,456)	(2,771,390)	203,066
Depreciation <ul style="list-style-type: none"> The variance is due to the timing of additions and disposals. 	(10,194,812)	(9,965,933)	228,880
Insurance <ul style="list-style-type: none"> Immaterial variance. 	(1,178,656)	(1,129,973)	48,683
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. 	(498,598)	(150,190)	348,408
Finance costs <ul style="list-style-type: none"> Immaterial variance. 	(475,211)	(483,074)	(7,863)

Nature or Type	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Profit/(Loss) on asset disposal <ul style="list-style-type: none"> Budget spread issue with the full annual budget amount being allocated in July however asset disposals will not occur until later into the year. 	(244,836)	(89,395)	155,440
Fair value decrement to financial assets through P&L <ul style="list-style-type: none"> Immaterial variance. 	0	(8,878)	(8,878)
Total	(75,802,882)	(71,702,544)	4,100,337

Discontinued operations

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<ul style="list-style-type: none"> The variation is due to net expenditure related to the aged accommodation being ahead of the year-to-date budget. 	571,044	477,761	(93,283)

Non-cash operating activities excluded from the budget

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Non-cash operating activities <ul style="list-style-type: none"> 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. 	10,934,341	10,704,890	(229,451)

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: <ul style="list-style-type: none"> Low-Cost Urban Road projects Roads to Recovery projects Riverside Gardens Urban Forest Rudlock Reserve Lightning Park facility upgrade 	5,830,933	1,497,692	(4,333,241)

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 largely due to revenue from land disposals as per Council resolution OCM 30/04/24 that has no net budget impact with funds to be transferred to reserve. 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	953,258	507,255
<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 (\$347K), Bayswater Waves Roof Renewal (\$304K), Waste Transfer Station Renewal (\$300K), Civic Centre Aircon Renewal (\$290K) and End User Devices Replacement Program (\$274K). This variance has been offset by the Plant and Equipment replacement program and Morley Sport and Recreation Centre Roof Renewal projects which are both ahead of budget. 	(6,312,403)	(5,116,436)	1,195,968
<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 Tree Management (\$754K), Base Road projects (\$438K) and Roads to Recovery projects (\$332K). 	(9,864,908)	(9,290,274)	574,634
<p>Payments for intangible assets</p> <ul style="list-style-type: none"> Immaterial variance. 	(14,620)	(14,551)	69

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 which has been budgeted later in the year. 	0	(54,112)	(54,112)
Transfer to reserves	(994,950)	(2,752,816)	(1,757,866)

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<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.			

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

	Budget	Amended Budget	Amended Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
Operating activities						
Revenue from operating activities						
General Rates	52,331,216	52,466,163	52,396,429	52,391,594	(4,835)	(0%)
Rates excluding general rates	8,364,448	8,340,437	8,345,272	8,340,437	(4,835)	(0%)
Grants, subsidies and contributions	3,703,937	3,917,318	3,103,494	1,939,782	(1,163,712)	(37%)
Fees and charges	25,883,686	27,271,113	23,370,679	24,119,611	748,932	3%
Service charges	0	0	0	(1,500)	(1,500)	No Budget
Interest revenue	5,496,744	5,507,893	4,214,762	4,403,950	189,188	4%
Other revenue	969,386	1,415,305	1,094,217	1,214,041	119,824	11%
	96,749,418	98,918,230	92,524,853	92,407,915	(116,938)	(0%)
Expenditure from operating activities						
Employee costs	(45,733,058)	(45,185,747)	(33,118,541)	(32,323,420)	795,121	(2%)
Materials and contracts	(35,448,632)	(40,208,272)	(27,117,771)	(24,780,290)	2,337,481	(9%)
Utility charges	(4,044,956)	(4,044,956)	(2,974,456)	(2,771,390)	203,066	(7%)
Depreciation	(13,593,021)	(13,593,021)	(10,194,812)	(9,965,933)	228,880	(2%)
Insurance	(1,278,656)	(1,238,656)	(1,178,656)	(1,129,973)	48,683	(4%)
Other expenditure	(445,398)	(446,009)	(498,598)	(150,190)	348,408	(70%)
Finance costs	(624,936)	(607,216)	(475,211)	(483,074)	(7,863)	2%
Profit/(Loss) on asset disposal	(244,836)	(244,836)	(244,836)	(89,395)	155,440	(63%)
Fair value decrement to financial assets through P&L	0	0	0	(8,878)	(8,878)	No Budget
	(101,413,493)	(105,568,713)	(75,802,882)	(71,702,544)	4,100,337	(5%)
Discontinued operations	553,098	587,743	571,044	477,761	(93,283)	(16%)
Non-cash amounts excluded from operating activities	15,451,345	13,912,807	10,934,341	10,704,890	(229,451)	(2%)
Amount attributable to operating activities	11,340,369	7,850,067	28,227,357	31,888,022	3,660,665	13%
Investing activities						
Inflows from investing activities						
Capital grants, subsidies and contributions	10,935,544	8,317,602	5,830,933	1,497,692	(4,333,241)	(74%)
Proceeds from disposal of assets	446,003	446,003	446,003	953,258	507,255	114%
	11,381,547	8,763,605	6,276,936	2,450,951	(3,825,985)	(61%)
Outflows from investing activities						
Payments for property, plant and equipment	(10,340,774)	(11,119,354)	(6,312,403)	(5,116,436)	1,195,968	(19%)
Payments for construction of infrastructure	(15,148,481)	(15,291,127)	(9,864,908)	(9,290,274)	574,634	(6%)
Payments for intangible assets	0	(14,620)	(14,620)	(14,551)	69	(0%)
	(25,489,255)	(26,425,101)	(16,191,931)	(14,421,260)	1,770,671	(11%)
Amount attributable to investing activities	(14,107,708)	(17,661,496)	(9,914,995)	(11,970,309)	(2,055,314)	21%
Financing activities						
Inflows from financing activities						
Transfer from Aged	0	13,500,000	0	0	0	No Budget
Transfer from reserves	8,348,778	10,292,073	4,588,947	2,754,557	(1,834,390)	(40%)
	8,348,778	23,792,073	4,588,947	2,754,557	(1,834,390)	(40%)
Outflows from financing activities						
Repayment of borrowings	(2,451,100)	(5,663,910)	23,039	(1,214,031)	(1,237,069)	(5369%)
Payment for principal portion of lease liability	(126,381)	(126,381)	0	(54,112)	(54,112)	No Budget
Transfer to reserves	(3,969,323)	(21,257,778)	(994,950)	(2,752,816)	(1,757,866)	177%
	(6,546,804)	(27,048,069)	(971,911)	(4,020,959)	(3,049,048)	314%
Amount attributable to financing activities	1,801,974	(3,255,996)	3,617,036	(1,266,401)	(4,883,437)	(135%)
Movement in surplus or (deficit)						
Surplus or (deficit) at the start of the financial year	965,365	13,067,425	13,067,425	15,640,706	2,573,281	20%
Amount attributable to operating activities	11,340,369	7,850,067	28,227,357	31,888,022	3,660,665	13%
Amount attributable to investing activities	(14,107,708)	(17,661,496)	(9,914,995)	(11,970,309)	(2,055,314)	21%
Amount attributable to financing activities	1,801,974	(3,255,996)	3,617,036	(1,266,401)	(4,883,437)	(135%)
Surplus or (deficit) after imposition of general rates	(0)	(0)	34,996,823	34,292,018	(704,806)	(2%)

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

	Opening Balance	Closing Balance
	\$	\$
Current assets		
Cash and cash equivalents	90,628,189	107,829,536
Trade and other receivables	11,244,619	12,714,505
Inventories	2,926,416	2,946,008
Prepayments	693,102	668,788
Total Current assets	105,492,325	124,158,836
Non-current assets		
Trade and other receivables (NCA)	1,981,239	954,151
Other financial assets at amortised cost	2,594,508	2,594,508
Property, plant and equipment	562,950,355	562,717,641
Infrastructure	229,127,609	232,903,304
Intangible assets	9,684	15,975
Investment Property	10,140,000	10,140,000
Right of use assets	347,967	330,634
Controlled & associated entities & joint venture interests	38,949,839	38,940,961
Total Non-current assets	846,101,202	848,597,174
Total Assets	951,593,527	972,756,010
Current liabilities		
Trade and other payables	11,310,625	10,017,636
Other financial liabilities at amortised costs	2,451,101	1,237,071
Lease liabilities	171,223	150,564
Provisions	7,039,536	7,349,638
Grant Liabilities	1,985,355	2,010,238
Contract Liabilities	1,732,453	2,319,116
Clearing accounts	0	(23,342)
Total Current liabilities	24,690,292	23,060,921
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	324,035
Total Non-current liabilities	15,277,666	15,388,605
Total Liabilities	39,967,958	38,449,526
Net Assets	911,625,569	934,306,484
Equity		
Retained surplus	254,268,181	276,950,747
Reserves - cash backed	53,350,129	53,348,388
Revaluation surplus	604,007,259	604,007,259
Total Equity	911,625,569	934,306,393

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

Municipal and Aged Persons Homes	Opening Balance	Closing Balance
	\$	\$
Current assets		
Cash and cash equivalents	90,628,189	107,829,536
Trade and other receivables	11,244,619	12,714,505
Inventories	2,926,416	2,946,008
Prepayments	693,102	668,788
Total	105,492,325	124,158,836
Current liabilities		
Trade and other payables	(11,310,625)	(10,017,636)
Other financial liabilities at amortised costs	(2,451,101)	(1,237,071)
Lease liabilities	(171,223)	(150,564)
Provisions	(7,039,536)	(7,349,638)
Grant Liabilities	(1,985,355)	(2,010,238)
Contract Liabilities	(1,732,453)	(2,319,116)
Clearing accounts	0	23,342
Total	(24,690,292)	(23,060,921)
Net current assets	80,802,033	101,097,916
Restricted - Reserves	(53,350,129)	(53,348,388)
Cash backed employee provisions	1,724,469	1,790,698
Restricted - Aged Persons Homes	(16,125,022)	(16,602,783)
Current Portion of Lease Liabilities	138,254	117,596
Current Portion of borrowings	2,451,101	1,237,071
	15,640,706	34,292,108

City of Bayswater
Cash Backed Reserves
for the period 1 July 2024 to 31 March 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	434	0	11,747
Bayswater City Soccer Club Rooms Redevelopment Reserve	0	209,703	(200,000)	9,703	0	200,000	5,983	(104,782)	101,201
Bayswater Tennis Club Reserve	122,130	5,925	0	128,055	125,232	0	4,925	0	130,157
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	9,966,827	(1,821,428)	8,145,399	0	5,500,000	209,923	(162,124)	5,547,799
Cash in Lieu - Public Open Space	1,104,294	53,574	0	1,157,868	1,051,373	0	40,378	0	1,091,752
City Buildings and Amenities Reserve	841,212	0	(841,212)	0	850,632	(850,632)	855	0	855
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	239,910	(92,292)	3,264,012
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	4,259,157	(432,369)	3,826,788	0	2,250,000	82,929	(432,369)	1,900,560
FOGO Reserve	4,585,007	106,720	(2,158,000)	2,533,727	4,717,620	(1,858,000)	109,804	(10,158)	2,959,266
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	279,800	0	7,621,350
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	6,303,464	(1,633,241)	4,909,329	241,128	4,758,872	188,980	(378,275)	4,810,705
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	66,229	0	1,790,698
Major Capital Works Reserve	6,071,468	10,624,565	(1,036,095)	15,659,938	7,059,125	4,435,039	1,047,765	(94,053)	12,447,876
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	38,405	0	1,038,405
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	2,919	0	78,934
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	23,043	0	623,043
Recreation Renewal/Upgrade Reserve	0	5,194,056	(463,333)	4,730,723	0	4,000,000	153,622	0	4,153,622
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	67,949	(1,100,000)	967,949
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	8,142,570	(1,937,878)	6,204,692	0	5,000,000	188,962	(380,505)	4,808,457
Workers' Compensation Reserve	581,599	0	(581,599)	0	586,363	(586,363)	0	0	0
Total	49,701,583	54,128,072	(43,162,367)	60,667,288	53,350,129	0	2,752,816	(2,754,557)	53,348,388

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

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Non-operating grants, subsidies and contributions - summary						
1622 Buildings	(1,550,909)	(850,909)	(595,909)	(85,609)	0	(765,300)
1632 Furniture and equipment	0	0	0	(10,455)	0	10,455
1702 Roads	(4,358,035)	(3,105,385)	(2,020,570)	(395,748)	0	(2,709,637)
1712 Footpath	(630,000)	(777,548)	(596,049)	(887,673)	0	110,125
1732 Park development	(4,375,000)	(3,562,160)	(2,603,285)	(118,207)	0	(3,443,953)
1742 Other infrastructure	(21,600)	(21,600)	(15,120)	0	0	(21,600)
	<u>(10,935,544)</u>	<u>(8,317,602)</u>	<u>(5,830,933)</u>	<u>(1,497,692)</u>	<u>0</u>	<u>(6,819,910)</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	6,124,428	3,256,246	2,253,967	633,396	3,237,066
1632 Furniture and equipment	1,357,753	1,563,482	1,182,482	341,155	219,607	1,002,719
1652 Plant and equipment	1,729,476	2,331,444	773,675	1,421,313	405,001	505,130
	<u>10,340,774</u>	<u>11,119,354</u>	<u>6,312,403</u>	<u>5,116,436</u>	<u>1,258,004</u>	<u>4,744,915</u>
Purchase and construction of infrastructure assets						
1702 Roads	6,815,453	5,703,852	4,178,399	4,036,257	247,288	1,420,307
1712 Footpath	1,578,213	2,208,944	858,998	2,621,676	471,222	(883,954)
1722 Drainage	66,125	219,102	57,791	11,938	2,360	204,804
1732 Park development	6,239,569	6,693,042	4,452,401	2,523,883	1,783,499	2,385,660
1742 Other infrastructure	449,121	466,187	317,319	96,520	20,955	348,712
	<u>15,148,481</u>	<u>15,291,127</u>	<u>9,864,908</u>	<u>9,290,274</u>	<u>2,525,324</u>	<u>3,475,529</u>
Purchase of intangible assets						
1852 Intangible assets	0	14,620	14,620	14,551	0	69
	<u>0</u>	<u>14,620</u>	<u>14,620</u>	<u>14,551</u>	<u>0</u>	<u>69</u>
Total by Work in Progress Natural Account	<u>25,489,255</u>	<u>26,425,101</u>	<u>16,191,931</u>	<u>14,421,260</u>	<u>3,783,328</u>	<u>8,220,512</u>

		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							
81376	Rangers Mobile Office	0	60,000	0	0	0	60,000
		0	60,000	0	0	0	60,000
Building major capital works							
80613	Morley Sport & Recreation Ctre - basketball court extension	0	8,750	8,750	11,218	0	(2,468)
80810	Depot Store Room Upgrades	0	20,957	20,957	0	0	20,957
80837	Paddy Walker Depot - improvements	0	153,127	153,127	0	0	153,127
80840	Upper Hillcrest Reserve - transportable changeroom	0	269,558	269,558	273,879	0	(4,321)
81064	Lightning Park - facility upgrades	750,000	750,000	502,500	549,325	164,169	36,505
81065	Morley Noranda Recreation Club - facility upgrades	750,000	0	0	0	0	0
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	44,499	44,499	0	0	44,499
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	80,700	60,000	96,142	0	(15,442)
81247	Maylands Sport and Rec Renewal - Roof	95,000	95,000	95,000	76,691	0	18,309
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	132,072	0	117,928
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	90,000	55,842	26,027	68,132
81268	Waste Transfer Station Renewal - Structural Repairs	1,000,000	1,000,000	300,000	0	0	1,000,000
81337	Maylands Brickworks Reserve Renewal - Structure	250,000	22,500	13,500	0	0	22,500
81341	Noranda Soccer Changroom Upgrade	180,000	36,850	0	24,645	0	12,205
		3,830,000	3,275,689	1,827,139	1,587,697	190,196	1,497,796

		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	33,805	2,427	0	131,378
81185	Maylands Golf Course - renew depot	0	422	0	0	42	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	8,000	8,000	8,666	0	(666)
81239	Ellis House Renewal - Aircon	15,000	1,350	0	0	0	1,350
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	7,338	17,662
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	13,300	13,300	13,419	0	(119)
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	10,000	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	28,200	0	9,693	0	18,507
81266	Various New Roof Safety Systems	50,000	50,000	50,000	21,349	16,028	12,622
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	18,256	0	(3,711)
81338	Maylands Hall Blackout Blinds	14,841	14,841	14,841	14,664	0	177
81340	Moojebing Reserve Shade Sail	40,000	40,000	40,000	164	34,300	5,536
81342	RA Cook Reserve Softball back net upgrade	10,909	10,909	10,909	10,063	1,780	(934)
81367	MSRC Renewal - Stage Lighting Replacement	0	38,000	0	0	0	38,000
81368	MSRC Renewal - Backboard Replacement	0	36,000	0	0	0	36,000
81370	MSRC Renewal - Group Fitness Stereo	0	11,000	0	0	0	11,000
81371	Bedford Filipino Club Renewal – Aircon	0	8,600	0	0	7,132	1,468
81372	Morley ECHO Renewal - Aircon	0	13,650	0	0	0	13,650
81373	Embleton Golf Course Renewal - Power Pole	0	48,600	0	0	0	48,600
		474,295	953,222	422,400	313,017	75,423	564,782

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Aquatic facilities							
80973	Bayswater Waves - refurbishment	0	145,021	85,021	81,067	5,187	58,767
81233	Bayswater Waves Renewal - External wall sheeting	60,000	5,400	5,400	0	0	5,400
81234	Bayswater Waves Renewal - Roof	600,000	305,000	305,000	965	263,403	40,632
81348	Bayswater Waves Renewal - Plant	81,250	96,250	65,000	9,762	23,618	62,870
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	20,550	20,550	15,909	0	4,641
81363	Bayswater Waves Renewal - Spa Pipework	0	10,000	0	0	10,440	(440)
81364	Bayswater Waves Upgrade - Hydro Area Access Control	0	15,000	0	0	11,440	3,560
81365	Bayswater Waves Renewal - Sauna Heater	0	8,000	0	0	4,379	3,621
81366	Bayswater Waves Upgrade - Pool Blanket Roller 50m Pool	0	30,000	0	0	0	30,000
81369	Bayswater Waves Renewal - Hydro Pool Hoist	0	20,000	0	0	0	20,000
		776,250	660,221	485,971	107,704	318,467	234,050
Aged care facilities							
81248	Mertome Gardens Renewal	25,000	25,000	10,000	0	0	25,000
		25,000	25,000	10,000	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	20,319	0	0	20,319
		0	20,319	20,319	0	0	20,319
Other infrastructure construction							
81216	Maylands Sports & Rec Club- Patio Extension- Event space	0	21,941	21,941	12,810	0	9,131
		0	21,941	21,941	12,810	0	9,131
Other infrastructure renewal							
81220	Maylands Brickwork Rectification	75,000	50,000	0	63,014	19,200	(32,214)
		75,000	50,000	0	63,014	19,200	(32,214)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Administration Buildings							
81236	Civic Centre Renewal - Aircon	588,000	588,000	294,000	4,453	21,395	562,152
81237	Civic Centre Renewal - Fire detection system	30,000	30,000	30,000	33,633	1,420	(5,053)
		618,000	618,000	324,000	38,086	22,815	557,099
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	2,198	0	3,920
81232	Bayswater Community Centre Renewal - Aircon	60,000	51,400	51,400	58,572	0	(7,172)
81252	Olive Tree House - Ducted toilet exhaust Replacement	10,000	900	0	0	0	900
81253	Olive Tree house - Staff relocation	150,000	231,900	0	6,243	4,900	220,757
81254	Olive Tree House Renewal - flooring	20,000	1,800	0	0	0	1,800
81255	Olive Tree House Renewal - Painting	60,000	5,400	0	0	0	5,400
81263	Upper Hillcrest Reserve Renewal - Hot water System	20,000	1,800	0	0	0	1,800
		320,000	324,318	82,518	90,220	4,900	229,198
Sport & Recreation Facilities							
80764	Lightning Park Recreation Centre - Spectator shelter	0	0	0	(4,551)	0	4,551
81262	The RISE Renewal - Fire detection system	35,000	35,000	35,000	39,214	570	(4,784)
		35,000	35,000	35,000	34,662	570	(232)
Sustainable Environment							
81183	Emission Reduction and Renewable Energy Delivery	0	78,760	25,000	5,198	265	73,297
		0	78,760	25,000	5,198	265	73,297
Total Buildings		6,153,545	6,124,428	3,256,246	2,253,967	633,396	3,237,066
Furniture and equipment							
Aquatic facilities							
81113	Bayswater Waves - renew plant and equipment	0	13,393	13,393	7,179	0	6,214
81347	Bayswater Waves - New Visitation Monitors	8,000	11,540	0	0	0	11,540
		8,000	24,933	13,393	7,179	0	17,754

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
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	0	0	0	0	0
81276	Environmental Health - Equipment Upgrade	80,000	80,000	80,000	0	0	80,000
81332	Library Services - ICT Equipment Replacement Program	20,000	20,000	20,000	1,062	9,782	9,157
81353	Rangers and Security Equipment Renewal Program	28,660	28,660	28,660	0	0	28,660
		133,660	148,660	148,660	1,062	9,782	137,817
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	346,680	0	0	481,501
81117	Information Services - Workstation Replacement Program	0	0	0	99,600	15,170	(114,770)
		481,501	481,501	346,680	99,600	17,201	364,700
IT renewal							
81275	Assets and Mapping - Network Infrastructure Replacement Pro	22,000	16,409	16,409	16,409	0	(0)
81351	The RISE - New Visitation Monitors	8,000	11,540	0	0	0	11,540
81352	MSRC - New Visitation Monitors	8,000	11,540	0	0	0	11,540
81354	Information Services - Council chambers system Replacement	240,000	240,000	172,800	188,028	49,076	2,896
81355	Information Services - End User Devices Replacement Program	386,592	386,592	278,343	4,555	104,590	277,447
81356	Information Services - Telephony Replacement Program	70,000	70,000	50,400	0	0	70,000
		734,592	736,081	517,952	208,992	153,666	373,423
Plant and equipment							
80996	Bayswater Waves - Health Club - Strength Equipment renewal	0	22,687	22,687	0	0	22,687
		0	22,687	22,687	0	0	22,687
Other infrastructure construction							
81219	MSRC-Technology Infrastructure	0	121,765	121,765	17,978	38,959	64,828
		0	121,765	121,765	17,978	38,959	64,828
Water Facilities							
81114	Bayswater Waves - unplanned capital	0	27,855	11,345	6,345	0	21,510
		0	27,855	11,345	6,345	0	21,510
Total Furniture and equipment		1,357,753	1,563,482	1,182,482	341,155	219,607	1,002,719

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
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	743,675	1,396,066	405,001	500,378
	1,729,476	2,301,444	743,675	1,396,066	405,001	500,378
Total Plant and equipment	1,729,476	2,331,444	773,675	1,421,313	405,001	505,130
Roads						
Parking Services						
81320 Upgrade ACROD parking	8,960	8,960	8,960	0	0	8,960
81361 45 Ninth Ave Maylands-Carpark	0	100,000	0	0	0	100,000
	8,960	108,960	8,960	0	0	108,960
Building minor capital works						
81191 Pat O'Hara Reserve - Morley Sport and Recreation Centre rede	150,000	150,000	150,000	39,904	3,550	106,545
	150,000	150,000	150,000	39,904	3,550	106,545
Road construction						
80245 Traffic management - general	0	16,364	16,364	19,050	0	(2,686)
80426 Design of slip lane at 60 Russell Street corner Walter Road	0	0	0	2,980	0	(2,980)
80960 Low Cost Urban Safety Design & Construction - Frank Drago	0	0	0	28,214	6,385	(34,599)
80961 Low Cost Urban Safety Design & Construction - Bayswater Wave	0	0	0	58,113	0	(58,113)
81063 Low Cost Urban Safety Program	300,000	300,000	300,000	134,745	18,119	147,136
81081 Low Cost Urban Safety Design & Construction-Weld Square	237,261	0	0	241	0	(241)
81083 Low Cost Urban Safety Design & Construction-Shearn Park	86,906	600,000	86,906	673,737	115,158	(188,895)
81084 Low Cost Urban Safety Design & Construction-Maylands Strip	222,676	500,000	122,472	241	0	499,759
81089 Low Cost Urban Safety Design & Construction-Beaufort Park	0	0	0	124,484	0	(124,484)
81090 Low Cost Urban Safety Design & Construction-RA Cook Park	0	0	0	241	0	(241)
81336 LCURS - Road Safety Treatments	2,000,000	143,446	111,891	0	0	143,446
81359 Low Cost Urban Safety Design & Construction-Whatley Cres Nth	0	40,000	0	0	0	40,000
	2,846,843	1,599,810	637,633	1,042,043	139,662	418,105
Road renewal						
81293 Resurface Intersection- Russell Street to Bishop Street	177,408	177,408	177,408	141,822	14,810	20,775
	177,408	177,408	177,408	141,822	14,810	20,775

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
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	120,755	120,755	107,579	5,480	7,697
81302	Road Resurface Drake St from Broun Ave to Union Rd (R2R)	242,077	242,077	242,077	0	20,000	222,077
81304	Road Resurface Farmfield Wy From Harrowshill Rd	119,741	119,741	119,741	97,506	2	22,233
81314	Road Resurface Reman Rd from Langley Rd to Cul-De-Sac (R2R)	68,145	68,145	68,145	2,154	0	65,991
		549,379	550,718	550,718	218,720	25,482	306,517
Black spot state							
81279	Intersection upgrade Benara Road / Emberson Road	35,000	35,000	35,000	21,176	11,338	2,486
		35,000	35,000	35,000	21,176	11,338	2,486
Base road grant							
81297	Road Resurface Abinger St from Noranda Ave to Ranmore Way	50,622	49,018	49,018	51,760	0	(2,742)
81299	Road Resurface Avenell Rd from Clavering Rd to Raleigh Rd	99,329	99,706	99,706	106,193	0	(6,487)
81300	Road Resurface Bromley St from Burnett St to Rothbury Rd	124,413	124,413	124,413	8,371	0	116,042
81301	Road Resurface Burnett St from Mcgregor St to Mallion St	80,801	80,801	80,801	4,054	0	76,747
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	1,054	0	42,332
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	39,790	39,790	42,193	0	(2,403)
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	42,988	42,988	44,673	0	(1,685)
81311	Road Resurface Noranda Ave from Hookwood Rd to Camboon Rd	38,940	39,431	39,431	41,822	0	(2,391)
81312	Road Resurface Paine Rd from HSE 21 To Alfreda Ave	100,595	100,595	100,595	95,530	0	5,065
81313	Road Resurface Ranmore Wy from Dormans Rd to Hookwood Rd	87,615	79,490	79,490	83,359	0	(3,869)
81315	Road Resurface Thursley Wy from Abinger St To Noranda Ave	90,860	72,772	72,772	75,197	0	(2,425)
81316	Road Resurface Union St from Drake St to Reman Rd	42,704	42,704	42,704	2,904	354	39,446
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	1,002,591	1,002,591	564,094	354	438,143
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	513,976	268,386	517,406	2,194	(5,623)
81295	Road Rehabilitation Crimea Street (MRRG)	338,937	473,388	338,937	431,096	20,725	21,566
81296	Road Rehabilitation McGilvray Avenue (MRRG)	660,937	499,501	499,501	530,324	18,898	(49,721)
		1,268,260	1,486,865	1,106,824	1,478,826	41,817	(33,778)
Sporting Reserves							
81278	Carpark Resurfacing Program - Pat'O Hara Reserve	154,000	154,000	154,000	141,292	212	12,496
81281	Morley Sport and Recreation carpark (Pat O'Hara) Stage 2	150,000	150,000	150,000	152,910	7,656	(10,566)
81282	Morley Sport and Recreation carpark (Pat O'Hara) Stage 3	200,000	200,000	200,000	161,041	536	38,424
81321	Upper Hillcrest Reserve Disabled Carpark Expansion	75,000	75,000	0	55,740	1,871	17,390
		579,000	579,000	504,000	510,983	10,274	57,743
Recreation Reserves							
81322	Waterland Carpark Expansion	150,000	13,500	5,265	0	0	13,500
		150,000	13,500	5,265	0	0	13,500
Total Roads		6,815,453	5,703,852	4,178,399	4,036,257	247,288	1,420,307
Footpath							
Other road construction							
80911	Drake Street - Broun Avenue/Rothbury Road - new pathway	0	34,731	34,731	0	0	34,731
		0	34,731	34,731	0	0	34,731
Footpath construction							
81105	New Path - Bunya St Stage 1	0	24,774	24,774	0	3,629	21,145
81283	Pathway Expansion Program - Beechboro Road North	25,000	35,196	25,000	40,628	0	(5,432)
81284	Pathway Expansion Program - Camboon Road	98,000	68,379	68,379	72,315	0	(3,936)
81285	Pathway Expansion Program - Cox Street	56,000	76,436	56,000	83,115	0	(6,679)
81286	Pathway Expansion Program - Endeavour Road	64,800	57,301	57,301	59,917	0	(2,616)
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	68,400	68,400	0	0	68,400
81289	Pathway Expansion Program - Mahogany Road	17,000	17,000	17,000	21,229	250	(4,479)
81290	Pathway Expansion Program - Ramsden Way	65,000	74,391	65,000	79,791	0	(5,400)
81291	Pathway Expansion Program - Gilbert Street	67,813	67,813	67,813	5,983	4,035	57,795
81292	Pathway Expansion Program - Thorpe Street	129,600	129,600	129,600	153,396	1	(23,797)
81375	Strutt Reserve footpath installation	0	88,950	0	0	0	88,950
		1,328,213	753,240	624,267	516,374	7,915	228,951

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Park development construction							
81104	New Path - Hester/Evans/Drake	250,000	1,420,973	200,000	2,105,302	463,307	(1,147,636)
		250,000	1,420,973	200,000	2,105,302	463,307	(1,147,636)
Total Footpath		1,578,213	2,208,944	858,998	2,621,676	471,222	(883,954)
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	46,284	11,938	0	54,187
		66,125	66,125	46,284	11,938	0	54,187
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	57,791	11,938	2,360	204,804
Park development							
Other infrastructure construction							
81374	Maylands Boat Ramp Pontoons - Renewal	0	28,660	0	0	0	28,660
		0	28,660	0	0	0	28,660

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Park development construction							
80242	Riverbank restoration	92,292	332,292	92,292	161,070	70,634	100,588
81004	Birkett Street Reserve - redevelopment	0	0	0	17,227	0	(17,227)
81171	Program - Natural Environment Improvement - Foreshore River	240,000	0	0	352,325	31,421	(383,745)
81172	Waterland Developments-Parking & Playspace	0	780	0	931	0	(151)
81218	Bardon Park-Inclusive Swing	0	85,625	85,625	102,732	3,394	(20,501)
81269	Maylands Lakes Masterplan Implementation	250,000	250,000	250,000	111,950	12,895	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	550,000	0	0	550,000
81273	Tranby Riverbank Restoration	100,000	100,000	100,000	0	0	100,000
81323	Bore Pump Renewal Program	117,500	117,500	117,500	17,568	60,429	39,503
81324	Further Greening of Guildford Road	100,000	100,000	50,000	0	0	100,000
81325	Irrigation Renewal Program	64,577	193,577	153,041	179,486	4,671	9,420
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	200,000	0	0	250,000
81328	Median Island Tree Planting Program	200,000	300,000	160,000	0	5,865	294,135
81329	Park Furniture Renewal Program	50,000	50,000	30,000	10,286	19,344	20,370
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	1,880	91,356	156,764
81358	Halliday Hosue-Retic	20,000	20,000	20,000	32,722	700	(13,422)
81360	Mayland Lakes Tank Installation	0	150,000	20,000	180,157	1,600	(31,757)
81362	Wymond park outdoor exercise equipment	0	50,000	0	0	0	50,000
		2,575,569	3,090,974	2,183,458	1,168,334	302,309	1,620,331
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	63,661	28,213	(41,174)
		0	600,700	50,700	63,661	28,213	508,826
Tree management							
81165	Riverside Gardens Urban Forest	0	140,000	140,000	134,818	40,257	(35,075)
81344	Riverside Gardens Urban Forest (Advocacy Project)	1,650,000	1,650,000	1,138,500	389,496	1,138,323	122,182
		1,650,000	1,790,000	1,278,500	524,313	1,178,580	87,107

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Golf course development							
81168	Maylands Peninsula Golf Course Upgrade	0	150,000	0	46,637	108	103,255
		0	150,000	0	46,637	108	103,255
Drink fountains							
80971	Lake Bungana - drink fountain	0	0	0	13	0	(13)
		0	0	0	13	0	(13)
Playground							
81175	City Wide - Playspace Redevelopments	0	436,233	436,233	510,696	0	(74,463)
81176	City Wide - Sports Goal Replacements	0	24,370	14,370	10,810	0	13,560
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	62,805	1,195
81343	Riverside Gardens Playground Renewal	50,000	50,000	50,000	0	45,845	4,155
81345	Sport Court Replacement Program	100,000	5,000	5,000	0	0	5,000
81346	Sport Goal Renewal Program	20,000	1,000	1,000	0	19,157	(18,157)
		234,000	583,683	573,683	521,506	127,807	(65,630)
Other infrastructure construction							
80946	Wotton Skate Park and surrounding facilities	0	36,719	36,719	0	18,685	18,034
81062	Tranby House Reserve Foreshore - rehab and revegetation	1,000,000	0	0	859	0	(859)
81177	City Wide - Sports Lighting Renewals	0	137,422	137,422	50,556	0	86,866
81339	Mills Avenue Pocket Park Development (Metronet)	680,000	34,000	0	0	0	34,000
		1,680,000	208,141	174,141	51,416	18,685	138,040
Other infrastructure renewal							
80755	Critical Asset Renewal Program	0	0	0	41,499	0	(41,499)
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	33,888	0	(27,801)
		0	54,421	54,421	118,990	5,882	(70,451)
Recreation Reserves							
81173	City Wide - Community Ball Court Resurfacing	100,000	148,965	100,000	4,631	121,915	22,419
81181	City Wide - Sporting Reserve Fencing Replacements	0	22,498	22,498	5,741	0	16,757
81182	Upper Bardon Park	0	15,000	15,000	18,641	0	(3,641)
		100,000	186,463	137,498	29,013	121,915	35,535
Total Park development		6,239,569	6,693,042	4,452,401	2,523,883	1,783,499	2,385,660

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Other infrastructure						
Traffic management						
81319 Traffic Management Devices	65,000	65,000	45,500	54,279	4,563	6,157
	65,000	65,000	45,500	54,279	4,563	6,157
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	212,436	1,150	0	302,331
	303,481	321,100	230,055	33,340	0	287,760
Other infrastructure construction						
81122 Bus Shelters - Upgrade program	32,256	32,256	22,575	0	0	32,256
81277 Bus Shelters - Expansion Program	48,384	33,700	19,189	6,687	12,519	14,494
	80,640	65,956	41,764	6,687	12,519	46,750
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	466,187	317,319	96,520	20,955	348,712
Intangible assets						
Software						
80950 Website development for online bookings	0	14,620	14,620	14,551	0	69
	0	14,620	14,620	14,551	0	69
Total Intangible assets	0	14,620	14,620	14,551	0	69
Total capital projects	25,489,255	26,425,101	16,191,931	14,421,260	3,783,328	8,220,512

10.2.2 List of Payments for the Month of March 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 - 9 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]
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

This report presents the list of payments, comprising **Attachments 1, 2, 3, 4, 5 and 6** made under delegated authority for the month of March 2025 in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

OFFICER'S RECOMMENDATION

That Council receives the list of payments for the month of March 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**).

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 March 2025 are included in **Attachment 1**.

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

Payments drawn from the Trust Fund for the month of March 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)	BP000286-000287, DC000679-000682, DC000685-000704, EF089797-089919, EF089922-090101, EF090104-090233, EF090236-090452	\$10,888,236.64
<i>Aged Persons Homes</i>		
Electronic Fund Transfers (EFTs)	EF090234-090235	\$15,408.38
<i>Trust Fund</i>		
Electronic Fund Transfers (EFTs)	EF089920-089921, EF090102-090103	\$48,604.58
<i>Credit Card Expenses</i>	1 March 2025 to 28 March 2025	\$11,413.28
<i>Direct Debit and Other Electronic Fund Transfer</i>	1 March 2025 to 31 March 2025	\$7,720,448.99
	Total	\$18,684,111.87

The following payments from previous months were cancelled in March.

- Municipal Account:
 - EF089616 - \$666.00

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 March 2025 comprising **Attachments 1, 2, 3, 4, 5 and 6.**

City of Bayswater

List of Payment - Municipal
for the period 1 March 2025 to 31 March 2025

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid \$
BP000286	06/03/25	Coca Cola Europacific Partners Australia Pty Ltd	Kiosk stock	1,374.89
BP000287	13/03/25	Coca Cola Europacific Partners Australia Pty Ltd	Kiosk stock	2,486.03
DC000679	05/03/25	Easialary Pty Ltd	Payroll payment	8,805.44
DC000680	05/03/25	Superchoice	Payroll payment	271,768.86
DC000681	19/02/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	675.00
DC000682	20/02/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,069.70
DC000685	21/02/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,072.30
DC000686	24/02/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,160.40
DC000687	26/02/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	502.50
DC000688	27/02/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,178.60
DC000689	28/02/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,178.60
DC000690	28/02/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	649.00
DC000691	03/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	541.20
DC000692	03/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,051.50
DC000693	05/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,181.20
DC000694	06/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	619.20
DC000695	07/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	2,322.00
DC000696	12/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,064.50
DC000697	13/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,061.90
DC000698	17/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	86.00
DC000699	17/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	2,494.00
DC000700	18/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,067.10
DC000701	20/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	502.50
DC000702	21/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	946.00
DC000703	27/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	150.50
DC000704	31/03/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	621.80
EF089797	04/03/25	Assunta Meleca	Councillor allowances and reimbursements	2,898.04
EF089798	04/03/25	Daniel Bull	Councillor allowances and reimbursements	2,898.04
EF089799	04/03/25	Elli Petersen-Pik	Councillor allowances and reimbursements	4,760.52
EF089800	04/03/25	Filomena Piffaretti	Councillor allowances and reimbursements	11,662.34
EF089801	04/03/25	Giorgia Johnson	Councillor allowances and reimbursements	2,898.04
EF089802	04/03/25	Joshua Eveson	Councillor allowances and reimbursements	2,898.04
EF089803	04/03/25	Michelle Louise Sutherland	Councillor allowances and reimbursements	2,898.04
EF089804	04/03/25	Nat Latter	Councillor allowances and reimbursements	2,798.80
EF089805	04/03/25	Sally Palmer	Councillor allowances and reimbursements	2,898.04
EF089806	04/03/25	Steven George Ostaszewskij	Councillor allowances and reimbursements	2,898.04
EF089807	06/03/25	Aidon and Laura Thomas	Refund bond	350.00
EF089808	06/03/25	Anthony Clive & Elizabeth McLaughlin	Refund library charges	21.00
EF089809	06/03/25	Aveling Homes Pty Ltd	Refund residential verge deposit	1,400.00
EF089810	06/03/25	Blair McGuire	Refund health centre memberships	770.00
EF089811	06/03/25	Brendon Ah Chee	Refund bond	550.00
EF089812	06/03/25	C G C Wilcox-Smith	Volunteer reimbursements and expenses	187.10
EF089813	06/03/25	Catherine Feeney	Refund bond	100.00
EF089814	06/03/25	CPD Ozttag Association	Refund bond	550.00
EF089815	06/03/25	CTIS Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	526.45
EF089816	06/03/25	Daniel West	Sitting fee	200.00
EF089817	06/03/25	Donna Moody	Sitting fee	200.00
EF089818	06/03/25	Georgina Charlotte Ker	Sitting fee	200.00
EF089819	06/03/25	Hennessey (WA) Pty Ltd	Refund commercial verge deposit	1,485.23
EF089820	06/03/25	Joseph V Templeton	Refund rates overpayment	1,500.00
EF089821	06/03/25	Kate Mara Bowker	Sitting fee	200.00
EF089822	06/03/25	Kim Alexander	Refund bond	550.00
EF089823	06/03/25	Lorena Tong	Refund swimming lessons	72.00
EF089824	06/03/25	M Majok & C Angok	Refund bond	1,000.00
EF089825	06/03/25	Mark Fallows	Refund health centre memberships	690.00
EF089826	06/03/25	Matthew Ridley and Anunya Chaiphidit	Refund crossover	2,044.00
EF089827	06/03/25	Michael Rourke and Pippa Beeton	Refund residential verge deposit	750.00
EF089828	06/03/25	P Y Lau	Refund bond	350.00
EF089829	06/03/25	Paul Neve	Refund rates overpayment	1,305.58
EF089830	06/03/25	Planco Construction Pty Ltd	Refund residential verge deposit	1,485.23
EF089831	06/03/25	Rebecca Miller	Refund health centre memberships	44.70
EF089832	06/03/25	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	588.14
EF089833	06/03/25	Rocky Bay Ltd	Refund bond	73.70
EF089834	06/03/25	Starwest Homes (WA) Pty Ltd	Refund residential verge deposit	1,400.00
EF089835	06/03/25	Sunny Tsai	Refund rates overpayment	1,896.08
EF089836	06/03/25	Synergy	Electricity charges (other than street lighting)	104,216.18
EF089837	06/03/25	Tammy S Williamson	Donation	200.00
EF089838	06/03/25	The Estate of the Late Margaret Katherin	Refund rates overpayment	482.45
EF089839	06/03/25	The Trustee for Gary Reitsemma Family Trust T/A West Coast Commercial Industries	Building supplies and hardware	152.90
EF089840	06/03/25	Water Corporation	Water usage charges	1,107.67
EF089841	06/03/25	Weikang Zhou	Refund residential verge deposit	1,400.00
EF089842	06/03/25	Yesim Bozkurt	Refund rates overpayment	1,777.29
EF089843	05/03/25	Access Icon Pty Ltd T/A Cascada Group	Traffic management	3,157.00
EF089844	05/03/25	Acclaimed Catering Pty Ltd	Functions and events catering expenses	152.90
EF089845	05/03/25	ADT Security	Building maintenance and services	52.00
EF089846	05/03/25	ALS Library Services Pty Ltd	Book purchases	208.53
EF089847	05/03/25	AMS Technology Group Pty Ltd	Building maintenance and services	6,973.36

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF089848	05/03/25	Apex Drones Pty Ltd	Environmental health services & supplies	800.00
EF089849	05/03/25	Aquamonix Pty Ltd	Parks & gardens materials	3,157.44
EF089850	05/03/25	Asphaltech Pty Ltd	Construction and civil works payments	425,776.06
EF089851	05/03/25	Australia and New Zealand Recycling Platform Ltd	Waste collection and hygiene services	2,815.64
EF089852	05/03/25	Boyan Electrical Services	Electrical installation & repair	4,798.20
EF089853	05/03/25	Brownes Foods Operations Pty Ltd	Staff amenities	98.90
EF089854	05/03/25	Bunnings Group Ltd	Minor equipment purchase	2,016.96
EF089855	05/03/25	Cakes West Pty Ltd T/A Danish Patisserie	Youth and seniors community activities	236.50
EF089856	05/03/25	Capital Recycling	Street sweeping	435.60
EF089857	05/03/25	CATK Pty Ltd T/A B & A Smash Repairs	Insurance excess	1,000.00
EF089858	05/03/25	CITEC Confirm	Vehicle searches	20.15
EF089859	05/03/25	CNW Pty Ltd	Engineering works materials	645.87
EF089860	05/03/25	Contra-flow Pty Ltd	Traffic management	56,633.16
EF089861	05/03/25	Corsign WA Pty Ltd	Construction and civil works tools and materials	8,976.00
EF089862	05/03/25	Crown Security (WA) Pty Ltd	Buildings and events security expenses	994.40
EF089863	05/03/25	CRPM Services High Pressure Cleaning	Parks & gardens materials	2,645.50
EF089864	05/03/25	Robert Walters Pty Ltd	Labour hire and temporary replacement	5,181.19
EF089865	05/03/25	Direct Communications Pty Ltd	Equipment maintenance	104.50
EF089866	05/03/25	Dowsing Group Pty Ltd	Construction and civil works payments	56,275.48
EF089867	05/03/25	E Fire & Safety	Fire suppression and alarm monitoring	1,860.25
EF089868	05/03/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	60,218.85
EF089869	05/03/25	Environmental Industries Pty Ltd	Parks & gardens contract payments	1,828.20
EF089870	05/03/25	EnvisionWare Australia Pty Ltd	Equipment purchases	7,095.00
EF089871	05/03/25	Evertop Investments Pty Ltd T/A Jim Kidd Sports	Kiosk stock	125.40
EF089872	05/03/25	Fiore Family Trust T/A Sanpoint Pty Ltd	Parks & gardens contract payments	9,670.47
EF089873	05/03/25	Fortis Security Pty Ltd	Buildings and events security expenses	3,755.33
EF089874	05/03/25	Fuel Distributors of WA Pty Ltd	Fuel and oil	16,114.50
EF089875	05/03/25	GHD Pty Ltd	Professional consultancy services	8,386.40
EF089876	05/03/25	Glennys Jeanne Marsdon T/A The Customers Voice	Community engagement framework	4,895.00
EF089877	05/03/25	Hydroquip Pumps & Irrigation Pty Ltd	Parks & gardens contract payments	977.34
EF089878	05/03/25	IRP Pty Ltd	Labour hire and temporary replacement	4,737.65
EF089879	05/03/25	J.Blackwood & Son Pty Ltd T/A Blackwoods Atkins	Depot stores and consumables	946.00
EF089880	05/03/25	Linemarking WA Pty Ltd	Construction and civil works payments	3,820.56
EF089881	05/03/25	Major Motors Pty Ltd	Plant and vehicle parts and materials	242.22
EF089882	05/03/25	Morley Mower Centre	Plant and vehicle parts and materials	543.41
EF089883	05/03/25	TheTrustee for the Ingwelala Trust T/A Westoz Food Distrib	Kiosk stock	470.41
EF089884	05/03/25	Ngala-Boodja/Aboriginal Land Care	Garden maintenance	825.00
EF089885	05/03/25	Officeworks Ltd T/A Officeworks	Office stationery and consumables	140.58
EF089886	05/03/25	Omnicom Media Group Australia Pty Ltd	Advertising public notices	240.65
EF089887	05/03/25	S & F Unit Trust T/A Optima Press Pty Ltd	Printing and graphic design expenses	376.20
EF089888	05/03/25	PAV Sales & Installation	Minor equipment purchase	367.77
EF089889	05/03/25	Kay Family Trust T/A Pressure Masters	Minor equipment purchase	2,730.20
EF089890	05/03/25	Product Recovery Industries Pty Ltd	Tipping fee	698.50
EF089891	05/03/25	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	4,177.65
EF089892	05/03/25	Brenfield Pty Ltd T/A Promolab	Staff uniforms and protective equipment	2,459.99
EF089893	05/03/25	Quantified Tree Risk Assessment	Staff training, development and support	1,067.00
EF089894	05/03/25	Raelene Francese Simpson T/A Rae's FX	Youth and seniors community activities	880.00
EF089895	05/03/25	Readytech Procurement Solutions Pty Ltd T/A Open Windows Software Pty Ltd	Memberships and subscriptions	43,417.73
EF089896	05/03/25	Rentokil Initial Pty Ltd	Building maintenance and services	3,115.87
EF089897	05/03/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	860.98
EF089898	05/03/25	Robyn Brown	Environmental services & supplies	840.00
EF089899	05/03/25	Rotary Club of Morley Inc	Functions and events catering expenses	2,162.52
EF089900	05/03/25	Roy Galvin & Co. Pty Ltd T/A Galvins Plumbing Supplies	Building supplies and hardware	128.92
EF089901	05/03/25	SoCo Studios	Marketing and promotional material	1,045.00
EF089902	05/03/25	Sprayline Spraying Equipment	Parks & gardens materials	53.98
EF089903	05/03/25	Stantec Australia Pty Ltd	Professional consultancy services	17,160.00
EF089904	05/03/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Construction and civil works technical support	3,459.50
EF089905	05/03/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	408.63
EF089906	05/03/25	Technology One Limited	Professional consultancy services	8,140.00
EF089907	05/03/25	The Trustee for O.S. Enterprises Family Trust T/A OJSC Nominees Pty Ltd	Building maintenance and services	1,330.00
EF089908	05/03/25	The Trustee for Sportsworld Unit Trust T/A Sportsworld of WA	Kiosk stock	112.20
EF089909	05/03/25	The Trustee for the Dzodzoz Family Trust	Parks & gardens contract payments	1,262.70
EF089910	05/03/25	Tocojopa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	1,678.64
EF089911	05/03/25	Turf Care WA Pty Ltd	Parks & gardens contract payments	5,615.14
EF089912	05/03/25	Veolia Water Operations Pty Ltd	Buildings and events security expenses	918.50
EF089913	05/03/25	Vorgee Pty Ltd	Kiosk stock	1,489.14
EF089914	05/03/25	Silver Star Wanda'rers Line Dancing Group	Youth and seniors community activities	640.00
EF089915	05/03/25	Warequip Solutions Pty Ltd	Minor equipment purchase	547.80
EF089916	05/03/25	Western Australia Police	Volunteer reimbursements and expenses	306.00
EF089917	05/03/25	Woolworths Group Limited	Kiosk stock	102.56
EF089918	05/03/25	Workklobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	507.60
EF089919	05/03/25	WPC Group Ltd	Labour hire and temporary replacement	20,863.98
EF089922	13/03/25	AlintaGas Sales Pty Ltd	Gas usage charges	986.30
EF089923	13/03/25	Audiovault Industries Pty Ltd	Community engagement framework	563.42
EF089924	13/03/25	Australia Post	Postage and courier charges	585.06
EF089925	13/03/25	Australian Institute of Management WA Ltd	Memberships and subscriptions	1,100.00
EF089926	13/03/25	Awada Holdings	Refund rates overpayment	295.98
EF089927	13/03/25	Department of Biodiversity Conservation and Attractions	Community engagement framework	1,060.00
EF089928	13/03/25	Department of Fire and Emergency Services	Emergency Services Levy	3,396,107.84
EF089929	13/03/25	The Trustee for Devereux Family Trust	Building maintenance and services	65,340.00
EF089930	13/03/25	Easialary Pty Ltd	Staff superannuation & other deductions	1,602.97
EF089931	13/03/25	Elenia Mussato	Refund animal sterilisation	75.00

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF089932	13/03/25	Greenworkz Pty Ltd	Parks & gardens materials	3,095.40
EF089933	13/03/25	Hao Zheng Cheng	Refund swimming lessons	35.10
EF089934	13/03/25	Jacobus Vanderklau	Refund bond	550.00
EF089935	13/03/25	John Alfred James Green	Volunteer reimbursements and expenses	167.00
EF089936	13/03/25	Kevin Beattie	Refund rates overpayment	226.48
EF089937	13/03/25	Martin Tam	Refund Plan Search Fees	73.00
EF089938	13/03/25	Metrx Pty Ltd	Refund health centre memberships	346.50
EF089939	13/03/25	Monika Margjini	Refund development application fee	666.00
EF089940	13/03/25	Niall Torpey	Refund swimming lessons	68.40
EF089941	13/03/25	Nicole Rae Durrant	Staff allowances and reimbursements	99.96
EF089942	13/03/25	The Trustee for The Broomhead Family Trust T/A The Broomhead Family Trust	Equipment purchases	770.00
EF089943	13/03/25	Philip Brown	Refund rates overpayment	293.55
EF089944	13/03/25	Potters House Church	Refund bond	2,550.00
EF089945	13/03/25	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	140.22
EF089946	13/03/25	Shaun Reichenbach	Catio Rebate	500.00
EF089947	13/03/25	Simba Textile Mills Pty Ltd	Kiosk stock	1,204.50
EF089948	13/03/25	Site Sentry Pty Ltd	Buildings and events security expenses	2,182.40
EF089949	13/03/25	Synergy	Electricity charges (other than street lighting)	80,185.91
EF089950	13/03/25	Talis Consultants	Professional consultancy services	4,254.89
EF089951	13/03/25	Water Corporation	Water usage charges	23,074.76
EF089952	13/03/25	Wesfarmers Kleenheat Gas Pty Ltd	Gas usage charges	12,207.43
EF089953	13/03/25	West Australian Stolen Generations Aboriginal Corporation T/A Yokai Healing Our Spirit	Sitting fee	200.00
EF089954	13/03/25	A. Richards Pty Ltd T/A Richgro Garden Products	Parks & gardens materials	378.00
EF089955	13/03/25	Acclaimed Catering Pty Ltd	Functions and events catering expenses	2,688.40
EF089956	13/03/25	AFL Sports Ready Ltd	Labour hire and temporary replacement	2,791.81
EF089957	13/03/25	AMS Technology Group Pty Ltd	Building maintenance and services	94,267.90
EF089958	13/03/25	Andrew Jaunzems	Sitting fee	200.00
EF089959	13/03/25	Anna Sarcich T/A Flamingo Strings	Functions and events catering expenses	800.00
EF089960	13/03/25	Apex Drones Pty Ltd	Pest control	2,200.00
EF089961	13/03/25	Arbor West Pty Ltd T/A Classic Tree Services	Parks & gardens tree pruning & assoc. services	6,066.50
EF089962	13/03/25	ATC Work Smart Inc	Trainee	419.03
EF089963	13/03/25	Australia Post	Publications	19,345.51
EF089964	13/03/25	Australian Golf Course Superintendents Association Ltd	Memberships and subscriptions	175.00
EF089965	13/03/25	Australian Institute of Management WA HRD Ctr Ltd	Staff training, development and support	1,926.00
EF089966	13/03/25	Australian Services Union	Payroll payment	236.50
EF089967	13/03/25	Australian Taxation Office	Payroll payment	355,826.00
EF089968	13/03/25	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	262.90
EF089969	13/03/25	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF089970	13/03/25	Boyan Electrical Services	Electrical installation & repair	3,070.10
EF089971	13/03/25	Bridgestone Aust Ltd	Plant and vehicle parts and materials	910.14
EF089972	13/03/25	Brownes Foods Operations Pty Ltd	Office stationery and consumables	249.40
EF089973	13/03/25	Bunnings Group Ltd	Environmental health services & supplies	2,703.37
EF089974	13/03/25	Cakes West Pty Ltd T/A Danish Patisserie	Functions and events catering expenses	70.96
EF089975	13/03/25	Central Regional Tafe	Staff training, development and support	528.12
EF089976	13/03/25	Child Support Agency	Payroll payment	1,344.35
EF089977	13/03/25	Cleanaway Pty Ltd	Waste collection and hygiene services	46,407.67
EF089978	13/03/25	Cleantex Pty Ltd	Cleaning services	658.27
EF089979	13/03/25	CNW Pty Ltd	Minor equipment purchase	245.44
EF089980	13/03/25	Consolidated Productions Pty Ltd & The Lawrence Family Trust T/A World Wide Swim School	Staff training, development and support	205.50
EF089981	13/03/25	Contra-flow Pty Ltd	Traffic management	18,512.34
EF089982	13/03/25	CRPM Services High Pressure Cleaning	Cleaning supplies	4,108.50
EF089983	13/03/25	Deaf Services Limited T/A Deaf Connect	Language Interpretative Service	275.59
EF089984	13/03/25	Diana Kudsee	Youth and seniors community activities	320.00
EF089985	13/03/25	Robert Walters Pty Ltd	Labour hire and temporary replacement	9,291.68
EF089986	13/03/25	Direct Communications Pty Ltd	Plant and vehicle repairs	1,025.42
EF089987	13/03/25	Dorothy Bagshaw	Sitting fee	200.00
EF089988	13/03/25	Dowsing Group Pty Ltd	Construction and civil works tools and materials	5,378.23
EF089989	13/03/25	E Fire & Safety	Fire suppression and alarm monitoring	1,984.44
EF089990	13/03/25	Eastern Merchant Pty Ltd T/A Maylands Park Lottery Centre and News Agency	Memberships and subscriptions	64.00
EF089991	13/03/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	40,347.94
EF089992	13/03/25	Environment House Inc	Grants & funding	33,000.00
EF089993	13/03/25	Environmental Industries Pty Ltd	Garden maintenance	7,371.78
EF089994	13/03/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	5,483.50
EF089995	13/03/25	Fenstra Pty Ltd T/A Centurion Temporary Fencing	Minor equipment purchase	474.38
EF089996	13/03/25	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	5,322.52
EF089997	13/03/25	Fortis Security Pty Ltd	Equipment maintenance	203.50
EF089998	13/03/25	Fuel Distributors of WA Pty Ltd	Fuel and oil	12,042.23
EF089999	13/03/25	FVS Fire Pty Ltd T/A Protector Fire Services	Building maintenance and services	1,716.00
EF090000	13/03/25	Garden Care West (WA)	Garden maintenance	528.00
EF090001	13/03/25	GFG Temporary Assist	Labour hire and temporary replacement	27,994.54
EF090002	13/03/25	Goldfoam Investments Pty Ltd T/A Midland Mowers	Minor equipment purchase	1,672.20
EF090003	13/03/25	Grainne Wray	Youth and seniors community activities	640.00
EF090004	13/03/25	Hayley Janelle Bilsborow T/A Haylz Cookies n More	Professional consultancy services	1,650.00
EF090005	13/03/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	18,321.48
EF090006	13/03/25	Health Insurance Fund of WA	Payroll payment	72.20
EF090007	13/03/25	Helene Pty Ltd	Labour hire and temporary replacement	5,255.36
EF090008	13/03/25	Hospital Benefit Fund of WA	Payroll payment	874.01
EF090009	13/03/25	ibookingsystems	Memberships and subscriptions	99.00
EF090010	13/03/25	Infillr Pty Ltd T/A Haul Group	Parks & gardens reticulation repairs & upgrades	14,190.00
EF090011	13/03/25	IRP Pty Ltd	Labour hire and temporary replacement	2,105.62
EF090012	13/03/25	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	4,117.78
EF090013	13/03/25	J.G Abberton & Others Lavan T/A Lavan	Legal expenses and court costs	2,504.70

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF090014	13/03/25	Jacqueline Oh	Staff allowances and reimbursements	173.40
EF090015	13/03/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	38,736.06
EF090016	13/03/25	Kasse Marie McCummiskey	Youth and seniors community activities	640.00
EF090017	13/03/25	Landgate	Gross rental valuation charges	828.23
EF090018	13/03/25	Landmark Engineering & Design Pty Ltd T/A Exteria	Garden maintenance	1,582.90
EF090019	13/03/25	Leonie Helen Thompson T/A The Poster Girls	Publications	250.80
EF090020	13/03/25	Les Mills Australia	Memberships and subscriptions	877.54
EF090021	13/03/25	LGConnect Pty Ltd	Professional consultancy services	1,706.15
EF090022	13/03/25	Linemarking WA Pty Ltd	Construction and civil works payments	4,641.08
EF090023	13/03/25	M & B Sales Pty Ltd	Parks & gardens materials	660.80
EF090024	13/03/25	M.A Greenwood & F.A Lessac-Greenwood T/A Artbeat Publishers	Youth and seniors community activities	440.00
EF090025	13/03/25	Max & Claire Pty Ltd T/A Ergolink	Minor equipment purchase	1,911.78
EF090026	13/03/25	Maylands Bowling Club	Parks & gardens contract payments	12,837.00
EF090027	13/03/25	McLeods Lawyers Pty Ltd	Legal expenses and court costs	3,422.04
EF090028	13/03/25	MDM Entertainment Pty Ltd	Library book stock and materials	161.01
EF090029	13/03/25	Message4U Pty Ltd T/A Sinch MessageMedia	Memberships and subscriptions	185.25
EF090030	13/03/25	Minterellison	Legal expenses and court costs	1,539.78
EF090031	13/03/25	Justchillin Hospitality Pty Ltd T/A Unicorn Soft Serve Perth	Functions and events catering expenses	1,325.50
EF090032	13/03/25	Moray & Agnew	Legal expenses and court costs	601.37
EF090033	13/03/25	TheTrustee for the Ingwelala Trust T/A Westoz Food Distribut	Kiosk stock	910.42
EF090034	13/03/25	Natural Area Holdings Pty Ltd	Garden maintenance	389.66
EF090035	13/03/25	Nisbets Australia Pty Ltd	Minor equipment purchase	486.75
EF090036	13/03/25	Novated Lease Australia Pty Ltd	Payroll payment	700.43
EF090037	13/03/25	Paywise Pty Ltd	Payroll payment	3,247.46
EF090038	13/03/25	Play Check Pty Ltd	Garden maintenance	605.00
EF090039	13/03/25	Pr Power Pty Ltd	Building maintenance and services	1,615.10
EF090040	13/03/25	Prestige Elevators Pty Ltd	Garden maintenance	2,310.00
EF090041	13/03/25	Prestige Property Maintenance Pty Ltd	Garden maintenance	51,245.22
EF090042	13/03/25	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	5,015.05
EF090043	13/03/25	Brenfield Pty Ltd T/A Promolab	Staff uniforms and protective equipment	429.00
EF090044	13/03/25	Proteus Enterprises Pty Ltd	Staff training, development and support	973.50
EF090045	13/03/25	Providence Church Network Incorporated	Community engagement framework	500.00
EF090046	13/03/25	Pump Control Systems	Garden maintenance	2,828.88
EF090047	13/03/25	Purple Communications Australia Pty Ltd T/A Cannings Purple	Professional consultancy services	5,665.00
EF090048	13/03/25	The Trustee for Alba Unit Trust T/A Quality Press	Youth and seniors community activities	5,073.75
EF090049	13/03/25	Redimed Pty Ltd	Medical services and materials	2,147.20
EF090050	13/03/25	Relationships Australia Western Australia	Staff training, development and support	1,760.00
EF090051	13/03/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	835.61
EF090052	13/03/25	Rotary Club of Morley Inc	Functions and events entertainment expenses	2,000.00
EF090053	13/03/25	Roy Gripske & Sons Pty Ltd	Minor equipment purchase	2,110.54
EF090054	13/03/25	Scott Printers Pty Ltd	Printing and graphic design expenses	526.90
EF090055	13/03/25	Shane Justin Dix T/A Stellar Branded Solutions	Minor equipment purchase	492.25
EF090056	13/03/25	Sign On Group Pty Ltd	Marketing and promotional material	462.00
EF090057	13/03/25	Signbiz WA	Signage and banners	495.00
EF090058	13/03/25	Simply Unified Pty Ltd	Minor equipment purchase	11,059.40
EF090059	13/03/25	Sports Turf Technology Pty Ltd	Parks & gardens contract payments	1,546.89
EF090060	13/03/25	St John Ambulance Western Australia Ltd	Minor equipment purchase	2,466.47
EF090061	13/03/25	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	303.07
EF090062	13/03/25	Steven Paul Payne T/A Standout Education	Youth and seniors community activities	290.00
EF090063	13/03/25	Sullivan Commercial Pty Ltd T/A McGees Property	Market Valuation	3,245.00
EF090064	13/03/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Garden maintenance	18,942.00
EF090065	13/03/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	408.63
EF090066	13/03/25	Technology One Limited	Software Maintenance	4,968.58
EF090067	13/03/25	Techworks Plumbing Pty Ltd Techworks Plumbing Pty Ltd	Electrical installation & repair	5,717.80
EF090068	13/03/25	The First Aid Group Pty Ltd	Medical services and materials	148.30
EF090069	13/03/25	The Morley Veterinary Hospital	Animal supplies & services	253.00
EF090070	13/03/25	The Nappy Guru	Marketing and promotional material	450.00
EF090071	13/03/25	The Trustee for Ammon Famuly Trust T/A Ammon Creative	Photography / video production	544.50
EF090072	13/03/25	The Trustee for Story Family Trust T/A Steve's Sand Sifting for Playground Services	Parks & gardens materials	3,503.96
EF090073	13/03/25	The Trustee for the Cavalieri Unit Trust T/A RID (Australia)	Environmental health services & supplies	1,178.18
EF090074	13/03/25	The Trustee For the Dry Cleaning Family Trust T/A New Look Dry Cleaners Morley	Cleaning services	1,192.40
EF090075	13/03/25	The Trustee for the Dzodzoz Family Trust	Garden maintenance	49,143.52
EF090076	13/03/25	The Trustee for the Hall Family Trust T/A Glide Print	Office stationery and consumables	1,375.00
EF090077	13/03/25	The Trustee for The McCartney Family Trust T/A Kerb Doctor	Construction and civil works payments	7,411.20
EF090078	13/03/25	The Trustee for the Quito Unit Trust T/A Benara Nurseries	Parks & gardens plants and trees	1,010.57
EF090079	13/03/25	The Trustee for the Stonehouse Family Trust T/A Better Pets and Gardens	Animal supplies & services	282.75
EF090080	13/03/25	The Trustee for UDLA Unit Trust	Garden maintenance	1,309.00
EF090081	13/03/25	LGRCEU (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	858.00
EF090082	13/03/25	Tool Kit Depot	Minor equipment purchase	107.78
EF090083	13/03/25	Tocojopa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	252.60
EF090084	13/03/25	Tracy Lee McCullough T/A Kafe a Go Go	Functions and events catering expenses	862.50
EF090085	13/03/25	Trade West Industrial Supplies Pty Ltd T/A Tradewest	Minor equipment purchase	847.00
EF090086	13/03/25	Trailer Parts Pty Ltd T/A Martins Trailer Parts	Plant and vehicle repairs	418.62
EF090087	13/03/25	Turf Care WA Pty Ltd	Parks & gardens contract payments	2,807.57
EF090088	13/03/25	Twins (WA) Pty Ltd	Functions and events catering expenses	48.00
EF090089	13/03/25	W A Limestone Co	Construction and civil works tools and materials	37,773.42
EF090090	13/03/25	WA Local Government Association	Staff training, development and support	1,309.00
EF090091	13/03/25	Wattleup Tractors	Plant and vehicle parts and materials	1,904.40
EF090092	13/03/25	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	3,014.99
EF090093	13/03/25	West Build Products Pty Ltd	Depot stores and consumables	1,258.18
EF090094	13/03/25	J.D Caffey & Caffey Family Trust T/A Westbooks	Book purchases	366.50
EF090095	13/03/25	Western Resource Recovery	Waste collection and hygiene services	572.00

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF090096	13/03/25	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	359.10
EF090097	13/03/25	Workpower Inc	Garden maintenance	3,575.87
EF090098	13/03/25	WPC Group Ltd	Labour hire and temporary replacement	6,867.33
EF090099	13/03/25	Zenien	Equipment maintenance	907.50
EF090100	13/03/25	Zipform Pty Ltd	Printing and graphic design expenses	9,810.78
EF090101	13/03/25	Zone Resource Services Pty Ltd T/A BARDAP Hydraulics	Plant and vehicle parts and materials	1,045.00
EF090104	20/03/25	Alexander Braghieri	Staff allowances and reimbursements	367.78
EF090105	20/03/25	AlintaGas Sales Pty Ltd	Gas usage charges	320.95
EF090106	20/03/25	Alison Locke	Refund residential verge deposit	1,560.00
EF090107	20/03/25	Blueprint Homes (WA) Pty Ltd	Refund residential verge deposit	1,485.23
EF090108	20/03/25	Blueprint Homes (WA) Pty Ltd	Refund residential verge deposit	1,485.23
EF090109	20/03/25	Cherie Devlin	Refund health centre memberships	631.00
EF090110	20/03/25	CTIS Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	1,338.40
EF090111	20/03/25	Direct Communications Pty Ltd	Minor equipment purchase	700.92
EF090112	20/03/25	Ezy Vend Pty Ltd	Equipment hire	220.00
EF090113	20/03/25	Filomena Piffaretti	Councillor allowances and reimbursements	113.06
EF090114	20/03/25	James Fairbairn	Refund rates overpayment	617.55
EF090115	20/03/25	Jared Hadfield	Refund bond	500.00
EF090116	20/03/25	John Bartle	Refund rates overpayment	494.28
EF090117	20/03/25	Lamp Replacements Australia Pty Ltd	Electrical installation & repair	11,546.50
EF090118	20/03/25	LGISWA	Insurance premium	56,317.80
EF090119	20/03/25	M.G. Car Club of WA Inc	Refund bond	550.00
EF090120	20/03/25	MD Abdullah Al Mamun	Refund bond	500.00
EF090121	20/03/25	Mikayla Pritchett	Refund miscellaneous	175.00
EF090122	20/03/25	Moore Australia (WA) Pty Ltd as Agent	Staff training, development and support	1,430.00
EF090123	20/03/25	Nilani Devmini Muthumuni Arachchige	Volunteer reimbursements and expenses	74.80
EF090124	20/03/25	OHSG Pty Ltd T/A Dean's Autoglass	Plant and vehicle parts and materials	627.00
EF090125	20/03/25	Patricia Marguerite Lim	Refund animal sterilisation	150.00
EF090126	20/03/25	R A Hall and R B Hurst	Refund animal sterilisation	150.00
EF090127	20/03/25	Ruby O'Donoghue	Awards and scholarships	100.00
EF090128	20/03/25	Steven Toothill	Refund rates overpayment	911.52
EF090129	20/03/25	Synergy	Electricity charges (other than street lighting)	122,805.09
EF090130	20/03/25	Tangent Nominees Pty Ltd	Refund residential verge deposit	1,400.00
EF090131	20/03/25	Tangent Nominees Pty Ltd	Refund residential verge deposit	1,400.00
EF090132	20/03/25	Telstra Limited	Office telephone and communication expenses	716.98
EF090133	20/03/25	The Latifs Pty Ltd	Refund residential verge deposit	1,435.00
EF090134	20/03/25	Toni Todorovski	Refund residential verge deposit	1,485.23
EF090135	20/03/25	Wesfarmers Kleenheat Gas Pty Ltd	Gas usage charges	644.35
EF090136	20/03/25	Westwood Homes	Refund residential verge deposit	1,485.23
EF090137	20/03/25	Zeljko Savic	Refund residential verge deposit	1,485.23
EF090138	20/03/25	Aarco Environmental Solutions Pty Ltd	Environmental services & supplies	660.00
EF090139	20/03/25	Acclaimed Catering Pty Ltd	Functions and events catering expenses	735.35
EF090140	20/03/25	Alison Bannister Career Coaching	Professional consultancy services	654.50
EF090141	20/03/25	ALS Library Services Pty Ltd	Book purchases	558.33
EF090142	20/03/25	Amazon Web Services Australia Pty Ltd	Software Maintenance	2,915.47
EF090143	20/03/25	AMS Technology Group Pty Ltd	Equipment purchases	15,712.08
EF090144	20/03/25	Antonio D'Onofrio	Citizenship expenses	200.00
EF090145	20/03/25	Aquamoni Pty Ltd	Parks & gardens contract payments	3,764.86
EF090146	20/03/25	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	262.90
EF090147	20/03/25	Bepassey Nominees Pty Ltd T/A Beacon Equipment	Equipment purchases	49,689.00
EF090148	20/03/25	Berbec Pty Ltd	Construction and civil works tools and materials	3,671.58
EF090149	20/03/25	BOC Ltd	Minor equipment purchase	83.02
EF090150	20/03/25	Boyan Electrical Services	Electrical installation & repair	4,849.90
EF090151	20/03/25	BP Australia Pty Ltd	Fuel and oil	2,142.07
EF090152	20/03/25	Bridgestone Aust Ltd	Plant and vehicle parts and materials	1,191.52
EF090153	20/03/25	Brownes Foods Operations Pty Ltd	Office stationery and consumables	174.15
EF090154	20/03/25	Bunnings Group Ltd	Engineering works materials	3,153.01
EF090155	20/03/25	Carol Foley	Youth and seniors community activities	300.00
EF090156	20/03/25	CNW Pty Ltd	Building supplies and hardware	191.27
EF090157	20/03/25	Colleagues Nagels Pty Ltd	Staff amenities	272.99
EF090158	20/03/25	Comiskey's Contracting Pty Ltd	Construction and civil works payments	546,540.15
EF090159	20/03/25	Contra-flow Pty Ltd	Traffic management	7,776.05
EF090160	20/03/25	CRPM Services High Pressure Cleaning	Graffiti removal	1,699.50
EF090161	20/03/25	CTIS Pty Ltd T/A CTI Risk Management	Fees and charges	2,640.00
EF090162	20/03/25	Dorothy Bagshaw	Youth and seniors community activities	600.00
EF090163	20/03/25	E Fire & Safety	Fire suppression and alarm monitoring	280.94
EF090164	20/03/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	233,301.78
EF090165	20/03/25	Ecocycle Pty Ltd	Waste collection and hygiene services	224.59
EF090166	20/03/25	Environex International Pty Ltd	Aquatic maintenance and services	594.74
EF090167	20/03/25	Environmental Industries Pty Ltd	Parks & gardens contract payments	5,543.58
EF090168	20/03/25	Fenstra Pty Ltd T/A Centurion Temporary Fencing	Equipment purchases	635.25
EF090169	20/03/25	Fiore Family Trust T/A Sanpoint Pty Ltd	Construction and civil works payments	14,960.00
EF090170	20/03/25	Fortis Security Pty Ltd	Building maintenance and services	511.57
EF090171	20/03/25	Freestyle Now	Functions and events entertainment expenses	4,400.00
EF090172	20/03/25	Fuel Distributors of WA Pty Ltd	Fuel and oil	17,597.00
EF090173	20/03/25	GHD Pty Ltd	Analytical and testing services	22,000.00
EF090174	20/03/25	GJB Roofing	Building maintenance and services	2,562.19
EF090175	20/03/25	Greenworkz Pty Ltd	Parks & gardens materials	1,089.00
EF090176	20/03/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	2,449.83
EF090177	20/03/25	Helene Pty Ltd	Labour hire and temporary replacement	5,751.58
EF090178	20/03/25	Hydroquip Pumps & Irrigation Pty Ltd	Construction and civil works payments	194,810.00
EF090179	20/03/25	ICU Solarcam Pty Ltd	Equipment hire	898.30

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF090180	20/03/25	Instant Toilet & Showers Pty Ltd T/A Instant Products Hire	Equipment hire	1,604.31
EF090181	20/03/25	IRP Pty Ltd	Labour hire and temporary replacement	2,601.06
EF090182	20/03/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	63.84
EF090183	20/03/25	Kbest Marine T/A Taskers	Parks & gardens contract payments	4,785.00
EF090184	20/03/25	Lamigraf (Australia) Pty Ltd T/A The Book Cover Company	Office stationery and consumables	213.50
EF090185	20/03/25	Landgate	Gross rental valuation charges	1,041.72
EF090186	20/03/25	LGConnect Pty Ltd	Professional consultancy services	1,706.14
EF090187	20/03/25	Major Motors Pty Ltd	Plant and vehicle parts and materials	124.78
EF090188	20/03/25	Marc David Cirket Ford T/A Openscope Construction	Construction and civil works payments	2,018.12
EF090189	20/03/25	Max & Claire Pty Ltd T/A Ergolink	Equipment purchases	2,754.31
EF090190	20/03/25	MDM Entertainment Pty Ltd	Library book stock and materials	229.48
EF090191	20/03/25	Microcom Pty Ltd T/A MetroCount	Minor equipment purchase	1,688.50
EF090192	20/03/25	Miltom Pty Ltd T/A Classic Hire	Equipment hire	4,952.20
EF090193	20/03/25	TheTrustee for the Ingwelala Trust T/A Westoz Food Distribut	Kiosk stock	687.44
EF090194	20/03/25	Natural Area Holdings Pty Ltd	Garden maintenance	7,150.00
EF090195	20/03/25	NEC Australia Pty Ltd	Aquatic maintenance and services	792.00
EF090196	20/03/25	Ngala-Boodja/Aboriginal Land Care	Garden maintenance	825.00
EF090197	20/03/25	Oceanis International Pty Ltd	Staff training, development and support	13,750.00
EF090198	20/03/25	Outside the Locker Room Charity Ltd	Staff training, development and support	1,100.00
EF090199	20/03/25	PeopleVision Pty Ltd	Professional consultancy services	1,875.50
EF090200	20/03/25	Picnic Tables Hire & Sales Pty Ltd	Equipment hire	2,172.50
EF090201	20/03/25	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	8,677.21
EF090202	20/03/25	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	3,340.52
EF090203	20/03/25	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	745.80
EF090204	20/03/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	257.40
EF090205	20/03/25	Ricoh Australia Pty Ltd	Photocopying contract charges	6,614.52
EF090206	20/03/25	RTV Computers Pty Ltd	Equipment purchases	19,338.00
EF090207	20/03/25	Scott Printers Pty Ltd	Marketing and promotional material	2,162.60
EF090208	20/03/25	St John Ambulance Western Australia Ltd	Medical services and materials	1,468.28
EF090209	20/03/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Construction and civil works payments	5,874.00
EF090210	20/03/25	The Trustee for Silverspring Trust T/A T J Depiazzi & Sons	Construction and civil works tools and materials	2,061.97
EF090211	20/03/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	408.63
EF090212	20/03/25	The Trustee for the Nortim Trust T/A The Florist Tree Coniston House	Gifts and presentations	151.00
EF090213	20/03/25	The Trustee for Australian Safety Group Unit Trust T/A Australian Safety Engineers	Building maintenance and services	659.01
EF090214	20/03/25	The Trustee for Corporate Services Trust T/A Task Force Security	Buildings and events security expenses	1,056.00
EF090215	20/03/25	The Trustee for O.S. Enterprises Family Trust T/A OJSC Nominees Pty Ltd	Building maintenance and services	8,625.00
EF090216	20/03/25	The Trustee for RK Business Group Trust T/A The Telecom Warehouse	Minor equipment purchase	2,662.00
EF090217	20/03/25	The Trustee for Sportsworld Unit Trust T/A Sportsworld of WA	Kiosk stock	1,727.00
EF090218	20/03/25	The Trustee for The Butcher Family Trust T/A Animal Pest Management Services	Animal supplies & services	16,236.00
EF090219	20/03/25	The Trustee for the Critters Trust T/A Critters Up Close	Youth and seniors community activities	600.00
EF090220	20/03/25	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	1,741.76
EF090221	20/03/25	Tocopeja Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	2,059.11
EF090222	20/03/25	Turf Care WA Pty Ltd	Parks & gardens contract payments	2,807.57
EF090223	20/03/25	Ultimate Positioning Group Pty Ltd	Equipment maintenance	1,204.50
EF090224	20/03/25	The trustee for Grano Unit Trust T/A Grano Direct	Parks & gardens materials	378.38
EF090225	20/03/25	Vorgee Pty Ltd	Kiosk stock	1,644.34
EF090226	20/03/25	WA Local Government Association	Staff leave and entitlement	4,705.28
EF090227	20/03/25	Wattleup Tractors	Plant and vehicle parts and materials	1,245.05
EF090228	20/03/25	WCP Civil Pty Ltd	Construction and civil works payments	7,273.20
EF090229	20/03/25	West Australian Newspapers Ltd	Memberships and subscriptions	172.80
EF090230	20/03/25	West Coast Turf	Parks & gardens contract payments	5,017.65
EF090231	20/03/25	J.D Caffey & Caffey Family Trust T/A Westbooks	Book purchases	203.17
EF090232	20/03/25	Woolworths Group Limited	Staff amenities	216.33
EF090233	20/03/25	Workklobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	558.20
EF090236	27/03/25	AlintaGas Sales Pty Ltd	Gas usage charges	1,211.75
EF090237	27/03/25	Andrew Cox and Associates Pty Ltd	Sitting fee	400.00
EF090238	27/03/25	Anthony Hansen	Sitting fee	200.00
EF090239	27/03/25	Antonio & Audrey Princi	Refund residential verge deposit	1,485.23
EF090240	27/03/25	Avantgarde Technologies Pty Ltd	Professional consultancy services	11,275.00
EF090241	27/03/25	Bayswater Primary School	Refund facility hire bond	190.00
EF090242	27/03/25	BL Schrandt and AJ Kyras	Crossover subsidy	735.00
EF090243	27/03/25	Brody Stracke	Refund miscellaneous	55.00
EF090244	27/03/25	Celtic Academy	Refund bond	1,000.00
EF090245	27/03/25	Constantin Dumitru	Refund bond	947.05
EF090246	27/03/25	CTIS Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	436.50
EF090247	27/03/25	Elite Property Group (WA) Pty Ltd	Refund residential verge deposit	1,435.00
EF090248	27/03/25	Emilo Gherghetta	Refund infringement	100.00
EF090249	27/03/25	Falcone Nominees (WA) Pty Ltd	Refund residential verge deposit	1,485.23
EF090250	27/03/25	Hilburn Constructions	Refund residential verge deposit	1,560.00
EF090251	27/03/25	Izidor Sabo	Refund residential verge deposit	750.00
EF090252	27/03/25	Jasmine Lee Middleton & Dylan Edward	Catio Rebate	500.00
EF090253	27/03/25	Jeneffer Mabale	Refund swimming lessons	143.00
EF090254	27/03/25	K & S O' Driscoll	Refund crossover	2,396.40
EF090255	27/03/25	Katharine C Collins	Refund facility hire bond	120.00
EF090256	27/03/25	Kyah K Watterston	Refund facility hire bond	100.00
EF090257	27/03/25	LGISWA	Refund sundry debtor	12,079.80
EF090258	27/03/25	Lhaki Dema	Refund facility hire bond	200.00
EF090259	27/03/25	Linda Marie Bromley	Catio Rebate	500.00
EF090260	27/03/25	Macri Builders Pty Ltd	Refund commercial verge deposit	1,560.00
EF090261	27/03/25	Macri Builders Pty Ltd	Refund residential verge deposit	1,485.23
EF090262	27/03/25	Mendy and Calum Henderson	Refund residential verge deposit	1,560.00
EF090263	27/03/25	Meridian One Pty Ltd	Refund facility hire bond	470.00

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF090264	27/03/25	MG & VA Strohmeier	Refund residential verge deposit	750.00
EF090265	27/03/25	Michael & Anella Tollis	Refund residential verge deposit	1,400.00
EF090266	27/03/25	Niki Comparti	Cloth nappy rebate	100.00
EF090267	27/03/25	Prime Projects Construction Pty Ltd	Refund residential verge deposit	1,435.00
EF090268	27/03/25	Rynat Industries Australia Pty Ltd T/A Rynat Industries Aust	Building supplies and hardware	203.50
EF090269	27/03/25	Shona Zulsdorf	Sitting fee	400.00
EF090270	27/03/25	Shuk Yan Leung	Refund health centre memberships	66.00
EF090271	27/03/25	Synergy	Electricity charges (other than street lighting)	85,037.54
EF090272	27/03/25	Tangent Nominees Pty Ltd	Refund residential verge deposit	1,435.00
EF090273	27/03/25	Tangent Nominees Pty Ltd	Refund residential verge deposit	1,435.00
EF090274	27/03/25	Tangent Nominees Pty Ltd	Refund residential verge deposit	1,435.00
EF090275	27/03/25	Tangent Nominees Pty Ltd	Refund residential verge deposit	1,435.00
EF090276	27/03/25	Telstra Limited	Office telephone and communication expenses	7,615.06
EF090277	27/03/25	Travis Mitchell Construction	Refund residential verge deposit	1,485.23
EF090278	27/03/25	Vincent Longo	Refund residential verge deposit	1,400.00
EF090279	27/03/25	Water Corporation	Water usage charges	18,486.70
EF090280	27/03/25	Wendy Nuttall	Refund animal sterilisation	150.00
EF090281	27/03/25	William Buck Consulting (WA) Pty Ltd	Audit services	15,554.00
EF090282	27/03/25	A.K.C. Pty Ltd T/A Baileys Fertilisers	Parks & gardens materials	4,653.00
EF090283	27/03/25	A1 Locksmiths	Key / lock services	882.00
EF090284	27/03/25	Access Without Barriers Pty Ltd T/A AWB Co	Construction and civil works payments	283,159.53
EF090285	27/03/25	Acclaimed Catering Pty Ltd	Functions and events catering expenses	840.40
EF090286	27/03/25	Advance Press (2013) Pty Ltd	Printing and graphic design expenses	14,916.00
EF090287	27/03/25	AFL Sports Ready Ltd	Labour hire and temporary replacement	13,806.29
EF090288	27/03/25	AMS Technology Group Pty Ltd	Building maintenance and services	4,052.24
EF090289	27/03/25	Apex Drones Pty Ltd	Environmental health services & supplies	2,200.00
EF090290	27/03/25	AquamoniX Pty Ltd	Parks & gardens contract payments	1,071.40
EF090291	27/03/25	A.S.B Marketing Pty Ltd	Marketing and promotional material	2,530.00
EF090292	27/03/25	Asphalttech Pty Ltd	Construction and civil works payments	451,419.50
EF090293	27/03/25	ATC Work Smart Inc	Trainee	279.35
EF090294	27/03/25	Aussie Telecom Pty Ltd	Memberships and subscriptions	4,310.64
EF090295	27/03/25	Australian Services Union	Payroll payment	236.50
EF090296	27/03/25	Australian Taxation Office	Payroll payment	312,257.00
EF090297	27/03/25	Baycorp (WA) Pty Limited	Legal expenses and court costs	22.50
EF090298	27/03/25	BeInformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF090299	27/03/25	BGC (Australia) Pty Ltd T/A BGC Concrete	Construction and civil works tools and materials	466.84
EF090300	27/03/25	BOC Ltd	Minor equipment purchase	393.97
EF090301	27/03/25	Bormaz Contracting Pty Ltd	Parks & gardens contract payments	20,000.00
EF090302	27/03/25	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	745.68
EF090303	27/03/25	Boyan Electrical Services	Electrical installation & repair	21,148.60
EF090304	27/03/25	Bridged Group Pty Ltd	IT network maintenance	1,936.00
EF090305	27/03/25	Brooks Hire Service Pty Ltd	Vehicle & plant hire	6,506.02
EF090306	27/03/25	Brownes Foods Operations Pty Ltd	Office stationery and consumables	96.75
EF090307	27/03/25	Bucher Municipal Pty Ltd	Plant and vehicle parts and materials	6,586.04
EF090308	27/03/25	Bunnings Group Ltd	Engineering works materials	1,719.46
EF090309	27/03/25	Cakes West Pty Ltd T/A Danish Patisserie	Functions and events catering expenses	122.12
EF090310	27/03/25	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	3,761.25
EF090311	27/03/25	Capital Recycling	Street sweeping	10,890.00
EF090312	27/03/25	The Trustee for Borrello Family Trust T/A Carramar Resource Industries	Parks & gardens materials	4,840.00
EF090313	27/03/25	Cat Haven	Animal supplies & services	3,318.15
EF090314	27/03/25	CEI Pty Ltd T/A Raeco	Office stationery and consumables	408.65
EF090315	27/03/25	Chalcedony Investments Pty ltd T/A Interlink Training	Staff training, development and support	3,872.00
EF090316	27/03/25	Child Support Agency	Payroll payment	936.06
EF090317	27/03/25	Chin San Ang and Sannys Origami	Youth and seniors community activities	198.00
EF090318	27/03/25	Gillian Clark	Youth and seniors community activities	778.00
EF090319	27/03/25	Cleanaway Pty Ltd	Waste collection and hygiene services	45,200.86
EF090320	27/03/25	Cleverpatch Pty Ltd	Youth and seniors community activities	695.66
EF090321	27/03/25	CNW Pty Ltd	Construction and civil works payments	399.62
EF090322	27/03/25	Contra-flow Pty Ltd	Traffic management	85,197.40
EF090323	27/03/25	Corsign WA Pty Ltd	Signage and banners	1,390.40
EF090324	27/03/25	Cromag Pty Ltd T/A Sigma Chemicals & Telford Industries	Aquatic chemicals and consumables	568.70
EF090325	27/03/25	D.A. Christie Pty Ltd	Building supplies and hardware	1,433.30
EF090326	27/03/25	Definet Pty Ltd	Professional consultancy services	19,536.00
EF090327	27/03/25	Department of Transport - Vehicle Search	Vehicle searches	611.90
EF090328	27/03/25	Robert Walters Pty Ltd	Labour hire and temporary replacement	9,476.18
EF090329	27/03/25	Dowsing Group Pty Ltd	Construction and civil works payments	53,844.22
EF090330	27/03/25	E Fire & Safety	Fire suppression and alarm monitoring	6,118.60
EF090331	27/03/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	111,285.17
EF090332	27/03/25	Environex International Pty Ltd	Aquatic chemicals and consumables	4,335.36
EF090333	27/03/25	Environmental Industries Pty Ltd	Parks & gardens contract payments	5,016.00
EF090334	27/03/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	456.50
EF090335	27/03/25	Europcar WA	Vehicle & plant hire	2,618.97
EF090336	27/03/25	Evenflow Irrigation	Parks & gardens reticulation repairs & upgrades	37,741.00
EF090337	27/03/25	Exbo Signage and Digital Pty Ltd T/A Bokay Signage	Signage and banners	4,250.07
EF090338	27/03/25	Expanse Engineering Pty Ltd	Plant and vehicle parts and materials	1,496.00
EF090339	27/03/25	Fiore Family Trust T/A Sanpoint Pty Ltd	Parks & gardens contract payments	348,753.61
EF090340	27/03/25	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	3,800.87
EF090341	27/03/25	Fortis Security Pty Ltd	Buildings and events security expenses	311.15
EF090342	27/03/25	Garden Care West (WA)	Garden maintenance	528.00
EF090343	27/03/25	Garrards Pty Ltd	Pest control	7,864.13
EF090344	27/03/25	Gatecrasher Advertising Pty Ltd	Marketing and promotional material	7,260.86
EF090345	27/03/25	GFG Temporary Assist	Labour hire and temporary replacement	21,862.78

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF090346	27/03/25	Hames Sharley (WA) Pty Ltd	Professional consultancy services	8,736.20
EF090347	27/03/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	2,055.64
EF090348	27/03/25	Health Insurance Fund of WA	Payroll payment	72.20
EF090349	27/03/25	Helene Pty Ltd	Labour hire and temporary replacement	2,445.29
EF090350	27/03/25	Hospital Benefit Fund of WA	Payroll payment	874.01
EF090351	27/03/25	Hydra Storm	Construction and civil works tools and materials	14,241.70
EF090352	27/03/25	Insight Enterprises Australia Pty Ltd	Software Maintenance	8,068.87
EF090353	27/03/25	Institute of Public Works Engineering Australasia - WA Inc.	Conference expenses	3,140.00
EF090354	27/03/25	IRP Pty Ltd	Labour hire and temporary replacement	2,105.62
EF090355	27/03/25	Irrigation Australia Ltd	Memberships and subscriptions	858.00
EF090356	27/03/25	IWM (PBH) Pty Ltd T/A Perth Bin Hire	Waste collection and hygiene services	1,329.68
EF090357	27/03/25	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	4,269.55
EF090358	27/03/25	J.Blackwood & Son Pty Ltd T/A Blackwoods Atkins	OSH equipment	1,444.32
EF090359	27/03/25	J.G Abberton & Others Lavan T/A Lavan	Legal expenses and court costs	976.25
EF090360	27/03/25	JB Hi-Fi Group Pty Ltd	Office stationery and consumables	539.00
EF090361	27/03/25	JEC Holdings WA Pty Ltd T/A CAI Fences	Fencing	16,230.50
EF090362	27/03/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	6,766.49
EF090363	27/03/25	Kirsten Lorraine Langer T/A Event Bike Rack Hire	Equipment hire	492.00
EF090364	27/03/25	KR Surveys Pty Ltd	Underground scanning	5,703.50
EF090365	27/03/25	Landgate	Title search	31.60
EF090366	27/03/25	Linemarking WA Pty Ltd	Parking bays marking	10,628.88
EF090367	27/03/25	Livepro Australia Pty Ltd	Staff training, development and support	440.00
EF090368	27/03/25	Living Turf	Parks & gardens materials	5,930.10
EF090369	27/03/25	Lizo Pty Ltd T/A Stihl Shop Osborne Park	Minor equipment purchase	1,923.55
EF090370	27/03/25	Mader Contracting Pty Ltd	Labour hire and temporary replacement	15,939.00
EF090371	27/03/25	Marketforce Pty Ltd	Printing and graphic design expenses	176.00
EF090372	27/03/25	Marquee Magic	Equipment hire	2,598.00
EF090373	27/03/25	Maxwell Robinson & Phelps	Pest control	213.95
EF090374	27/03/25	McLeods Lawyers Pty Ltd	Legal expenses and court costs	9,084.11
EF090375	27/03/25	Miltom Pty Ltd T/A Classic Hire	Equipment hire	8,688.90
EF090376	27/03/25	Morley Mower Centre	Plant and vehicle repairs	485.80
EF090377	27/03/25	TheTrustee for the Ingwelala Trust T/A Westoz Food Distrib	Kiosk stock	1,030.18
EF090378	27/03/25	Natural Area Holdings Pty Ltd	Professional consultancy services	6,775.99
EF090379	27/03/25	Nespresso Australia a Division of Nestle Australia Ltd	Staff amenities	315.40
EF090380	27/03/25	Nestle Australia Ltd	Staff amenities	139.70
EF090381	27/03/25	Ngala-Boodja/Aboriginal Land Care	Garden maintenance	825.00
EF090382	27/03/25	Novated Lease Australia Pty Ltd	Payroll payment	700.43
EF090383	27/03/25	Omnicom Media Group Australia Pty Ltd	Advertising public notices	3,791.58
EF090384	27/03/25	Orbit Health & Fitness Solutions	Equipment maintenance	341.26
EF090385	27/03/25	Paatsch Consulting Pty Ltd T/A Paatsch Group	Professional consultancy services	55,962.50
EF090386	27/03/25	Paywise Pty Ltd	Payroll payment	3,985.22
EF090387	27/03/25	Pirtek Malaga	Plant and vehicle parts and materials	1,162.79
EF090388	27/03/25	Pool & Pump Service & Repairs Pty Ltd	Equipment maintenance	25,357.82
EF090389	27/03/25	Prestige Property Maintenance Pty Ltd	Garden maintenance	2,711.45
EF090390	27/03/25	Product Recovery Industries Pty Ltd	Tipping fee	1,799.60
EF090391	27/03/25	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	8,893.79
EF090392	27/03/25	Brenfield Pty Ltd T/A Promolab	Staff uniforms and protective equipment	138.05
EF090393	27/03/25	Pump Control Systems	Garden maintenance	29,336.67
EF090394	27/03/25	Qualcon Laboratories	Analytical and testing services	6,567.00
EF090395	27/03/25	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	1,568.60
EF090396	27/03/25	Redfish Technologies Pty Ltd	Equipment purchases	215,278.44
EF090397	27/03/25	Relationships Australia Western Australia	Staff training, development and support	1,320.00
EF090398	27/03/25	Rentokil Initial Pty Ltd	Building maintenance and services	6,084.13
EF090399	27/03/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	372.35
EF090400	27/03/25	Ricoh Australia Pty Ltd	Photocopying contract charges	558.66
EF090401	27/03/25	Roy Galvin & Co. Pty Ltd T/A Galvins Plumbing Supplies	Buildings and events security expenses	4,470.18
EF090402	27/03/25	RTRFM 92.1 Ltd	Functions and events entertainment expenses	880.00
EF090403	27/03/25	Schindler Lifts Australia Pty Ltd	Building maintenance and services	7,613.33
EF090404	27/03/25	Service Locations Pty Ltd T/A Triodia Scanning Services	Underground Scanning	3,949.00
EF090405	27/03/25	Sheridan's	Office stationery and consumables	809.33
EF090406	27/03/25	SirsiDynix Pty Ltd	Software maintenance	106,841.84
EF090407	27/03/25	Sonic Health Plus Pty Ltd	Medical services and materials	5,149.10
EF090408	27/03/25	Sports Turf Technology Pty Ltd	Garden maintenance	1,740.22
EF090409	27/03/25	Sprayline Spraying Equipment	Engineering works materials	16.61
EF090410	27/03/25	Stephanie Cleary T/A Steph Cleary Music	Functions and events entertainment expenses	300.00
EF090411	27/03/25	Strata Corporation Pty Ltd T/A Stratagreen	Parks & gardens materials	852.53
EF090412	27/03/25	Sunny Industrial Brushware Pty Ltd	Plant and vehicle parts and materials	726.00
EF090413	27/03/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Construction and civil works payments	6,050.00
EF090414	27/03/25	Swan Towing Services	Vehicle towing	264.00
EF090415	27/03/25	Syrinx Environmental Pty Ltd	Civil works design and technical support	12,078.00
EF090416	27/03/25	The Trustee for Silverspring Trust T/A T J Depiazzi & Sons	Engineering works materials	10,978.09
EF090417	27/03/25	Talis Consultants	Professional consultancy services	2,092.75
EF090418	27/03/25	Tanks For Hire	Equipment hire	715.00
EF090419	27/03/25	T-Bizz Pty Ltd	Marketing and promotional material	330.00
EF090420	27/03/25	Team Global Express Pty Ltd T/A IPEC Pty Ltd	Postage and courier charges	330.06
EF090421	27/03/25	Techworks Plumbing Pty Ltd Techworks Plumbing Pty Ltd	Building maintenance and services	881.86
EF090422	27/03/25	The Trustee for The Forever Project Trust T/A The Forever Trust	Staff training, development and support	2,502.50
EF090423	27/03/25	The Lifting Company Pty Ltd	Plant and vehicle parts and materials	297.00
EF090424	27/03/25	The Trustee for Shivani Family Trust T/A Baa Baa Baby Pty Lt	Marketing and promotional material	200.00
EF090425	27/03/25	The Trustee for Sportsworld Unit Trust T/A Sportsworld of WA	Aquatic chemicals and consumables	316.80
EF090426	27/03/25	The Trustee for Story Family Trust T/A Steve's Sand Sifting for Playground Services	Garden maintenance	1,312.29
EF090427	27/03/25	The Trustee for the Cavalieri Unit Trust T/A RID (Australia)	Environmental health services & supplies	2,322.68

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF090428	27/03/25	The Trustee For the Dry Cleaning Family Trust T/A New Look Dry Cleaners Morley	Cleaning services	876.15
EF090429	27/03/25	The Trustee for the Dzodzoz Family Trust	Garden maintenance	7,394.89
EF090430	27/03/25	The Trustee for the Jansen Gray Family Trust T/A Geoff's Tree Services Pty Ltd	Parks & gardens tree pruning & assoc. services	25,240.60
EF090431	27/03/25	The Trustee for the Reef Unit Trust T/A Blue Tang (WA) Pty Ltd	Professional consultancy services	13,734.88
EF090432	27/03/25	LGRCEU (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	858.00
EF090433	27/03/25	Thomson Reuters (Professional) Australia Limited	Advertising recruitment	10,198.35
EF090434	27/03/25	Tool Kit Depot	Minor equipment purchase	253.89
EF090435	27/03/25	Total Packaging (WA) Pty Ltd	Animal supplies & services	10,296.00
EF090436	27/03/25	Totally Board Pty Ltd	Youth and seniors community activities	200.00
EF090437	27/03/25	TPG Telecom	IT network maintenance	10,553.40
EF090438	27/03/25	Tocojopa Pty Ltd T/A T-Quip	Equipment maintenance	4,339.66
EF090439	27/03/25	Turf Care WA Pty Ltd	Parks & gardens contract payments	2,807.57
EF090440	27/03/25	Twins (WA) Pty Ltd	Functions and events catering expenses	880.00
EF090441	27/03/25	Unilever Australia Limited	Kiosk stock	994.84
EF090442	27/03/25	Vorgee Pty Ltd	Kiosk stock	459.80
EF090443	27/03/25	WA Local Government Association	Staff training, development and support	654.50
EF090444	27/03/25	The Trustee for Ransberg Unit Trust T/A WA Premix	Construction and civil works payments	336.60
EF090445	27/03/25	WCP Civil Pty Ltd	Construction and civil works payments	338,642.90
EF090446	27/03/25	Western Australia Police	Volunteer reimbursements and expenses	126.00
EF090447	27/03/25	Westworks Group	Garden maintenance	2,310.00
EF090448	27/03/25	Winc Australia Pty Ltd	Office stationery and consumables	5,622.66
EF090449	27/03/25	Woolworths Group Limited	Kiosk stock	178.89
EF090450	27/03/25	Workpower Inc	Garden maintenance	23,931.53
EF090451	27/03/25	WPC Group Ltd	Labour hire and temporary replacement	6,367.91
EF090452	27/03/25	Zircodata Pty Ltd	Transport and storage charges	1,630.05
				<u>10,888,236.64</u>
Cancelled Payments				
EF089616	13/03/25	Monika Margjini		-666.00
EF090221	24/03/25	T-Quip		-2,059.11
EF090353	31/03/25	IPWEA		<u>-3,140.00</u>
				-5,865.11

City of Bayswater

List of Payment - Aged

for the period 1 March 2025 to 31 March 2025

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF090234	27/03/25	Burgess Rawson (WA) Pty Ltd	Lease and rental payments	4,275.00
EF090235	27/03/25	Fresh Fields Management (Mertome Village) Pty Ltd	Management fee	11,133.38
				<u>15,408.38</u>

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

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
<i>Payments</i>				<i>\$</i>
EF089920	06/03/25	Construction Training Fund	Construction training fund levy	22,516.78
EF089921	06/03/25	Department of Mines, Industry Regulation and Safety	Building services levy	19,293.05
EF090102	13/03/25	Construction Training Fund	Construction training fund levy	6,671.45
EF090103	13/03/25	Colby Geraghty	Refund building application fee	123.30
				<u>48,604.58</u>

City of Bayswater**Corporate Credit Card Transactions****for the period 1 March 2025 to 28 March 2025**

Date	Supplier	Description	Amount \$
Chief Executive Officer			
03/03/25	Quest Mount Maunganu	Conference expenses	42.16
03/03/25	Quest Mount Maunganu	Conference expenses	(108.06)
17/03/25	Perth Beach Race	Conference expenses	97.90
18/03/25	Novotel Vines Resort	Conference expenses	86.00
19/03/25	Qantas	Conference expenses	1,109.30
19/03/25	Qantas	Conference expenses	1,109.30
20/03/25	Perth Airport	Conference expenses	166.02
24/03/25	Crown Perth	Conference expenses	241.75
Card Total			2,744.37
Director Community Services			
05/03/25	Twilio	Marketing and promotional material	146.88
07/03/25	Kmart	Gifts and presentations	638.50
07/03/25	Kmart	Gifts and presentations	298.70
07/03/25	Chemist Warehouse	Gifts and presentations	101.70
10/03/25	Wizard Pharmacy	Gifts and presentations	104.25
17/03/25	Eventbrite	Marketing and promotional material	15.00
18/03/25	Walga Events	Functions and events expenses	380.00
18/03/25	Development Disability Western Australia	Staff training, development and support	150.00
19/03/25	Planning Institute of Australia	Functions and events expenses	70.00
19/03/25	99 Bikes Morley	Minor equipment maintenance	172.80
21/03/25	Department of Justice	Licence and permit renewal	189.00
28/03/25	Eventbrite	Marketing and promotional material	24.14
Card Total			2,290.97
Director Corporate Services			
04/03/25	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material	1,250.00
05/03/25	CreateSend	Memberships and subscriptions	438.90
11/03/25	Park Royal Darling Harbour	Conference expenses	1,254.79
12/03/25	Taxi Transact Services	Conference expenses	88.94
13/03/25	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material	28.95
13/03/25	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material	283.95
14/03/25	GM Taxi Pay	Conference expenses	49.31
20/03/25	Standards Australia	Licence and permit expenses	191.29
26/03/25	CBRE Group	Parking fees	18.00
28/03/25	SP United AU	Gifts and presentations	205.45
Card Total			3,809.58
Director Infrastructure & Assets			
10/03/25	Fastfield	Memberships and subscriptions	64.33
21/03/25	CPP Convention Centre	Parking fees	25.24
24/03/25	CPP Convention Centre	Parking fees	25.24
26/03/25	Western Power	Fees and charges	1,329.64
26/03/25	Western Power	Fees and charges	498.91
27/03/25	Western Power	Fees and charges	625.00
Card Total			2,568.36
Grand Total			11,413.28

City of Bayswater

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

Date	Description	Amount \$
Bunnings Group Ltd		
2218		
13/02/25	Building supplies and hardware	38.48
27/02/25	Building supplies and hardware	94.47
	Sub Total	132.95
3292		
13/02/25	Building supplies and hardware	11.86
28/02/25	Building supplies and hardware	43.69
	Sub Total	55.55
9176		
06/02/25	Parks & gardens materials	94.08
07/02/25	Building supplies and hardware	68.48
12/02/25	Building supplies and hardware	66.44
12/02/25	Building supplies and hardware	188.38
13/02/25	Building supplies and hardware	29.45
13/02/25	Building supplies and hardware	87.72
14/02/25	Building supplies and hardware	89.78
14/02/25	Building supplies and hardware	201.09
18/02/25	Building supplies and hardware	95.28
18/02/25	Building supplies and hardware	33.14
20/02/25	Building supplies and hardware	72.14
21/02/25	Building supplies and hardware	105.10
27/02/25	Building supplies and hardware	87.02
28/02/25	Building supplies and hardware	47.06
	Sub Total	1,265.16
2706		
05/02/25	Aquatic chemicals and consumables	79.60
06/02/25	Minor equipment purchase	104.16
06/02/25	Minor equipment purchase	48.50
	Sub Total	232.26
5762		
21/02/25	Construction and civil works tools and materials	14.88
27/02/25	Plant and vehicle parts and materials	8.60
	Sub Total	23.48
3169		
08/01/25	Environmental services & supplies	63.49
12/02/25	Environmental services & supplies	48.04
25/02/25	Environmental services & supplies	11.70
	Sub Total	123.23
8394		
13/02/25	Minor equipment purchase	47.59
17/02/25	Building supplies and hardware	115.24
	Sub Total	162.83
4766		
13/12/24	Parks & gardens materials	52.71
03/02/25	Minor equipment purchase	34.44

Date	Description	Amount \$
03/02/25	Minor equipment purchase	122.55
03/02/25	Minor equipment purchase	54.31
04/02/25	Minor equipment purchase	33.02
05/02/25	Parks & gardens materials	64.85
05/02/25	Parks & gardens materials	74.38
05/02/25	Parks & gardens materials	75.81
05/02/25	Parks & gardens materials	72.93
05/02/25	Parks & gardens materials	83.67
06/02/25	Parks & gardens materials	17.08
06/02/25	Minor equipment purchase	44.59
06/02/25	Parks & gardens materials	67.98
06/02/25	Parks & gardens materials	67.98
12/02/25	Parks & gardens materials	129.17
12/02/25	Parks & gardens materials	150.25
12/02/25	Parks & gardens materials	108.45
12/02/25	Parks & gardens materials	109.82
13/02/25	Parks & gardens materials	17.52
19/02/25	Parks & gardens materials	51.31
21/02/25	Parks & gardens materials	40.60
21/02/25	Parks & gardens materials	33.16
24/02/25	Minor equipment purchase	71.22
24/02/25	Minor equipment purchase	67.12
24/02/25	Parks & gardens materials	27.79
25/02/25	Parks & gardens materials	42.30
27/02/25	Parks & gardens materials	59.00
27/02/25	Parks & gardens materials	27.31
Sub Total		1,801.32
6930		
04/12/24	Functions and events catering expenses	26.89
13/02/25	Parks & gardens materials	193.68
Sub Total		220.57
0125		
06/02/25	Parks & gardens materials	169.20
Sub Total		169.20
1238		
11/12/24	Engineering works materials	219.46
01/03/25	Engineering works materials	135.69
01/03/25	Engineering works materials	40.47
Sub Total		395.62
6649		
13/02/25	Minor equipment purchase	217.73
24/02/25	Equipment maintenance	281.64
28/02/25	Equipment maintenance	315.38
28/02/25	Minor equipment purchase	409.97
Sub Total		1,224.72
8073		
03/02/25	Building supplies and hardware	17.10
06/02/25	Building supplies and hardware	45.56
12/02/25	Building supplies and hardware	4.15
12/02/25	Building supplies and hardware	45.42

Date	Description	Amount \$
13/02/25	Building supplies and hardware	156.13
17/02/25	Building supplies and hardware	46.55
19/02/25	Building supplies and hardware	61.41
04/03/25	Building supplies and hardware	57.50
04/03/25	Building supplies and hardware	39.34
	Sub Total	473.16
0999		
05/02/25	Building supplies and hardware	151.05
06/02/25	Building supplies and hardware	36.49
10/02/25	Minor equipment purchase	28.75
13/02/25	Building supplies and hardware	55.88
17/02/25	Minor equipment purchase	18.90
18/02/25	Minor equipment purchase	24.78
20/02/25	Engineering works materials	27.75
	Sub Total	343.60
0099		
13/02/25	Environmental health services & supplies	270.24
18/02/25	Environmental services & supplies	53.64
23/02/25	Environmental health services & supplies	62.37
24/02/25	Environmental health services & supplies	7.50
25/02/25	Environmental health services & supplies	282.97
	Sub Total	676.72
Bunnings Group Ltd Total		7,300.37
BP Australia Pty Ltd		
0090		
07/02/25	Fuel and oil for council fleet	203.01
15/02/25	Fuel and oil for council fleet	125.21
	Sub Total	328.22
0116		
14/02/25	Fuel and oil for council fleet	94.12
18/02/25	Fuel and oil for council fleet	47.50
25/02/25	Fuel and oil for council fleet	85.07
	Sub Total	226.69
0124		
09/02/25	Fuel and oil for council fleet	78.53
22/02/25	Fuel and oil for council fleet	84.79
	Sub Total	163.32
0165		
03/02/25	Fuel and oil for council fleet	105.19
14/02/25	Fuel and oil for council fleet	123.96
18/02/25	Fuel and oil for council fleet	82.46
24/02/25	Fuel and oil for council fleet	104.84
28/02/25	Fuel and oil for council fleet	107.43
	Sub Total	523.88
0199		
02/02/25	Fuel and oil for council fleet	91.41
23/02/25	Fuel and oil for council fleet	69.64
	Sub Total	161.05

Date	Description	Amount \$
0207		
03/02/25	Fuel and oil for council fleet	56.95
08/02/25	Fuel and oil for council fleet	52.27
13/02/25	Fuel and oil for council fleet	68.75
18/02/25	Fuel and oil for council fleet	59.78
23/02/25	Fuel and oil for council fleet	59.32
	Sub Total	<u>297.07</u>
0215		
08/02/25	Fuel and oil for council fleet	84.35
22/02/25	Fuel and oil for council fleet	59.87
	Sub Total	<u>144.22</u>
0223		
08/02/25	Fuel and oil for council fleet	77.61
	Sub Total	<u>77.61</u>
0231		
17/02/25	Fuel and oil for council fleet	220.01
	Sub Total	<u>220.01</u>
	BP Australia Pty Ltd Total	<u>2,142.07</u>
	Grand Total	<u><u>9,442.44</u></u>

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

City of Bayswater

Electronic Fund Transfers

for the period 1 March 2025 to 31 March 2025

Date	Description	Amount
Municipal Account		\$
04/03/25	New term deposit	1,400,000.00
05/03/25	NAB transact fee	0.40
05/03/25	Wages	1,102,379.21
06/03/25	NAB batch fee	0.21
11/03/25	New term deposit	500,000.00
11/03/25	New term deposit	1,500,000.00
14/03/25	NAB batch fee	0.21
18/03/25	New term deposit	2,100,000.00
19/03/25	Wages	1,112,155.82
19/03/25	Account fee	36.08
31/03/25	NAB merchant fee	1,800.54
31/03/25	NAB merchant fee	1,061.31
31/03/25	NAB merchant fee	429.70
31/03/25	NAB merchant fee	231.21
31/03/25	NAB merchant fee	40.64
31/03/25	NAB merchant fee	40.00
31/03/25	NAB merchant fee	8.66
31/03/25	NAB bpay charge	2,264.90
		7,720,448.89
Aged Persons Homes Account		
19/03/25	Account fee	0.10
		0.10
Total		7,720,448.99

10.2.3 Investment Report for the Period Ended 31 March 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]
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

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

OFFICER'S RECOMMENDATION

That Council receives the Investment Portfolio Report for the period ended 31 March 2025 with investments totalling \$110,462,679.93.

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 March 2025 were \$110,462,679.93.

Of the total investment portfolio, \$66,048,243.49 is internally restricted and \$3,147,786.52 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 23% 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 March 2025 with investments totalling \$110,462,679.93.

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

Investment Number	Bank	Lodgement Date	Maturity Date	Rate %	Principal \$	Accrued Interest \$	Maturity Interest \$	Maturity Amount \$
201068	National Australia Bank	27/08/24	01/04/25	5.01	2,500,000.00	74,120.55	74,463.70	2,574,463.70
201090	Suncorp Bank	08/10/24	08/04/25	5.08	1,500,000.00	36,325.48	37,995.62	1,537,995.62
201088	Suncorp Bank	01/10/24	15/04/25	5.07	2,400,000.00	60,339.95	65,340.49	2,465,340.49
201091	Westpac Bank	15/10/24	22/04/25	5.14	650,000.00	15,286.22	17,299.97	667,299.97
201095	Westpac Bank	29/10/24	22/04/25	5.10	900,000.00	19,240.27	22,006.85	922,006.85
201093	Westpac Bank	22/10/24	29/04/25	5.14	2,000,000.00	45,063.01	53,230.68	2,053,230.68
201129	ING Bank	11/03/25	29/04/25	4.28	500,000.00	1,172.60	2,872.88	502,872.88
201098	Bank of Queensland	12/11/24	06/05/25	5.10	1,300,000.00	25,248.49	31,787.67	1,331,787.67
201100	Bank of Queensland	19/11/24	13/05/25	5.15	1,517,576.71	28,264.35	37,471.67	1,555,048.38
201101	Bank of Queensland	19/11/24	13/05/25	5.15	1,000,000.00	18,624.66	24,691.78	1,024,691.78
201118	Westpac Bank	28/01/25	20/05/25	5.07	510,189.32	4,393.78	7,937.15	518,126.47
201119	Westpac Bank	28/01/25	20/05/25	5.07	712,227.18	6,133.74	11,080.30	723,307.48
201120	Westpac Bank	04/02/25	27/05/25	4.92	1,500,000.00	11,120.55	22,645.48	1,522,645.48
201096	Westpac Bank	29/10/24	03/06/25	5.12	2,800,000.00	60,093.37	85,230.47	2,885,230.47
201097	National Australia Bank	05/11/24	03/06/25	5.08	3,100,000.00	62,992.00	90,604.93	3,190,604.93
201107	Bank of Queensland	03/12/24	10/06/25	5.15	600,000.00	9,989.59	16,000.27	616,000.27
201111	Westpac Bank	08/01/25	10/06/25	5.00	1,453,905.48	16,331.54	30,472.27	1,484,377.75
201114	Westpac Bank	07/01/25	10/06/25	5.00	2,546,094.52	28,948.75	53,712.13	2,599,806.65
201124	Westpac Bank	11/02/25	17/06/25	4.90	1,527,656.71	9,843.97	25,840.42	1,553,497.13
201108	Bank of Queensland	17/12/24	24/06/25	5.20	900,000.00	13,334.79	24,233.42	924,233.42
201116	Suncorp Bank	21/01/25	24/06/25	5.00	500,000.00	4,726.03	10,547.95	510,547.95
201131	Westpac Bank	18/03/25	24/06/25	4.78	2,100,000.00	3,575.18	26,951.34	2,126,951.34
201126	Westpac Bank	25/02/25	01/07/25	4.79	1,200,000.00	5,354.30	19,842.41	1,219,842.41
201123	Westpac Bank	11/02/25	08/07/25	4.90	2,349,000.00	15,136.57	46,355.75	2,395,355.75
201128	Westpac Bank	04/03/25	15/07/25	4.79	1,400,000.00	4,960.60	24,435.56	1,424,435.56
201115	Bendigo Bank	14/01/25	22/07/25	5.00	2,300,000.00	23,945.21	59,547.95	2,359,547.95
201130	Westpac Bank	11/03/25	29/07/25	4.77	1,500,000.00	3,920.55	27,443.84	1,527,443.84
Muni General Funds Total					41,266,649.92	608,486.09	950,042.94	42,216,692.86
201045	National Australia Bank	10/07/24	15/04/25	5.40	2,162,500.35	84,461.93	89,260.90	2,251,761.25
201113	Westpac Bank	08/01/25	22/04/25	5.07	3,155,020.08	35,936.11	45,577.51	3,200,597.59
201079	National Australia Bank	10/09/24	27/05/25	5.02	5,289,033.86	146,939.50	188,402.63	5,477,436.49
201063	Westpac Bank	20/08/24	03/06/25	5.08	3,332,329.53	103,424.55	133,106.94	3,465,436.47
201092	Suncorp Bank	15/10/24	24/06/25	5.09	2,580,807.13	60,103.11	90,694.51	2,671,501.64
201102	Bank of Queensland	26/11/24	01/07/25	5.15	5,618,546.74	99,094.23	172,027.59	5,790,574.33
201109	Suncorp Bank	18/12/24	26/08/25	5.09	10,796,820.65	155,080.80	377,915.35	11,174,736.00
201112	Bank of Queensland	07/01/25	02/09/25	5.00	5,249,292.24	59,683.73	171,141.31	5,420,433.55
201122	Bank of Queensland	04/02/25	30/09/25	4.87	4,672,686.90	34,289.84	148,381.49	4,821,068.39
201121	Westpac Bank	04/02/25	07/10/25	4.89	3,439,283.56	25,342.34	112,888.59	3,552,172.15
201127	Westpac Bank	25/02/25	28/10/25	4.79	572,745.51	2,555.54	18,414.95	591,160.46
201132	Suncorp Bank	18/03/25	04/11/25	4.80	5,662,729.22	9,680.94	172,022.85	5,834,752.07
Muni Reserve Total					52,531,795.77	816,592.63	1,719,834.62	54,251,630.39
201094	Westpac Bank	22/10/24	22/04/25	5.14	561,153.15	12,643.63	14,382.12	575,535.27
201106	Bank of Queensland	03/12/24	10/06/25	5.15	669,525.86	11,147.15	17,854.33	687,380.19
201117	Westpac Bank	21/01/25	24/06/25	5.00	762,940.16	7,211.35	16,094.90	779,035.06
201125	Westpac Bank	11/02/25	08/07/25	4.90	1,154,167.35	7,437.26	22,776.62	1,176,943.97
Trust Specific Total					3,147,786.52	38,439.39	71,107.98	3,218,894.50
201099	Bank of Queensland	12/11/24	29/04/25	5.10	643,872.97	12,505.25	15,114.26	658,987.23
201103	National Australia Bank	26/11/24	29/04/25	5.10	735,393.51	12,844.20	15,824.06	751,217.57
201104	National Australia Bank	26/11/24	29/04/25	5.10	11,582,238.12	202,292.52	249,224.38	11,831,462.50
201110	National Australia Bank	18/12/24	29/04/25	5.10	506,320.14	7,286.85	9,338.49	515,658.63
Aged General Funds Total					13,467,824.74	234,928.81	289,501.18	13,757,325.92
201105	National Australia Bank	26/11/24	29/04/25	5.10	48,622.98	849.24	1,046.26	49,669.24
Aged Mertome Gardens Total					48,622.98	849.24	1,046.26	49,669.24
Total					110,462,679.93	1,699,296.16	3,031,532.97	113,494,212.90

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

Investments By Maturity Date

Maturity Dates	Principal	Portfolio %	Number of Investments
Less than 30 days	\$29,845,121.30	27%	15
Between 30 days and 60 days	\$11,829,027.07	11%	7
Between 61 days and 90 days	\$20,073,259.39	18%	12
Between 91 days and 180 days	\$34,367,826.98	31%	10
Between 181 days and 1 year	\$14,347,445.19	13%	4
Total	\$110,462,679.93	100%	48

Allocation of Investments

S&P Rating (Short-term)	Bank	Amount Invested	Amount Invested %	Threshold %
A-1+	National Australia Bank	\$25,924,108.96	23%	45%
A-1+	Westpac	\$36,126,712.55	33%	45%
A-1	Suncorp **	\$23,440,357.00	21%	35%
A-2	Bank of Queensland	\$22,171,501.42	20%	30%
A-2	Bendigo Bank **	\$2,300,000.00	2%	30%
A-2	ING	\$500,000.00	0%	30%
Total		\$110,462,679.93	100%	

** Fossil fuel free investment



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

Source	Description	Total	Internally restricted	Externally restricted
		\$	\$	\$
Municipal	Investment - CoB General Funds	41,266,649.92	-	-
	Investment - CoB Reserve	52,531,795.77	52,531,795.77	-
	Investment - Trust	3,147,786.52	-	3,147,786.52
Sub Total		96,946,232.21	52,531,795.77	3,147,786.52
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		110,462,679.93	66,048,243.49	3,147,786.52

10.2.4 Proposed 2025/26 Differential Rates

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required.
Attachments:	1. Statement of Financial Activity [10.2.4.1 - 1 page] 2. Rates Table [10.2.4.2 - 1 page] 3. Statement of Objects and Reasons [10.2.4.3 - 2 pages]
Refer:	Nil
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

For Council to endorse the rates and minimum payments and the Statement of Objects and Reasons for the purpose of yielding the deficiency disclosed by the proposed 2025/26 Budget.

This will then allow Council to advertise by local public notice its intention to levy differential rates and minimum payments for the 2025/26 financial year.

OFFICER'S RECOMMENDATION

That Council:

1. **Endorse the following differential rates and minimum payments for GRV ratepayers for the 2025/26 financial year for the purpose of yielding the deficiency disclosed by the proposed 2025/26 Budget as contained in Attachment 1:**

Differential Category based on GRV	Rate in the Dollar	Minimum Payment
Residential (Improved)	\$ 0.077288	\$ 1,183.40
Commercial/Industrial (Improved)	0.079993	1,224.80
Residential - Vacant	0.088881	1,360.90
Commercial/Industrial - Vacant	0.100474	1538.40

2. **Endorse the City of Bayswater Statement of Objects and Reasons for each differential rate and minimum payment, as contained in Attachment 3.**
3. **Advertise by local public notice for a period of 21 days, in accordance with Section 6.36(1) of the Local Government Act 1995, its intention to levy the differential rates and minimum rates for the 2025/26 financial year.**

BACKGROUND

Preparation of the Annual Budget is a statutory requirement under the *Local Government Act 1995*; with the Annual Budget being presented 1 July Ordinary Council Meeting. Having introduced differential rates, the business planning and budget process timeframe has been planned in order to comply with the following requirements of the *Local Government Act 1995*:

1. S6.36 of the *Local Government Act 1995* requires the proposed differential rates in the dollar and the minimum payments to be advertised by local public notice for a statutory 21 day period.

2. S6.35 of the *Local Government Act 1995* allows for the Minister to approve the imposition of a minimum payment that applies to more than 50% of the properties in a differential rate category for vacant land. This is the case for the Vacant Residential category and 21 days should be allowed for Ministerial approval.

This requires Council to endorse:

1. Rates information table; and
2. Statement of Reasons and Objectives.
3. Advertising by local public notice for a period of 21 days

There is a significant amount of other support required, including information regarding expenditure reviews and budget efficiencies; and responses to public submissions following the advertising of differential rates.

EXTERNAL CONSULTATION

While no specific external consultation has occurred on the draft 2025/26 budget, extensive community consultation occurred during the 2024 'Shape Baysie' Strategic Community Plan engagement program. This resulted in more than 2,000 responses and a data sample that is reflective of the City of Bayswater community, including multicultural residents and young people. The findings of this consultation contributed to the development of the City's Draft Strategic Community Plan (SCP) 2025 to 2035. The Corporate Business Plan (CBP) for 2025/26 has been developed in alignment with the new SCP. The two documents will be adopted together as the City's new "Council Plan". The draft 2025/26 budget is a financial representation of the first year of the CBP.

Council's intention to levy differential rates will form the basis of external consultation.

OFFICER'S COMMENTS

Council led Business Planning and Budget Process

To date there have been five business planning and budget related workshops. Areas covered include:

1. Business Planning and Budget process (Council priority setting)
2. Forward Capital Works Program (10 years)
3. Long-Term Financial Plan
4. Statement of Financial Activity (budget deficiency) including operating income and expenditure analysis and differential rates.
5. Service Plan analysis
6. Fees and Charges Review

Differential Rating

The introduction of differential rates during 2024/25 was considered through a Rating Strategy that was underpinned by the Department of Local Government, Sport and Cultural Industries guiding principles of Differential Rating:

1. Fairness - having regard to such factors as use of land and actual and potential demands placed on Council;
2. Equity - ensuring a fair and consistent application of compliant rating and charging principles without bias, and an appropriate contribution by each category of ratepayer;

3. Consistency – benchmarking across local governments and by scheduling the issue of rates notices on a regular annual basis;
4. Transparency - openness in the processes involved in the making of rates and charges and providing meaningful information on rate notices; and
5. Objectivity – principles of rating applied in accordance with the legislation.

The adopted differential ratios were based on considerable benchmarking and modelling through several workshops.

Rating Information		2025/26					
		Rate in Dollar	Number of properties	Rateable value	Budgeted rate revenue	Budgeted interim rates	Budgeted total revenue
Rate Description	Basis of valuation			\$	\$	\$	\$
General rates							
Residential (Improved)	Gross rental valuation	0.077288	24,574	515,849,076	39,868,943	254,741	40,183,684
Commercial/Industrial (Improved)	Gross rental valuation	0.079993	1,639	176,346,629	14,106,496	60,000	14,106,496
Residential - Vacant	Gross rental valuation	0.088881	115	2,464,480	219,045		219,045
Commercial/Industrial - Vacant	Gross rental valuation	0.100474	38	2,519,350	253,129		253,129
Total general rates			26,366	697,179,535	54,447,613	314,741	54,762,355
Minimum payment							
		\$					
Residential (Improved)	Gross rental valuation	1,183.40	6,307	84,415,984	7,463,704		7,463,704
Commercial/Industrial (Improved)	Gross rental valuation	1,224.80	153	1,720,830	187,394		187,394
Residential - Vacant	Gross rental valuation	1,360.90	622	5,764,340	846,480		846,480
Commercial/Industrial - Vacant	Gross rental valuation	1,538.40	2	16,600	3,077		3,077
Total minimum payments			7,084	91,917,754	8,500,655	0	8,500,655
Total general rates and minimum payments			33,450	789,097,289	62,948,268	314,741	63,263,010
Concessions					0	0	0
Total rates					62,948,268	314,741	63,263,010

The full Rates Table can be found in **Attachment 2**.

In addition to the proposed rates in the dollar and minimums for each category of differential rating, Local Governments are also required to advertise a document describing the objects and reasons of each proposed rate and minimum payment. This is detailed in Attachment 3.

Section 6.35 of the *Local Government Act 1995* stipulates within each category a local government cannot impose minimum payments on more than 50% of properties, which is the case for the Residential Vacant category. There is an exception to this regarding Vacant Land, however this requires Ministerial approval and introduces an additional statutory step to be undertaken by the City.

Statement of Financial Activity

The Annual Budget, as represented by the Statement of Financial Activity, has been developed over a six-month period following extensive consultation including facilitated and structured workshops with Elected Members, as part of the Council led business planning and budget process.

The budget process has been aligned with service plans, which enable a new perspective on services and projects including attributable costs.

The development of the budget has been challenging given the current economic environment and has been based on the Strategic Community Plan, updated Corporate Business Plan and commitments made by Council.

The attached Statement of Financial Activity has been updated based on feedback from the 8 April workshop regarding the capital program, operating projects and FTE requests.

It is also worth noting that the carry forward projects as adopted as part of the 2024/25 Mid Year Budget Review along with a minor project Eden funded carry forward have been included within the 2025/26 budget. Carry forward projects have no impact on the overall budget as both the additional expense and respective funding sources are both carried forward, offsetting one another. Funding sources include grants, reserves and to a lesser extent the opening surplus.

The proposed 2025/26 Budget requires \$63.26M (including interims) to be funded by rates income which otherwise reflects the City's deficit. This supports the City's operating income of \$39.4M, operating expenses of \$105.1M and capital program of \$26.4, whilst considering financing activities including reserve movements and repayment of borrowings.

The Budget has been informed by economic factors such as:

- limited growth in the City's rate base (over a number of years) and includes a rate increase of 3.50% as the shortfall to be made up by rates
- employee cost increases i.e., superannuation, enterprise agreements
- insurance premium increases
- increasing costs i.e., fuel, utilities, materials and contracts
- construction delays and supply chain issues, although the situation is improving
- aging assets requiring maintenance and renewal
- a challenging labour market, i.e., staff attraction and retention

Council have worked hard to deliver a Budget that balances the delivery of high-quality and maintained service levels while maintaining its assets.

The City is committed to managing costs and reviewing all areas of income and expenditure whilst delivering high quality services. Income and expenditure variance analysis has been undertaken and understood by Council, along with a thorough review of the 10-year Forward Capital Works Program based on asset management plans. A program of service review is also being undertaken to identify efficiency gains.

Budget Efficiency Measures

They are a number of key initiatives undertaken as part of the Annual Budget process; these include:

1. Council led business planning and budget process commencing with Council identification of priorities within financial management parameters.
2. Zero Based Budgeting – All budgets at individual account level have a zero-starting point as an introduction to the budget process. Officers responsible for budgets are then required to re-build their budgets as opposed to rolling over budgets and applying a flat CPI. This puts the onus on officers to justify their budgets and drive cost savings.
3. Multi-tiered approval process to prepare for Council review based on service plans and budgets within the organisation structure and from a City-wide perspective. This includes formal business case submissions for new budget items and resourcing.
4. Council review and approval of all Service Plans, Project Plans and Budgets through the council-led business planning and budget process.
5. Expenditure efficiency measures as supported by Council's Purchasing Policy with strict procurement requirements in regard to seeking quotes and tenders to ensure the City receives competitive pricing.
6. Capital Works Program driven by the Asset Management Plan process.

7. The Annual Budget is an outcome of a comprehensive Integrated Planning and Reporting process which also includes the identification of services to be reviewed.
8. Budgets are carefully monitored throughout the year with a carry forward review following audit, followed by an extensive Mid Year Budget Review requiring a formal approval process.

Opening Surplus

Based on a review of Net Current Assets in conjunction with movements in income and expenditure, an Opening Surplus of \$898K has been budgeted. This consists of favourable current year budget variances from utilities (\$395K), fees and charges (\$125K), carry forward of a project (\$53K) and funds remaining from Aged (\$325K), although the latter will provide support to the net cost of Mertome Gardens and the ongoing divestment project.

LEGISLATIVE COMPLIANCE

Council has several financial policies which have been taken into consideration in the budget process, including its policies on investments, assets, treatment of income and expenditure, rates arrears, cash-back reserves, borrowings and integrated planning.

Section 6.2 of the Act requires that no later than 31 August in each financial year, or such extended time as the Minister allows, each local government is to prepare and adopt (by Absolute Majority) in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the next following 30 June.

Other relevant sections of the Act include:

6.32. Rates and service charges

- (1) When adopting the annual budget, a local government —
 - (a) in order to make up the budget deficiency, is to impose* a general rate on rateable land within its district, which rate may be imposed either —
 - (i) uniformly; or
 - (ii) differentially;and
 - (b) may impose* on rateable land within its district —
 - (i) a specified area rate; or
 - (ii) a minimum payment;and
 - (c) may impose* a service charge on land within its district.
- * Absolute majority required.
- (2) Where a local government resolves to impose a rate it is required to —
 - (a) set a rate which is expressed as a rate in the dollar of the gross rental value of rateable land within its district to be rated on gross rental value; and
 - (b) set a rate which is expressed as a rate in the dollar of the unimproved value of rateable land within its district to be rated on unimproved value.

6.33. Differential general rates

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —
 - (a) the purpose for which the land is zoned, whether or not under a planning scheme as defined in the Planning and Development Act 2005; or
 - (b) a purpose for which the land is held or used as determined by the local government; or
 - (c) whether or not the land is vacant land; or
 - (d) any other characteristic or combination of characteristics prescribed.
- (2) Regulations may —
 - (a) specify the characteristics under subsection (1) which a local government is to use; or
 - (b) limit the characteristics under subsection (1) which a local government is permitted to use.
- (3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.
- (4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.

6.35. Minimum payment

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —
 - (a) 50% of the total number of separately rated properties in the district; or
 - (b) 50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.
- (4) A minimum payment is not to be imposed on more than the prescribed percentage of —
 - (a) the number of separately rated properties in the district; or
 - (b) the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.

6.36. Local government to give notice of certain rates

- (1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.

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

The financial implications of the budget are outlined within the body of this report.

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

Council endorsement of the proposed draft 2025/26 Budget (Statement of Financial Activity), Statement of Objects and Reasons and proposed differential rates (including rate in the dollar and minimum payment by category) will enable the Council to meet important budget and statutory timeframes.

City of Bayswater
Statement of Financial Activity - Budget Comparison

	2024/25 Budget	2025/26 Draft Budget	Variance
	\$	\$	\$
Operating activities			
Revenue from operating activities			
Rates	60,695,664	63,263,010	(2,567,346)
Grants, subsidies and contributions	3,703,937	3,915,142	(211,205)
Fees and charges	25,883,686	28,242,380	(2,358,694)
Interest revenue	5,496,744	6,136,638	(639,894)
Other revenue	969,386	1,070,484	(101,098)
	96,749,418	102,627,654	(5,878,236)
Expenditure from operating activities			
Employee costs	(45,733,058)	(47,733,544)	2,000,486
Materials and contracts	(35,448,632)	(37,832,949)	2,384,317
Utility charges	(4,044,956)	(4,062,400)	17,444
Depreciation	(13,593,021)	(13,310,371)	(282,650)
Insurance	(1,278,656)	(1,274,676)	(3,980)
Other expenditure	(445,398)	(366,775)	(78,623)
Finance costs	(624,936)	(384,785)	(240,151)
Profit/(Loss) on asset disposal	(244,836)	(107,173)	(137,663)
	(101,413,493)	(105,072,673)	3,659,180
Discontinued operations	553,098	(227,075)	780,173
	(4,110,977)	(2,672,094)	(1,438,883)
Non-cash amounts excluded from operating activities			
Non-cash amounts excluded from oper. activities	15,451,346	13,037,050	2,414,296
Amount attributable to operating activities	11,340,369	10,364,956	975,413
Investing activities			
Inflows from investing activities			
Capital grants, subsidies and contributions	10,935,544	12,893,296	(1,957,752)
Proceeds from disposal of assets	446,003	586,826	(140,823)
	11,381,547	13,480,122	(2,098,575)
Outflows from investing activities			
Payments for property, plant and equipment	(10,340,774)	(9,855,945)	(484,829)
Payments for construction of infrastructure	(15,148,481)	(16,529,752)	1,381,271
	(25,489,255)	(26,385,697)	896,442
Amount attributable to investing activities	(14,107,708)	(12,905,575)	(1,202,133)
Financing activities			
Inflows from financing activities			
Transfer from reserves	8,348,778	6,588,823	1,759,955
	8,348,778	6,588,823	1,759,955
Outflows from financing activities			
Repayment of borrowings	(2,451,100)	(967,747)	(1,483,353)
Payment for principal portion of lease liability	(126,381)	(118,343)	(8,038)
Transfer to reserves	(3,969,323)	(3,859,714)	(109,609)
	(6,546,804)	(4,945,804)	(1,601,001)
Amount attributable to financing activities	1,801,974	1,643,019	158,954
Movement in surplus or (deficit)			
Surplus or (deficit) at the start of the financial year	965,365	897,600	67,765
Amount attributable to operating activities	11,340,369	10,364,956	975,413
Amount attributable to investing activities	(14,107,708)	(12,905,575)	(1,202,133)
Amount attributable to financing activities	1,801,974	1,643,019	158,954
Surplus or (deficit) after imposition of general rate	0	0	0

RATES AND SERVICE CHARGES

Rating Information

Rating Information		2025/26						2024/25							
		Rate in Dollar	Number of properties	Rateable value	Budgeted rate revenue	Budgeted interim rates	Budgeted total revenue	Rate in Dollar	Number of properties	Rateable value	Budget rate revenue	Budget Interim rates	Budget Total Revenue	Actual total revenue	
Rate Description	Basis of valuation			\$	\$	\$	\$				\$			\$	
General rates															
Residential (Improved)	Gross rental valuation	0.077288	24,574	515,849,076	39,868,943	254,741	40,183,684	0.074674	24,312	509,173,243	38,071,720	250,000	38,272,003	38,452,687	
Commercial/Industrial (Improved)	Gross rental valuation	0.079993	1,639	176,346,629	14,106,496	60,000	14,106,496	0.077288	1,624	174,312,700	13,485,884	50,000	13,522,280	13,597,965	
Residential - Vacant	Gross rental valuation	0.088881	115	2,464,480	219,045		219,045	0.085875	134	2,782,800	235,598		238,973	95,941	
Commercial/Industrial - Vacant	Gross rental valuation	0.100474	38	2,519,350	253,129		253,129	0.097076	45	3,069,350	297,960		297,960	244,804	
Total general rates			26,366	697,179,535	54,447,613	314,741	54,762,355		26,115	689,338,093	52,091,163	300,000	52,331,216	52,391,397	
Minimum payment															
		\$													
Residential (Improved)	Gross rental valuation	1,183.40	6,307	84,415,984	7,463,704		7,463,704	1,143.40	6,310	84,450,564	7,214,854		7,214,854	7,217,141	
Commercial/Industrial (Improved)	Gross rental valuation	1,224.80	153	1,720,830	187,394		187,394	1,183.40	153	1,720,830	181,060		181,060	181,060	
Residential - Vacant	Gross rental valuation	1,360.90	622	5,764,340	846,480		846,480	1,314.90	738	6,763,270	970,396		970,396	944,098	
Commercial/Industrial - Vacant	Gross rental valuation	1,538.40	2	16,600	3,077		3,077	1,486.40	2	16,600	2,973		2,973	2,973	
Total minimum payments			7,084	91,917,754	8,500,655	0	8,500,655		7,203	92,951,264	8,369,283	0	8,369,283	8,345,272	
Total general rates and minimum payments			33,450	789,097,289	62,948,268	314,741	63,263,010			782,289,357	60,460,446	300,000	60,700,499	60,736,669	
Concessions															
					0	0	0					(4,835)	0	(4,835)	(4,835)
Total rates					62,948,268	314,741	63,263,010					60,455,611	300,000	60,695,664	60,731,834



Differential Rating Categories - Statement of Objects and Reasons

Section 6.36 of the *Local Government Act 1995* requires Councils utilising differential rates and minimum payments to advertise these rates prior to adopting the budget. A minimum submission period of 21 days must be allowed following which all submissions must be considered by Council. Information regarding submissions is included in the advertisement to levy differential rates, which is available through public notice, including on the City's website.

Section 6.33 of the *Local Government Act 1995* empowers a Council to impose different rates in the dollar for different land zoning's or uses and different rates for improved or vacant land. This power is provided to help local governments achieve a better rating equity between different land uses.

The City of Bayswater has applied a 3.50% increase to all differential rating categories as part of the proposed 2025/26 budget. The minimum payment and rate in the dollar for each rating category, and objects and reasons for the 2025/26 financial year are provided below.

Differential Category based on GRV	2024-25		2025-26	
	Rate in the Dollar	Minimum Payment	Rate in the Dollar	Minimum Payment
Residential (Improved)	\$ 0.074674	\$ 1,143.40	\$ 0.077288	\$ 1,183.40
Commercial/Industrial (Improved)	0.077288	1,183.40	0.079993	1,224.80
Residential - Vacant	0.085875	1,314.90	0.088881	1,360.90
Commercial/Industrial - Vacant	0.097076	1486.40	0.100474	1538.40

Minimum Payments

The minimum payments are set to ensure the minimum level of service required is adequately funded and are consistent with the differential ratios used for setting the rate in the dollar. The reasons and objects noted below for the different categories are reflected in the ratio's set for both the minimum payments and the rate in the dollar.

- **Residential - Improved**

The object of this rate category is to apply a base differential rate to all improved land zoned residential and used for residential purposes. This supports the differential rates process in ensuring all property owners contribute equitably to the operations of the City, with the base rate allowing for residential property owners the contribute less than the other categories for the reasons provided below.



- **Commercial/Industrial - Improved**

The object of this rate category is to ensure those property's zoned and used for commercial or industrial purposes contribute equitably to the operations of the City by applying a higher differential rate. The additional rates revenue is sourced to offset the higher costs associated with servicing those infrastructure assets in commercial and industrial areas. It also reflects the inner City location and amenity to support a metropolitan Activity Centre and significant State investment into the area that positions this prime location.

- **Residential – Vacant**

The object of this rate category is to impose a higher differential rate on residential vacant land. The reason is to encourage owners of vacant land to develop, which is in the best interests of residents and commercial businesses residing within the City and considers the significant housing shortfall in the metropolitan area.

- **Commercial/Industrial - Vacant**

The object of this rate category is to impose a higher differential rate on commercial vacant land. The reason is that vacant commercial has a more significant adverse impact on residents and commercial businesses residing within the City by minimising the economic potential of the area. Development is encouraged to reflect the inner City location and amenity to support a metropolitan Activity Centre and significant State investment into the area that positions this prime location. This will also help offset the additional costs associated in servicing infrastructure assets in commercial and industrial areas.

10.2.5 Bayswater Waves Gas Supply

Responsible Branch:	Contracts and Procurement
Responsible Directorate:	Corporate Services
Authority/Discretion:	Executive/Strategic
Voting Requirement:	<i>ABSOLUTE MAJORITY REQUIRED</i>
Attachments:	1. Draft Delegation Bayswater Waves Gas Supply Contract April 2025 [10.2.5.1 - 1 page]
Refer:	Nil
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

For Council to provide a one-off delegation of authority to the Chief Executive Officer to accept a quotation for the supply of reticulated natural gas to the Bayswater Waves aquatic centre for the period 1 June 2025 to 30 June 2027.

OFFICER'S RECOMMENDATION

That Council:

- Approves a specific and limited delegation of authority to the Chief Executive Officer to undertake a procurement in accordance with the Council adopted Procurement Policy and accept a quotation for the supply of reticulated natural gas to Bayswater Waves for the period 1 June 2025 to 30 June 2027, as provided in Attachment 1.**
- Instruct the Chief Executive Officer to update Council by memorandum on the outcome of limb 1 at the earliest opportunity upon the acceptance of a quotation and formation of an agreement.**

ABSOLUTE MAJORITY REQUIRED

BACKGROUND

Pending the outcome of further investigations to ascertain the feasibility of geothermal energy for pool heating at Bayswater Waves, there is a requirement to continue the use of reticulated natural gas for this purpose. Gas usage at Bayswater Waves currently sits at around 14 tera joules (TJ).

The City periodically procures the supply of reticulated natural gas from retailers through a competitive process, specifically utilising either the WA Local Government Association Preferred Supply Panel (WALGA PSP) or the State Government Common Use Agreement (CUA).

The current supply agreement is with Westfarmers Kleenheat Gas Pty Ltd, which commenced 1 June 2022 and is due to expire on 31 May 2025. This was sourced through State Government Reticulated Gas Supply Common Use Agreement CUARGS2014.

EXTERNAL CONSULTATION

City officers have consulted with the manager of CUARGS2014 and ascertained that the current CUA arrangement is due to expire in April 2027, however there is provision to set a supply agreement to extend beyond this date as part of the procurement process, to 30 June 2027.

Additionally, the incumbent supplier has advised that while the natural gas supply market has experienced some volatility in the past, current pricing is relatively stable.

OFFICER'S COMMENTS

In line with the previous procurement, the City intends to issue a request for quotation to the gas retailers that are on CUARGS2014, specifically:

- Alinta Sales Pty Ltd
- Perth Energy Pty Ltd
- Synergy
- Westfarmers Kleenheat Gas Pty Ltd

Taking into consideration further investigations into geothermal energy and the standing of CUARGS2014, the City intends to set the period of the new reticulated natural gas supply agreement to commence 1 June 2025 and end 30 June 2027. The value of a new agreement is estimated to be above the delegation of the Chief Executive Officer to accept under FM-D02 of the City of Bayswater Delegated Authority Register – April 2025 and hence would revert to Council to consider and award.

There are several timing constraints associated with the expiry date of the existing gas supply agreement, obtaining quotations from retailers, available Council meetings, and the logistics of transitioning to a new agreement. Given these circumstances, the most practicable approach is for Council to provide a specific and limited delegation of authority to the Chief Executive Officer to undertake the procurement and accept the quotation that represents the most advantageous offer.

Delegation FM-D02 Acceptance of Quotations, Tenders and Expressions of Interest allows the Chief Executive Officer to accept quotations and tenders equal to or below \$250,000. It is expected the value of this contract will be approximately \$300,000. To ensure that the Chief Executive Officer is able to undertake and determine this procurement under delegated authority, a financial threshold of \$400,000 is proposed as a condition to this specific delegation. A copy of the proposed delegation is provided in **Attachment 1**. This delegation will be reviewed as part of the annual review of delegations (scheduled for June 2025) and will be removed from the Delegation of Authority Register as soon as the procurement has been completed.

Another option considered was to extend the supply of natural gas with the incumbent supplier in order to accommodate a report to Council at the 1 July 2025 OCM for the purpose of considering and awarding the new gas supply agreement. However, this would attract a price premium of approximately 30% for each additional period (month) following the expiry of the existing supply agreement.

LEGISLATIVE COMPLIANCE

The *Local Government Act 1995* (the Act), section 5.42 allows the Council to delegate some powers and duties to the CEO. Section 5.43 of the Act requires that any delegation regarding the acceptance of tenders is limited to an amount set by the Council.

The Local Government (Functions and General) Regulation 1996, Part 4, Div 2, 11, (2), (e), provides for a local government to obtain quotations from the State Common Use Arrangement (CUA) in lieu of a publicly advertised tender.

RISK MANAGEMENT CONSIDERATION

In accordance with the City's Risk Management Framework, the officer's recommendation has been assessed against the City's adopted risk tolerance. Comments are provided against each of the risk categories.

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.	

FINANCIAL IMPLICATIONS

Available data indicates that the expenditure would be approximately \$300,000 over the two-year term of the contract.

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.

CONCLUSION

The procurement of reticulated natural gas is very much a low-risk, procedural activity with limited variability. Seeking a two-year supply agreement sits well with the current standing of the State Government CUA for gas supply as well as the further investigations into the feasibility of geothermal energy for Bayswater Waves.

Current circumstances for awarding a new gas supply agreement are such that the most practicable approach is for Council to provide a one-off delegation of authority to the Chief Executive Officer to accept the quotation that represents the most advantageous offer.



Delegation	FM-D02A Procurement for the supply of reticulated natural gas for Bayswater Waves
Category	<i>Local Government Act 1995</i> - Financial Management
Delegator	Council
Express power or duty delegated	<p>Authority to undertake a procurement for the supply of reticulated natural gas for Bayswater Waves (F&G r.11(2)).</p> <p>Authority to accept or reject quotations received for the supply of reticulated natural gas for Bayswater Waves (F&G r.11(A) and r.18).</p> <p>Authority to accept a minor variation prior to awarding the contract or select the next most advantageous quotation (F&G r.20).</p>
Delegates	Chief Executive Officer
Conditions	<p>Delegated authority is limited to:</p> <ul style="list-style-type: none"> • The procurement may only be approved where the total consideration under the resulting contract is expected to be less than \$400,000. • If the procurement exceeds the above financial threshold, then it must be referred to the Council for a decision. • The contract must be determined and awarded in accordance with the <i>Local Government (Functions and General) Regulations 1996</i>, the City's Procurement Policy and Contract Management Policy.
Sub-delegates	Nil
Statutory Framework	<p><i>Local Government Act 1995</i> S3.57 Tenders for providing goods and services</p> <p><i>Local Government (Functions and General) Regulations 1996</i> Part 4 Provision of goods and services</p>
Policy	<p>Procurement Policy</p> <p>Contract Management Policy</p> <p>Purchasing Authorisation Management Practice</p>
Date adopted	
Adoption references	

10.3 Infrastructure and Assets Directorate Reports**10.3.1 Frank Drago Soccer Precinct Redevelopment - Feasibility and Advocacy Findings Report**

Responsible Branch:	Project Services
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. Frank Drago Soccer Precinct Redevelopment Feasibility Study Report [10.3.1.1 - 111 pages]
Refer:	Item: 10.3.3 OCM: 23.07.2024 Item: 10.3.2 OCM: 30.04.2024 Item: 11.2 OCM: 27.02.2024
Officer Declaration	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

For Council to note the Frank Drago Soccer Precinct Redevelopment Feasibility Study Report. Consider funding towards the development of schematic design drawings and advocating for funding towards the proposed redevelopment.

OFFICER'S RECOMMENDATION

That Council:

- 1. Notes the Frank Drago Soccer Precinct Redevelopment Feasibility Study Report (incl. community engagement outcomes, concept plans and costings) as contained in Attachment 1 of this report.**
- 2. Requests the Chief Executive Officer to continue advocating to potential funding bodies for contributions towards the proposed staged redevelopment.**
- 3. Make a provision of \$5million for the project in the draft 2025/26 Annual Budget from the Major Capital Works Reserve.**

BACKGROUND

In April 2024, Council awarded the Frank Drago Soccer Redevelopment Feasibility and advocacy tender to Paatsch Group.

Throughout May and June 2024, Paatsch Group completed the feasibility and scoping works (stage one) of the project investigation. Paatsch Group compiled a preliminary findings report on all the information received to date, including:

- Governance framework
- Facility philosophy and project development
- Market/situation analysis
- Review internal existing strategies and plans
- Demographic and residential growth analysis
- Existing facility review
- Competitor analysis

- Trend and benchmarking analysis
- Stakeholder consultation
- Other facility opportunities and commercial opportunities assessment and feasibility
- Justification of proposed facility
- Management options

The preliminary findings report indicated a demand for soccer facilities within Bayswater to meet the growing needs of Bayswater City Soccer Club (BCSC), a potential inclusion of one or more complimentary commercial opportunities in order for any potential redevelopment to be operationally viable, confirmed that a redevelopment of the Frank Drago Reserve soccer precinct will promote greater use of the facility, and a redevelopment may be attractive to government for funding.

The preliminary findings report was presented at the Ordinary Meeting held on 23 July 2024 and Council endorsed the following:

- “1. Notes the Frank Drago Soccer Precinct Redevelopment Feasibility and Advocacy Preliminary Finding Report as contained in Attachment 1 to this report.*
- 2. Requests the Chief Executive Officer to progress Stage two and three of the Frank Drago Soccer Precinct Redevelopment Feasibility and Advocacy projects as per the awarded tender 06-2024.”*

EXTERNAL CONSULTATION

The engagement period ran from Monday 9 September to Monday 30 September 2024.

The following key stakeholders were targeted during the engagement period via direct correspondence and signage placed at Frank Drago Reserve Soccer Precinct:

- Sporting and community clubs based within Frank Drago Reserve (BCSC, Bayswater Tennis Club, Bayswater Bowling and Recreation Club and Bayswater Croquet Club);
- Residents and business within 500m of Frank Drago Reserve;
- Users of Frank Drago Reserve Soccer Precinct; and
- Articles promoting the engagement opportunity also appeared in the City’s Bayswater Buzz newsletter and social media platforms.

Additionally, pop-up sessions were held at Frank Drago Reserve Soccer Precinct on Thursday 12 September between 4.00pm and 6:00pm, and Sunday 15 September 2024 between 9:00am and 11:00am. The sessions provided an additional opportunity for anyone interested to have a chat with City staff, and representatives from Paatsch Group.

Paatsch Group also engaged directly with other key stakeholders including Football West, St. Columba’s Primary School, Columba Runners, Bayswater Primary School, the Department of Local Government, Sport and Cultural Industries, City of Bayswater Parks and Gardens officers and the City of Bayswater Sustainability Officer.

OFFICER'S COMMENTS

Paatsch Group, on behalf of the City, progressed with stages two and three of the awarded tender and Carabiner Architects were engaged to complete the concept design. Following the completion of the investigation, Paatsch Group provided a final feasibility study and business case including concept design, costings and community engagement summary (**Attachment 1**).

Community engagement outcomes

Stakeholder consultation was undertaken to inform the development of the Concept Plan. The engagement period was open for three weeks. During this time, the Engage Bayswater project page received over 2,500 visits; City e-news article had 24 unique click links; the social media campaign reached over 4,000; and 15 attendees participated in the two pop-up sessions.

A total of 449 respondents completed a survey, and the following provides an overview of the feedback received:

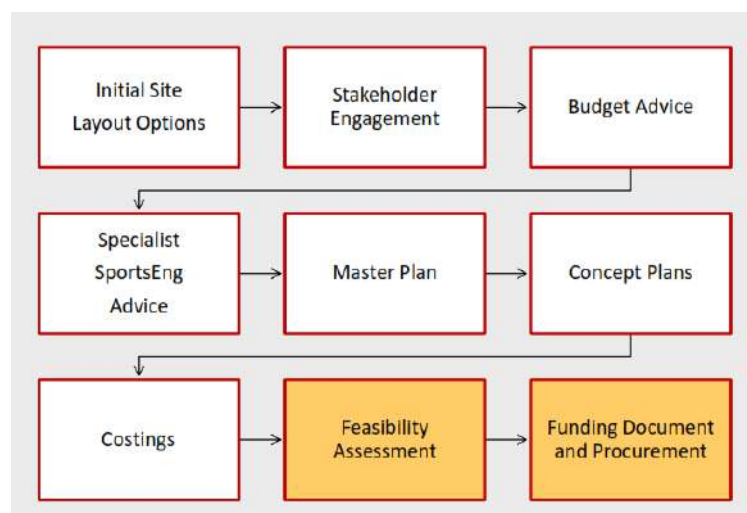
- 71.7% of respondents live within the City of Bayswater
- 92.9% of respondents currently use/visit the soccer precinct at Frank Drago Reserve
- 50.5% of respondents were members of a sporting club based at Frank Drago Reserve
- Respondents identified quality of facilities, spectator facilities and recreation space as the top three improvements areas of the site
- Respondents identified upgrades to Bayswater Soccer Club amenities, accessibility for all users and facilities being open and inviting to the public as the top three priority areas to consider in the future of the Frank Drago Reserve Soccer Precinct
- Respondents identified a cafe/restaurant was the preferred complementary commercial facility

A combination of face to face, video conference, telephone calls and email responses were used with Frank Drago Reserve sports clubs, DLGSC, Football West, Frank Drago Soccer Precinct reserve hirers and City officers. The key take aways from the engagement includes:

- Developing a facility that provides a connection to the entire Bayswater City Soccer Club
- Soccer Precinct to meet the minimum requirements for an NPL1 club.
- Maintain community connection and access to the soccer precinct
- Car parking entrances preferred off Garrett Road and Whatley Crescent
- Multipurpose facilities that cater for the wider community

The full community consultation outcome summary is contained within **Attachment 1** of this report.

A thorough process has been completed to obtain the relevant information, inclusions, costings and stakeholder feedback. The below diagram shows the process undertaken to develop the concept plan and costings.



Soccer precinct facility concept plan

Based on the concept plan images below and included in **Attachment 1** to this report, the total redevelopment is estimated to cost \$33,290,785 and includes the following:

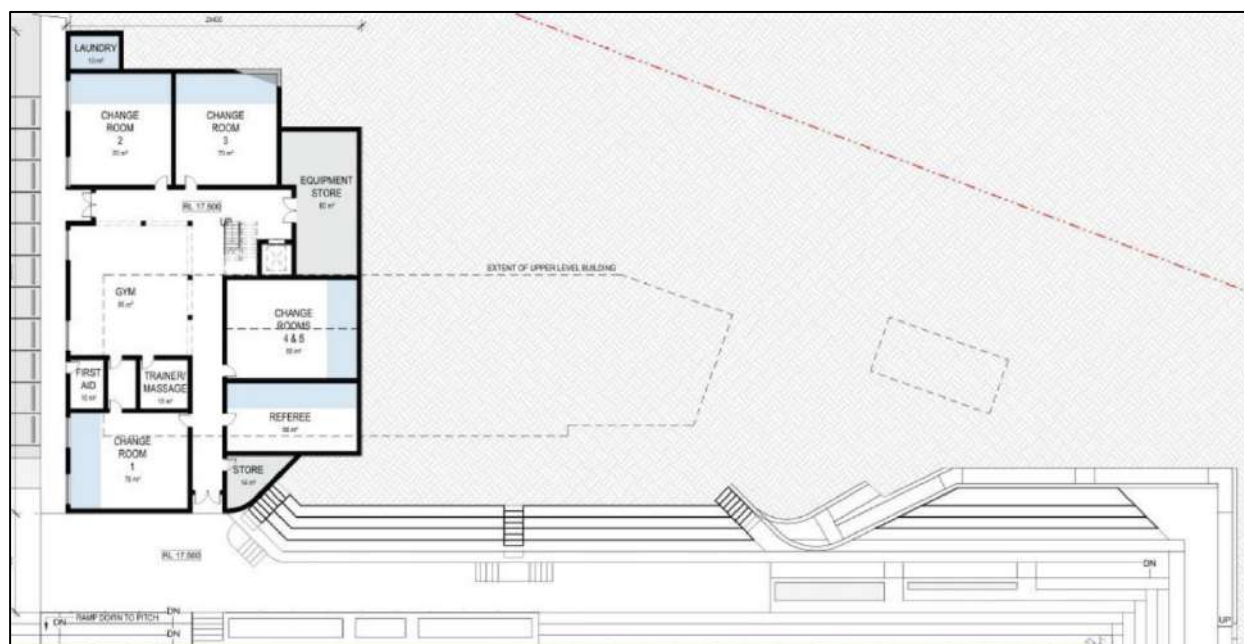
- Demolition of existing facilities
- Four or five change rooms (one large changeroom could be subdivided to make two)
- Referees change room
- Players' gym
- Laundry room
- First Aid/medical room
- Trainer's room
- Storage spaces
- Admin offices
- Function room
- Kitchen
- Kiosk
- Public amenities
- Grandstand
- Pitch realignment (including 5-a-side pitches)
- New LED floodlighting for the main pitch and 5-a-side pitch
- Car parking
- All abilities play space
- Hardscapes/landscaping.



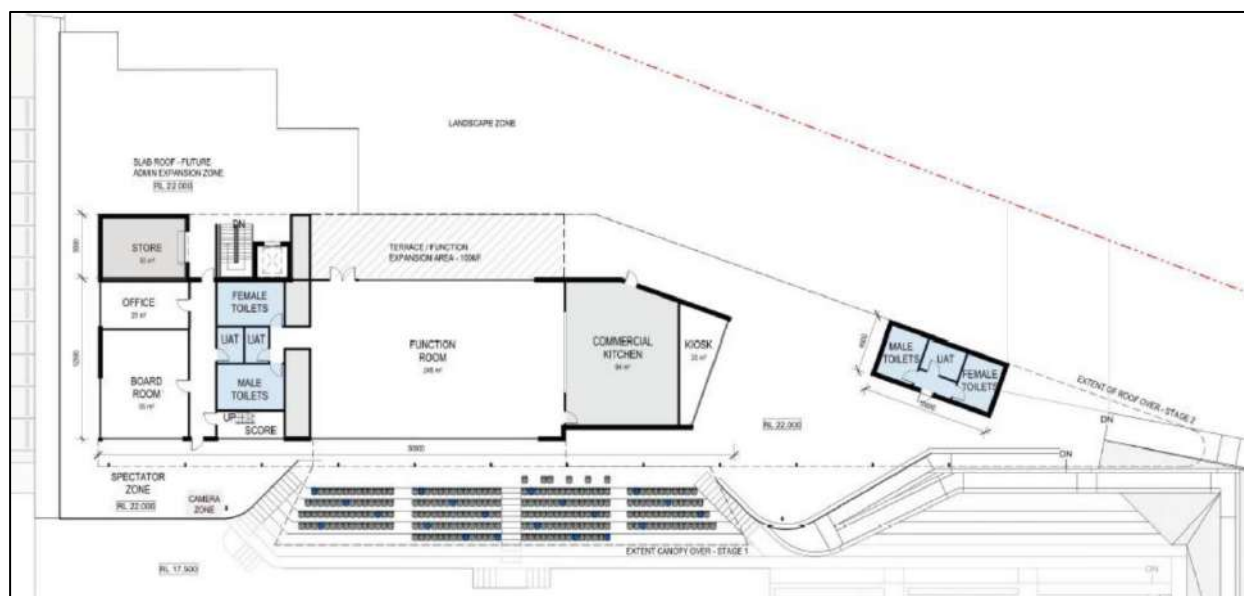
Concept Plan – Aerial



Concept Plan – pavilion and main pitch



Concept Plan - building lower-level



Concept Plan - building upper-level

The concept plan and costings have been developed with a staged approach to provide a redevelopment that meets NPL competition, club requirements, and community expectation within a realistic budget.

Estimated cost plan summary

	Item	Stage 1 Cost (excl. GST)	Stage 2 Cost (excl. GST)
A1	Demolition and Site Preparation	2,167,986	305,264
A2	Building Works – Club Facilities	5,289,860	1,370,060
A3	Pitches	2,075,000	4,370,000
A4	External Works	1,666,485	1,292,195
A5	Site Infrastructure Services	786,651	328,284
	Estimated Net Cost	12,020,982	7,665,803

	Margins and Adjustments		
	Contractor's Preliminaries (13.0%)	1,563,000	1,150,000
	Builders Margin (5.0%)	680,000	485,000
	Estimated Net Construction Cost	14,263,982	9,300,803
E	Contingencies, Fees and Headworks		
	Planning Contingency	Excluded	
	Design Contingency (5%)	714,000	466,000
	Construction Contingency (6%)	899,000	587,000
	Headworks Fees and Charges (2.2%)	350,000	Excluded
	Statutory Fees & Charges (0.2%)	33,000	21,000
	Public Art (1%)	163,000	104,000
	Professional Fees (7%)	1,150,000	839,000
	Client Costs (0%)		
	Escalation to Construction start in November 2026 (7.0%)	1,231,000	
	Escalation to Construction start in April 2032 (28.0%)		3,169,000
	Estimated Total Cost	18,803,982	14,486,803

The cost plan above has been developed for Stage One delivery in 2026/27 and Stage Two delivery in 2032. A detailed delivery programme is to be developed within the next phase of the project. If the project was to be delivered in stages, the below list indicates the works included in each stage.

Stage One Inclusions

- Demolition of existing facilities
- Four to five change rooms (one changeroom has an ability to be divided)
- Referees' change room
- Gym
- Laundry room
- First aid/medical room
- Trainer's room
- Storage spaces
- Administration offices
- Function room to accommodate approximately 220 seated guests
- Commercial kitchen
- Kiosk
- Amenities
- Grandstand with 250 seats, plus six wheelchair spaces (additional informal seating is also provided)
- Electronic scoreboard
- Main pitch reconstruction
- New LED floodlighting for the main pitch (500lux)
- Car park G - unsealed and no lighting

- All abilities play space
- Pathways
- Hardscapes/landscaping
- Service connection

Stage Two Inclusions

- Site preparation of the additional pitches
- Five-a-side pitches and lighting (200Lux)
- Pitch two reconstruction
- Potential function room expansion to accommodate approx. 310 seated guests
- Stormwater, lighting, bitumen and line marking to car park G
- Additional pathways
- Hardscapes/landscaping
- Services

Further details of the inclusions and costings of both Stage One and Two are outlined in **Attachment 1**.

The recommended next step of the project is to procure a consultant to develop schematic designs and updated cost estimations by a Quantity Surveyor. The schematic design phase is the first phase of the architectural design process. It lays out the groundwork for a successful design process, and ultimately a successful construction project. These drawings will assist in providing more accurate construction costs and provide greater confidence to funding partners that the project can be delivered within the budget.

Possible funding bodies

In January 2025, the City secured an election commitment of \$5 million from the Labor Government towards the redevelopment of the soccer precinct within Frank Drago Reserve. At the March State Election, Labor was re-elected.

As part of this project, Paatsch Group will be providing an advocacy document that will be used as supporting evidence when seeking funding. This document is yet to be completed. Paatsch Group has identified the following list of potential funding opportunities:

1. Federal Government
 - (a) Urban Precinct and Partnerships Program
 - (b) Thriving Suburbs Program
 - (c) Play our Way
2. State Government
 - (a) Treasury Grant
 - (b) Community Sporting and Recreation Facilities Fund (CSRFF)
3. Lotteries West

LEGISLATIVE COMPLIANCE

Local Government Act 1995

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 proposed Frank Drago Soccer Precinct Redevelopment concept plan is estimated to cost \$33,290,786. If the project was to be completed in stages, Stage one is estimated to cost \$18,803,982 and Stage Two, \$14,486,803.

The below table indicates a proposed potential funding strategy (funding subject to stakeholder approvals).

Funding Partner	Stage 1 amount (ex GST)	Stage 2 amount (ex GST)	Comments
City of Bayswater	\$5,000,000	\$7,245,000	Consider borrowings for Stage 2 – Match State Government funding
State Government – Budget Allocation	\$5,000,000	\$7,245,000	Treasury Grant/Election Commitment
State Government - CSRFF	\$3,000,000		Case built for facility funding
State Government – Lotteries West	\$500,000		Linked to playground, walking track or other non-sporting facilities
Federal Government – Funding Program	\$5,000,000		Minimum based on grant program for solar or ESD or similar; Maximum based on Treasury Grant/Election commitment
Bayswater City Soccer Club	\$300,000		Cash contribution or in-kind, and / or additional funding to be considered as required to cover any Stage 1 shortfall.
Total Funding	\$18,800,000	\$14,490,000	

* Additional funding could be provided from specialist five-a-side soccer provider, however this would impact any potential return to Bayswater City Soccer Club and limit their access to the five-a-side pitches.

Although a project is identified for Frank Drago Reserve in the City's Forward Capital Works Program, there is no funding allocated for the project from the City's own sources. Without additional funding, the project will not be able to progress, or the scope of works would require changing to suit the available budget.

The City will also require consideration of the whole of life cost of this redevelopment. These costs are unable to be provided at this stage of the project, however, could range from 1-7% of the total construction costs.

STRATEGIC IMPLICATIONS

By Council providing in principle support for future development plans for Frank Drago Reserve Soccer Precinct that this will assist Council with advocating for external funding and delivering improved facilities and services to the community.

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: Vibrancy

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

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.

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

The City engaged Paatsch Group to complete the Frank Drago Soccer Precinct Feasibility and Advocacy Project. Paatsch Group has completed preliminary findings, community engagement, a master plan, concept plans, and costings for the proposed redevelopment. It is recommended that Council notes the work completed, requests the City to continue to advocate for additional funding, and makes a provision in the draft 2025/26 Annual Budget to allocate \$5M from the Major Capital Works Reserve.



**FRANK DRAGO RESERVE
REDEVELOPMENT PROJECT
FEASIBILITY STUDY**

CITY OF BAYSWATER
March 2025

PREPARED BY PAATSCH GROUP
BRAD PAATSCH / MANAGING DIRECTOR
TELEPHONE 0419 596 268
BRADP@PAATSCHGROUP.COM.AU

CONTENTS

CONTENTS	i
1 EXECUTIVE SUMMARY	4
1.1 Project Aim	4
1.2 Background	4
1.3 Government Investment	5
1.4 Market and Demand Analysis	5
1.5 Design and Cost	6
1.6 Funding Strategy	7
1.7 Operations and Financial Model	7
1.8 Programme and Risks	7
1.9 Summary and Next Steps	8
2 INTRODUCTION	9
3 FRANK DRAGO RESERVE EXISTING FACILITY REVIEW	11
3.1 Existing Facilities	11
3.2 Previous Work & Community Engagement Completed	14
3.3 Existing Operations	17
3.4 Operational Summary	19
4 MARKET ANALYSIS	20
4.1 Location Summary	20
4.2 City of Bayswater Population Overview	20
4.3 Population Growth Forecasts and 5km Catchment Forecasts	21
4.4 Demand Analysis	22
4.5 Competitor Analysis	26
4.6 PLAWA Facility Guidelines	28
4.7 Summary	28
5 JUSTIFICATION OF FACILITY	29
5.1 Needs Assessment	29
5.2 Key Strategic Drivers	30
5.3 Contemporary Facility Design	31
5.4 Facility Development Options	31
6 MANAGEMENT PLAN	33
6.1 Current Management	33
6.2 Future Management	33
7 CONCEPT PLAN	34
7.1 Accommodation Schedule	34
7.2 Concepts	35
7.3 Staging Options	38

7.4	Concept Render	40
7.5	Sustainable Elements.....	40
8	CAPITAL COSTS	41
8.1	Cost Plan.....	41
8.2	Sources of Capital Funds	42
8.3	Funding Strategy	45
8.4	Life Cycle Analysis	46
9	FINANCIAL VIABILITY	47
9.1	Operating Assumptions	47
9.2	Facility Performance.....	48
10	ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS	49
10.1	Economic Impacts	49
10.2	Environmental Impacts.....	49
10.3	Social Impacts	49
11	RISK ASSESSMENT	51
12	PROGRAMME.....	53
13	SUMMARY AND NEXT STEPS	54

Appendices

Appendix A – Stakeholder Engagement Report

Appendix B – Schedule of Accommodation

Appendix C – Concept Package

Appendix D – RLB Cost Plan

Appendix E – Risk Assessment

Appendix F – Procurement Options

Version Control

Version	Date	Comments
Version 1	March 2025	Draft Issued for City of Bayswater comments
Final	6 March 2025	Issued following City of Baywater comments

Disclaimer

This Report and associated financial forecasts have been prepared by Paatsch Group in good faith for the purposes of assessing the commercial feasibility of the redevelopment of the Frank Drago Reserve in the City of Bayswater.

The forecasts include certain statements, estimates and projections that rely upon various assumptions. Those assumptions may or may not prove to be correct. In all cases, before acting in reliance on any information, the recipient should conduct their own investigation and analysis in relation to the project and should check the accuracy, reliability and completeness of the information and forecasts provided.

The financial and other projections have been prepared in good faith and contain forward looking financial information that is subject to known and unknown risks, uncertainties and other factors that could cause the actual results or achievements to vary materially from those expressed or implied in such forward-looking statements.

To the full extent permitted by law:

(a) neither Paatsch Group nor any of its partners or employees make any representation, warranty or undertaking, express or implied; and,

(b) no responsibility or liability (included in negligence) is accepted, by Paatsch Group or any individual partner, as to the truth, accuracy, completeness of any statement, opinion, forecast, information or other matter (whether express or implied) contained in this report or its attachments or as to any other matter concerning them.

The report and associated financial forecasts should not be distributed to any third party without the consent of Paatsch Group.

The report and associated financial forecasts should not be used for any other purpose except for the purpose stated above.

1 EXECUTIVE SUMMARY

The City of Bayswater (the “City”) has appointed Paatsch Group to prepare a Feasibility Study and Concept Plans for the potential redevelopment of the Bayswater City Soccer Club (BCSC) portion of the Frank Drago Reserve. The overall Reserve is home to the BCSC, Bayswater Tennis Club (BTC), Bayswater Bowling & Recreation Club (BBRC) and the Bayswater Croquet Club (BCC). This project focuses on the redevelopment of soccer facilities for BCSC within Frank Drago Reserve in Bayswater.

The redevelopment and this report focus on the development of a business, governance, management and operational model that will:

- Maximise the usage of the facility by the community including the BCSC throughout the year;
- Ensure the precinct is financially sustainable, inclusive of sinking fund provision;
- Balance the needs of the BCSC and the community;
- Ensure the BCSC is financially sustainable while minimising risk; and
- Maximise the direct and indirect benefits of the facility to the community.

This report delivers a proposed concept and operational plan to assist and support the procurement of funding and planning for the development prior to the full development of a Treasury Business Case.

1.1 Project Aim

The overall objective for the project is the redevelopment of the BCSC facilities at Frank Drago Reserve, along with the possible development of integrated community and complementary commercial facilities and amenities to meet the growing needs of the BCSC and the community.

Key issues to be addressed are:

- The BCSC facilities on Frank Drago Reserve are outdated and do not meet the expectations for modern facilities in respect to accessibility, sustainability and multiuse.
- The arrangement of the facilities on the reserve (i.e. clubrooms, main playing field, support pitches) is inefficient and restricts the ability to attract a wide range of community users.
- The main playing field does not meet the minimum facility requirements for an NPL club. Further, it is subject to water logging that impacts on the broader usage of the field and on its ability to handle core training and match requirements.
- Maintaining community access to the facility whilst improving BCSC key facilities (i.e. the pitch).

The City and the BCSC are collectively aiming to improve the functionality and efficiency of the precinct, together with meeting the needs of current and potential user groups into the future. This includes:

- Developing a facility that provides a connection to the BCSC for all its players, supporters and officials, as well as the broader community.
- Developing a facility that meets the standards for an NPL Club, with all games at various levels of competition able to be played at home.
- Developing a facility that is financially and environmentally sustainable.
- Maintaining community connection and access to meet the recreational needs of local residents.

The integration of BCSC facilities with complimentary commercial facilities such as a café, function centre and gym will assist to increase community use and ongoing financial viability. Expanded community use through new community amenity and expanded use of BCSC facilities will also increase the benefit for the community.

1.2 Background

Frank Drago Reserve is a regional level sporting precinct in the City of Bayswater. In 2015, the City prepared a master plan for the overall Frank Drago Reserve Precinct that incorporated new and upgraded facilities for each of the sporting clubs. When presented to Council, progressing the master plan was not supported.

In 2019, the BCSC developed a draft master plan for the BCSC facilities exclusively on the reserve. Support from the Council was sought in April 2019 for the Club to pursue funding opportunities for the proposed redevelopment. This was supported by Council.

The project had not progressed beyond this point and Paatsch Group were appointed in May 2024 to develop a Needs Assessment, Feasibility Study and Concept Plan for the proposed redevelopment (including a new master plan and concept plans) and to support gaining funding for the project.

1.3 Government Investment

The required investment by the Local, State and Federal Governments is considered to be sound for the following reasons:

- The redevelopment of Frank Drago Reserve is to include new National Premier League (NPL) Guidelines compliant facilities for BCSC, along with the integration of BCSC facilities with complimentary commercial facilities such as 5-a-side soccer facilities, café, function centre and gym to increase community use and assist in ongoing financial viability.
- The City of Bayswater has a strong alliance with community clubs including the BCSC and community groups, which will enable the development of a sustainable community precinct that will deliver significant opportunities for leisure, sport, and community participation.
- The development and investment into the Integrated Soccer, Community, and Leisure Precinct will contribute to the overall economic and social benefits to the region.
- This facility will ultimately serve a growing catchment in the City of Bayswater, whilst also reaching a broader potential catchment across the region.
- The redevelopment of the Precinct will deliver a range of ongoing benefits for the community, the BCSC and other sporting and community groups across the region including:
 - Enhancement and provision of quality recreation facilities.
 - Creation and access to a quality community centre.
 - Creation of integrated recreational facilities.
 - Soccer participation development pathways.
 - Secures long-term future of the BCSC.
 - Genuine support and improved delivery of Government priorities.
 - Creation of employment opportunities.
- Further, in a study completed by ACIL Allen on behalf of Sport West in 2022 to attempt to quantify Social Return on Investment from organised Community Sport the headline findings included:
 - Gross benefit of organised sport in WA annually is \$10.3B.
 - Benefits include mental health benefits, enhanced human capital, Labour market outcomes, youth life skills and enhanced social capital.
 - 5,715 FTE jobs supported.

1.4 Market and Demand Analysis

The initial Market Analysis conducted for the Reserve for the Needs Assessment identified that the Reserve provided potential opportunities for integrated complementary commercial facility development that was enhanced through the Reserve being located close to two train stations.

Following Community Engagement and the Business Plan process, subject to funding, the following are recommended for inclusion to assist in ensuring the facility is financially viable:

- An opportunity exists to design the food and beverage facilities to service a broader audience than just soccer. Food and beverage facilities could be designed in an integrated way to provide greater flexibility of use to include café/bar/restaurant and function and meeting rooms. This opportunity is contingent on the other complimentary commercial and complimentary community facility components that are included in the development. A café in particular would require daily consistent patronage beyond soccer and would rely on general local community use and patronage as well as soccer usage. At a minimum, as is currently the case, the function room should be designed so as to allow non soccer related usage so as to provide a revenue stream to the facility through external hire.
- Ability to incorporate complementary community facilities including walking/running path and an all-abilities playground. Community access for passive recreation and dog exercising is maintained.

- The significant demand for both organised and casual football within the catchment area for the facility supports the inclusion of 5-a-side soccer facilities with these facilities also able to be used as junior soccer pitch for both training and games. Note: this facility is proposed to be included in Stage 2 of the redevelopment.
- The following potential complementary commercial opportunities were considered favourably during the initiate Needs Assessment but have not been included for the following reasons:
 - Health Club – although market analysis showed significant demand for a health club in the region, a commercial health club was deemed capital cost prohibitive. A gymnasium of reduced size has been included for club use, with the club having the ability to sub-lease the space to a specialist provider such as a personal trainer.
 - Childcare – specific feedback was received in relation to a Childcare facility that is located at 11-13 Murray Street that was not captured in the market analysis conducted during the Needs Assessment. This feedback has eliminated childcare as an option for the precinct.
 - Commercial Parking – this was ruled out due to space limitations and cost.

1.5 Design and Cost

The proposed facility incorporates the following facilities:

- Two full size FIFA Guidelines compliant pitches.
- New clubroom facility to meet the requirements of an NPL facility.
- Four 5-a-side soccer pitches to be delivered as part of Stage 2.
- Function room and café/kiosk.

The facility has been designed to be delivered in two stages subject to funding. Stage 1 of the project includes the new club room facility and main pitch. Stage 2 of the project includes the rebuild of the second pitch and the addition of the 5-a-side/synthetic turf pitch.

The indicative costs for the project are as follows:

Stage	Construction Cost	Contingencies/Fees	Total Cost
Stage 1	\$14,263,982.25	\$4,539,999.75	\$18,803,982.25
Stage 2	\$9,300,803.25	\$5,186,000.00	\$14,486,803.25
Total	\$23,564,785.50	\$9,725,999.75	\$33,290,785.50

Table 1: Indicative Project Costs.



Image 1: Frank Drago Reserve Concept Plan Imagery.

1.6 Funding Strategy

In order to deliver the redevelopment which has an **estimated capital cost of \$33.29m (excl. GST)**, comprising \$18.80m for stage 1 and \$14.49m for stage 2, the following funding strategy has been developed, identifying the key parties and targeted.

Funding Partner	Amount (Ex GST) Stage 1	Amount (Ex GST) Stage 2
Federal Government - Program	\$5,000,000	
State Government – Election Commitment/Treasury Grant	\$5,000,000	\$7,245,000
State Government – CSRFF	\$2,000,000	
State Government – Lotteries West Grant	\$500,000	
City of Bayswater– Cash Reserves/Borrowings	\$6,000,000	\$7,245,000
BCSC	\$300,000	
Other		
Total Funding Sort	\$18,800,000	\$14,490,000

Note – the funding mix is indicative only and subject to stakeholder approval.

1.7 Operations and Financial Model

Business and financial models have been developed for the redeveloped BCSC facilities on Frank Drago Reserve. The current mode of operation will continue with the new facility with the BCSC operating the facility under a lease arrangement with the City. In terms of how the proposed facility could operate and expected financial viability, key summary points from the financial model projections and the assumptions utilised include:

- The BCSC is forecast to see an increase in Annual Net Revenue during Stage 1. It is estimated that the Health Studio and Function Room could increase the Club's Annual Net Operating Cashflow by approximately \$50,000 from its current projected forecast position.
- The potential for a more significant increase in Annual Net Revenue occurs in Stage 2. It is estimated that the 5-a-side facility could generate annual net revenue between \$500,000 and \$600,000 per year, including lighting, utilities and maintenance costs. The potential increased revenue from Stage 2 provides the opportunity for the City and the BCSC to consider the lease arrangements for the 5-a-side facility to assist the City's in covering their existing costs and Lifecycle costs for the new facility while maintaining the Club's ability to generate revenue through the 5-a-side facility.
- For Stage 1, based on the assumptions, an allowance of \$142,640 would need to be set aside annually by the City from Year 4 onwards for Lifecycle Costs.
- For Stage 2, the Lifecycle Costs are currently forecast to be \$93,008. Further consideration may also need to be given to commencing this allocation from Year 1 of operation rather than Year 4 to ensure that there are sufficient funds to cover a turf replacement which is likely to be required by Year 10 or earlier.

1.8 Programme and Risks

If Council endorses this report and commits funding to the project, further design work, Geotech investigation and Treasury Business Case (if required) could proceed from July 2025. With the remaining funding secured by April 2026, construction could commence by September 2026 with **occupation could be achieved by January 2028**.

Leading up to confirmation of funding, the key risks to the project which have been identified include:

- The City unable to secure further external funding required for the Project.
- Areas of the community not supportive of the redevelopment project.

1.9 Summary and Next Steps

The redevelopment of Frank Drago Reserve will provide the BCSC with a modern facility that meets the requirements of the NPL Guidelines and enhance the amenity of the precinct for the local community.

The recommended next steps (not necessarily in order) include:

- Council and Key Project Partners endorse the concept plan and Feasibility Study.
- Preparation of funding document and funding procurement.
- Confirm funding from other parties.
- Public consultation on the plan.
- Finalise agreements between Council and Key Project Partners.
- Update and finalise the business plan.

2 INTRODUCTION

The City of Bayswater (the "City") appointed Paatsch Group to prepare a Feasibility Study for the potential redevelopment of the Bayswater City Soccer Club (BCSC) portion of the Frank Drago Reserve. The Feasibility follows on from a Needs Assessment completed in August 2024.

The BCSC portion of the Frank Drago Reserve is used by the BCSC, who compete in the National Premier League (NPL) competition and participation competitions conducted by Football West. The reserve is also well used by the local community as public open space for recreational activities. The club facilities on the reserve are at the end of their useful life and do not meet modern standards for sporting facilities. The playing fields are undersized, heavily used with poor drainage and irrigation.

The Feasibility Study will investigate how a redeveloped facility which incorporates the BCSC requirements as well as other community and complementary commercial facilities could be integrated within the build and operate into the future.

The following are the strategic drivers/guiding principles for facility development as identified as being key for the development of sport and recreation facilities in the City of Bayswater in the Community Recreation Plan:

- **Multi-functional and adaptable facilities** - Facilities reflect current standards and accommodate multiple groups and activities.
- **Accessible and connected spaces** - The City takes a holistic, precinct approach to spaces used for recreation, ensuring complementary uses for the whole community.
- **Sustainable development and delivery** - Financial, environmental and social factors are considered in recreation projects, including whole-of-life costs and sound asset management principles.
- **Balance community and stakeholder needs** - Parks, reserves and facilities are designed and managed to accommodate users of all ages and abilities. Community hubs are developed in partnership with stakeholders.
- **Robust engagement** - The City engages with the community on a variety of matters relating to recreation and will continue to strengthen partnerships with clubs and groups in future recreation projects.

Further, the following key themes from the Community Recreation Plan are considered key strategic drivers:

- Fit-for-purpose facilities and infrastructure to suit the sport and recreation needs of the whole community.
- Provision of parks, facilities and reserves for current and future sport and recreation needs.
- Strong, sustainable community clubs and groups.

The initial Needs Assessment completed by Paatsch Group as part of the Situational Analysis in September 2024 identified the following potential development options:

Soccer - Key inclusions are as follows:

- Playing fields
 - Main playing field measuring 105m x 68m plus run offs.
 - Secondary playing field measuring 105m x 68m plus run offs. Consideration for this playing field to be synthetic.
 - Third playing field – dimensions to be confirmed as part of design process. BCSC is seeking full size pitch which may not be achievable in space available.
- Support facilities
 - Grand stand with seated capacity of a minimum of 200 seats.
 - Four players change rooms and referee change room.
 - Kiosk.
 - Function Room.
- Sports lighting.
- Administration and support facilities to meet the needs of the BCSC.

In relation to complementary commercial opportunities, it was identified that further analysis was required on the following potential opportunities:

- Food and beverage. An opportunity exists to design the food and beverage facilities to service a broader audience than just soccer and Reserve users.
- Multipurpose function room to support BCSC Club usage. Potential dual use to meet the needs of the BCSC and the City but also able to be hired out for community or business usage.
- Health Club inclusive of gym, group fitness and spin studio.
- Childcare.
- Commercial carparking.

In relation to complementary community opportunities, it was identified that further analysis was required on the following potential opportunities:

- All Abilities playground.
- Designated/dedicated dog areas.
- Perimeter running/walking track.
- Minor skate park facilities.

3 FRANK DRAGO RESERVE EXISTING FACILITY REVIEW

3.1 Existing Facilities

The Frank Drago Reserve is located in the City of Bayswater. Frank Drago Reserve is bordered by Whatley Crescent to the northwest, Garratt Road to the southwest and Murray Street to the southeast, noting there is no access to the soccer club from Murray Street. The facility is located in a mainly residential area, noting the northwestern boundary is Whatley Crescent and the railway line. Meltham Station is approximately 550m southwest of the main entrance and Bayswater station approximately 900m northeast.



Image 2 – Frank Drago Reserve Location. Image Source: Google Maps

The history of the reserve dates back to the early 1900's, with the recreation ground and hall officially opened at the site in 1907. The ground was originally known as Bayswater Oval and was used for cricket and Australian Rules. Soccer was first played at the Oval in the early 1950s. The grandstand was originally located at Perth Oval and was purchased by the then Bayswater Road Board in the late 1950s and rebuilt at the reserve.¹

The BCSC (known then as Bayswater United) moved to the ground in 1966. In 2000, Bayswater Oval was renamed to Frank Drago Reserve after the long serving manager of the City's parks and garden team.²

The overall Frank Drago Reserve is home to the following sporting clubs:

- Bayswater City Soccer Club;
- Bayswater Tennis Club;
- Bayswater Croquet Club; and
- Bayswater Bowling and Recreation Club.

The total footprint accommodated by soccer is approximately 40,500m², with the other sporting clubs' facilities covering approximately 28,000 m² to the southeast of the soccer fields.

The soccer portion of the reserve provides local residents with passive recreation opportunities and the reserve is used by local residents for dog walking and exercise. The soccer portion of the reserve is also used by local primary schools who have limited green space of school land.

¹ Source: [Wikipedia](https://en.wikipedia.org/wiki/Bayswater_Oval)

² As above.



Image 3 – Frank Drago Reserve Layout. Image Source: Google Earth

The following facilities occupy the BCSC portion of Frank Drago Reserve. To note, the pitches are not included in the club's lease area – only the building is.

Main Pitch

The main pitch facility is centrally located on the site. The pitch is used for NPL WA and Football West Finals and training. The pitch runs in a Northeast/Southwest direction. The pitch is enclosed by a 1100mm high perimeter fence utilised for spectator control as well as signage.

The pitch is approximately 114m x 68m fence to fence and 104m x 62m for the playing field. Whilst meeting the guidelines for a senior soccer field, it is below the preferred dimension of 105m x 68m.

The sports lighting for the pitch was upgraded in 2019 to approximately 300 lux, allowing the Club to host NPL fixtures at night. Note: this level is below the requirement to host Australia Cup fixture which is 500 Lux.

The primary issue for the pitch (as well as being under sized) is drainage. It is located at the bottom of the incline on which the clubroom facility is built, and the water table is high in the area. This impacts the ability for the club to manage the training and match load during winter, particularly during periods of high rain. A further issue for the Club, is that the pitch is used by the residents for dog walking and some residents not cleaning up after the dogs.

The pitches are maintained by the City of Bayswater.

Ancillary Pitches

Two ancillary pitches are located on the boundary of the site between the main pitch and the tennis and croquet club facilities. Both pitches are approximately 90m x 46m which do not meet the regulation size but are endorsed by Football West for usage by the Club for lower levels of competition and for training.

Minimal sports lighting is provided for these pitches (50Lux).

Being located away from the Club Rooms, BCSC have indicated that this limits the spectators and players utilising these pitches accessing the club rooms to use the kiosk or bar facilities.

Pavilion Facility

The grandstand and clubroom facilities are built on the northern side of the main pitch and are centrally located on the halfway line. As noted in Section 3.1, the grandstand was originally located at Perth Oval and relocated to Frank Drago in the late 1950's.

The pavilion includes the following facilities:

- Grandstand – seating plats only with no seats provided.
- Club room with kitchen and bar facilities. The kitchen and bar facilities service both internally and externally.
- “VIP” area.
- Home and Away change rooms – these facilities were provided with upgrades in 2023 to provide gender neutral facilities.
- Meeting room.
- Ancillary support facilities including storage, laundry and public toilet facilities.

The pavilion facility is close to end of life and does not meet modern facility requirements for inclusivity and accessibility. The club room area is visually separated from the playing field.

3.1.1 Major Issues and Opportunities

Through the Needs Assessment, the following SWOT was completed:

Strengths

- The Bayswater City Soccer Club’s footprint is located next to other prominent sporting facilities, including the Bayswater Tennis Club, Bowling Club and Croquet Club.
- The venue is well located centrally in Bayswater with good access to main arterial roads and a short drive from the Maylands shopping precinct on Eighth Avenue.
- The precinct is within short walking distance to the Meltham and Bayswater train stations and two stops east from the Maylands train station. Bus services are also provided through the area.
- Frank Drago Reserve is located centrally within Perth and is only a 15-minute drive to the Perth CBD.
- The footprint provides open green space within central Bayswater and the surrounding residential area.

Weaknesses

- The BCSC facilities are dilapidated, aging and in need of upgrade and/or replacement.
- The layout of the facilities (playing fields, pavilion, car parking) is inefficient and does not make best use of the space available.
- The City of Bayswater Community Recreation Plan 2022-2032 rated the usage level of Frank Drago Reserve as “High”, which is defined as “Over or at capacity. This is above recommended turf load standards”³.
- Facilities on the overall sporting precinct have been developed as stand-alone facilities rather than integrated.
- Parking is restricted, especially on game days. Access into and egress from the BCSC facilities can be an issue due to the proximity of the singular entry point to Whatley Crescent, with Garratt Road being a main arterial road.
- Local road network potentially limits access for larger events.

Opportunities

- With minimal community infrastructure in the direct area there is potential for inclusion of complimentary commercial activities on the footprint.
- Maximise the environmental and green strategies for the facility.
- Increase provision of shared use facilities for juniors and women athletes.

³ City of Bayswater Community Recreation Plan, 2022-2032

- Upgrade and improvement of amenity to improve facilities for the community in the residential areas.
- An upgrade of the size and lighting of the main pitch could attract revenue-generating exhibition matches.

Threats

- The topography surrounding the BCSC lends itself to future difficult earth work solutions, considering the extensive bank behind the clubhouse.
- Future club programming being affected by the community needs and wants and vice versa.
- Future club infrastructure objectives being affected by the other sporting clubs on the precinct.

3.1.2 Overall Condition

- The pavilion facilities are close to end of life and no longer fit for purpose. The football facilities do not meet NPL Facility Guidelines.
- The playing surface is heavily utilised, with the irrigation system close to the end of life. The main pitch drains poorly and needs a rebuild.
- The existing metal halide sports lighting was upgraded in 2022 and provides lighting level of approximately 300 lux to the main pitch.
- The facility does not provide adequate all ability access or emergency evacuation.

3.2 Previous Work & Community Engagement Completed

3.2.1 Previous Work Completed

Two previous masterplans have been developed for the site to guide potential redevelopments. In 2015, AECOM developed a master plan for the entire precinct incorporating each of the sporting clubs. The master plan was not supported by the community and failed to gain the support of Council at the time.

In 2019, the BCSC worked with Iredale Pedersen Hook Architects to develop a concept plan for the soccer component of the Frank Drago Reserve.

At the time, the Council provided in principle support for the proposed facility design plans for Frank Drago Reserve in order for the BCSC to progress future funding options for the proposal, noting that the City did not have funding available for the project.



Image 4 – Frank Drago Reserve – 2015 Master Plan



5 – Frank Drago Reserve – 2019 Concept – Site Plan

Image

3.2.2 Stakeholder and Community Engagement

Stakeholder and Community Engagement was completed by Paatsch Group in August and September 2024. The Consultation Report is included at Appendix A.

The consultation process included the following methods:

- **Online community survey:** an online survey was developed to allow input from the local community including sporting club members. The survey was open from Monday 9 September 2024 until 4pm on Monday 30 September 2024 and was available on the City's Engage Bayswater website, social media channels as well as being distributed via the various membership databases for the relevant sporting clubs or user groups.
- **Face to face consultation:** In-person, video conferencing via Microsoft Teams or similar and teleconferences were used for these sessions depending on availability.
- **Drop-In Session:** drop-in sessions of two-hours duration was conducted at the BCSC Club Rooms on Thursday 12 September 2024 from 4pm to 6pm and Sunday 15 September 2024 from 9am to 11am.

Key themes that emerged from the consultation in relation to the soccer portion of the Frank Drago Reserve precinct included:

- Maintaining the existing level of access the community has to the reserve is important to the community. The soccer portion of the precinct is viewed by the community as important public open space for residents. There is a high level of community interest in this project.
- The playing fields are currently heavily utilised by both the BCSC for training and match commitments and by residents.
- Improving the quality of facilities, spectator facilities and recreational space were the top 3 improvements that would increase participation and usage of the soccer precinct facilities. This outcome is representative of the profile of respondents being split between BCSC members and residents. Comments relating to improving the quality of toilet facilities with female toilets identified as specific item.
- The BCSC priorities include having a facility that allows the junior section of the Club (currently located off-site) to have more engagement with the Club at its home location. They are also seeking a facility that is compliant with NPL requirements (the current facility does not) and maintains the community access. They are also seeking a facility that maintains a "club" feel.
- There was strong support for a café/restaurant facility to be provided as complementary commercial with associated support for a Function Centre. A walking track and playground were both well supported for community related facilities.
 - Health Club note: Whilst there was some support for the inclusion of a Health Club facility as complementary commercial facility (and support from the market analysis completed in the Needs Assessment), challenges at the site around parking as well as concerns around the overall cost of the facility from the community have eliminated this as an option for the precinct. The BCSC have identified a gym area as an inclusion for the Club facilities so the option to have this area sub-leased to a specialist provider such as a personal trainer will be explored during the Business Plan process.
 - Child care note: To note, specific feedback was received in relation to a Childcare facility that is located at 11-13 Murray Street that was not captured in the market analysis conducted during the Needs Assessment. This feedback has eliminated childcare as an option for the precinct.
- To note, there is a section of the community (13% or 59 respondents to the online survey) that indicated they did not want to see any improvements to the facility.
- Parking is a key issue in the broader precinct particularly on busy match days at each of the respective facilities. Neither the Tennis Club nor the Bowling & Recreation Club are supportive of parking that could be used by all facilities being located with access off Oval Street, although the Croquet Club is in favour.

Recommendations for inclusion in concept plans for the BCSC facilities as an outcome of the engagement process are as follows:

- New pavilion facility that meets the standards required for an NPL Club.
 - Parking facilities to be accessed from Garratt Road and Whatley Crescent.
- Two full size (FIFA Guidelines) natural grass playing fields inclusive of new sub surface and irrigation system.
- Synthetic turf training / 5-a-side playing fields.
 - Note: this area is recommended to support the heavy usage of the playing fields through training, to allow more junior content to be played at the facility assisting with integration of the Club and to support the financial sustainability of the facility (noting this will be tested as part of the Business Planning process). The amount of green space is important to the residents so achieving this without the loss of green space will be important.
- Complimentary commercial facilities (subject to Business Plan process):
 - Café/function room. This facility will support club operations but will also need to be designed in a manner that encourages broader public/community usage and potentially takes advantage of the positioning on Whatley Crescent.
 - 5-a-side soccer pitches noting the comments above.
 - Specialist gym area.
- Complementary community facilities:
 - Continued operational practice of residents/community having access to green space.
 - Playground area that is in close proximity to the new pavilion facility and accessible to the community.
 - Walking/running trail around and through the facility pending further detailed site planning to establish if it can be accommodated. Trail does not need to be formal path material.

3.3 Existing Operations

3.3.1 Management and Lease

BCSC is the sole sporting club using the facilities. BCSC have a lease for the Club Room Facilities and the surrounds including the playing fields are maintained by the City. The Club hires from the City the playing fields for training and match day requirements.

Maintenance of the playing fields is managed by the City of Bayswater. Bayswater City Soccer Club have a grounds person who maintains the soccer equipment (e.g. Goal nets) and marks the pitch lines.

3.3.2 Staffing Structure

The BCSC is managed by a volunteer Board and Management Committees in the following areas:

- Building & Infrastructure
- Senior Football Operations
- Junior Football Operations
- Media
- Events
- Technical Director
- Club Operations
- Sponsorship

3.3.3 Hours of Operation

The club has the reserve booked seven days per week from April to September each year, totalling approximately 38 booking hours per week. From mid-December to March the club has the reserve booked six days per week for a total of approximately 32 booking hours per week. Weekend usage is heavy, with up to seven games on the main pitch.

3.3.4 BCSC Programs

The club has approximately 200 senior playing members (men and women) and 1000 members in total, including juniors and social members. The junior component of the BCSC operates from Emberson Reserve, a 5.5km drive north of Frank Drago.

The BCSC field teams in NPL WA competition with teams in the Open, Under 20's and Under 18's competitions. The NPL teams use the reserve for training and matches.

The junior section of the club does not use the reserve, instead training and playing at Emberson Reserve.

Outside of club usage, the playing fields are well used by the local community for passive and active recreation and for dog walking/exercising.

3.3.5 BCSC Functions

BCSC manage the clubrooms. They are used for:

- Training – Tuesday, Wednesday, Thursday
- Weekend Match Days (alternate Saturdays April to September)
- Club social events each Wednesday
- Club meals on Wednesday and Thursday nights during the season
- Junior club functions

The bar is operated by licensed volunteers. The Club employs a chef to cook the majority of meals with the support of volunteer kitchen staff. Some meals are outsourced to external caterers.

Function bookings are managed by the club; however, the demand for functions has been steadily declining in correlation with the aging of the facility. Cleaning and maintenance of the changerooms and clubrooms is done by Club volunteers.

3.3.6 Match Day Operations

Match day entry fees for NPL matches are charged with non-members \$10 entry and \$5 per car. Match day attendance varies from 600 to 750 people at a standard home game, with approximately 1000 spectators attending a high-profile home game. Up to 3000 spectators may attend special events such as finals matches. Not all attendees pay the entrance fee, as there are many members and Football West pass holders in attendance, so gate revenue doesn't accurately reflect the total attendance.

Meals are available for purchase during match day and players are served free meals after their game. Meals and beverages are also provided free of charge to club sponsors in the VIP area during matches.

3.3.7 External Users – Oval

The reserve is used by local residents for passive and active recreation including dog walking and exercise. St Columba's Primary School is the only other current user of the reserve, using it for running two days per week from April – September for a total of three booking hours per week.

3.3.8 Potential users

Optimising the size and orientation of the playing fields could enable the club to accommodate more of their junior program at the reserve. Further, the inclusion of a synthetic turf playing field would increase the Club's capacity to host more training and games at Frank Drago.

A-League exhibition matches, and other one-off exhibition matches could also be a possibility.

Upgrading the clubrooms to include contemporary function rooms could attract a broad range of users to the club.

3.4 Operational Summary

The following are the key points noted from the review of the existing facilities:

- The facility is well located on the corner of Whatley Crescent and Garratt Road as well as being within walking distance of two train stations - Meltham Station is approximately 550m southwest of the main entrance and Bayswater station approximately 900m northeast.
- The playing fields are each below the preferred dimension for playing field of 105m x 68m. Sports lighting for the main pitch is good at 300 lux. The primary issues for the pitches as well as being under sized is the drainage.
- The playing fields are also well utilised by the Club within limited ability to increase the carrying capacity. The junior section of the Club is located at Emberson Reserve with limited ability for integration at Frank Drago due the fields.
- The BCSC facilities on Frank Drago Reserve are outdated and do not meet the expectations for modern facilities in respect to accessibility, sustainability and multiuse. Further, the arrangements of the facilities including the playing fields on the reserve is inefficient and restricts the ability to attract a wide range of community users.
- Each of the facilities on the overall precinct are all fenced off from each other meaning there is limited ability for passive recreation except for on the soccer reserve or transit through the precinct. Support facilities and amenities such as playgrounds, BBQs and shelters are not currently provided.

4 MARKET ANALYSIS

4.1 Location Summary

The BCSC facilities on Frank Drago Reserve are located on the corner of Whatley Crescent and Garratt Road, both designated local roads.

Image 6 below shows the location of Frank Drago Reserve in relation to Perth city and competitor facilities.

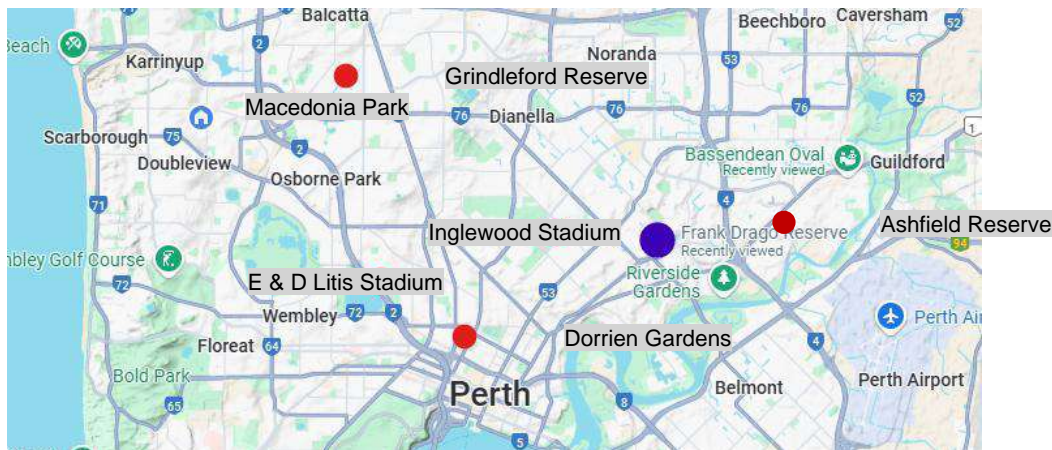


Image 6 – Facility Locations

The table below provides a summary of the facilities and the driving distances between the facilities.

Facility	Frank Drago Reserve		Notes
	Distance	Time	
Competitors			
Ashfield Reserve	3.8km	6 min	Ashfield Soccer Club – State League
Inglewood Stadium	3.9km	6 min	Inglewood United FC – NPL
Dorrien Gardens	6.2km	10 min	Perth Soccer Club – NPL
E & D Litis Stadium	9.5km	14 min	Floreat Athena FC – NPL
Macedonia Park	10.9km	13 min	Stirling Macedonia FC – NPL
Grindleford Reserve	11.7km	14min	Balcatta Etna FC – NPL

Table 2 – Competitor Facilities.

4.2 City of Bayswater Population Overview

The 2021 Census Population of 71,774 represents an increase in the population of the City of 4,606 people from the 2016 census or 7.1%.

The Estimated Residential population in 2023 is 74,283⁴ people.

The table below provides a snapshot of the City of Bayswater population compared with Western Australia overall.

⁴ Source: Profile.id <https://profile.id.com.au/emrc/population-estimate?WebID=110&BMID=40>

Category	City of Bayswater	WA
Population (2021 Census)	71,774	2,660,026
Males	49.6%	49.7%
Females	50.4%	50.3%
Aboriginal and Torres Strait Islander Population	1.6%	3.3%
Born in Australia	57.9%	62.0%
Median Age	38	38
Median Income per person (\$ Weekly)	\$869	\$848
Median Income per household (\$ weekly)	\$1,739	\$1,815
Couple family with children	41.3%	44.6%
Couple family without children	41.5%	38.8%
Total dwellings	31,130	
Occupied private dwellings	90.1%	89.1%

Table 3 – Demographic Overview – Source: Australian Bureau of Statistics, 2021 Census.

Key points noted from the current demographic profile:

- Steady population growth in the City since 2001, with an increase of 15,275 people or 28.2% between the 2001 and 2021 Census.
- The age structure of the City, with a median age of 38 and with 25.3% of the population being aged between 25 and 39 years of age. To note, the almost equal number of Couple family with children (41.3%) and Couple family without children (41.5%).
- Median income per person is above the WA median but the per household median is below the WA median income.
- 57.9% of the population were born in Australia with 1.6% of the population Aboriginal and/or Torres Strait Islander people which would indicate cultural diversity within the City.

4.3 Population Growth Forecasts and 5km Catchment Forecasts

To inform the population forecasts, Paatsch Group engaged .id (informed decisions).

Small Area Forecast information, or SAFi, is an independent set of population forecasts from .id (informed decisions). SAFi is based on a national view of population change that cascade down to the most granular forecasts in the country.

The forecasts consider the macro drivers of demographic change (fertility, mortality and migration) as well as a detailed understanding of future residential land development.

Population forecast information has been provided by .id (informed decision). Key points noted from the forecast to population and 5km catchments areas are:

- Continued steady forecast population growth in the City with an increase of 12,135 persons or 16.8% between the 2021 and 2046 to an estimated residential population of 84,301⁵.
- Within the 5km catchment, 351 major residential development sites have been identified with the area forecast to add 46,263 persons in the 20 years to 2041 to a population of 226,461 from 180,198. This represents an average annual growth rate of 1.1%.
 - Within this catchment area, the 35 to 49 age bracket is the largest service age group followed by the 25 to 34 age group. This is likely to drive demand for team sports but also for informal recreation and fitness activities.

⁵ Source:i.d. (Informed Decisions)

4.4 Demand Analysis

4.4.1 Sport

An Infrastructure Planning Model report was completed by specialist consultancy group, ActiveXchange to determine the demand for soccer and casual soccer derivatives (e.g., futsal, 5-a-side). The full report is included in the Needs Assessment.

The report also investigated the demand for complementary recreation (gym and group fitness) facilities that could be incorporated as part of the redevelopment.

The demand analysis completed for sports draws on third party and first party data accessed by ActiveXchange to identify demographic splits of members and to be able to see which segments members fall under. The demand projections are then completed looking at the combination of segmentation groups and conversion figures for sports with Ausplay data utilised for participation.

A 20-minute drive time catchment was used to establish the demand for each of the sports with competitor sites within that catchment area identified.

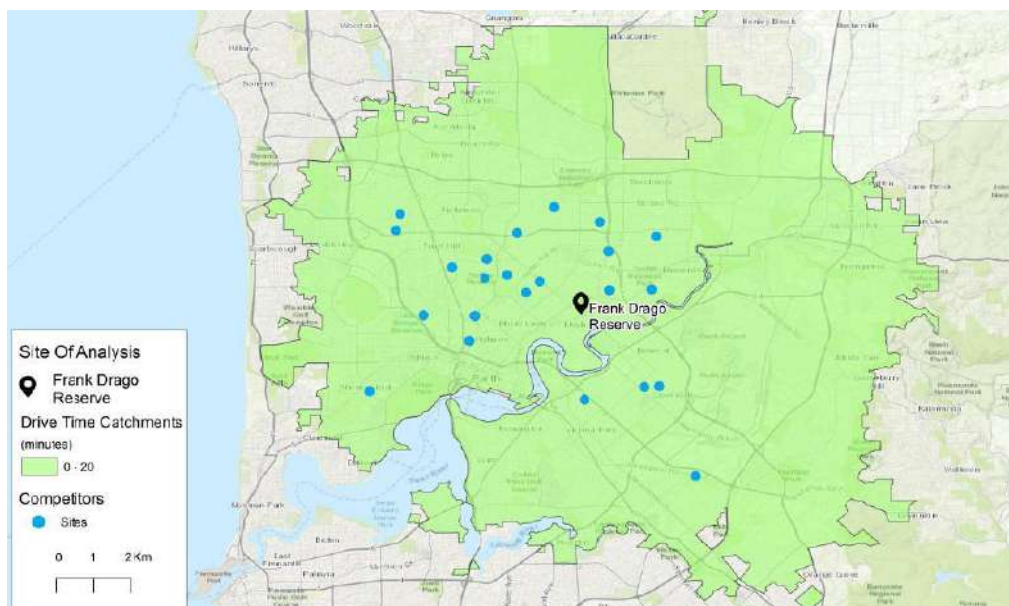


Image 7: Identified market catchment for the facility based on a 20-minute drive time.

Based on the catchment area and the demand assessment, Table 5 below forecasts the growth in organised and casual demand for football in the catchment area.

Sport	Organised Demand*	Organised Demand (2028)	Casual Demand**	Casual Demand (2028)
Football (Soccer)	15,121	16,270	58,798	63,266

Table 4 – Sports Demand Overview.

*Organised Demand - Participation through an organisation, such as a club or association, where structured activities and events are coordinated.

**Casual Demand - Participation for the purpose of engaging in sports, exercising, or recreational activities without any formal organisation or commitment.

In the catchment area, the Bayswater – Embleton - Bedford in which BCSC is located is ranked fourth out of the 14 suburb clusters for organised football demand and second for casual football demand.

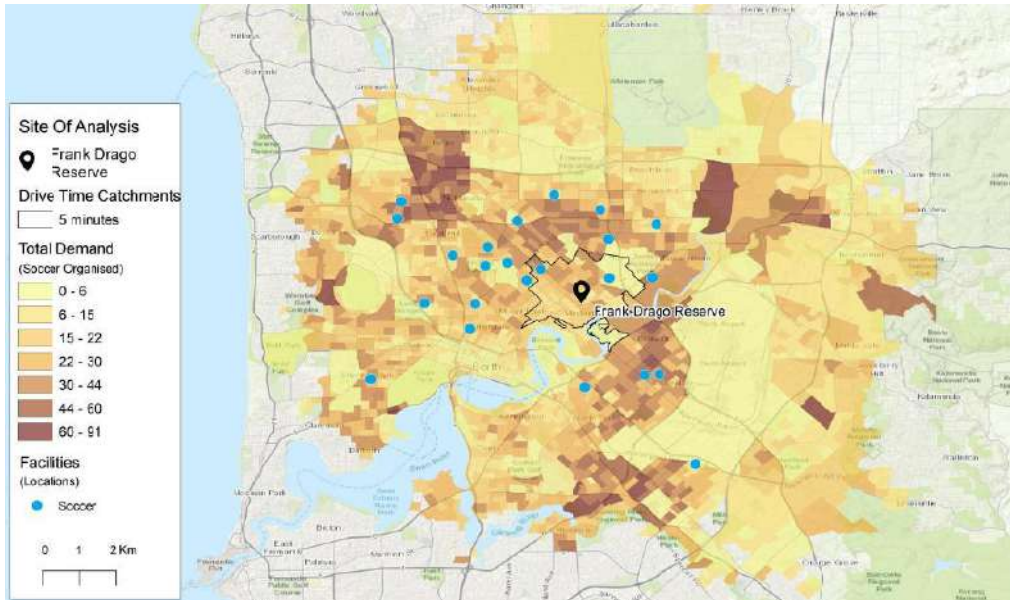


Image 8: Football (Soccer) organised demand by SA1.

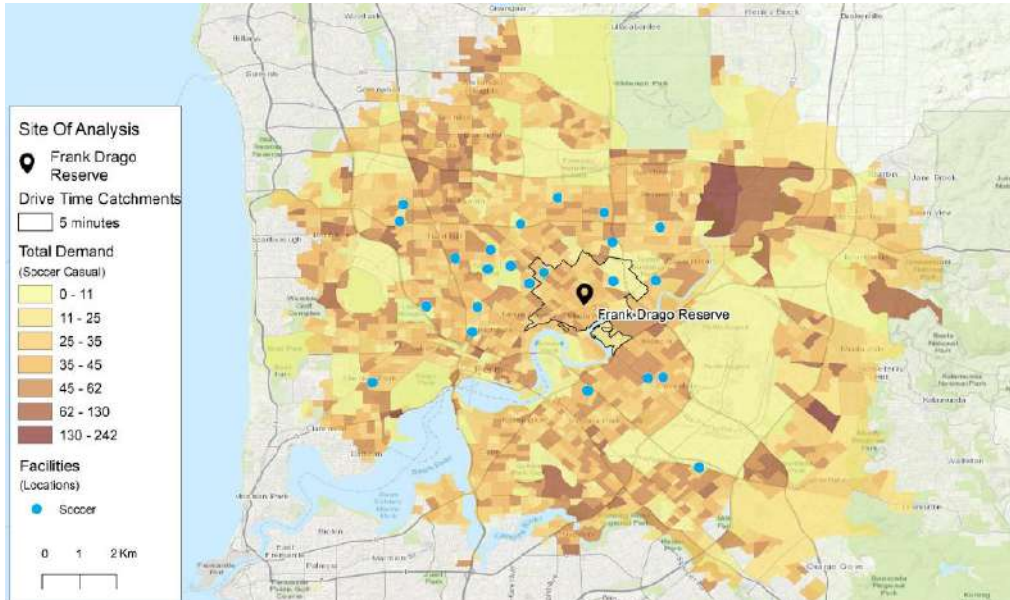


Image 9: Football (Soccer) casual demand by SA1.

The key findings of the analysis have been detailed below:

- Significant demand for both organised and casual football within the catchment.
- 7.6% projected growth of both organised and casual football within the catchment in the next four years.
- Bayswater – Embleton – Bedford compared favourably against nearby suburbs for both organised and casual football demand.

Based on this analysis, the strong demand for both organised and casual football supports the need to redevelop Frank Drago Reserve in order to accommodate the expected demand.

4.4.2 Specialist Gymnasium

Whilst the market analysis completed in the Needs Assessment determined there was suitable demand the inclusion of a Health Club facility as a complementary commercial facility, challenges at the site around parking as well as concerns around the overall cost of the facility from the community have eliminated this as an option for the precinct. The BCSC have identified a gym area as an inclusion for the Club facilities so the option to have this area sub-leased to a specialist provider such as a personal trainer.

4.4.3 5-A-Side Soccer Facility

There is an opportunity to develop a synthetic soccer pitch (dimension approximately 70m x 50m) that is able to be used for up to and including Under 11 matches, training as well as being configured for 5-a-side soccer usage through the use of retractable netting. This would provide a synthetic soccer pitch for soccer use with usage of this pitch maximised as it is not constrained by a maximum number of approximately 25 hours per week for a grass pitch, while also providing a 5-a-side facility that could provide an ongoing revenue stream for the precinct. The facility would be similar to the synthetic soccer facilities developed at Dorrien Gardens (below) and could be a significant driver of attendees into the facility.



Image 10: Dorrien Gardens.

4.4.4 Child Care Facility

As noted in Section 3.2.2, specific feedback was received in relation to a Childcare facility that is located at 11-13 Murray Street that was not captured in the market analysis conducted during the Needs Assessment. This feedback has eliminated childcare as an option for the precinct.

4.4.5 Function Room/Kiosk/Cafe

As noted previously, the current club room facility is well utilised by the BCSC through the season as a means to provide a link for the junior section of the Club into the main facility. The kiosk plays an important match day role across the weekend when matches are hosted at the facility.

A new function room within a new Pavilion facility may allow the Club to generate hire revenue (outside of Club usage). As is currently the case, the function room should be designed so as to allow non soccer related usage so as to provide a revenue stream to the facility through external function hire. The new and contemporary nature of the function room with new kitchen should mean the external usage of the function room should be able to be increased beyond current levels to increase overall financial return from the facilities.

4.4.6 Community Use Facilities

Whilst the initial demand assessment has identified the potential inclusion of walking/running tracks and all-abilities playground to meet the needs of the community and create more of a precinct around Frank Drago Reserve. Space availability on the reserve creates challenges in providing these facilities that may attract broader usage. The key item identified through community consultation for community use of the facility is the maintenance of access for the local community who currently use the facility for dog walking/exercise.

4.5 Competitor Analysis

The tables below provide a summary of competitor facilities.

Facilities	Macedonia Park - Stirling	Inglewood Stadium	Dorrien Gardens	Ashfield Reserve
Facility Type	Soccer Facility – Stirling	Soccer Facility – Inglewood	Soccer Facility	Soccer Facility - Ashfield
Facility Owner	City of Stirling	City of Stirling	City of Vincent	Town of Bassendean
Facility Operator	Stirling Lions Soccer Club	Inglewood United Football Club	Perth Soccer Club	Ashfield Soccer Club
Management Model	Lease	Lease	Lease	Lease
Soccer Offering	NPL WA Domestic Senior and Junior Men & Ladies Competitions Holiday Programs	NPL WA Domestic Senior and Junior Men & Ladies Competitions Holiday Programs	NPL WA Domestic Senior and Junior Men & Ladies Competitions Holiday Programs	State League WA Domestic Senior and Junior Men & Ladies Competitions Holiday Programs
Other Programming	1 other full-size pitch	4 other junior pitches	5-a-side soccer 4 pitches	Cricket – other oval
Other Users	N/A	N/A	N/A	Bassendean Junior Cricket Club Perth Strikers Christian FC
Capacity/Participation/Ability to increase participation	4,000 plus Limited ability for footprint expansion. Some ability to increase junior/senior participation at venue because of extra full-size pitch	5,000 plus Limited ability for footprint expansion. Other pitches allow for increase junior/senior participation.	4,000 Limited ability for footprint expansion. Limited ability to increase junior/senior participation at venue because of restricted footprint	2,000 plus Limited ability for footprint expansion. Other field allows for increase participation for juniors/seniors etc.

Table 5 – Competitor Summary

Facilities	Macedonia Park - Stirling	Inglewood Stadium	Dorrien Gardens	Ashfield Reserve
Total Senior Pitches	2	1	1	5
Total Junior Pitches	Multiple on adjacent reserve	4	2	Multiple as part of senior pitches on adjacent reserve
Fixed seating	300 plus	700 plus	300	600
Corporate Facilities	Yes	Yes	Yes	Yes – Club House
Function Room	Yes	Yes	Yes	Yes
Team Change Rooms	2	2	4	2
Café/Kiosk	Yes	Yes	Yes	Yes
Crèche	No	No	No	No
Functions/Meeting Space	Yes	Yes	Yes	Yes
Gym/Health Club	No	No	No	No
Other Complementary Commercial	No	No	5-a-side soccer	No
Public Amenities	Yes	Yes	Yes	Yes

Table 6 – Competitor Facility Components



Macedonia Park – Stirling



Inglewood Stadium



Dorrien Gardens



Ashfield Reserve

4.6 PLAWA Facility Guidelines

Parks & Leisure Australia Western Australia (PLAWA) has produced guidelines, "WA Guidelines for Community Infrastructure", that provides some guidance on the recommended facility provision. The publication is one of several documents collectively referred to as the Community Facility Guidelines (CFG). The guidelines have been developed to be applied in the Perth and Peel regions based on population.

In relation to the provision of soccer pitches, the following guidance is provided⁶:

Facility	Definition	Population Guideline	Facility hierarchy, distance and spatial components
Soccer Pitches	Rectangular grass pitch – full sized and including provision (adult 90 – 120m by 45-90m. Small-sided game for 6-12 age range varies from 30 by 20m to 60 by 34m.	1:4,800 - 1:6,600	1 senior pitch in a 2km population catchment for local facilities. 2-3 senior pitches in a 2km population catchment for neighbourhood facilities. 4+ senior pitches in a 2km population catchment for district facilities.

Table 7 – PLAWA Community Infrastructure Guidelines - Extract

4.7 Summary

The following are the key points from the market analysis that have been included in the Business Plan:

- Significant demand for both organised and casual football within the catchment area for the facility.
 - This demand supports the potential inclusion of a 5-a-side soccer facility. The facility could be developed with dimensions of approximately 70m x 50m with netting to divide it into multiple 5-a-side pitches. The facility would be used to support increased training and junior match day usage by BCSC as well as being flexible to cater for 5-a-side competitions.
- An opportunity exists to design the food and beverage facilities to service a broader audience than just soccer. Food and beverage facilities could be designed in an integrated way to provide greater flexibility of use to include café/bar/restaurant and function and meeting rooms. The food and beverage facilities could be designed to service both soccer users and the community in general, thereby providing another revenue stream for the precinct and assisting with financial sustainability.
- Retention of existing access to the reserve for the local community for dog walking/exercise. Incorporate complementary community facilities including an all-abilities playground and walking/running path as space allows for in the design.

⁶ WA Guidelines for Community Infrastructure, PLA WA, July 2020, p.22

5 JUSTIFICATION OF FACILITY

5.1 Needs Assessment

A review of the existing facility identified the following:

- The facility is well located on the corner of Whatley Crescent and Garratt Road as well as being within walking distance of two train stations - Meltham Station is approximately 550m southwest of the main entrance and Bayswater station approximately 900m northeast.
- The current playing fields are each below the preferred dimensions for a playing field of 105m x 68m. Sports lighting for the main pitch is good at 300 lux. As well as being under sized, the current issues with the playing fields are:
 - Poor drainage;
 - Presence of a high-water table;
 - Irrigation in nearing end of life; and
 - The fields are heavily utilised.
- The playing fields have limited ability to increase carrying capacity. The junior section of the Club is located at Emberson Reserve with limited ability for integration at Frank Drago Reserve due the lack of fields.
- The BCSC club room facilities on Frank Drago Reserve are outdated and do not meet the expectations for modern facilities in respect to accessibility, sustainability and multiuse. Further, the arrangements of the facilities including the playing fields on the reserve is inefficient and restricts the ability to attract a wide range of community users.
- The BCSC function and sponsor rooms, like the club rooms are outdated and have lost their functionality hindering commercial prospects.

The Market Analysis undertaken during the initial Needs Assessment identified that the Reserve provided potential opportunities for integrated complementary commercial facility development that was enhanced through the Reserve being located close to two train stations. Following community engagement and the development of preliminary concept plans for the purposes of stakeholder engagement, the opportunities have been reviewed and updated as follows:

- Significant demand for both organised and casual football within the catchment area for the facility supporting upgraded facilities for the BCSC and the inclusion of 5-a-side facilities to meet casual demand.
- Whilst the market analysis completed in the Needs Assessment determined there was suitable demand the inclusion of a Health Club facility as a complementary commercial facility, challenges at the site around parking as well as concerns around the overall cost of the facility from the community have eliminated this as an option for the precinct. The BCSC have identified a gym area as an inclusion for the Club facilities so the option to have this area sub-leased to a specialist provider such as a personal trainer.
- Childcare. There is demand for and market interest in a childcare facility in the area. During the community consultation period, specific feedback was received in relation to a Childcare facility that is located at 11-13 Murray Street that was not captured in the market analysis conducted during the Needs Assessment. This feedback eliminates childcare as an option for the precinct.
- An opportunity exists to design the food and beverage facilities to service a broader audience than just soccer. Food and beverage facilities could be designed in an integrated way to provide greater flexibility of use to include café/bar/restaurant and function and meeting rooms.
- Ability to incorporate complementary community facilities including an all-abilities playground formalising and walking/running path around the reserve. Spatial challenges on the site make it challenging for the inclusion of more facilities and, as confirmed in the stakeholder engagement, the maintaining of community access to the reserve as public open space for recreation activities is what is important to the community.

The relevant industry trends and guidelines analysis identified the following:

- Modern sport and recreation facilities are multipurpose as opposed to standalone. Trends are also emerging for the integration of complementary commercial facilities to increase financial viability and sustainability of facilities.
- The way people participate in sport is changing with a shift from formal to informal sports. Formal sports still have an important role to play through elements such as team work and social connectivity, but activities such as walking, park runs etc are becoming more popular.
- Increase in female participation in sports such as soccer. This has seen changes not only to facility standards but also an increase in pressure on “places to play” as evidenced at Frank Drago Reserve.

A review of key existing strategies and plans identified:

- Sustainability and the environment are key priorities for the City and will be key considerations for the redevelopment of Frank Drago Reserve.
- The City is also seeking to maximise the usage of its existing facilities by the whole community, recognising the age and cultural diversity of the population.
- The City has guiding principles for the development of facilities within the Community Recreation Plan.
- The potential redevelopment has strong strategic alignment with key Federal and Government Strategies that relate to sport, health and facilities.

Demographic Analysis identified:

- Steady growth in population in the City of Bayswater with more significant growth occurring outside the bounds of the City but within the 5km catchment area.
- Strong presence of families in the City, which will continue to drive demand for sport and recreation facilities.

The competitor and benchmarking analysis identified the following:

- Similar facilities are integrating community and complimentary commercial facilities into precinct designs for increased community usage (not just for formal sport activities) and sustainability.
- In WA, NPL Clubs are yet to adopt these principles in full. There is some evidence at Dorrien Gardens (Perth Soccer Club) and Litis Stadium (Floreant Athena) of elements of this occurring. At Dorrien Gardens, multiuse 5-a-side synthetic pitches have been added to allow the Club to run social competitions. Function facilities are also hired out to provide revenue stream. At Litis Stadium, the City of Vincent is providing greater amenity for the community to allow for increased usage, including a skate park.

5.2 Key Strategic Drivers

The following are the strategic drivers/guiding principles for facility development as identified as being key for the development of sport and recreation facilities in the City of Bayswater in the Community Recreation Plan:

- **Multi-functional and adaptable facilities** - Facilities reflect current standards and accommodate multiple groups and activities.
- **Accessible and connected spaces** - The City takes a holistic, precinct approach to spaces used for recreation, ensuring complementary uses for the whole community.
- **Sustainable development and delivery** - Financial, environmental and social factors are considered in recreation projects, including whole-of-life costs and sound asset management principles.
- **Balance community and stakeholder needs** - Parks, reserves and facilities are designed and managed to accommodate users of all ages and abilities. Community hubs are developed in partnership with stakeholders.
- **Robust engagement** - The City engages with the community on a variety of matters relating to recreation and will continue to strengthen partnerships with clubs and groups in future recreation projects.

Further, the following key themes from the Community Recreation Plan are considered key strategic drivers:

- Fit-for-purpose facilities and infrastructure to suit the sport and recreation needs of the whole community.
- Provision of parks, facilities and reserves for current and future sport and recreation needs
- Strong, sustainable community clubs and groups.

5.3 Contemporary Facility Design

Planning for and provision of sport and recreation facilities has seen a trend away from single use facilities to multi-purpose facilities.

Governments are the provider of a significant proportion of sporting facilities and are often required to fund the capital cost of new facilities when single use facilities, particularly if they are operated by the sport or club come to the end of their life and the Club or association is not in a position to fund a renovation or replacement.

National sporting bodies including Netball Australia and, to a lesser extent, Basketball Australia have recognised this important role and have produced guidelines for the development of community facilities to assist guiding councils on requirements for the sports to be played at different levels. Sports are also investing in varying degrees in those facility upgrades and prioritising elements such as lighting and change room upgrades.

Facilities are also including “complementary commercial” activities such as allied health facilities, cafes or health clubs that provide a community benefit while also contributing a revenue stream outside of visitations. The industry is also looking at ways to drive secondary spends at facilities through food and beverage and retail offerings.

Emerging trends in recreation facilities also include the following:

- Integration of community facilities – this involves the inclusion places or activities where the public can interact with the facility without entering a controlled space. Café, libraries, and meeting rooms are all examples.
- Shared use of facilities with schools – this has become more prevalent around the usage of spaces such as ovals where the schools use the ovals during the day with clubs having access outside of school hours. The Lakelands Park development in Mandurah is a recent example of this approach. Facilities such as courts and aquatic facilities (school owned with limited public access for LTS, swim squads) are starting to be developed as shared use facilities with benefits similar to the shared use of ovals.
- Equity and accessibility particularly for people with a disability or who are mobility impaired.

5.4 Facility Development Options

The proposed facility development options at the conclusion of the Needs Assessment period are included at Section 2. Following community consultation and initial concept development work by Carabiner, the following is an updated summary of the potential indicative development options:

Soccer

Key inclusions are as follows:

- New pavilion facility that meets the standards required for an NPL Club.
 - Parking facilities to be accessed from Garratt Road and Whatley Crescent.
- Two full size (FIFA Guidelines) natural grass playing fields inclusive of new sub surface and irrigation system.
- Synthetic turf training / 5-a-side playing fields.
 - Note: this area is recommended to support the heavy usage of the playing fields through training, to allow more junior content to be played at the facility assisting with integration of the Club and to support the financial sustainability of the facility. The amount of green space is important to the residents so achieving this without the loss of green space will be important.

Complementary Facilities

Key inclusions are as follows:

- Complimentary commercial facilities (subject to Business Plan process):
 - Kiosk/Café/function room. Given the limited inclusion of complementary commercial facilities in the development, the café/kiosk should be designed as a kiosk only targeted at soccer game day usage. Consideration could be given as part of stage 2, with the inclusion of a 5-a-side soccer facility, for the kiosk to be expended to be a broader café/bar that would service users of the 5-a-side facility and the general public using the precinct. Note: this expansion is not currently costed in Stage 2, only an expansion of the function room.
 - 5-a-side soccer pitches noting the comments above.
 - Specialist gym area.
- Complementary community facilities:
 - Continued operational practice of residents/community having access to green space.
 - Playground area that is in close proximity to the new pavilion facility and accessible to the community.
 - Walking/running trail around and through the facility pending further detailed site planning to establish if it can be accommodated.

6 MANAGEMENT PLAN

6.1 Current Management

Frank Drago Reserve is classified as Public Open Space in the City's Local Planning Scheme.

Each of the Clubs located on the overall reserve operate their facilities under a lease arrangement from the City of Bayswater. The BCSC lease is due to expire 31 May 2027.

The current BCSC facilities are operated by the Club with a typical volunteer committee in place that has responsibility for the management of the club including the facilities.

Table 8 below details the ownership and management in place for benchmarked facilities.

Facility	Ownership	Management	Model
Dorien Gardens	City of Vincent	Perth Soccer Club	Lease
Litis Stadium	City of Vincent	Floreat Athena	Lease
East Fremantle Community Precinct	Town of East Fremantle	Belgravia Leisure	Lease
Sam Kerr Football Centre	Venues West	VenuesWest/Football West	Co-Management

Table 8: Benchmark Facility Ownership and Management.

6.2 Future Management

The Frank Drago Reserve and the new BCSC Pavilion facility will be owned by the City of Bayswater. Given that the new Pavilion facility will include limited complementary commercial facilities that may be attractive to an external management organisation, it is recommended that the facility will retain the current ownership structure and management structure as follows:

- The City will remain the owner of the facility, and it will be considered their asset.
- The BCSC will lease the building off the City. The City will retain the management of the playing fields and the surrounds.
 - The management of the synthetic turf area to be delivered in Stage 2 of the project will be the subject of further discussion between the City and the Club. There is the possibility that the area could be included in the BCSC lease, with the Club being responsible for the operations and maintenance of this area and for sinking fund provisions to cover the cost of synthetic turf replacement.
- The BCSC could then facilitate sub-lease and sub-license agreements with any other commercial tenants if they decide to sub-lease or license the gym studio area or the café/kiosk. These arrangements must be in line with the City's Lease Policy. These potential arrangements are defined as follows:
 - **Sub-lease:** Tenants with a sub-lease agreement will have exclusive rights to certain parts of the facility for a set amount of time.
 - **Sub-license:** Tenants with a sub-license agreement will have specified rights to certain parts of the facility at specific times.

7 CONCEPT PLAN

7.1 Accommodation Schedule

The following is the summary accommodation schedule for the proposed scope of works included in this Business Case, outlining the key area requirements of the proposed development. The full schedule of accommodation is provided at Appendix B.

The areas included are also aligned with the proposed staging for the Project.

Name	Floor	Stage 1 m ²	Stage 2 m ²
Gym/Rehab Area	Ground	95	
Change Room 1	Ground	70	
Change Room 2	Ground	70	
Shared Medical Areas	Ground	25	
Change Room 3	Ground	70	
Change Room 4/5	Ground	80	
Referee Change Room	Ground	55	
Stores	Ground	74	
Laundry	Ground	10	
Office	Level 1	25	
Meeting Room	Level 1	55	
Storage	Level 1	30	
Kitchenette	Level 1	8	
Function Room	Level 1	245	100
Function Room Storage	Level 1	26	
Toilets	Level 1	40	
Kitchen	Level 1	90	
Kiosk	Level 1	20	
Main Pitch	Ground	10,140	
Second Pitch	Ground		10,140
Synthetic Pitch Area	Ground		4290
Covered Tiered Seating – 250 seats	Ground	187.5	

Table 9 – Schedule of Accommodation

Based on the accommodation schedule, the following is summarised:

- The new Pavilion facility adopts an area of 1387m² including:
 - Ground floor of approximately 565m² incorporating team and referee facilities.
 - First floor of approximately 822m² incorporating function room facilities, club administration facilities and patron facilities.
 - Tiered undercover grandstand seating for 250 that links the ground floor to the first floor.
- Two areas of at grade car parking are proposed, providing approximately 120 bays of parking. Note: there are approximately 114 bays currently on the reserve.
 - The car park accessed off Garratt Road replaces the existing car park and provides approximately 30 car parking bays.
 - The proposed car park off Whatley Crescent replaces a current informal car park and provides approximately 90 car parking bays. Note: further work is required with Main Roads to gain approval for access and egress routes from this car park.
- Within the facility, there is provision for the inclusion a small personal trainer style gym, function room, café/kiosk, bar and meeting rooms.
- Externally, allowances have been made for the inclusion of spectator seating to the main pitch via terraced areas that assist with the retaining required for level adjustments, landscaped paths, and playground.

7.2 Concepts

7.2.1 The Masterplan

Based on the accommodation schedule prepared, the following masterplan has been documented. The full concept design can be found under Appendix C – Concept Package. Further details of the staging options are provided at Section 7.3.



Figure 1: The proposed masterplan for the Frank Drago Reserve.

Note, in reference to the masterplan (Figure 2), the below comments are made in relation to the design.

- The new pavilion is relocated to the northwest of the site to provide space for the provision of two pitches that meet the minimum dimension requirements of Football West and FIFA.
- At grade car parking is provided in two locations. The existing access off Garrett Road is maintained and access of Whatley Crescent is also provided. It is currently proposed that this car park would be gravel based in Stage 1 and sealed in Stage 2
- The two full size pitches are supported by a third synthetic pitch that has been designed to allow for up to Under 11 games to be played as well as four 5-a-side pitches.
 - The main pitch is proposed to be delivered in Stage 1. The space for the second pitch will be created by the relocation of the main pitch and supporting infrastructure. Further works on the secondary pitch will be completed during Stage 2.
 - The synthetic pitch area will be delivered during Stage 2. The area occupied by the pitch will be retained as grassed area in its current format.
- Sports lighting for the main pitch will be provided to 500 lux to allow the facility to host matches in the Australia Cup Competition. The secondary pitch which will be utilised for training and lower level matches, will have sports lighting to 50 lux with the option to be explored in further planning to reuse and relocate the existing sports lighting.
- All Abilities playground is provided in proximity to both the car park and pavilion facility.

7.2.2 Ground Floor

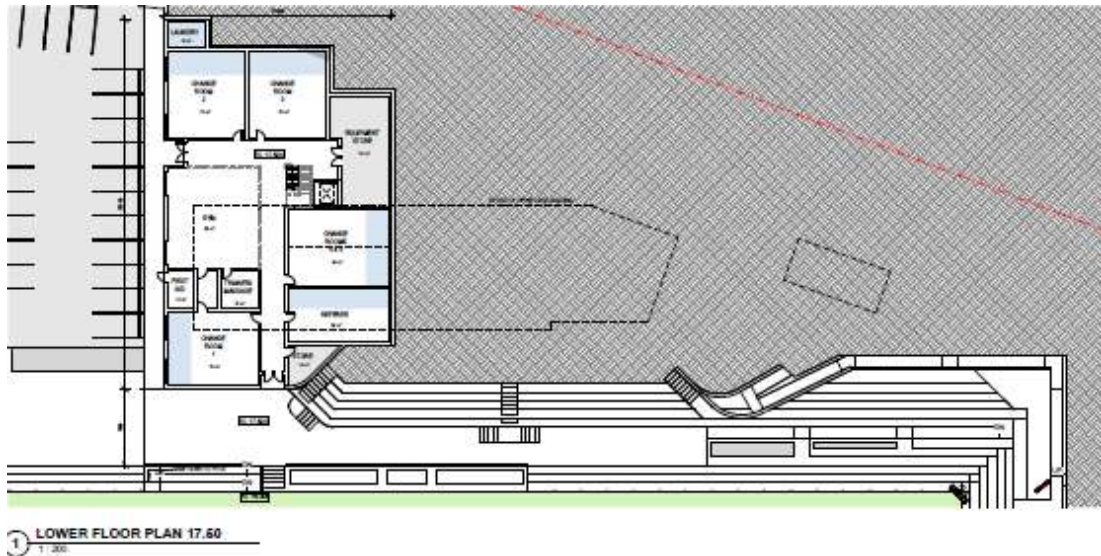


Figure 2: New facility, ground floor.

Figure 3 illustrates the internal, ground floor components of the proposed new pavilion facility which includes:

- The ground floor is developed approximately 1.5m above the level of the playing field to reduce the earthworks and retaining required. Stair and ramp access to the playing field is provided from this level.
- The main components of the ground floor level are the team facilities servicing both the training and match day requirements. The team facilities have been designed to meet NPL Facility Guidelines.
- Two main change rooms are provided to service the BCSC male and female teams. Medical facilities are provided to be shared by the home teams.
- A main visitor change room is provided to service visiting teams for fixtures on the main pitch. Secondary change rooms have the functionality to be able to be used as two larger change rooms or four smaller change rooms to allow the venue to host community match days.
- The gym area is provided to allow for BCSC to service teams but also as a potential revenue source to the Club in a sub lease arrangement with a PT provider.

7.2.3 First Floor

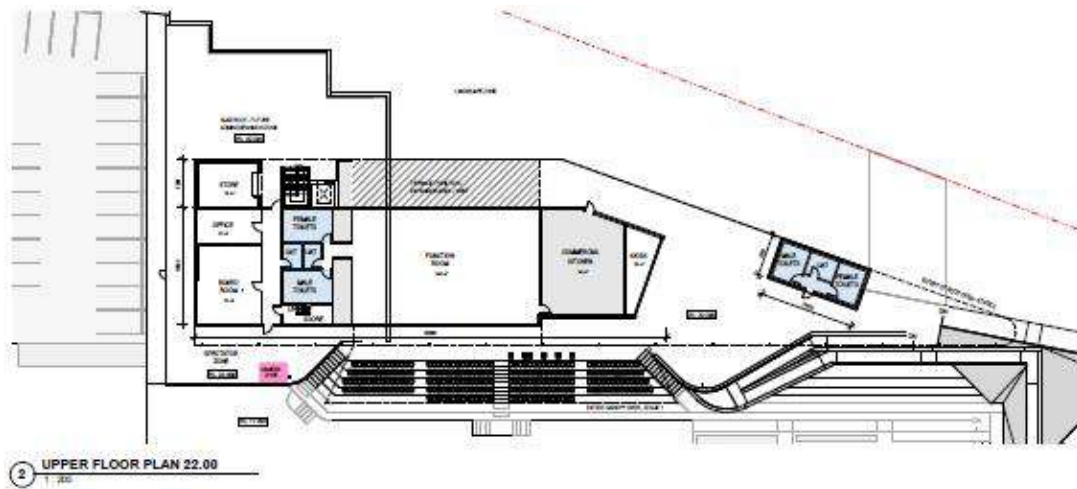


Figure 3: New facility, first floor.

Figure 4 illustrates the first floor components of the facility. The main commentary includes:

- The Function Room serves both a match day and non-match day role. On non-match days, the function room is an important element in the complementary commercial facilities. The function room will also further enable to Club to integrate the junior section of the Club by providing a suitable venue for Club functions and dinners. It will be available to the BCSC to hire out for a variety of functions to support the financial model. The function room will seat approximately 220 guests in the initial configuration. The design allows for the expansion of the function room in Stage 2 to provide an additional 100m² of space and which will allow for approximately 90 additional guests taking the overall seated capacity to approximately 310 guests.
- Directly outside the function rooms is grandstand seating for the oval, with a capacity of 250 persons plus 6 wheelchair seating spaces.
- A commercial kitchen is located between the Function Room and the Kiosk area and will service both areas.
- This level provides for a “Board Room” which will serve as a multi-purpose meeting room which could be externally hired, utilised for hosting VIP functions on match days and for team meetings.

7.3 Staging Options

The table below analyses the potential staging options.

Staging Options	Description	Benefits	Constraints	Ranking
Option 1 – No development.	<ul style="list-style-type: none"> The facility under goes no development and is left as currently is with ongoing maintenance undertaken to the building and playing fields. 	<ul style="list-style-type: none"> Sections of the community may be happy with this outcome as it maintains what they currently have. 	<ul style="list-style-type: none"> The pavilion facility is approaching end of life and does not meet contemporary standards for sports facilities including access and inclusion provisions. 	3
Option 2 – One Stage	<ul style="list-style-type: none"> Complete new facility built all at once. This includes rebuild of the second pitch and inclusion of the synthetic turf area. 	<ul style="list-style-type: none"> Total project is completed at once. Economies of scale generated in the construction. Allows for funding commitments to be procured at the one time. Synthetic pitch area which will generate revenue source for facility is included from the start. 	<ul style="list-style-type: none"> Removal of pitches and pavilion. Negative impact on the Club, community and stakeholders. Potential loss of members by BCSC. Larger amount of funding needs to be sought and confirmed before commencement. Loss of project momentum (may take some time to get started). May impact on \$5M already committed to project by Labor Party. 	2
Option 3 – Separate stages.	<ul style="list-style-type: none"> Stage 1 – includes new pavilion, main pitch facility and car parking. Stage 2 – includes expanded pavilion, second pitch and synthetic pitch. 	<ul style="list-style-type: none"> Able to deliver key components of new facility in Stage 1 with funding committed. BCSC able to maintain a presence at facility on second pitch whilst main pitch and pavilion developed. Member numbers maintained (no churn due to facility unavailability). 	<ul style="list-style-type: none"> Limited economies of scale generated in the construction. Longer term construction program and lengthier disruption to overall facility. In the longer term, additional costs to project to have to activate and deactivate building site. In the longer term, larger amount of funding needs to be sought and confirmed. 	1

Table 10: Staging options.

The table below provides imagery of the proposed staging with summary details of the proposed inclusion for each stage.



Stage	Image	Inclusions
Stage 1		<ul style="list-style-type: none"> • New pavilion facility to NPL Guidelines for BCSC. <ul style="list-style-type: none"> ◦ Change room facilities for teams and referees. ◦ Function room and commercial kitchen. ◦ Storage facilities. • Main playing field (B) relocated and reconstructed. <ul style="list-style-type: none"> ◦ Sports lighting to 500 lux included. ◦ Electronic scoreboard included. • Minimal work completed to second pitch (C) with sports lighting relocated from current main pitch. • Car parking for approximately 120 provided. <ul style="list-style-type: none"> ◦ G constructed with finish limited to gravel. • All-Abilities playground included at H.
Stage 2		<ul style="list-style-type: none"> • Synthetic pitch area included at D. Includes sports lighting to 200 lux. • Second pitch (C) reconstructed. • Car park G sealed. • Circulation space extended. • Potential expansion of Function Room.

Table 11: Staging Indicative Details.

7.4 Concept Render

The following renders has been provided to provide detail as to how the new facility could look after both stages have been completed.



Image 11: Pavilion Concept Plan – Imagery.



Image 12: Pavilion Concept Plan – Imagery.

7.5 Sustainable Elements

Sustainability and environment responsibility are key priorities for the City of Bayswater. The facility will be developed to meet the requirements of the City's *Emission Reduction and Renewable Energy Plan*. As the project progresses, and the design progresses sustainable design will be an important consideration.

Key sustainability initiatives that are expected to be included (although require further investigation) but is not limited to:

- Orientation and shading to maximise passive solar benefits.
- The inclusion of a minimum 100kW solar system (preferably larger with the ability to include batteries either as part of the base build and/or the ability to add batteries or additional batteries as technology improves).
- LED lighting.
- Native planting and maintaining existing mature trees on site.
- Thermal insulation and natural ventilation.
- Rainwater harvesting.
- Electric vehicle parking and charging stations.
- Active transport enablers.
- Waterwise fixtures and fittings.

8 CAPITAL COSTS

8.1 Cost Plan

Based on the masterplan and concepts prepared under Section 11, the following capital cost estimates have been prepared by RLB. Note, all costs exclude GST and the full cost estimates can be found under Appendix E.

	Item	Stage 1 Cost (excl. GST)	Stage 2 Cost (excl. GST)
A1	Demolition and Site Preparation	2,167,984.50	305,264.25
A2	Building Works – Club Facilities	5,289,860.00	1,370,060.00
A3	Pitches	2,075,000.00	4,370,000.00
A4	External Works	1,666,485.00	1,292,195.00
A5	Site Infrastructure Services	786,651.00	328,284.00
	Estimated Net Cost	12,020,982.25	7,665,803.25
	Margins and Adjustments		
	Contractor's Preliminaries (13.0%)	1,563,000.00	1,150,000.00
	Builders Margin (5.0%)	680,000.00	485,000.00
	Estimated Net Construction Cost	14,263,982.25	9,300,803.25
E	Contingencies, Fees and Headworks		
	Planning Contingency	Excl	
	Design Contingency (5%)	714,000.00	466,000.00
	Construction Contingency (6%)	899,000.00	587,000.00
	Headworks Fees and Charges (2.2%)	350,000.00	Excl
	Statutory Fees & Charges (0.2%)	33,000.00	21,000.00
	Public Art (1%)	163,000.00	104,000.00
	Professional Fees (7%)	1,150,000.00	839,000.00
	Client Costs (0%)		
	Escalation to Construction start in November 2026 (7.0%)	1,231,000.00	
	Escalation to Construction start in April 2032 (28.0%)		3,169,000.00
	Estimated Total Cost	18,803,982.25	14,486,803.25


Table 12: Indicative Cost Plan.



The following exclusions are recognised to the above cost estimates:

- Goods and Services Tax (GST)
- Assumptions generally as detailed in estimate.
- Relocation Cost, Disbursements and Temporary Accommodation
- Work outside site boundaries
- Dewatering
- Excavation in Rock
- Soft Landscaping Works
- New Bore
- Gas
- Fire Tanks & Pumps
- Gym and other Sporting Equipment
- AV and ICT Equipment
- City of Bayswater fees and charges.

8.2 Sources of Capital Funds

It is anticipated that the City of Bayswater will be required to make a capital contribution to the Project. The balance of the funding will be sought through potential funding options as detailed below.

Potential Funding Party	Funding	Comments
 Australian Government	Capital	<ul style="list-style-type: none"> Strong alignment to Federal Government sport, health and community strategic objectives including: <ul style="list-style-type: none"> Department of Health. National Preventative Health Strategy – Australia: 2021 - 2030. Play Well – Australia’s Sport Participation Strategy. Sport 2030: A comprehensive plan to reshape the face of Australian sport and build a healthier, more physically active nation. Regional Development Australia. Federal election due in 2025 but given the seat of Maylands, Bassendean and Morley are a “blue ribbon” Labor seats this project is unlikely to receive support as part of election campaign funding. Recent Federal Government advice is that “sport facilities” funding is seen as a State Government responsibility. Opportunities through Federal Government funding programs include: <ul style="list-style-type: none"> Urban Precincts and Partnerships Program: https://www.infrastructure.gov.au/territories-regions-cities/cities/urban-precincts-and-partnerships-program Thriving Suburbs Program: https://www.infrastructure.gov.au/territories-regions-cities/cities/thriving-suburbs-program Play our Way: https://www.health.gov.au/our-work/play-our-way-program Federal funding community grants for existing local governments to explore include the ‘Community Energy Upgrade Fund’ (CEUF) - The \$100 million CEUF is a targeted, competitive grant program that provides co-funding for energy upgrades at existing local government facilities. The program aims to help local governments make their facilities more energy efficient. The funding could include upgrades like replacing energy-intensive energy-efficient lighting and battery storage at sporting fields.

Potential Funding Party	Funding	Comments
 <p>GOVERNMENT OF WESTERN AUSTRALIA</p>	Capital	<ul style="list-style-type: none"> Assuming with a Labor win in the WA State Election on 8 March 2025, \$5 million has been committed to the Frank Drago project. It is noted in the funding strategy table that this is seen as a strong possibility. Strong alignment to State Government sport, health and community strategic objectives including: <ul style="list-style-type: none"> State Government health and community strategic objectives. Creation of WA jobs (construction and during operation) including apprentices. Indigenous outcomes. Overall economic and social economic outcomes. Women's Sport. Align with and support the following State Government plans and policies: <ul style="list-style-type: none"> Diversify WA – Economic Development for Western Australia Our Priorities: Sharing Prosperity State Planning Strategy 2050 Directions 2031 and Beyond Department of Local Government, Sport and Cultural Industries Strategic Plan. Department of Health – Strategic Intent. WA Solar Power rebate scheme programs include: the Small-scale renewable energy scheme (SRES) & the distributed energy buyback scheme (DEBS) which related to rebate for exporting energy back to the grid. Charge Up Electric Vehicle Charging Grants - The WA Government is encouraging EV uptake by co-funding up to 50 per cent of the cost of electric vehicle charger installations by eligible entities.
 <p>GOVERNMENT OF WESTERN AUSTRALIA</p> <p>Community Sporting and Recreation Facilities Fund</p>	Capital	<ul style="list-style-type: none"> Although still through the State, direct grants could be sought from the Community Sporting and Recreation Facilities Fund ('CSRFF'). State Government's Community Sporting and Recreation Facilities Fund handed out more than \$20 million to 24 projects for 2024-25. This funding program is highly utilised resulting in relatively small funding contributions of less than \$3m (\$2.5m was the maximum allocation in 2024-25) in comparison to the capital required for this project.



Potential Funding Party	Funding	Comments
Loan	Capital	<ul style="list-style-type: none"> The City of Bayswater could take out a loan to provide capital for a development. The City is able to get a loan from the State Government through Treasury at better than market rates.
 <p>Lotteries West</p>	Capital	<ul style="list-style-type: none"> Lotteries West generally do not fund sporting projects or sporting components of projects, but it may be possible to seek funding for other non-sport aspects of the project through Lotteries West. Lotteries West funding to be sought for All Abilities Playground elements of the project. Note, grants are typically limited to less than \$3 million with \$2.5m the maximum allocation in 2024-25.
 <p>BCSC</p>	Capital	<ul style="list-style-type: none"> There maybe some limited opportunity for BCSC to undertake fundraising for the redevelopment. Major sponsorship or partnership revenue, needs to be investigated to support fund raising for the club. Naming rights and team branding rights is possible.
Other	DBFM	<ul style="list-style-type: none"> There are commercial organisations now offering design, build, finance and maintain (DBFM) options for playing surfaces inclusive of civil works and lighting. This would potentially move the capital cost of the pitches into operational and provide the ability to amortise the capital cost over the term of the DBFM agreement. This option also has the benefit of motivating the building contractor to build a high quality and efficient surface as they have the responsibility and cost to maintain the surface for the DBFM period.

Table 12: Potential Funding Partners.

8.3 Funding Strategy

The following is an indicative target funding approach for each entity, all excluding GST.

Funding Partner	Amount (Ex GST) Stage 1	Amount (Ex GST) Stage 2	Comments
Federal Government - Program	\$5,000,000		Minimum based on grant program for solar or ESD or similar; Maximum based on Treasury Grant/Election Commitment
State Government – Election Commitment	\$5,000,000	\$7,245,000	Treasury Grant/Election Commitment
State Government – CSRFF	\$2,000,000		Case built for facility funding
State Government – Lotteries West Grant	\$500,000		Linked to playground, walking track or other non-sporting facilities
City of Bayswater – Cash Reserves/Borrowings	\$6,000,000	\$7,245,000	Could include cash and borrowings Stage 2 – Match dollar of State funding
Bayswater City Soccer Club	\$300,000		Cash or contra
Other			
Total Funding Sort	\$18,800,000	\$14,490,000	

Table 13: Potential Funding Contributions.

Note the following:

- The funding mix is **indicative only** and subject to stakeholder approval.
- Stage 1 – State funding is assumed that Labor wins the election and \$5 million as committed.

Further details on each of the below funding parties have been identified below:

8.3.1 Federal Government Funding

The opportunities for funding from the Federal Government are through lobbying as a key project as part of the Federal Election due in 2025. The project has alignment to Federal policy including sports participation and health strategies. Recent feedback from Federal Government is that these facilities are a State responsibility to fund but this should not preclude the City from targeting an election commitment from both major parties in the lead up to the Election.

In lieu of an election commitment, following the completion of this Feasibility Study, the City will be in a position to apply for relevant grants through the Federal Government. These grants are often focused on ESD outcomes such as solar or batteries.

8.3.2 State Government Funding

State Government funding of \$5 million is committed by the Labor Government assuming an election win.

It is imperative to explore the State Government's Community Sporting and Recreation Facilities Fund (CSRFF) which granted more than \$20 million to 24 projects for 2024-25. This project is eligible for funding through the Community Sport and Recreation Facility Fund (CSRFF). CSRFF provides \$12.5 million annually. This project falls under the Forward Planning Grants with a maximum grant of \$2 million available. Whilst eligible, CSRFF is highly competitive with limited funding available and may be a better source of funding for other lower costs projects identified by the City in the Sport and Recreation Plan.

8.3.3 City of Bayswater

Other alternatives available to the City of Bayswater include to make a contribution either from consolidated revenue or through borrowings through the State Government on favourable interest rates.

8.3.4 BCSC

The BCSC is not in a position to contribute significantly to the development from their own operations. The club operates with small surplus' and all funding is funnelled back into the club to run the day to day and game day events. However, it's important for the BCSC to explore all fundraising opportunities to contribute to the project.

Other possibilities include the strong alignment to Football West which could possibly open up avenues in the future from federal funding for the sport, however this is not in the immediate future.

8.3.5 Other

There are commercial organisations now offering design, build, finance and maintain (DBFM) options for playing surfaces inclusive of civil works and lighting. This would potentially move the capital cost of the pitches into operational and provide the ability to amortise the capital cost over the term of the DBFM agreement.

This option also has the benefit of motivating the building contractor to build a high quality and efficient surface as they have the responsibility and cost to maintain the surface for the DBFM period.

Depending on how the City in conjunction with the BCSC, is operated, there is the possibility for potential capital investment by Operators in return for long term lease arrangement. This is probably not realistic as the commercial possibility of a Health Club or larger facility for an external operator to be involved is not seen as being feasible.

8.4 Life Cycle Analysis

It is important both from a funding perspective and as good planning for the City for an allocation for lifecycle maintenance is provisioned for as part of operating cost projections for new facilities. Both State and Federal Government will expect to see a provision for lifecycle costs in any funding submission. This is to demonstrate that the City has planned for the full costs of the facility and will not seek further funding in the future to cover lifecycle costs.

For lifecycle cost Paatsch Group generally provisions an agreed percentage of either the **total project cost** of between 0.75% and 1% or **construction cost** of between 1.25% and 2%. Provision for lifecycle cost generally commence from the end of year 3 onwards.

9 FINANCIAL VIABILITY

High level business and financial models have been developed for Frank Drago Reserve based on:

- Current operations and financial performance of BCSC;
- Ownership of the Facility by the City with management of the facility by the BCSC under a lease;
- Operations of other soccer facilities; and
- 10-year operating projections via a custom model.

Assumptions used in the model are provided below.

9.1 Operating Assumptions

Stage 1 of the facility is assumed to be ready for operation by 2028.

Stage 2 of the facility which includes four 5-a-side pitches is assumed to be ready by 2033. Further detailed discussions will be required between the BCSC and the City for the operating model for the 5-a-side pitches ahead of Stage 2 proceeding. The details provided in this section are based on initial discussion between Paatsch Group and the City on what the arrangement could be in the future

The following modes of operation and assumptions have been adopted for the financial model:

- **Playing Fields**
 - The playing fields will continue to be operated and maintained by the City, with BCSC paying a hire fee for usage as per the current arrangements.
- **Health Studio**
 - The Health Studio could be sub leased out by BCSC to a third party such as a personal trainer, with all outgoings paid by the subtenant.
- **Kiosk**
 - The kiosk will be operated by BCSC. The size and orientation of the space does not lend itself to a commercial café business.
- **Function Room**
 - The function room will be operated by BCSC for club training, match days and functions, and hired out by the club for external functions, with the club managing bookings and charging a hire fee.
 - There are no operating costs to the City assumed. Any ancillary operating costs will be on charged to the Hirer.
- **5-A-Side Facility**
 - The 5-a-side facility could be added to BCSC lease, with the pitches being operated and maintained by the BCSC.
 - BCSC could receive all commercial competition revenue and cover all operational expenses related to commercial competitions.
 - The club could be responsible for creating a sinking fund from commercial revenue to cover the synthetic turf replacement, which is estimated to be required after approximately 10 years at a cost of approximately \$1 million.
- **Lifecycle Costs**
 - Lifecycle costs are applied annually from commencement of Year 4 of Operations at 1% of the Construction Cost of Stage 1 - \$14.3m.
 - Lifecycle costs for Stage 2 are applied annually from commencement of Year 7 of Operations at 1% of the Construction Cost of Stage 2 - \$9.3m.

9.2 Facility Performance

Under the assumptions above, BCSC will see an increase in Annual Net Revenue during Stage 1. It is estimated that the Health Studio and Function Room will increase the Club's Annual Net Operating Cashflow by approximately \$50,000 from its current projected forecast position.

For Stage 1, based on the assumptions, an allowance of \$142,640 per annum would need to be set aside by the City from Year 4 onwards for Lifecycle Costs.

The potential for a more significant increase in Annual Net Revenue occurs in Stage 2. It is estimated that the 5-a-side facility will generate annual net revenue between \$500,000 and \$600,000 per year, including lighting, utilities and maintenance costs. Approximately 10% of this revenue would be from casual hire fees with the remainder from commercial competitions.

The potential increased revenue from Stage 2 provides the opportunity for the City and the BCSC to consider the lease arrangements for the 5-a-side facility to assist the City's in covering their existing costs and Lifecycle costs for the new facility while maintaining the Club's ability to generate revenue through the 5-a-side facility.

For Stage 2, the Lifecycle Costs are currently forecast to be \$93,008 per annum. Further consideration may also need to be given to commencing this allocation from Year 1 of operation rather than Year 4 to ensure that there are sufficient funds to cover a turf replacement which is likely to be required by Year 10 or earlier.

The financial model used for this analysis will become more detailed during the detailed design stage of the project, at which point more accurate projections can be made.

10 ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

10.1 Economic Impacts

A full triple bottom line analysis will be required as part of the Treasury Business Case development (next phase). KPMG's *The Value of Community Sport and Infrastructure* report which was released in 2018 quantifies some of these benefits that the facility will generate, with the following being some of the key findings:

- The annual value supported by community sport infrastructure in Australia is at least \$16.2 Billion, with community and sporting infrastructure being utilised by eight million Australians.
- The economic value of community sport infrastructure is \$6.3 Billion.
- Persons utilising community and sporting infrastructure regularly delivers a saving on the Australian health care system estimated at \$0.5 Billion per annum.
- Community sporting infrastructure generates the equivalent of 33,900 FTE positions in Australia.
- Having this infrastructure in place and utilised by the community can lead to a lower risk of persons contracting chronic diseases such as cardiovascular disease, cancers, dementia and diabetes. This also includes reducing the risk of falling and improved mental health.
- Having a facility such as the one proposed also provides added social benefits to its users including:
 - Delivering intellectual and academic benefits including improved brain function.
 - Leads to increased levels of trust and reduces antisocial behaviour.
 - An increase in community pride.
 - Increased and improved social inclusion and communication skills.

10.2 Environmental Impacts

A full environmental assessment has not been undertaken as part of this scope of works and further detailed environmental impacts to the precinct will be investigated within the next phase.

As noted previously at Section 7.5, sustainability and environment responsibility are key priorities for the City of Bayswater and the facility will be developed to meet the requirements of the City's *Emission Reduction and Renewable Energy Plan*.

However, certain measures have been undertaken within the design in order preserve the surrounding environment and adopt positive sustainability practices. This includes:

- Design: As referenced at Section 7.4, elements such as building orientation, inclusion of solar, LED lighting etc will be explored in detail during the next phase of design.
- In further planning, consideration will be given to the implementation of the principals set out by the Infrastructure Sustainability Council of Australia.

10.3 Social Impacts

Whilst a formal Social Return on Investment report has not been completed, the social benefits of sport and recreation has been well documented.

SportsWest have recently released a report on the Social Return on Investment for sport in WA. The study completed by ACIL Allen on behalf of Sport West attempted to quantify Social Return on Investment from organised Community Sport. Headline findings of the report included the gross benefit of organised sport in WA annually is \$10.3 billion. Benefits include mental health and wellbeing, enhanced human capital, labour market outcomes, youth life skills and enhanced social capital. The report also identified that the industry supported 5,715 FTE jobs.

The KPMG's *The Value of Community Sport and Infrastructure* report which was produced in 2018 quantifies social benefits that the facility will generate, with the following being some of the key findings:

- The annual value supported by community sport infrastructure in Australia is at least \$16.2 Billion, with community and sporting infrastructure being utilised by eight million Australians.

- The economic value of community sport infrastructure is \$6.3 Billion.
- Persons utilising community and sporting infrastructure regularly delivers a saving on the Australian health care system estimated at \$0.5 Billion per annum.
- Community sporting infrastructure generates the equivalent of 33,900 FTE positions in Australia.
- The health benefit of sport and recreation is valued at \$3.69 per hour per participant with the redevelopment of the WHBS expected to generate a significant increase in participation and therefore value.
- The World Health Organisation estimates that the health benefit of an inactive person becoming active is approximately \$1,300 per person with the redevelopment of the WHBS having the potential to significantly increase the number of inactive people to become active.
- Having this infrastructure in place and utilised by the community can lead to a lower risk of persons contracting chronic diseases such as cardiovascular disease, cancers, dementia and diabetes. This also includes reducing the risk of falling and improved mental health.
- Having a facility such as the one proposed also provides added social benefits to its users including:
 - Delivering intellectual and academic benefits including improved brain function.
 - Leads to increased levels of trust and reduces antisocial behaviour.
 - An increase in community pride.
 - Increased and improved social inclusion and communication skills.
 - Increase social cohesion
 - Human Capital uplift
- The proposed BSCS design has positive flow on health benefits, which benefit the community. Through exercise and social benefits, these include a lower risk of persons contracting chronic diseases such as cardiovascular disease, cancers, dementia and diabetes. This also includes reducing the risk of falling and improved mental health.

11 RISK ASSESSMENT

A full risk assessment has been undertaken in order to determine the critical risks for the project. The risk register can be found under Appendix E. Some of the critical risks leading up to funding being awarded have been documented below along with their appropriate mitigation strategy.

Risk	Risk Rating	Mitigation Strategy	Mitigated Rating
Scope and design too elaborate resulting in build ability/cost issues.	E	<ul style="list-style-type: none"> Functional Brief and Accommodation Schedule sign off by COB and BCSC. Regular cost reviews and market testing. Experienced cost consultant brought on-board during design process. Consider procurement route to allow for early contractor involvement/comments on design, staging and buildability (should procurement option allow). Safety in design process implemented. Consultant and contractor pre-selection process implemented on the basis of OH&S systems and track record. COB Strategy for contractor procurement and standards adherence aligned with requirements. 	H
Some areas of the community not supportive of development.	E	<ul style="list-style-type: none"> Stakeholder Engagement Plan to be prepared and implemented which outlines the stakeholder consultation process. Project objectives to be clearly defined and endorsed during early planning process. Community engagement process for the project implemented identifying the key groups for consultation and the degree of influence on the project agreed. Communication plan implemented to include media regarding the project to create effective translation of the vision to the community. Communications and Stakeholder Management Strategies put in place. Seek City Design Review Panel feedback prior to public comment as part of Business Case development. 	H
External funding - Insufficient funding from external sources to achieve project objectives, leads to potentially reduced support in council for project to proceed.	E	<ul style="list-style-type: none"> Establish an overall funding plan for the site to be developed in accordance with phased priorities. High quality and compelling submission for funding and continuation of Funder engagement by COB demonstrating the community outcomes/objectives. Prepared staged development options. 	E

Risk				Risk Rating	Mitigation Strategy				Mitigated Rating
Unexpected discovery of site contamination leading to cost overruns and time delays.				E	<ul style="list-style-type: none">Geotechnical and environmental investigation to be progressed in the future design stages.Contingency allowance to be included in Cost Plan to cover risk.				H
Value management process impacts on design of the facility and detracts from requirements of key stakeholders.				E	<ul style="list-style-type: none">Identification of core facility requirements throughout design process.Strong functional brief. Including Staging Options in planning.				H
Objections to DA from disenfranchised stakeholders.				H	<ul style="list-style-type: none">Thorough community engagement planning (further mitigations included in Planning Delays).				H
Risk Rating Key:		Low:	L	Medium:	M	High:	H	Extreme:	E

12 PROGRAMME

A detailed programme is to be developed within the next phase as part of the project definition plan. However, a high-level programme has been drafted below to give an indicative timeframe as to when Stage 1 of the project will be completed.

Task Name	Start Date	End Date	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2
			2025	2025	2026	2026	2027	2027	2028	2028	2029	2029
Endorsement of Feasibility Study by Council	Mar 25	Apr 25										
Community Consultation	Apr 25	May 25										
State Funding Confirmation and Conditions	Apr 25	Apr 25										
City Funding Confirmation	Apr 25	Apr 25										
Other Funding Procurement	May 25	Apr 26										
Other Funding Awarded		Apr 26										
Geotechnical and Services Investigation	Jul 25	Jul 25										
Treasury Business Case (if required)	Jul 25	Oct 25										
DA Submission and Award		June 26										
Schematic Design	July 25	Dec 25										
Detailed Design and Documentation	Jan 26	June 26										
Contractor Procurement	July 26	Aug 26										
Headworks	Sep 26	Dec 26										
Construction	Jan 27	Dec 27										
Practical Completion – Stage 1	Sep 27	Dec 27										
Occupation	Jan 28											

Figure 4: Indicative programme for the Frank Drago Reserve Redevelopment.

Ideally, if City and State Funding is confirmed in April 2025, this would allow the City to proceed with Schematic Design and the Treasury Business Case (should this be a requirement of State Funding). Based on the above programme, assuming that funding was awarded by April 2025, it is anticipated that occupation of the new facility by the BCSC could occur by October 2027 and opening to the community could be achieved by January 2029.

13 SUMMARY AND NEXT STEPS

This project presents an opportunity to redevelop the BCSC facilities to be a modern sporting facility able to cater for the Club and the community.

The recommended next steps include:

- Finalise funding strategy and document, inclusive of contribution targeted for each applicable funding partner, inclusive of:
 - State Government.
 - Federal Government.
 - City of Bayswater Cash Reserves.
 - City of Bayswater WA Treasury Loan (if applicable)
 - Lotteries West
 - BCSC
 - Other
- Seek funding commitments from above potential funding partners.
- Consideration of further geotechnical analysis of the development site.
- Adjust scope based on funding partners requirements.
- Undertake risk management and procurement workshop with the City.
- Confirm procurement method for further design development and construction.
 - This will impact on how the design team is appointed and how design is developed.
- Consider progressing design to schematic design level prior to full funding commitments.
 - This would provide greater surety for the City and potential funding partners around design and costs estimate prior to confirming final funding.
 - If Council was to proceed to schematic design prior to funding commitment, the schematic design process would take circa 4-5 months and cost approximately \$500K-\$600K.
 - Could consider conducting tenders for all major disciplines (excluding construction), but with fees broken into prospective stages and clear gateway at the end of each stage (i.e. fees for schematic design, detailed design, design documentation, construction but with clear break/gateway at end of each stage). This will depend on final procurement method.
- Confirm funding and agree funding agreements.
- Confirm scope.
 - Based on funding partners requirements.
- Undertake detailed design (assuming schematic design complete).
- Procure construction contractor. Appendix F provides a summary of potential procurement methods.
- Undertake design documentation.
- Construct stage 1.
- Commission and open stage 1.
- Defects liability period for stage 1.

Appendices

Appendix A – Stakeholder Engagement Report

Appendix B – Accommodation Schedule

Appendix C – Concept Package

Appendix D – RLB Cost Plan

Appendix E – Risk Assessment

Appendix F – Procurement Methods

Appendix A – Stakeholder Consultation



**CITY OF BAYSWATER
FRANK DRAGO RESERVE
COMMUNITY CONSULTATION
SUMMARY**

City of Bayswater
9 – 30 September 2024

BRAD PAATSCH / MANAGING DIRECTOR
TELEPHONE 0419 596 268
BRADP@PAATSchGROUP.COM.AU

CONTENTS

CONTENTS.....	i
1 INTRODUCTION.....	2
2 CONSULTATION PROCESS	2
2.1 Stakeholder Consultation Purpose	2
2.2 Stakeholder Mapping	2
2.3 Consultation Methods.....	2
3 ONLINE COMMUNITY SURVEY	3
3.1 Respondent Profile.....	3
3.2 Current Usage.....	4
3.3 Future Facility Priorities	6
3.4 Email Feedback.....	10
3.5 Summary.....	10
4 DROP IN SESSIONS.....	12
5 OTHER STAKE HOLDER ENGAGEMENT OUTCOMES	12

1 INTRODUCTION

The City of Bayswater (the City) has engaged Paatsch Group and Carabiner to prepare a Business Case for the potential redevelopment of the Bayswater City Soccer Club (BCSC) facilities at Frank Drago Reserve in Bayswater. This report details the outcomes of the Stakeholder Consultation undertaken to inform the development of the Concept Plan.

2 CONSULTATION PROCESS

2.1 Stakeholder Consultation Purpose

The objectives of the Stakeholder Engagement were to:

- Promote engagement opportunities during August and September 2024.
- Engage directly with key stakeholders including the community to assist in:
 - Understanding what currently works “well” and what currently does not work or could be improved with the current BCSC facilities and limited community spaces.
 - Identifying new opportunities and components of other facilities that have been seen or experienced by stakeholders’ that they believe would work well and/or could be incorporated into a multipurpose community hub, accommodating the BCSC and community use.
 - Identification of projected participation numbers, functional and spatial requirements.
 - Identification of likely growth and development areas and any facility requirements associated with this.
 - Identification of prioritisation of future facility developments and requirements.
 - Gain an understanding of what facilities are able to be shared (if any) and the parameters (with who, times etc.) of any sharing and/or the facilities that cannot be shared.
 - Identification of any potential new (community or commercial) opportunities to enhance the precinct and ensure the long-term financial sustainability of the park / precinct.
 - Identification of key connections (road / footpath / cycle path) required to better integrate the park to the precinct.
- Consult with Bayswater residents (via a survey and onsite pop up sessions) to seek feedback on a draft concept for the Reserve and ensure the feedback previously provided in engagement undertaken through the Community Recreation Plan project has been captured and reflected accurately.

2.2 Stakeholder Mapping

Stakeholders were mapped to identify the requirements for consultation.

2.3 Consultation Methods

The consultation process included the following methods:

- **Online community survey:** an online survey was developed to allow input from the local community including sporting club members. The survey was open from Monday 9 September 2024 until 4pm on Monday 30 September 2024 and was available on the City’s Engage Bayswater website, social media channels as well as being distributed via the various membership databases for the relevant sporting clubs or user groups.
- **Face to face consultation:** In-person, video conferencing via Microsoft Teams or similar and teleconferences were used for these sessions depending on availability.
- **Drop-In Session:** drop-in sessions of two-hours duration was conducted at the BCSC Club Rooms on Thursday 12 September 2024 from 4pm to 6pm and Sunday 15 September 2024 from 9am to 11am.

3 ONLINE COMMUNITY SURVEY

This section provides a summary of the results from the online community survey. A total of 449 surveys were completed between 9 September and 30 September 2024.

3.1 Respondent Profile

Key points to note from the respondent profiles questions include:

- 71.7% of respondents live within the City of Bayswater.
- 60.1% of the respondents were male, 39.4% female and 0.4% prefer to self-describe.
- As demonstrated by Figure 1 below which summarises the responses to the question, "Which of the following applies to you in relation to Frank Drago Reserve? (Tick all that apply)" most respondents are existing users of the reserve or have a proximity interest as a resident.

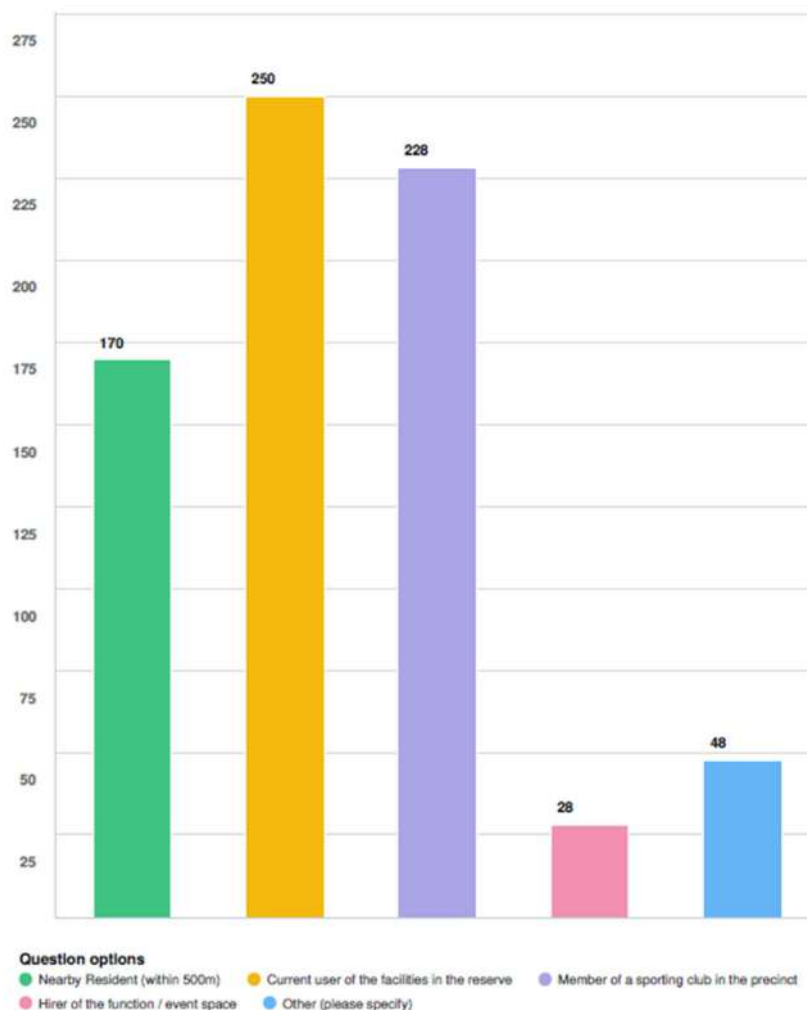


Figure 1 – Responses – Respondents relationship with Frank Drago Reserve.

- 50.5% of respondents (227) were members of the sporting clubs located on the precinct with the composition of the memberships as follows:
 - Baywater City Soccer Club (186) – this represents 41.4% of the total respondents.
 - Bayswater Bowling and Recreation Club (56)
 - Bayswater Tennis Club (22)
 - Bayswater Croquet Club (1)
- The “Other” responses received were a mixture of respondents with previous association with BCSC, dog walkers and COB residents outside of the 500m.

3.2 Current Usage

Key points to note from the Current Usage section of the survey included:

- 92.9% of the respondents currently use/visit the soccer precinct at Frank Drago Reserve.
- 61.4% of respondents (417) to the question “**On average how often do you or a member of your household visit the soccer precinct of Frank Drago Reserve?**” use the reserve once per week or greater. Summary of all responses are in Figure 2 below.

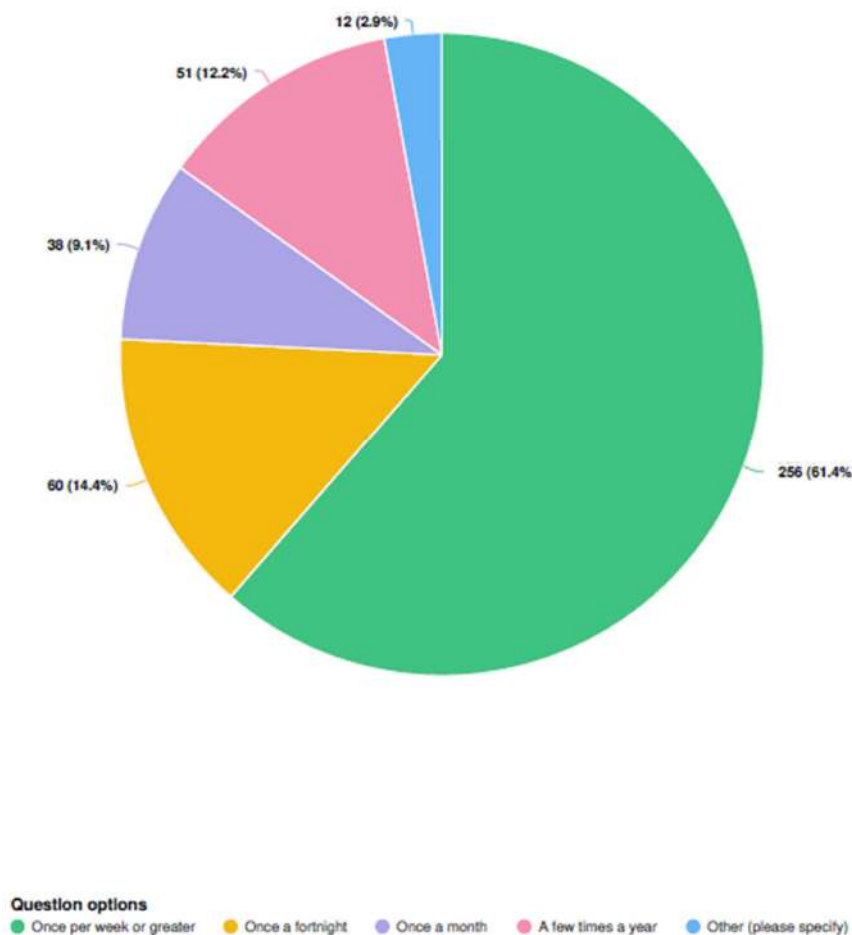


Figure 2 – Frank Drago Reserve Visitation

- Of the responses received (417) to the primary form of transport to Frank Drago Reserve, 244 (which represents 58.5%) of respondents travel to the precinct by car with 163 respondents (or 39%) walking. Only four (4) indicated that they currently use public transport.
- Figure 3 show the responses to primary activity of respondents at the reserve. When considering the total of soccer usage against recreational purposes including dog walking, approximately 58% were soccer related and the remaining 42% recreational or other. Dog walkers were the highest individual subset at 98 respondents.

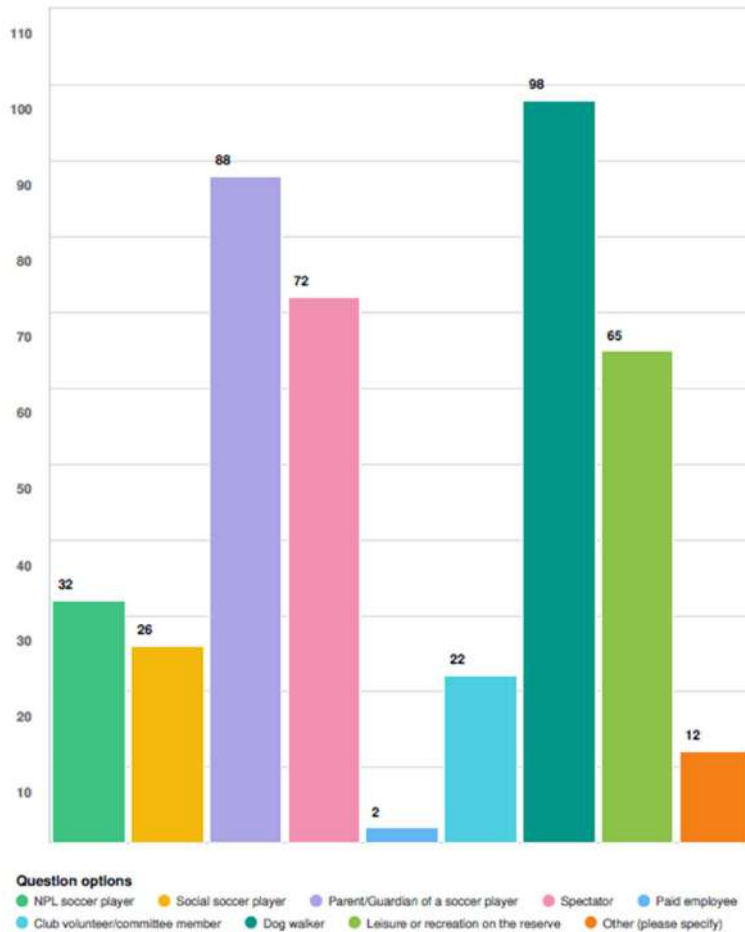


Figure 3 – Respondents Primary Usage

3.3 Future Facility Priorities

This section of the survey examined the future facility priority requirements. Respondents were asked to identify their **Top 3 options for improvements that would increase participation and usage of the soccer precinct facilities**. Outcomes are provided in Figure 4 below.

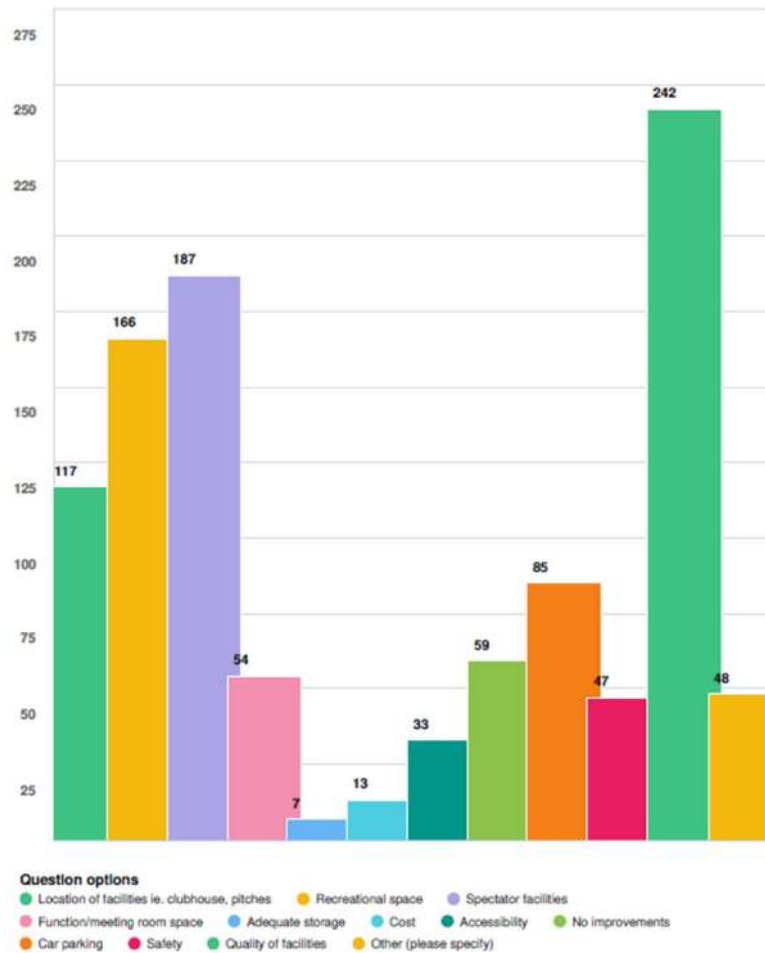


Figure 4 – Top 3 Improvements

The Top 3 improvements identified were:

- Quality of facilities
- Spectator facilities
- Recreational space.

To note, 59 respondents identified a preference for “No improvements”.

In support of their choices above, respondents were provided with the opportunity to explain their choices. Key themes from those responses were:

- Important public accessible space for residents.
- More space for pitches (layout) and quality of pitches.
- Safety and accessibility.
- Quality of toilet facilities.
- Increased level of parking.
- Improved club room facilities – potentially more open to the public.

Respondents were provided the opportunity to identify other options and 48 respondents did so. Key themes from those responses were:

- Improved toilet facilities including access to them – ladies' facilities specifically.
- More space for soccer fields – accessibility for junior teams.
- Animosity towards the soccer club – fear that it will be a sport only facility.
- Drinking fountains.
- More trees planted to provide shade. .
- Playground for use by club and community.
- Café.

To note: the survey at this point originally asked respondents to identify a preference between two layouts provided. The survey initially did not have an option to select "Neither" which was added to the survey at a later stage following feedback from the community. Due to the number of responses already received prior to this change being made, a preference from the respondents for Option A, Option B or neither is unable to be determined.

Respondents were also asked “When considering the future of the Frank Drago soccer precinct, what is most important to you? Please choose your top 3”. Outcomes are provided in Figure 5:

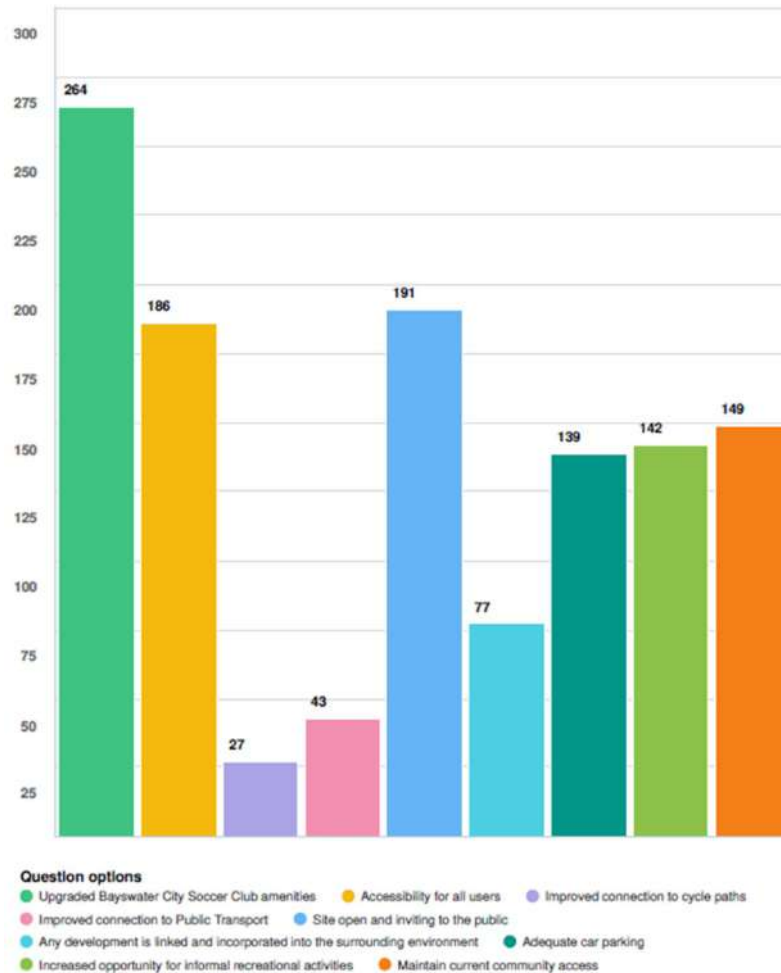


Figure 5 – Top 3 Most Important

Upgraded facilities for BCSC received the most responses. Important to note, accessibility to the reserve and maintain community access as well as increased opportunity for informal recreational activities all received strong support.

Following on from the previous question, respondents were asked – “**What complementary community and commercial opportunities would you potentially use if it were included in a potential redevelopment??**”

Figure 6 provides the summary of responses.

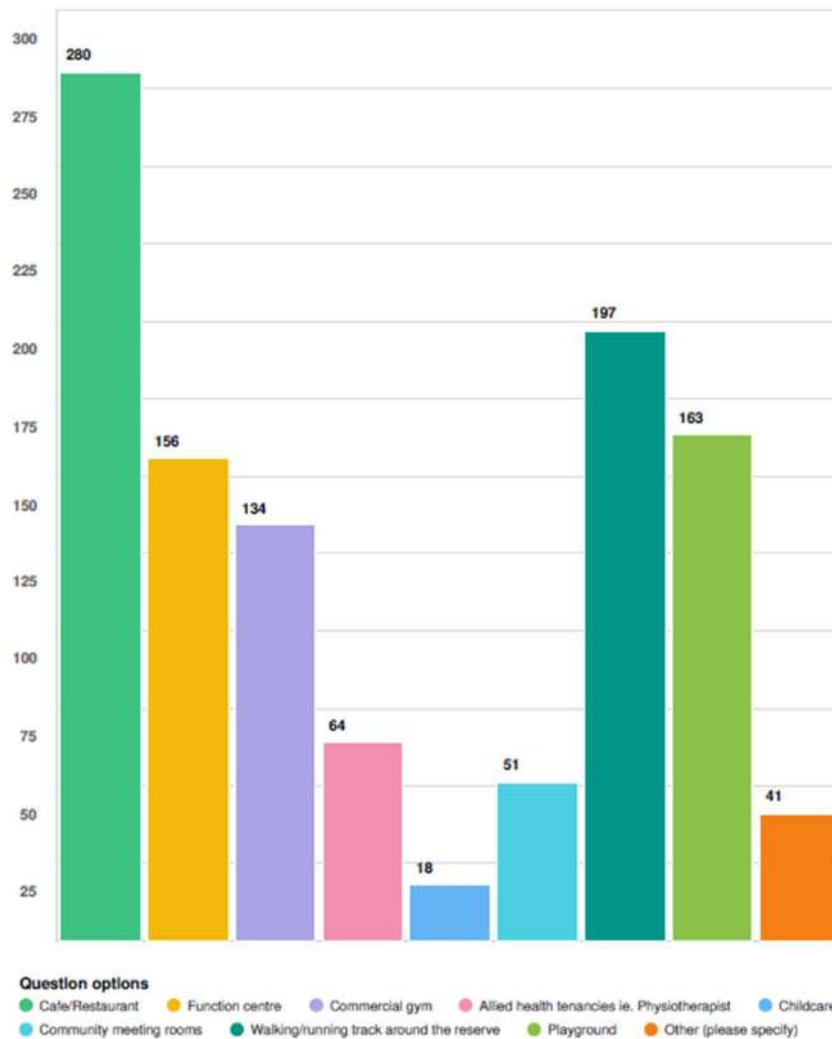


Figure 6 – Complementary Community and Commercial Opportunities

There was strong support for a café/restaurant facility to be provided as complementary commercial with associated support for a Function Centre. To note, limited support for a Child Care facility. A walking track and playground were both well supported for community related facilities.

Respondents were provided the opportunity to identify other options and 48 respondents did so. The key theme from those responses were that none of the options were required to be added to the reserve.

Following on from the above, respondents were asked – **“Do you have any ideas based on your experiences in other places that you could suggest for this precinct?”**

The majority of responses addressed issues or items currently in place across the precinct such as maintaining community access. Ideas that suggested additional facilities included:

- Facilities such as Rockingham Soccer Club were raised as potential benchmarks – change rooms underneath with club rooms on top.
- Consideration of facilities already in the area and not introducing competition e.g. bowls club social.
- Consideration of multi-sport usage of any synthetic turf areas introduced.
- Facility needs to benefit the whole community.

The next question for respondents was - **Are there any items that you would definitely want to see retained into any future development of the soccer precinct?** Responses were as follows:

- Space for leisure and recreational activities (241)
- Reserve perimeter fencing (220)
- Area to exercise dogs (168)
- Other (24)

Finally, respondents were asked if they had any additional comments that they would like to make in relation to the potential redevelopment. Key themes from those responses were:

- Retention of as much green space as possible that is community accessible.
- Consideration of the cost of the redevelopment to the community and ensuring it is reasonable.
- Challenge of dog usage against soccer usage. Also, some off lead v on lead commentary for the usage by dog owners.
- Maintaining existing trees.
- Potential relocation of the club to another reserve – is Frank Drago big enough for the whole club?
- Some commentary in relation to considering the whole Frank Drago Reserve precinct as part of the redevelopment and not solely the soccer facilities.

3.4 Email Feedback

A number of emails were received by the City of Bayswater during the engagement period in relation to Frank Drago Reserve. The feedback provided in the emails was largely consistent with the input received during the engagement period.

To note, specific feedback was received in relation to a Childcare facility that is located at 11-13 Murray Street that was not captured in the market analysis conducted during the Needs Assessment. This feedback eliminates childcare as an option for the precinct.

3.5 Summary

The survey responses provide for the following in relation to Frank Drago Reserve:

- The overall quantity of responses received to the survey would indicate a high level of interest in the project. The bulk of respondents have an interest in the development either as a sporting club member (BCSC and other precinct sports) or as a nearby resident.
- 61% of the respondents indicated that they use the reserve at least weekly which would support a high level of usage by both the BCSC and the community. Use by the community and specifically the nearby residents is supported by 39% of respondents walking to the reserve.
- Improving the quality of facilities, spectator facilities and recreational space were the top 3 improvements that would increase participation and usage of the soccer precinct facilities. This outcome is representative of the profile of respondents being split between BCSC

members and local residents. To note, 59 respondents did not want to see any improvements. Specific comments related to improving the quality of toilet facilities with female toilets identified as specific item.

- Upgraded facilities for BCSC received the most support in relation to what is important to the respondents, but it is important to note, accessibility to the reserve and maintain community access as well as increased opportunity for informal recreational activities all received strong support.
- There was strong support for a café/restaurant facility to be provided as complementary commercial with associated support for a Function Centre. A walking track and playground were both well supported for community related facilities.
- Overall, the survey indicated a conflicting level of competition between the formally organised sporting activity that the BCSC provide and their desire for upgrade facilities (including more space for playing fields) and informal community recreational access.

4 DROP IN SESSIONS

Two drop-in sessions were conducted in front of the BCSC Club Rooms on Frank Drago Reserve. The first session was conducted on Thursday 12 September 2024 from 4.00pm to 6.00pm with the second conducted on Sunday 15 September from 9.00am to 11.00am. Members of the community were invited to attend the sessions. The City of Bayswater distributed information about the session via letter drops to residents within 500m of the Reserve and the Engage Bayswater website. Further promotion of the sessions was delivered via the City's community newsletter. Approximately ten community members attended the session on Thursday and a further five attended the session on Sunday (noting that matches were being played at the Club and there were spectators on site for these matches).

Attendees were able to speak directly to the consultants and City of Bayswater staff in attendance. Hard copies of the online survey were available as well as iPad for attendees to complete the survey.

Hard copies of the two potential concepts were available for attendees to view and provide comment on.

Key themes that emerged from the sessions were:

- Access to the reserve is important to residents within close proximity of the reserve for dog walking/exercise and it is important to the attendees that this access is maintained. One attendee noted that it provided a nice alternative to the Riverside Gardens area for dogs due to the busyness of that area.
- Maintaining access for the community for passive and active recreation outside of dog walking was also expressed as being important.
- One attendee had a long-standing involvement with the St Columbus Primary School running club and noted this was an important alternative usage.
- Soccer club attendees to the Clubs match day were generally supportive of the redevelopment and the potential soccer inclusions shown on the initial concept layouts.

Attendees on Thursday raised an issue with the online survey in that only two options were being presented with respondents being asked to choose one as the preferred option. Respondents were able to make additional points and comments such as not supporting either option in the further comment section of the survey.

5 OTHER STAKE HOLDER ENGAGEMENT OUTCOMES

A full stakeholder engagement report will be provided as part of the business case that is scheduled to be presented to Council in December 2024.

Appendix B – Schedule of Accommodation

Room/Space	Level	Max. Occupancy (pax)	Stage 1 Area m2	Stage 2 Area m2	Comments	
					Detail and Functional Requirements	Comments/Notes
BCSC Club Facilities						
Training & Match Day						
Gym/Rehab Room	G		95		Open plan gym area similar to Football West facility to be used for rehab work, potentially PT studio, team strength and conditioning for the senior team and junior teams. Potential option to have provider come in and run it/lease out to PT as a studio outside of BCSC usage.	Provide potential revenue source to BCSC to assist with Financial sustainability.
Change Room 1	G	20	45		NPL Requirements: The dressing rooms should, at a minimum, include the below amenities: (a) Seating for at least 18 people; (b) 1 lockable toilet with sanitary bin; (c) 1 washbasin, (d) 2 lockable showers; (e) Hot and cold water, (f) 1 physio/massage table; (g) 1 whiteboard with markers and eraser; (h) 1 refrigerator and/or ice bucket, (i) 1 power point. 45m2 is CA recommendation for Premier level facility	AFL recommendation is 2 change rooms per oval. NPL Match Day - 3 games on main pitch on a day On Sundays - as much content as can be fitted on the day across 3 pitches is currently played. Women currently playing away from FD. Girls can't train at the moment at FD due to change rooms.
CR 1 WCs & Showers	G		25			
Massage 1/Trainer	G		15			Shared use facility between BCSC Male and Female change rooms
Doctors/Medical 1	G		10		The venue / stadium must have a designated medical area undercover that is close to or within the player dressing rooms. The medical area should, at a minimum, include the below amenities: (a) Treatment/physio/massage table; (b) Running water; (c) Sufficient lighting; and (d) Proper waste disposal.	Shared use facility between BCSC Male and Female change rooms
Change Room 2	G	20	45		As above	
CR2 WCs & Showers	G		25		As above	
Change Room 3	G	20	45		As above	
CR 3 WCs & Showers	G		25		As above	
Massage 3	G		0		Included in Change Room space allocation.	
Change Room 4/5	G		55		Required to be able to operate as one change or two smaller ones with wet areas split as well. Will service secondary pitches.	
CR 4 WCs & Showers	G		25		Included above	

Room/Space	Level	Max. Occupancy (pax)	Stage 1 Area m2	Stage 2 Area m2	Comments	
					Detail and Functional Requirements	Comments/Notes
Referee Change	G	8	55		NPL Requirement: The dressing room should, at a minimum, include the below amenities: (a) Seating for at least 4 people; (b) 1 lockable toilet with sanitary bin; (c) 1 washbasin; (d) 1 lockable shower; (e) Hot and cold water; (f) 1 table; (g) 1 refrigerator and/or ice bucket; (h) 1 power point.	Similar design to SK with shared open area and individual shower/toilet facilities.
Players Race	G		10		The venue / stadium must have a players race to provide direct and exclusive access for players and referees from the dressing rooms to the field of play. The players race must be constructed from substantial material, free from obstruction and not accessible to spectators.	
Anti Doping			0		Overlay solution to be utilised - dedicated space not provided.	
Scoreboard/Time Keeper	1		6			
First Aid	G		10		The venue / stadium must be equipped with basic medical supplies, including a first aid kit and a defibrillator.	
External Public Amenities	1		45		To meet NCC Requirements	
Cleaners	G		6			
Camera Deck	1		6		Livestream if required. NPL Requirement: The venue / stadium must have broadcast camera positions that: (a) are located at midfield; (b) provide cover from the elements; (c) are elevated at least 3m above the field of play; (d) provide an unobstructed view of the pitch; and (e) provide access to necessary power Temporary or permanent positions are permitted, but all positions must be completely stable and comply with relevant safety standards/codes of practice The relevant insurances are in place to cover any temporary structures. Permanent positions are strongly recommended.	All games currently livestreamed. Australia Cup Games have been shooting in reverse angle.
Store - General	G		60		For Kit, merchandise, training equipment, off season storage and furniture.	
Store - Training Equipment	G		14		Located in close proximity to change room exits and playing fields.	
Laundry	G		10		For washing of team kit. 4 washing machines and dryers - hanging area - plus storage area for kit associated.	
Administration						
Office	1	4	25		No real club requirements and can be a relatively small space. Will be more to do with what is required to run the facility in the new mode.	

Room/Space	Level	Max. Occupancy (pax)	Stage 1 Area m2	Stage 2 Area m2	Comments	
					Detail and Functional Requirements	Comments/Notes
Board/Meeting Room	1	20	55		Need a space to be able to talk to the players as well - potentially a seminar space - board room in 12 people max.	
Storage	1		30			
Kitchenette			8			
WCs			7			
Cleaners			4			
Function						
Function Centre	1	200 - 250	245	100	AFL 200 S, 150 R, 100 L CA 150m2 Host club functions and meals during the week Potentially 200 pax capacity for the Club.	Potential revenue source for BCSC.
Bar			0		Included above	
Storage	1		26			
Toilets	1		40		To meet NCC requirements.	
Kitchen						
Prep/wash/serve	1	10	90			
Dry Store			0			
Cool Room			0			
Freezer Room			0			
Kiosk/Café	1		20			
Electrical / Comms			0			
Circulation allowance			129.24		Assumed 12% additional	Not scheduled.
Engineering allowance			86.16		Assumed 8% additional	Not scheduled.
			1387.4	100		
External Facilities & Outbuildings						
Soccer Pitches						
Field 1 - Main Field			10140		FIFA Laws of the Game. NPL preferred dimensions 105m x 68m Pitch perimeter fence at least 2m from FOP and 900mm high Sports lighting: Min 200lux (500 lux for Australia Cup matches).	Sports lighting : 500lux
Field 2 - Second Pitch			0	9,040	68m x 110m field with compliant run-offs.	Sports lighting : 50lux or relocation of existing main pitch lights.
Field 3 - Third Pitch/5-a-side pitches			0	4420	70m x 50m Playing Field Able to be divided into 4 5-a-side pitches with nets	Sports lighting : 200 lux
Covered Tiered Seating		250	187.5		80% efficiency x .6m2 x 250 seats (Includes gangway allowance) NPL Requirement The venue / stadium must have seating for at least 250 spectators. It is recommended that at least 100 of these seats with individual seats.	
Home Dugout			0		Included above	Seating for 12 people.
Away Dugout			0		Included above	
Officials Bench			0		Included above	
Outside Broadcast Compound			0		Allow for structural roads and hardstands - area included in car parks	

Room/Space	Level	Max. Occupancy (pax)	Stage 1 Area m2	Stage 2 Area m2	Comments	
					Detail and Functional Requirements	Comments/Notes
Elevated scoreboard					There must be an elevated scoreboard that is visible from all areas of the venue /stadium. The scoreboard must be capable of showing the names of both teams (home/visitor is acceptable) and the match score.	
PA System					The venue / stadium must have a public address (PA) system with sufficient speakers installed to ensure messages are heard throughout the venue The PA system must have the ability to project spoken announcements (e.g., announcer microphone) and the playing of recorded elements (e.g., music)	
Community						
All-Abilities Playground			100			
Off Leash Dog Area			0		No designated area - will operate as per current arrangements.	
Walking/Running Trail			TBD		Around Reserve boundary.	
Landscape						
Hardscape			3600		The venue /stadium should be completely enclosed with a temporary or permanent fence of at least 1 8m inheight (use of existing site fence).	
Softscape			5250			
Car Parking and Roads						
Car parking					m2 included above Amount required TBC NPL Requirement The venue / stadium should have a designated parking area for match officials, the home team and away team in the closest lot to the stadium entry It is recommended that this designated area be within 250m of the stadium.	
Roads					m2 included above	
Emergency Vehicle Access					Allow for structural roads and hardstands. m2 included above	
Maintenance						
Maintenance - Field of Play			0		Assumed all maintenance is outsourced	
Waste Management			30		subject to advice	
			24407.5	13460		
Total - Building						
			1387.4	100		
Total - External Works						
			24407.5	13460		

Appendix C – Concept Package



LEGEND

- A - Main Building and Grandstand
- B - Pitch 1
- C - Pitch 2
- D - Pitch 3/ 5-A-Sides (Future Stage)
- E - Circulation and Viewing Zone
- F - Car Park 1
- G - Car Park 2
- H - All Abilities Play
- - - New Fence
- - - Site Retaining

carabiner



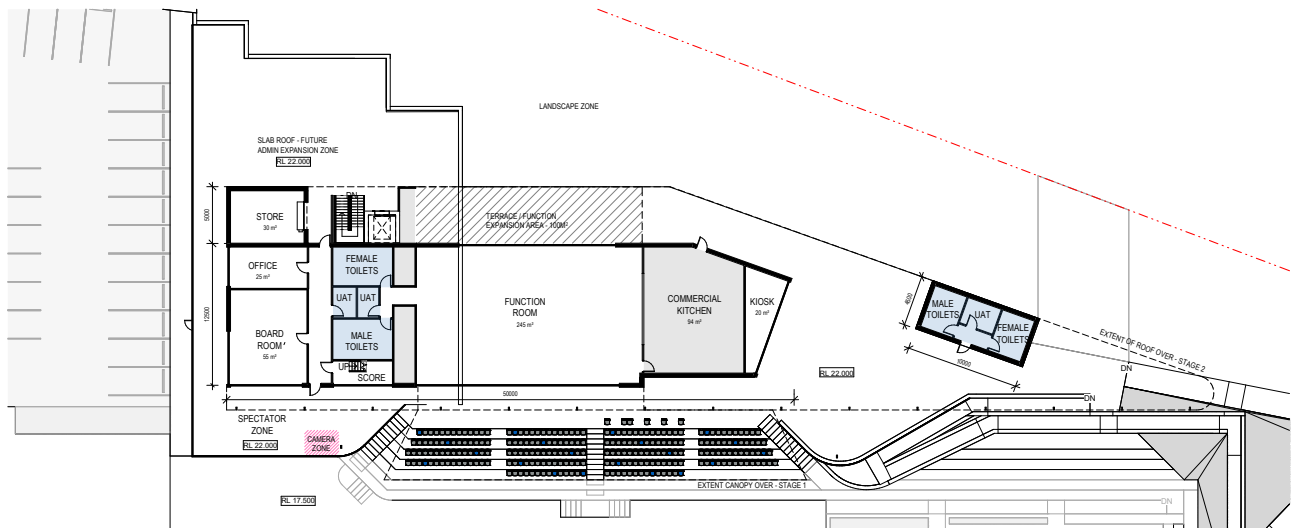
SK.09 | SITE DIAGRAM | @ A1 | 05.03.2025
2414 FRANK DRAGO SOCCER PRECINCT



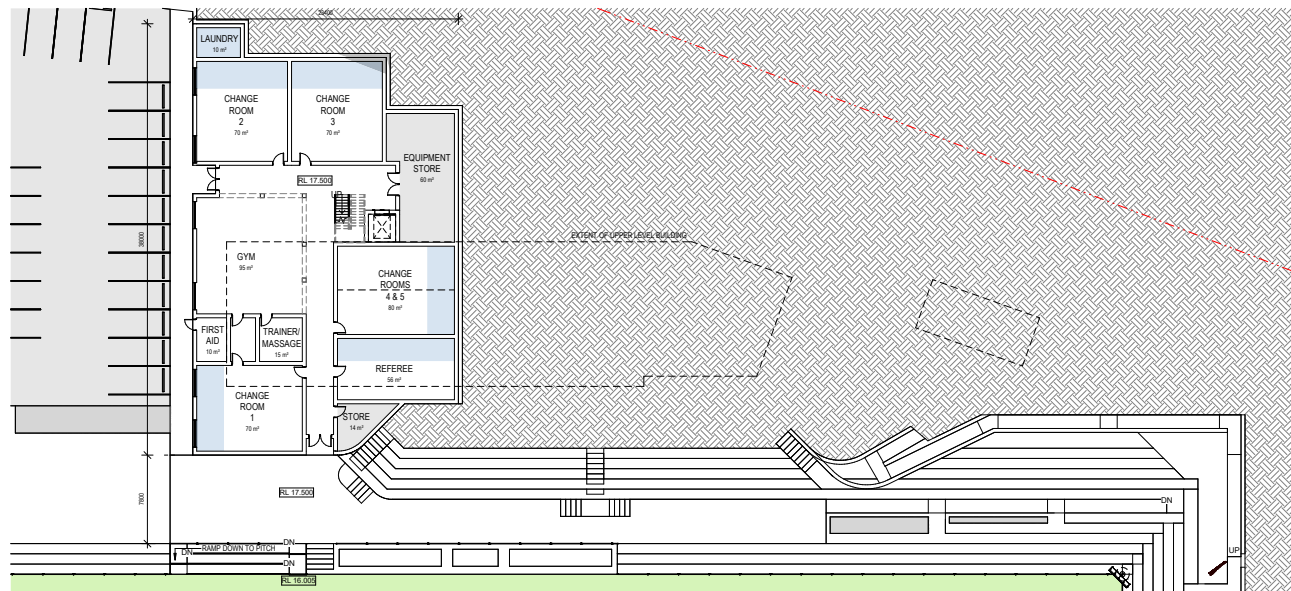
carabiner



SK 09 | SITE DIAGRAM - STAGE 1 | @ A1 | 05.03.2025
2414 **FRANK DRAGO SOCCER PRECINCT**



2 UPPER FLOOR PLAN 22.00
1 : 200



1 LOWER FLOOR PLAN 17.50
1 : 200

carabiner





LEGEND

- A - BCSC Admin
- B - Function, Kitchen & Kiosk
- C - Public Amenities
- D - Grandstand (inc 200 covered seats)
- E - Changerooms, Gym & Stores
- F - Car Park 1
- G - Car Park 2
- H - Pitch 1 (68m x 105m)
- J - Pitch 2 (68m x 105m)
- K - Pitch 3 (50m x 70m) (Future stage)
- L - All-Abilities Play

carabiner

SK.09 | SITE AERIAL | 05.03.2025
2414 **FRANK DRAGO SOCCER PRECINCT**



VIEW FROM BUILDING



VIEW TOWARDS BUILDING

carabiner

SK.09 | SITE PERSPECTIVES | 05.03.2025
2414 **FRANK DRAGO SOCCER PRECINCT**

Appendix D – RLB Cost Plan



INDICATIVE BUDGET COST ESTIMATE

FRANK DRAGO RESERVE REDEVELOPMENT

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 1



LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At February 2025

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A	Stage 1			
A1	Demolition & Site Preparation			2,202,986.25
A2	Building Works	1,569	3,371	5,289,860.00
A3	Pitches			2,075,000.00
A4	External Works			1,666,485.00
A5	Site Infrastructure Services			786,651.00
	A - Stage 1	1,569	7,662	12,020,982.25
ESTIMATED NET COST		1,569	7,662	12,020,982.25
MARGINS & ADJUSTMENTS				
	Contractor's Preliminaries	13.0%		1,563,000.00
	Contractor Margin	5.0%		680,000.00
NET CONSTRUCTION COST		1,569	9,091	14,263,982.25
	Planning Contingency	0.0%		Excl.
	Design Contingency	5.0%		714,000.00
	Construction Contingency	6.0%		899,000.00
	Headworks and Statutory Charges	2.2%		350,000.00
	Statutory Fees & Charges	0.2%		33,000.00
	Allowance for Public Art	1.0%		163,000.00
	Professional Fees	7.0%		1,150,000.00
	Client Costs / Fees	0.0%		Excl.
	Escalation to Stage 1 construction start in November 2026	7.0%		1,231,000.00
EXCLUDED WORKS				
	GST			Excl.
	Relocation Cost, Disbursements and Temporary Accommodation			Excl.
	Dewatering			Excl.
	Excavation in Rock			Excl.
	Soft Landscaping Works			Excl.
	Bitumen, stormwater, lighting and line marking to Car Park G			Excl.
	New Bore			Excl.
	Gas			Excl.
	Fire Tanks & Pumps			Excl.
	Gym and other Sporting Equipment			Excl.
	AV and ICT Equipment			Excl.
	Client Costs and Fees			Excl.
ESTIMATED TOTAL COST		1,569	11,985	18,803,982.25

Indicative Cost Estimate - STAGE 1

25600-3 Printed 4 March 2025 3:06 PM

Page 1 of 13

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 1



LOCATION ELEMENTS ITEM

A Stage 1

A1 Demolition & Site Preparation

Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XP	SITE PREPARATION				
2	Allowance for site clearing including removal of vegetation etc. (Site area applied)	m ²	33,260.60	5.00	166,303.00
5	Retaining walls including structure, finish, footings	m ²	966.00	850.00	821,100.00
19	Strip and remove 150mm deep of existing material	m ³	4,989.50	6.50	32,431.75
7	Allowance for bulk excavation	Item			300,000.00
11	No allowance for excavation in rocks	Item			Excl.
9	Extra over allowance for soil remediation / disposal of contaminated fill - RISK ITEM	Item			500,000.00
10	No allowance for site dewatering	Item			Excl.
	XP - SITE PREPARATION				1,819,834.75
XX	ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS				
1	Allowance for demolition and removal of existing soccer club building	Item			200,000.00
3	Allowance for demolition and removal of existing car park and other hard surfaces	Item			100,000.00
4	Allowance for sundry demolition (Site Area applied)	m ²	33,260.60	2.50	83,151.50
	XX - ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS				383,151.50
DEMOLITION & SITE PREPARATION					2,202,986.25

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 1



LOCATION ELEMENTS ITEM

A Stage 1

A2 Building Works

GFA: 1,569 m² Cost/m²: 3,371
Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
72	Allowance for foundations (\$/GFA)	m ²	1,569.00	80.00	125,520.00
	SB - SUBSTRUCTURE			80/m²	125,520.00
RF	ROOF				
96	Roof extension to create shade structure	m ²	200.00	1,300.00	260,000.00
	RF - ROOF			166/m²	260,000.00
TS	TRANSPORTATION SYSTEMS				
105	Allowance for lift	Item			125,000.00
	TS - TRANSPORTATION SYSTEMS			80/m²	125,000.00
FU	FURNITURE, FITTINGS AND EQUIPMENT				
98	Allowance for loose furniture (\$/GFA)	m ²	1,569.00	350.00	549,150.00
	FU - FURNITURE, FITTINGS AND EQUIPMENT			350/m²	549,150.00
BA	BUILDING AREA				
12	Gym/Rehab Room	m ²	95.00	2,350.00	223,250.00
13	Change Room 1 - Male	m ²	45.00	2,400.00	108,000.00
14	CR 1 WCs & Showers	m ²	25.00	3,750.00	93,750.00
15	Massage 1/Trainer	m ²	15.00	2,350.00	35,250.00
16	Doctors/Medical 1	m ²	10.00	2,350.00	23,500.00
17	Change Room 2 - Female	m ²	45.00	2,400.00	108,000.00
18	CR2 WCs & Showers	m ²	25.00	3,750.00	93,750.00
21	Change Room 3 - NPL 1 Visitor	m ²	45.00	2,400.00	108,000.00
22	CR 3 WCs & Showers	m ²	25.00	3,750.00	93,750.00
24	Change Room 4/5	m ²	55.00	2,400.00	132,000.00
25	CR 4 WCs & Showers	m ²	25.00	3,750.00	93,750.00
33	Referee Change	m ²	55.00	2,750.00	151,250.00
34	Scoreboard/Time Keeper	m ²	6.00	2,500.00	15,000.00
35	First Aid	m ²	10.00	2,500.00	25,000.00
36	External Public Amenities	m ²	45.00	5,000.00	225,000.00
37	Cleaners 1	m ²	6.00	2,350.00	14,100.00
38	Camera Deck	m ²	6.00	1,700.00	10,200.00
39	Store - General	m ²	60.00	2,000.00	120,000.00
40	Store - Training Equipment	m ²	14.00	2,000.00	28,000.00
41	Laundry	m ²	10.00	3,350.00	33,500.00
42	Office	m ²	25.00	3,000.00	75,000.00
43	Board/Meeting Room	m ²	55.00	3,200.00	176,000.00
44	Storage 1	m ²	30.00	2,100.00	63,000.00

Indicative Cost Estimate - STAGE 1

25600-3 Printed 4 March 2025 3:06 PM

Page 3 of 13

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 1



LOCATION ELEMENTS ITEM

A Stage 1

A2 Building Works (continued)

GFA: 1,569 m² Cost/m²: 3,371
Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
45	Kitchenette	m ²	8.00	4,200.00	33,600.00
46	WCs	m ²	7.00	3,750.00	26,250.00
47	Cleaners 2	m ²	4.00	2,350.00	9,400.00
48	Function Centre	m ²	245.00	3,750.00	918,750.00
49	Storage 2	m ²	26.00	2,000.00	52,000.00
50	Toilets	m ²	40.00	3,750.00	150,000.00
51	Prep/wash/serve	m ²	90.00	5,250.00	472,500.00
52	Circulation allowance	m ²	129.90	2,300.00	298,770.00
53	Engineering allowance	m ²	86.90	2,300.00	199,870.00
54	Café/Bar/ Kiosk	m ²	20.00	4,500.00	90,000.00
106	Area reduction	m ²	-20.00	3,500.00	-70,000.00
BA - BUILDING AREA				2,696/m²	4,230,190.00
BUILDING WORKS				3,371/m²	5,289,860.00

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 1



LOCATION ELEMENTS ITEM

A Stage 1

A3 Pitches

Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SE	SPECIAL EQUIPMENT				
60	Electronic scoreboard	No	1.00	50,000.00	50,000.00
	SE - SPECIAL EQUIPMENT				50,000.00
XL	LANDSCAPING AND IMPROVEMENTS				
8	Pitch 1 including new sub-soil drainage, natural turf, fencing, line marking, equipment, services and all associated works	Item			1,250,000.00
55	Pitch 2 including minimal turf repairs, line marking and equipment relocations	Item			150,000.00
	XL - LANDSCAPING AND IMPROVEMENTS				1,400,000.00
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
58	500 lux sports lighting to Pitch 1	Item			550,000.00
59	Allowance for 50 lux sports lighting to Pitch 2 - assume re-using existing where possible (scope to be confirmed)	Item			75,000.00
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				625,000.00
PITCHES					2,075,000.00

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 1



LOCATION ELEMENTS ITEM

A Stage 1

A4 External Works

Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SE	SPECIAL EQUIPMENT				
104	Allowance for PA	Item			50,000.00
	SE - SPECIAL EQUIPMENT				50,000.00
XR	ROADS, FOOTPATHS AND PAVED AREAS				
61	External circulation and viewing zone	m ²	1,826.70	250.00	456,675.00
62	Extra over allowance for tiered grandstand viewing	m ²	330.00	450.00	148,500.00
63	Bitumen car park and roads (F)	m ²	1,775.00	125.00	221,875.00
108	Compacted gravel car park and roads (G)	m ²	4,131.00	60.00	247,860.00
73	Extra over for viewing tiered seating	m ²	543.00	275.00	149,325.00
74	Extra over for ramp and steps	m ²	28.00	750.00	21,000.00
93	Allowance for crossovers	No	2.00	15,000.00	30,000.00
	XR - ROADS, FOOTPATHS AND PAVED AREAS				1,275,235.00
XN	BOUNDARY WALLS, FENCING AND GATES				
94	Allowance for minimal fences and gates - assume re-using existing perimeter fencing	Item			25,000.00
	XN - BOUNDARY WALLS, FENCING AND GATES				25,000.00
XB	OUTBUILDINGS AND COVERED WAYS				
95	Allowance for sundry shade structures	Item			Excl.
	XB - OUTBUILDINGS AND COVERED WAYS				Excl.
XL	LANDSCAPING AND IMPROVEMENTS				
65	No allowance for soft landscaping to South East - assumed by grounds keepers	m ²	602.40		Excl.
67	No allowance for way finding signage	Item			Excl.
69	No allowance for soft landscaping to South West and North West - assume by grounds keepers	m ²	4,258.00		Excl.
68	Allowance for external street furniture	Item			20,000.00
70	No allowance for sundry fitments	Item			Excl.
97	Fixed seats to grandstand viewing	No	250.00	185.00	46,250.00
107	Allowance for All Abilities Playground	Item			250,000.00
	XL - LANDSCAPING AND IMPROVEMENTS				316,250.00
EXTERNAL WORKS					1,666,485.00

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 1



LOCATION ELEMENTS ITEM

A Stage 1

A5 Site Infrastructure Services

Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XK	EXTERNAL STORMWATER DRAINAGE				
75	Allowance for external stormwater drainage	Item			150,000.00
76	Stormwater drainage to carpark	m ²	1,774.40	15.00	26,616.00
	XK - EXTERNAL STORMWATER DRAINAGE				176,616.00
XD	EXTERNAL SEWER DRAINAGE				
78	Allowance for external sewer drainage	Item			75,000.00
79	Sewer pump station	Item			100,000.00
	XD - EXTERNAL SEWER DRAINAGE				175,000.00
XW	EXTERNAL WATER SUPPLY				
80	Allowance for external water supply	Item			50,000.00
81	No allowance for new bore	Item			Excl.
	XW - EXTERNAL WATER SUPPLY				50,000.00
XG	EXTERNAL GAS				
82	No allowance for external gas	Item			Excl.
	XG - EXTERNAL GAS				Excl.
XF	EXTERNAL FIRE PROTECTION				
83	Allowance for external fire protection	Item			35,000.00
84	No allowance for fire tanks and booster pumps	Item			Excl.
	XF - EXTERNAL FIRE PROTECTION				35,000.00
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
89	Allowance for light and power to bitumen car park and roads	m ²	1,774.40	25.00	44,360.00
92	Allowance for light and power to circulation and viewing	m ²	1,827.00	25.00	45,675.00
85	Allowance for minimal PV solar array	Item			35,000.00
86	Allowance for site main switch board	Item			125,000.00
87	Allowance for upgrade site mains infrastructure to accommodate new works	Item			50,000.00
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				300,035.00
XC	EXTERNAL COMMUNICATIONS				
90	Allowance for external comms	Item			50,000.00
	XC - EXTERNAL COMMUNICATIONS				50,000.00
SITE INFRASTRUCTURE SERVICES					786,651.00

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 2



LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At February 2025

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
B	Stage 2			
B1	Demolition & Site Preparation			305,264.25
B2	Building Works	520	2,635	1,370,060.00
B3	Pitches			4,370,000.00
B4	External Works			1,292,195.00
B5	Site Infrastructure Services			328,284.00
	B - Stage 2	520	14,742	7,665,803.25
ESTIMATED NET COST		520	14,742	7,665,803.25
MARGINS & ADJUSTMENTS				
	Contractor's Preliminaries	15.0%		1,150,000.00
	Contractor Margin	5.5%		485,000.00
NET CONSTRUCTION COST		520	17,886	9,300,803.25
	Design Contingency	5.0%		466,000.00
	Construction Contingency	6.0%		587,000.00
	Headworks and Statutory Charges	0.0%		Excl.
	Statutory Fees & Charges	0.2%		21,000.00
	Allowance for Public Art	1.0%		104,000.00
	Professional Fees	8.0%		839,000.00
	Client Costs / Fees	0.0%		Excl.
	Escalation to Stage 2 construction start in April 2032	28.0%		3,169,000.00
EXCLUDED WORKS				
	GST			Excl.
	Relocation Cost, Disbursements and Temporary Accommodation			Excl.
	Dewatering			Excl.
	Excavation in Rock			Excl.
	Soft Landscaping Works			Excl.
	Bitumen, stormwater, lighting and line marking to Car Park G			Excl.
	New Bore			Excl.
	Gas			Excl.
	Fire Tanks & Pumps			Excl.
	Gym and other Sporting Equipment			Excl.
	AV and ICT Equipment			Excl.
	Client Costs and Fees			Excl.
ESTIMATED TOTAL COST		520	27,859	14,486,803.25

Indicative Cost Estimate - STAGE 2

25600-3 Printed 4 March 2025 3:06 PM

Page 8 of 13

FRANK DRAGO RESERVE REDEVELOPMENT INDICATIVE COST ESTIMATE - STAGE 2



LOCATION ELEMENTS ITEM

B Stage 2

B1 Demolition & Site Preparation

Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XP	SITE PREPARATION				
2	Allowance for site clearing including removal of vegetation etc. (Site area applied)	m ²	15,455.40	5.00	77,277.00
19	Strip and remove 150mm deep of existing material	m ³	2,207.50	6.50	14,348.75
7	Allowance for bulk excavation	Item			125,000.00
11	No allowance for excavation in rocks	Item			Excl.
9	Extra over allowance for soil remediation / disposal of contaminated fill - RISK ITEM	Item			50,000.00
10	No allowance for site dewatering	Item			Excl.
	XP - SITE PREPARATION				266,625.75
XX	ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS				
4	Allowance for sundry demolition (Site Area applied)	m ²	15,455.40	2.50	38,638.50
	XX - ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS				38,638.50
DEMOLITION & SITE PREPARATION					305,264.25

FRANK DRAGO RESERVE REDEVELOPMENT INDICATIVE COST ESTIMATE - STAGE 2



LOCATION ELEMENTS ITEM

B Stage 2

B2 Building Works

GFA: 520 m² Cost/m²: 2,635
Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
72	Allowance for foundations (\$/GFA)	m ²	520.00	80.00	41,600.00
	SB - SUBSTRUCTURE			80/m²	41,600.00
RF	ROOF				
100	Shade structures to Main Building	m ²	400.00	1,500.00	600,000.00
	RF - ROOF			1,154/m²	600,000.00
FU	FURNITURE, FITTINGS AND EQUIPMENT				
98	Allowance for loose furniture (\$/GFA)	m ²	520.00	350.00	182,000.00
	FU - FURNITURE, FITTINGS AND EQUIPMENT			350/m²	182,000.00
BA	BUILDING AREA				
52	Circulation allowance	m ²	12.10	2,300.00	27,830.00
53	Engineering allowance	m ²	8.10	2,300.00	18,630.00
102	Function Centre Extension	m ²	100.00	5,000.00	500,000.00
	BA - BUILDING AREA			1,051/m²	546,460.00
BUILDING WORKS				2,635/m²	1,370,060.00

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 2



LOCATION ELEMENTS ITEM

B Stage 2

B3 Pitches

Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XL	LANDSCAPING AND IMPROVEMENTS				
71	5-a-side pitches including new sub-soil drainage, synthetic turf, fencing, line marking, equipment, services and all associated works	No	4.00	750,000.00	3,000,000.00
103	Pitch 2 including new sub-soil drainage, natural turf, fencing, line marking, equipment, services and all associated works	Item			1,150,000.00
	XL - LANDSCAPING AND IMPROVEMENTS				4,150,000.00
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
77	200 Lux sports lighting to 5-a-side pitches	No	4.00	55,000.00	220,000.00
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				220,000.00
PITCHES					4,370,000.00

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 2



LOCATION ELEMENTS ITEM

B Stage 2

B4 External Works

Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS				
61	External circulation and viewing zone	m ²	2,625.30	250.00	656,325.00
64	Landscape walk path	m ²	903.00	140.00	126,420.00
109	Bitumen to car park and roads (G)	m ²	4,130.00	65.00	268,450.00
	XR - ROADS, FOOTPATHS AND PAVED AREAS				1,051,195.00
XN	BOUNDARY WALLS, FENCING AND GATES				
94	Allowance for minimal fences and gates - assume re-using existing perimeter fencing	Item			20,000.00
	XN - BOUNDARY WALLS, FENCING AND GATES				20,000.00
XB	OUTBUILDINGS AND COVERED WAYS				
95	Allowance for sundry shade structures	Item			175,000.00
	XB - OUTBUILDINGS AND COVERED WAYS				175,000.00
XL	LANDSCAPING AND IMPROVEMENTS				
65	No allowance for soft landscaping to South East - assumed by grounds keepers	m ²	1,715.60		Excl.
66	Trees	No	24.00	1,500.00	36,000.00
67	No allowance for way finding signage	Item			Excl.
69	No allowance for soft landscaping to South West and North West - assume by grounds keepers	m ²	586.00		Excl.
68	Allowance for external street furniture	Item			10,000.00
70	No allowance for sundry fitments	Item			Excl.
	XL - LANDSCAPING AND IMPROVEMENTS				46,000.00
EXTERNAL WORKS					1,292,195.00

FRANK DRAGO RESERVE REDEVELOPMENT

INDICATIVE COST ESTIMATE - STAGE 2



LOCATION ELEMENTS ITEM

B Stage 2

B5 Site Infrastructure Services

Rates Current At February 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XK	EXTERNAL STORMWATER DRAINAGE				
75	Allowance for external stormwater drainage	Item			75,000.00
76	Stormwater drainage to carpark	m ²	4,130.60	15.00	61,959.00
	XK - EXTERNAL STORMWATER DRAINAGE				136,959.00
XD	EXTERNAL SEWER DRAINAGE				
78	Allowance for external sewer drainage	Item			Excl.
	XD - EXTERNAL SEWER DRAINAGE				Excl.
XW	EXTERNAL WATER SUPPLY				
80	Allowance for external water supply	Item			25,000.00
	XW - EXTERNAL WATER SUPPLY				25,000.00
XF	EXTERNAL FIRE PROTECTION				
83	Allowance for external fire protection	Item			25,000.00
	XF - EXTERNAL FIRE PROTECTION				25,000.00
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
89	Allowance for light and power to bitumen car park and roads	m ²	4,130.60	25.00	103,265.00
91	Allowance for light and power to landscaping walk path	m ²	903.00	20.00	18,060.00
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				121,325.00
XC	EXTERNAL COMMUNICATIONS				
90	Allowance for external comms	Item			20,000.00
	XC - EXTERNAL COMMUNICATIONS				20,000.00
	SITE INFRASTRUCTURE SERVICES				328,284.00

RLB.com

AFRICA | AMERICAS | ASIA | EUROPE | MIDDLE EAST | OCEANIA



Appendix E – Risk Assessment



Risk Register
Frank Drago Reserve Development
 REVISION 1

Item	Risk Event	INITIAL RISK				Mitigation Strategy	Action by	UPDATED RISK			
		Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)			Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)
1.0 SHE / Safety in Design											
1.1	Injury or Death of staff, users, member of public as a result of inadequacy in designs.	5	2	10	H	Ensure that all contractors comply with OSH Act & relevant regulations COB is indemnified against liability. Safety in design process to be implemented with reporting at each project gateway. Requirements for design consultants in place. Non-negotiable must happen. Appropriate insurance strategy in place.	Arch, COB	5	1	5	M
1.2	Injury or death of construction worker during construction phases.	5	2	10	H	Monitor that all contractors comply with OSH Act & relevant regulations COB is indemnified against liability. Non-negotiable must happen. COB to ensure a OHS plan in place and that COB's responsibilities under the contract are addressed. Appropriate insurance strategy in place.	COB PM to Monitor Contractor to implement	5	1	5	M
1.3	Injury or death of member of public during construction phases.	5	2	10	H	Monitor that all contractors comply with OSH Act & relevant regulations COB is indemnified against liability. Non-negotiable must happen. Health and Safety Management Plan developed. Traffic Management Plan developed. Construction Management Plan developed. COB to ensure a OHS plan in place and that COB's responsibilities under the contract are addressed.	COB PM to Monitor Contractor to implement	5	1	5	M
1.4	Scope and design too elaborate resulting in buildability/cost issues.	4	3	12	E	Functional Brief and Accommodation Schedule sign off by COB and BCSC. Regular cost reviews and market testing. Experienced cost consultant brought on-board during design process. Consider procurement route to allow for early contractor involvement/comments on design, staging and buildability (should procurement option allow). Safety in design process implemented. Consultant and contractor pre-selection process implemented on the basis of OH&S systems and track record. COB Strategy for contractor procurement and standards adherence aligned with requirements.	PM, Arch	3	3	9	H
1.5	Design inadequacies such as poor materials selection resulting in corrosion/advanced deterioration/user dissatisfaction or lack of consideration of sun, light etc.	3	3	9	H	Experienced team to be selected for design works. Commissioning plan and QA procedures in place. Construction methodology to be detailed by contractor. Warranties in place during defects liability period. Safety in design process implemented.	PM, Arch	3	1	3	L



Risk Register
Frank Drago Reserve Development
REVISION 1

Item	Risk Event	INITIAL RISK				Mitigation Strategy	Action by	UPDATED RISK			
		Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)			Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)
2.0 Stakeholder/Political											
2.1	BCSC requests scope changes or alters previously agreed position which increases costs or introduces delays to the project and creates team tension.	3	3	9	H	BCSC have already expressed their commitment to the project. Gateway signoff/approval procedure implemented and Design endorsed to Business Case Level. Development Agreement with BCSC.	COB	2	2	4	M
2.2	Stakeholders not able to provide sufficiently clear information for brief resulting in additional effort in later design stages to make building fit for purpose.	4	3	12	E	BCSC as key stakeholder have been intimately engaged and completed a significant amount of research as to their requirements. Engage appropriate specialists. Build a strong stable team and engage effectively with stakeholders at each phase. Development Agreement with BCSC.	COB	3	2	6	M
2.3	COB approvals causes delay i.e. Council timing or unexpected feedback, lack of cohesiveness.	3	3	9	H	Establish Project Governance Framework to manage the project inclusive of Project Steering Committee, Project Working Group and Reference Groups. Maintain existing internal project reference group. Progressive updates to inform City decision making including via project reference group. Implement established quality procedures.	COB	2	1	2	L
2.4	Promises' made to Stakeholders through satellite meetings that cannot be implemented resulting in Stakeholder disappointment.	3	3	9	H	Communications plan implemented and emphatic clarification of current objectives and project strategy. Clearly dispel any prior misconceptions. Development Agreement with BCSC.	COB	2	2	4	M
2.5	Stakeholder/Project Team Member provides information that results in unwanted press attention and/or breaches confidentiality.	3	4	12	E	Communication plan implemented and emphatic clarification of current objectives and project strategy. Clearly dispel any prior misconceptions. Establish and implement strict media policy.	COB	2	3	6	M
2.6	Project Funding Partners - disagreement over design/brief development.	4	2	8	H	Project Governance Framework to be developed with Funding Partners that defines a clear design approval gateway process including stakeholders approvals, role definitions, scope definition and approval procedures. Allow sufficient time for stakeholders to sign off.	COB	2	2	4	M
2.7	Expectations of the BCSC for the facility are not met.	4	3	12	E	Ensure BCSC are engaged throughout the Project. Development Agreement with BCSC. Gateway processes to be established for design. Early engagement on Operating and Financial Model.	COB	3	2	6	M
2.8	BCSC withdraws support for the project.	3	3	9	H	Secure confirmation in writing for support. Create a masterplan which is flexible and achieves multiple uses therefore, if one of the groups withdraws, their dedicated space can be easily re-adapted. Conclude HOA with BCSC prior to funding procurement and conclude tenancy agreement with BCSC prior to construction commencing. Development Agreement with BCSC.	COB	2	2	4	M



Risk Register
Frank Drago Reserve Development
 REVISION 1

Item	Risk Event	INITIAL RISK				Mitigation Strategy	Action by	UPDATED RISK			
		Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)			Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)
2.9	Stakeholders or community groups who could be accommodated within the facility are missed during the early consultation process.	3	2	6	M	When the business plan and masterplan is advertised for public comment, allow the opportunity for feedback to be given regarding other community groups which could be co-located. Ensure the design allows for flexible space which could be used adhoc or on a permanent basis by other groups, otherwise could be commercially leased.	COB	2	1	2	L
2.10	Negative feedback from surrounding community groups, businesses or residents regarding the impact the impact design will have on them (e.g. noise coming from the café/function room, additional traffic on surrounding roads).	3	4	12	E	Ensure that endorsement is received on the business and masterplan from the Council and all accommodating clubs. Allow for community feedback to be sought on the masterplan. Ensure elements are included within the design to mitigate impact on residents. Get support from the COB to help promote and 'champion' the project within the community. Ongoing engagement with relevant community groups / community representatives. Use of City communication channels to ensure members of the public are continually informed of the project status. Clarify mis-information through appropriate on-line communication channels.	COB	2	3	6	M
2.11	Lack of broader community engagement with the correct groups to agree needs of the diverse population leading to failure to deliver expected community benefits.	4	2	8	H	Stakeholder Engagement Plan to be prepared and implemented which outlines the stakeholder consultation process. Project objectives to be clearly defined and endorsed during early planning process. Community engagement process for the project implemented identifying the key groups for consultation and the degree of influence on the project agreed. Communication plan implemented to include media regarding the project to create effective translation of the vision to the community. Communications and Stakeholder Management Strategies put in place.	COB	3	1	3	L
2.12	Some areas of the community not supportive of development.	4	3	12	E	Stakeholder Engagement Plan to be prepared and implemented which outlines the stakeholder consultation process. Project objectives to be clearly defined and endorsed during early planning process. Community engagement process for the project implemented identifying the key groups for consultation and the degree of influence on the project agreed. Communication plan implemented to include media regarding the project to create effective translation of the vision to the community. Communications and Stakeholder Management Strategies put in place. Seek City Design Review Panel feedback prior to public comment as part of Business Case development.	COB	3	3	9	H



Risk Register
Frank Drago Reserve Development
 REVISION 1

Item	Risk Event	INITIAL RISK				Mitigation Strategy	Action by	UPDATED RISK			
		Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)			Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)
3.0 Financial											
3.1	Cost estimate exceeds budget requiring re-design and / or programme overrun (pre construction).	4	2	8	H	Client contingency to be maintained in the budget Cost review during design development, team process to be implemented and managed. Experienced cost and specialist consultants to be engaged. Scope defined early. Risk analysis and contingency allowances incorporated. Procurement methodology tailored to suit scope and deliver tight cost control.	PM & COB	2	2	4	M
3.2	External funding - Insufficient funding from external sources to achieve project objectives, leads to potentially reduced support in council for project to proceed.	4	4	16	E	Establish an overall funding plan for the site to be developed in accordance with phased priorities. High quality and compelling submission for funding and continuation of Funder engagement by COB demonstrating the community outcomes/objectives. Prepared staged development options.	COB	3	4	12	E
3.3	COB required to borrow money in order to fund their contribution of the project.	3	3	9	H	If borrowings required, COB to borrow money directly from the State in order to receive a below commercial interest rate. Undertake adequate financial modelling of the facility to inform it is financially viability and ability to service any loan. Allow for sensitives on the model to inform a worst case scenario. Let the outputs of the financial model inform the quantity of any loan (if any).	COB	3	1	3	L
3.4	Budget Increase - Cost overruns due to variations (during construction).	3	3	9	H	Scope definition and design developed pre-tender. Thorough documentation and robust tender assessments against market rates. Sufficient programme time to allow design QA and considered pricing. Budget limitations implemented. Project governance and control group. Scope management process maintained by the PM. Consider early contractor involvement in the procurement process to inform design, staging and buildability. Project definition process for acceptance. Procurement methodology selected to allow optimum cost control during construction. Establish tight project control and contract administration processes. Prepared staged development options.	PM & COB	2	2	4	M



Risk Register
Frank Drago Reserve Development
REVISION 1

Item	Risk Event	INITIAL RISK				Mitigation Strategy	Action by	UPDATED RISK			
		Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)			Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)
3.5	Opportunities missed during design/procurement phases resulting in unnecessary higher construction cost.	3	2	6	M	Procurement workshop to be held, preferred route to be detailed within Procurement Management plan. Specialist consultants to be engaged for procurement advice based on previous knowledge and lessons learned. Consider early contractor involvement in the procurement process to inform design, staging and buildability. QC and QA process maintained throughout project lifecycle. Time associated with contractor pricing realistic. Ensure documentation and construction methodology match market skills.	COB, Arch	3	1	3	L
3.6	COB and BCSC unable to agree to commercial terms for the new facility.	3	3	9	H	COB and BCSC have been working collaboratively on Project - strong existing relationships. Conclude HOA with BCSC prior to funding procurement and conclude tenancy agreement with BCSC prior to construction commencing. Development Agreement with BCSC.	COB	2	2	4	M
3.7	New facility and increased charges impacts on long term viability and sustainability of the BCSC.	3	3	9	H	Early engagement with BCSC on Financial Model. Early engagement with BCSC on potential tenancy arrangements. Conclude HOA with BCSC prior to funding procurement and conclude tenancy agreement with BCSC prior to construction commencing.	Project Partners	3	2	6	M
3.8	10 Year operating financial cashflow projections for the facility are incorrect and the facility is not financially viable.	4	2	8	H	Ensure that the financial model is based on existing income/expenditure key tenants and industry benchmarks. Allow for sensitivities within the model to understand the worst case scenario. Ensure that there is adequate commercial amenity within the design to improve the financial viability of the facility. Ensure financial model is developed with input from BCSC and Football West as well as independent industry data.	COB	3	2	6	M
4.0 Environmental											
4.1	Impact on surrounding residents/business - Noise, vibration and dust pollution caused by construction	2	4	8	H	Communications and Stakeholder Management Strategies. Develop realistic expectations about impacts and inform local business and councils about processes and procedures. Construction Management Plan, Environmental Management Plan and Traffic Management Plan in place at construction	COB	2	2	4	M
4.2	Lack of design considerations for acoustic treatments leading to stakeholder dissatisfaction	2	2	4	M	Engage acoustic consultant to confirm compliance of external spaces and materials utilised, equipment etc.	COB	2	1	2	L
4.3	Unexpected discovery of site contamination leading to cost overruns and time delays.	4	4	16	E	Geotechnical and environmental investigation to be progressed in the future design stages. Contingency allowance to be included in Cost Plan to cover risk.	COB	3	3	9	H
4.4	Unanticipated changes to surrounding environment not considered in project planning.	2	2	4	M	Measures to focus on recognising constraints and environmental considerations necessary to protect flora, fauna and the habitat.	COB	2	1	2	L
4.5	Loss of significant trees / breeding habitats	3	2	6	M	Undertake tree survey to confirm value of any trees deemed at risk through design.	COB	2	1	2	L



Risk Register
Frank Drago Reserve Development
REVISION 1

Item	Risk Event	INITIAL RISK				Mitigation Strategy	Action by	UPDATED RISK			
		Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)			Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)
4.6	Sustainability initiatives not incorporated into the design.	3	2	6	M	Sustainable design to be a key component within all consultant design briefs. ESD Consultant to be appointed within the project design stage to identify and present potential options for endorsement.	COB	2	1	2	L
5.0 Organisational											
5.1	Loss of key personnel resulting in loss of continuity and IP (e.g. within the City, BCSC or within external service provide groups).	3	3	9	H	Reserve resources planned for as part of succession planning. Thoroughly document and record all aspects of the project (including procedures and approvals) and maintain thorough Quality Assurance processes. Manage relationships proactively and engage positively with all team members. Conclude HOA with BCSC prior to funding procurement and conclude tenancy agreement with BCSC prior to construction commencing.	COB	2	3	6	M
5.2	Unclear governance for overall project resulting in poor project outcome.	4	2	8	H	Establish Project Governance Framework to manage the project inclusive of Project Steering Committee, Project Working Group and Reference Groups. Establish corporate and project protocols with key focus on joint processes and integrated project delivery. Project Steering Committee/Control Group to provide the forum for this. Project Management Plan (PMP) to be a catalyst to commence this process and manage it.	COB	3	1	3	L
5.3	Inadequate resourcing results in delay, staff loss or poor project implementation	3	2	6	M	Establish Project Governance Framework to manage the project inclusive of Project Steering Committee, Project Working Group and Reference Groups. Develop resourcing plan as component of PMP or PDP. Resourcing review at project Gateways, including output review in line with Project management plans. Dedicated project team to be established, internal and external. Organisation chart developed for COB and Project.	COB	3	1	3	L
5.4	Major event/catastrophe (outside of project) impacts on ability of Project Team Organisation to focus on project.	4	1	4	M	Dedicated project team to be established and focused on Project.	COB	3	1	3	L
6.0 Planning (DA)											
6.1	Unduly onerous Planning Conditions applied.	3	2	6	M	COB have undertaken preliminary discussions with Department of Land regarding land tenures to clarify any use of land restrictions. Early engagement with COB Planning and Design Review Panel if required. Develop broader stakeholder engagement strategy including key authorities for identification of key conditions and approach.	COB	3	1	3	L
6.2	Objections to DA from disenfranchised stakeholders.	3	3	9	H	Thorough community engagement planning (further mitigations included in Planning Delays).	COB	3	3	9	H
7.0 Project Delivery											



Risk Register
Frank Drago Reserve Development
REVISION 1

Item	Risk Event	INITIAL RISK				Mitigation Strategy	Action by	UPDATED RISK			
		Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)			Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)
7.1	Project not delivered within target timescale.	3	3	9	H	Flexibility in timing available to maintain suitable process to completion. Allow adequate time in programme for planning. Gateway approvals and strong cost control. Use of float in programme. Milestone process implemented with key dates defined from COB.	PM, COB	3	2	6	M
7.2	Unable to procure suitable contractor for Project.	4	3	12	E	Consider procurement route to allow for early contractor involvement/comments on design, staging and buildability (should procurement option allow). Early market testing and engagement. Procurement options analysis to determine most appropriate methodology prior to going to market.	PM, COB	3	2	6	M
7.3	Documentation errors result in abortive works, additional costs or delays.	4	2	8	H	Step by step process with gateway approvals and design reviews. Responsibility for documentation retained with project design team. Experienced design consultants engaged with relevant industry experience. Pre-award reviews with preferred Contractor. Consider procurement route to allow for early contractor involvement/comments on design, staging and buildability (should procurement option allow)	PM, Arch	3	2	6	M
7.4	Quality of finish not achieved resulting in excessive defects and ongoing maintenance issues.	3	2	6	M	Well defined brief, accurate documentation and competent contractors. On-going specialist design consultants review works under construction. Preferred contractor process implemented. Documentation to be detailed to reflect current market capabilities.	PM	3	1	3	L
7.5	Inadequate commissioning resulting in patron/staff complaints.	4	3	12	E	Commissioning plan to be developed. Incorporating lessons learned from previous projects. Implement COB project quality procedures and protocols.	PM, COB	3	2	6	M
7.6	Contractor goes into liquidation during works.	4	3	12	E	Ensure during tender process that detailed reference checks are carried out, credit/liquidity checks, cash flow ability, sub-contractor checks and appropriate retentions and bank guarantees are in place. Need to be aware of current risk and keenness in pricing and understanding margins. Conscious of commerciality of tender offer. Ongoing monitoring of Contractor during contract. e.g. contacting subcontractors to confirm payment (via accepted contractual process).	PM, COB	4	1	4	M
7.8	Contractors and Subcontractors do not comply with National Code of Practice requirements with loss of funding.	3	2	6	M	Compliance requirements included in pre-selection process/tender procedures.	PM, COB	3	1	3	L
7.7	Excessive running costs for building impacting business case.	4	2	8	H	Full review of available options with local and interstate examples reviewed. Whole life costing to be detailed as part of the design process.	COB	2	2	4	M

8.0 Incoming Services Delivery



Risk Register
Frank Drago Reserve Development
 REVISION 1

Item	Risk Event	INITIAL RISK				Mitigation Strategy	Action by	UPDATED RISK			
		Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)			Consequence (1,2,3,4,5)	Likelihood (1,2,3,4,5)	Assessment	Risk Rating (E,H,M,L)
8.1	Incoming services suppliers fail to deliver to programme.	3	4	12	E	Establish procedure for early identification of needs and early involvement of relevant authorities with advance works as appropriate. Early notification on programming requirements advised to services suppliers.	PM, COB	2	3	6	M
8.2	Inadequate existing capacity resulting in excessive connection costs for new development.	3	3	9	H	To assist with early identification of needs, communication with relevant authorities with investigations as necessary to confirm availability. Early advice of service requirements, loads etc. to allow sufficient supplies and obtain formal quotations as appropriate.	COB	3	2	6	M
8.3	Unexpected existing services (location, capacity or condition) on the site impacting timescales and costs.	3	2	6	M	Dial before you dig reviews and thorough service identification process with specialist investigation contractors as necessary. Contractor assume responsibility for identification and rectification of affected services.	COB, Eng, PM	2	2	4	M
9.0 Sporting Venue/Site Specific Design Issues											
9.1	Incorrect core functions resulting in failure to attract target users.	3	3	9	H	Project objectives clearly defined prior to design development. Procurement route established and detailed.	COB, Arch	3	1	3	L
9.2	Building success exceeds expectations with high demand impacting availability/user experience.	2	3	6	M	Building design to accommodate flexibility for expansion zones to allow for future capacity.	COB, Arch	1	2	2	L
9.3	Value management process impacts on design of the facility and detracts from requirements of key stakeholders.	4	3	12	E	Identification of core facility requirements throughout design process. Strong functional brief. Including Staging Options in planning.	COB, Arch	3	3	9	H
9.4	Subject Matter Experts brought on board too late in process resulting in missed opportunity and functional/operational management issues.	3	3	9	H	Early market engagement of peer reviewer from another similar facility to provide advice. COB and BCSC staff engaged in planning and design as subject matter experts.	COB	3	2	6	M

Appendix F – Procurement Options

Public Private Partnership (PPP)

Generally:

- Contractual partnership between the private sector and government with the aim of sharing responsibilities.
- Provider responsible for Design and Construction and Operation, Finance and/or Maintenance.
- Reasonable period for return, e.g. 20-35 years.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Full integration of process • Greater transfer of risk • Opportunity to obtain innovative solutions • Performance standards are in place • Transfer of life-cycle cost risk encourages considered design • Payments only commence following successful commissioning 	<ul style="list-style-type: none"> • Success relies on well defined functional and service specifications • Significant stakeholder resources may be required during evaluation • Design Changes may require contract negotiations • Higher tendering costs • Requires specialist skills assessment, tendering and on-going management

When to use:

- Government funded project usually in excess of \$100 million.
- Sufficient time (up to 2 years) to put together the contract shell.
- Outputs can be clearly defined and measured.
- Strong market interest.
- Opportunities for appropriate risk transfer and opportunity realisation by private sector funded owner/operator.
- Significant service component and an opportunity for bundling of services.
- A whole-of-life approach is feasible in a single package.
- Scope for innovation.
- Scope for appropriate third party use of facilities reducing net cost.

Alliance Contracting

Generally:

- Joint Venture between the client, contractor and potentially other participants.
- Participants may be selected on the basis of non-price criteria or entry into the alliance may subject.
- to a selection process based on the evaluation of fixed preliminaries and costs.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Good for lengthy projects with high levels of uncertainty in terms of scope and unpredictable risk • Opportunity for cost and time saving incentives throughout the project initiation and delivery stages • Claims and potential disputes are likely to be amicably resolved in the best interest of the project • Transfer of appropriate risks to Contractor 	<ul style="list-style-type: none"> • Success very much depends on the team assembled and team dynamic that develops • There are issues which cannot be contractually regulated • Changes in culture and attitude are required • Private sector participants in the alliance may expect high margins and overheads • Client retains risks in unquantifiable areas leading to increased cost uncertainty

When to use:

- Complex and high-risk projects.
- Solution is unclear or there is significant likelihood of scope changes.
- High level of innovation is required.
- Risks are significant, unpredictable and best managed collectively as the costs of transferring risk is prohibitive.
- Owner is able to be closely involved and can add value.
- Shorter periods are required to engage the contractor and a pure (non-competitive) Alliance has been approved.

Management Contracting

Generally:

- Typically tendered at end of SD or DD for only contractor's preliminaries costs and profit margin.
- Provisional sum packages are tendered by the contractor later by predetermined dates as the professional team completes its design for each package with a Maximum Price set (GMP).
- The responsibility for the design remains with the Principal.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Client and Contractor work together to scope the project requirements • Contract incentivises contractor's innovation through cost savings (which can be shared) • Design activities can proceed in parallel with the tendering/construction of other packages • Construction may begin once GMP is agreed • Contractor is responsible for coordination and construction 	<ul style="list-style-type: none"> • Where design is paid on a "cost plus" basis, there is little incentive for the contractor to tightly control design expenditure • Contractor margins (profit as well as overheads) may be high. • Contract administration is complex and requires experienced personnel on the client's team • Limited number of competent potential tenderers which reduces competition

When to use:

- Scope is uncertain and there are uncertainties related to other risks or technology in complex or high-risk projects.
- High degree of client expertise and input is available.
- Flexibility in the delivery phase to manage uncertain risks.
- Requirement for maximising client input to manage risks where appropriate.
- Incentives for achieving cost and schedule targets can be awarded.
- Early contractor involvement is beneficial.

Construction Management

Generally:

- Construction Manager is engaged by Client to leverage experience in buildability, staging etc.
- Client engages all Trade Contractors directly managed through Construction Manager.
- No contractual link exists between the Construction Manager and Trade Contractors.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Overall project duration reduced by overlapping design and construction • Construction manager can contribute to the design and project planning processes • Changes in design can be accommodated without paying a premium • Prices may be lower due to direct contracts with trade contractors • Client has means of redress to trade contractors through direct contractual links 	<ul style="list-style-type: none"> • Price certainty not achieved until last trade package is let • Changes to later packages may adversely affect packages already let • Need an informed, proactive Client • Client has direct relationship with a lot of consultants and contractors requiring additional resource

When to use:

- Large, complex projects where upfront buildability knowledge, programme advice, staging etc. require specialist input.
- Early start on site is key requirement.
- Flexibility required in design, procurement, construction strategy.
- Where price certainty before commencement is not required.
- Where the Client is experienced in construction.

Design and Construct

Generally:

- Tenders can be called at any stage of Design.
- Once the contractor is procured it is responsible for the design completion, documentation and construction.
- Fixed lump sum based on the stated design intent (typically AS4300, AS4902 or bespoke).

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Construction commencement ahead of completion of documentation • Encourages contractor innovation and improved buildability • Design team continuity may be possible through novation • Risk of contract claims due to errors in design is reduced • Transfer of risks to Contractor 	<ul style="list-style-type: none"> • Potential disputes due to interpretation of design brief documentation • Premium paid for risk transfer • Changes to client or user group requirements after execution of the contract may be costly • Quality can be reduced by Contractor Cost Management • Design intent can be diluted through novation if not documented thoroughly

When to use:

- Client's requirements can be functionally defined in detail before tender and unlikely to change significantly.
- Client is prepared to pay for risk transfer.
- Contractor is better placed to manage design risks.
- Requirement for a fixed price contract.
- Requirement for a single point of accountability for design and construction.
- Requirement to potentially reduce the overall project cost through contractor experience into design.

- Client comfortable with transferring design control.

Traditional

Generally

- Completing design prior to construction tenders being called.
- Client retains control over design.
- Fixed lump sum contract (typically AS2124 or AS4000). Variations to the contract may result in an adjustment of the contract price.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Good control of cost estimate prior and post tender • Design is fully resolved / documented prior to tender • Flexible options to have a single or multiple contractors on site simultaneously • Tender prices do not need to allow for design and design related risks • Ease of tender comparison 	<ul style="list-style-type: none"> • Delays during the design phase will delay the project • Reliance on quality of documentation as errors/omissions can give rise to variations and associated additional costs and delays • Project contingency needs to make allowance for design related risks • Unlikely to produce any Contractor innovations

When to use:

- Scope is defined and there is little likelihood of scope creep or wholesale changes to requirements.
- Client needs to retain control over design.
- Innovation from contractor input limited or unnecessary.
- Sufficient time and desire to complete design documentation prior to tendering.
- Better competitive pricing sought due to design certainty.
- Contract value is set before construction commences.
- Client prepared to accept risk of cost and time overruns through allocation of appropriate separate allowances.

Early Contractor Involvement (ECI)

Generally:

- A combination of Alliance Contracting and Design & Construct or Traditional.
- Contractor selection is early in the process and paid a fee for assisting with design development.
- Works are then negotiated (typically) or tendered based on agreed design. The ultimate contract form would vary based on which tender approach is recommended.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Tender Process less intensive/costly for industry • Aimed at selecting best delivery team • Potentially shortened delivery time due to early material procurement and works • Experience and knowledge is harnessed early in the project cycle • Increased opportunities for innovation • Fewer variations during construction 	<ul style="list-style-type: none"> • Involvement of Client senior staff in early stages for longer periods • Additional costs resulting from 'options costing' by contractor and designer ideas being considered • The need to extensively involve independent cost estimators to prevent higher 'uncontested' prices • Contractor may de-risk project for own advantage rather than add value to Client

When to use:

- Complex projects with high risk and design unknowns
- Availability of project specific resources scarce
- Price certainty is paramount
- Increased opportunity for innovation

- Client prepared to have design influenced (for advantageous outcomes)
- Project risks can be better allocated
- Client wishes to retain control in early design
- Risk of not obtaining competitive tenders using other procurement models

Guaranteed Maximum Price

Generally

- Can be applied as a variant to most procurement routes.
- Price is set based on a cost that will not be exceeded (unless by Client change) and savings within.
- this figure shared between Client and Contractor by agreed ratio/approach.
- Introduced through Contract amendment.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Allows for earlier site commencement (if utilised when design is incomplete) • Provides price certainty at the outset • Allows for savings to be returned to Client • Allows savings to be returned to Contractor creating incentive to identify opportunities • Mutual approach to project 	<ul style="list-style-type: none"> • Competitive pricing may result in inadequate risk inclusion in GMP • Requires additional cost management and auditing to determine final account • If GMP exceeded by Contractor, can become adversarial contract or quality reduced • Disputes can arise over whether a change is Client driven or an error/omission • Pressure to reduce capital costs at expense of running costs

When to use:

- Programme delivery is a requirement
- Project brief can be articulated in detail
- Client changes post contract are limited
- Client is prepared to pay premium for process due to risk transfer
- Skilled contractors available in market
- Client prepared to transfer design responsibility (subject to GMP variant)
- Skilled team and Client capable of managing process

10.3.2 Maylands Lakes Environmental Masterplan Update

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. Maylands Lakes Master Plan Engagement Outcome Report [10.3.2.1 - 26 pages] 2. Maylands Lakes Master Plan - Concept Report [10.3.2.2 - 37 pages]
Refer:	Item: 13.1 OCM: 23.07.2024 Item: 10.3.1 OCM: 30.04.2024
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

For Council to consider the Maylands Lakes Environmental Restoration Concept Report for endorsement.

OFFICER'S RECOMMENDATION

That Council:

- 1. Endorses the Maylands Lakes Environmental Restoration Concept Report.**
- 2. Authorises the Chief Executive Officer to:**
 - (a) Prepare Implementation and Monitoring, Reporting and Improvement Plans incorporating the priority of works identified in Phase 1 of the Concept Report.**
 - (b) Update the draft 2025/26 Annual Budget to allocate \$2.4M from the Major Capital Works Reserve for commencement of detailed design and implementation of Phase 1.**
 - (c) Progress Phase 1 actions as outlined in the concept report.**

BACKGROUND

In April 2024 Ordinary Council Meeting (OCM), Council endorsed the preparation of the Maylands Lakes Environmental Restoration Masterplan with the following project objective:

“To develop a solution to improve water quality within Maylands Lakes to reduce midge and algal blooms to a level that will have no impact on community while enhancing amenity and access to nature. This will involve consideration of the entire lake system and surrounding catchments to explore opportunities to rehabilitate the lakes through interventions that will create a natural self-regulating water system.”

Tenders were subsequently called (RFT 12-2024) for a consultant to prepare the Maylands Lakes Environmental Restoration Masterplan Consultancy and Design Services.

At the July 2024 OCM, the RFT 12-2024 was awarded to Alluvium Consulting Australia Pty Ltd. Alluvium have brought together a consulting team with Josh Byrne & Associates, Seashore Engineering and Bamford Consulting (Consultant Team) to complete the project.

The contract requires seven key stages to be completed for the project development and approval process.

- Stage 1 Project Inception (completed)
 - Including site familiarisation (meeting and walk over) and project introduction at quarterly community forum.
- Stage 2 Data Collation and review (completed)
 - Desktop review and site meetings.
- Stage 3 Problem formulation (completed)
 - Conduct a water balance assessment and water quality evaluation and develop conceptual understanding and present to the Scientific Advisory Panel (SAP) (October / November 2024) and Council.
- Stage 4 Restoration pathway and objectives (completed)
 - Site visit with traditional owners, community engagement listening post, refine system understanding and present to the SAP (December 2024) and Council.
 - Finalise agreed system understanding, pathway and objectives.
- Stage 5 Option analysis and concept design (completed)
 - Undertake a multiple-criteria decision analysis (MCDA) of options and develop initial concept designs.
 - Discuss the draft concept(s) with the SAP (January 2025) and present concept designs to Council (February 2025).
- Stage 6 Finalise concepts (in progress)
 - Community engagement #2 - present conceptual designs for feedback – February / March 2025.
 - Presentation(s) to state agencies - February / March 2025.
 - Revise the final concept and present to the SAP and Council in March / April 2025.
 - Presentation to a quarterly community forum of the final agreed concept – Planned for May 2025.
- Stage 7 Detailed design (not yet commenced)
 - Develop detailed design and cost estimates.
 - Prepare tender docs, construction schedule, QA/QC, Maintenance and Monitoring Plans.

The project is now progressing through Stage 6 (*Finalise concepts*) of the 7 Stage project.

EXTERNAL CONSULTATION

The City has established a Maylands Lakes Environmental Restoration Masterplan page on the Engage Bayswater site to enable the community to be kept up to date with progress of the

project and to contribute to engagement opportunities throughout the development of the Masterplan. This page is regularly reviewed and updated by the City.

The community has been engaged at facilitated meetings, listening posts and workshops since the appointment of the Consultant Team as follows:

1. Two Maylands Lakes Community Forums held on:

- 5 September 2024
- 12 December 2024

Agenda items on the Masterplan Project were included at both these forums. They provided an opportunity for the consulting team to meet the community and present the project process and how they would work with them. At the December 12 forum the community was provided an update on progress against the timeline and was able to ask questions.

2. Listening Post Forum (14 November 2024).

This was held for residents to share their experiences of the lakes and included a series of display panels that outlined current thinking. The consultants heard from the community about their experiences, concerns and what they would like the masterplan to focus on.

3. Masterplan Workshop (26 February 2025) and online survey.

The purpose of the workshop was twofold. It gave the community an opportunity to hear from the project team, to explain how they determined the driving factors contributing to water quality issues, identified the key actions and developed a concept design report.

A pre-recorded video of the presentation was recorded and put onto Engage Bayswater for residents who were unable to attend.

More importantly it allowed the community to provide feedback on the draft concepts that had been developed. Feedback was collected on the night.

In addition to the workshop, an online survey was run to further collect feedback on the draft concepts. Analysis of the online engagement shows that 86.7% of the respondents (66 of 76) mostly voted yes for the proposed actions. This indicates strong agreement with the concept actions. A few respondents were against the actions and mostly voted no support.

Face to face meetings have also been organised by the Consultants with key stakeholder groups (at their request), such as the Maylands Lakes Clear Water Alliance and the Friends of Maylands Lakes.

More information about the overall engagement process and summarised engagement outcomes can be found in **Attachment 1**.

The SAP has held four meetings since the appointment of the Consultant Team, to provide advisory oversight and support to the Masterplan process:

- 30 October 2024
- 3 December 2024
- 21 January 2025
- 26 March 2025

The notes of SAP meetings are made available on Engage Bayswater.

Information received from the community, both in terms of the engagement sessions and feedback provided through Engage Bayswater was used to gauge community support for each of the three initial concepts. From this, it was obvious that most of the community wanted the issues at Maylands thoroughly resolved with actions that were more focused on addressing the causes of the algal blooms and midge swarms, rather than only short-term actions focused on the symptoms. The Consultant Team used this feedback to design a comprehensive approach to improving Maylands Lakes with a combination of actions from the previous three draft concepts presented during the February 2025 engagement that also logically worked together in a staged approach.

OFFICER'S COMMENTS

The restoration approach by the Consultant Team has been to:

- Reduce nutrient inputs / limit nutrient supply to reduce food for algae and midges.
- Treat existing nutrients in the water column and sediments.
- Reduce residence times for all parts of the lakes.
- Use biological interactions to improve nutrient uptake (i.e., vegetation).
- Reshape lake bathymetry to improve public safety, habitats, stratification, and water movement.
- Restore the lake ecosystem functions for flora and fauna, increasing vegetation, increasing predators, and decreasing birds.

The resultant master planning approach has been a collaborative process that has included:

- System understanding including a literature review, research, specialist consultant input, and community engagement,
- Analysis including identifying the issues, causes, constraints, and possible interventions,
- Optioneering by developing a framework based on the analysis to generate potential actions, and
- A Multi-Criteria Assessment (MCA) tool which has evaluated and scored potential actions against a set of criteria.

A list of 50 possible actions was initially developed for consideration through the process of system understanding, analysis and optioneering.

In response to the inputs from City officers, the Council, community, the DBCA and the SAP, the possible actions were evaluated by the MCA tool to independently score the various criteria and help identify the most suitable solutions. This resulted in a final list of twenty-five prioritised actions, which have been described in the Concept Report with justification, benefits, and constraints.

The actions have been evaluated based on three key considerations:

1. How they address the underlying causes of current issues.
2. How effectively they mitigate symptoms.
3. How their implementation ensures overall equity for the community and the City of Bayswater.

Two of the 50 potential actions, which had attracted community interest, were not progressed following the MCA process. Those being pumps and mechanical filtration and opening the lakes to the Swan River:

Pumps and Mechanical Filtration

There was considerable support for this option from sections of the community and this was recognised by Council who resolved for it to be considered by the SAP.

The SAP advised that they had concerns about the effectiveness of a pumps and mechanical filtration process and recommended that it would be better considered by the Consultant Team developing the Maylands Lakes Environmental Restoration Masterplan. The SAP advised that “...this would ensure any design parameters are consistent with the short- and longer-term planning and management goals for the site and have the support of the community.”

Including pumps and mechanical filtration as an action to improve water quality within Maylands Lakes was subsequently considered by the Consultant Team as part of the MCA process (Option 45). It was omitted from further consideration due to its high capital and operational costs when compared to other options, the length of time needed for implementation (greater than 12 months) and the uncertainties and high risk associated with both performance and waste management.

Note that Council consideration of RFT 22-2024 *Maylands Lakes Water Treatment Facility - Design, Construct and Operate*, is the subject of a separate report within this April 2025 Ordinary Council Meeting agenda.

Opening Maylands Lakes to the Swan River

There was some support for this option from sections of the community and within the membership of the SAP. Opening the lakes to the river is an opportunity to use tidal and drainage flows to ensure they are regularly circulating and the resultant benefits this would bring to water quality.

The Consultant Team considered this option; however, it was not progressed for the following reasons:

- It was not supported by the DBCA, so would not have progressed through their planning process, which would be required by the river foreshore being within the *Development Control Area* of the *Swan and Canning Rivers Management Act (2006)*.
- The Consultant Team considered this would potentially alleviate some of the current problems, however, would create other potentially significant issues such as the introduction of saltwater plant, insect, and fish species, including biting midge and aggressive biting mosquitoes such as the northern salt marsh mosquito (*Aedes vigilax*).

The resultant Maylands Lakes Environmental Restoration Concept Report (**Attachment 2**) has been prepared for Council consideration. The Concept Report summarises the Maylands Lakes Environmental Restoration Masterplan and provides an overall approach for planned implementation through a logical process of problem definition, key drivers, possible actions, and prioritisation of those actions.

Within the Concept Report a Maylands Lakes Final Concept has been developed (see below). This features three ‘Phases’ which represent a staged approach for implementing the project:

- Phase 1 – *Early Works and Targeting Inputs*.

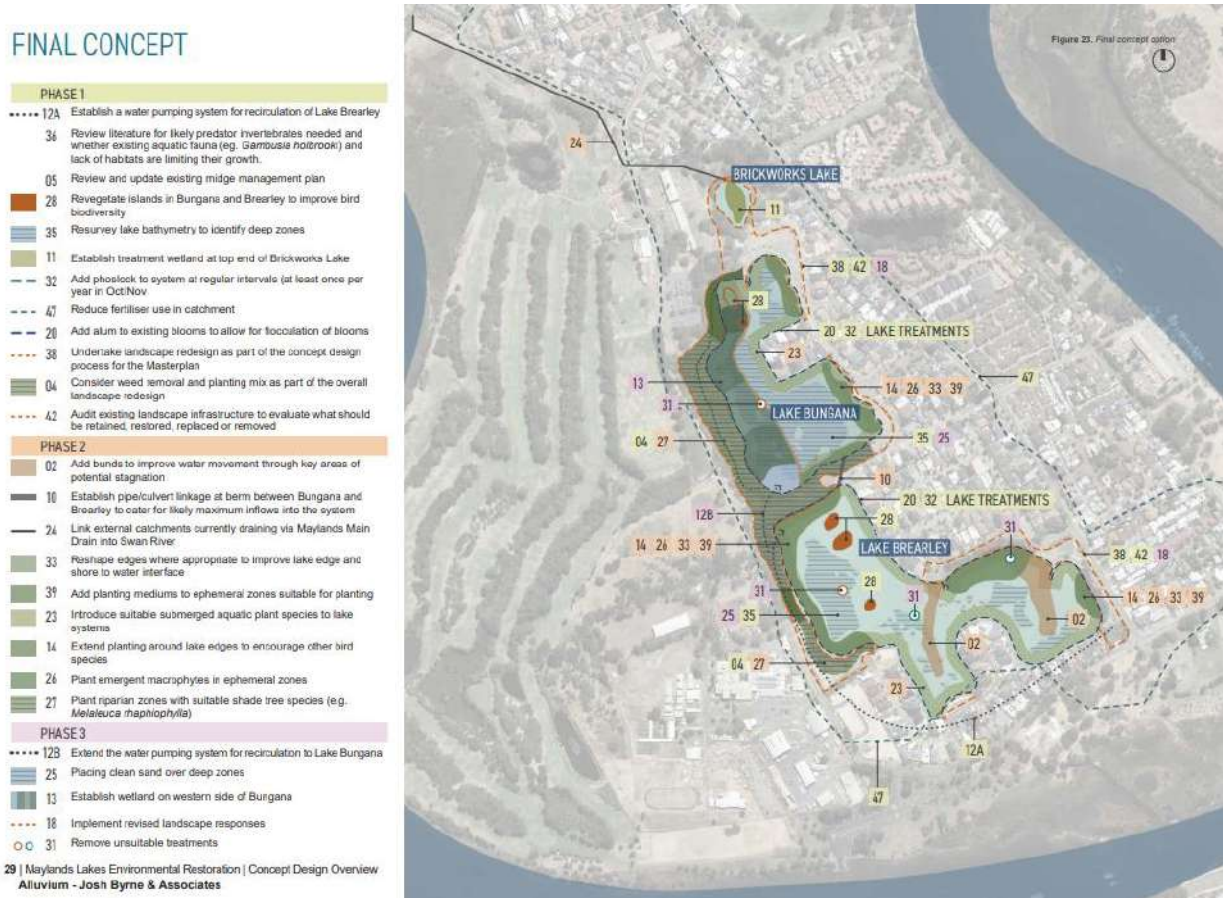
These are immediate actions that can be implemented. They also provide time for refining, data collection and research for higher cost items in later phases, if required.

- Phase 2 – *Establishing and Ecosystem and Improving Water Movement*.

This phase contains some more significant actions if the actions in Phase 1 are not delivering the water quality results desired, after gaining certainty and reviewing monitoring.

• Phase 3 – *Treating the Water in the Lakes and Improving Overall Amenify.*

This phase contains the most expensive action (a wetland in Lake Bungana) to be designed and constructed. This may not be required if previous actions demonstrate success.



Implementation and MERI Plan

The Implementation Plan will be a staged approach and will feature the introduction of 'gateways' where the success of implementation of a phase will require assessment prior to progressing to the next phase. The gateways will ensure actions are implemented within a Monitoring, Evaluation, Reporting and Improvement (MERI) framework. MERI is a continuous cycle of participation and communication. It promotes learning and adaptive management in response to progressive monitoring and evaluation. This enables improvement in project / program design and achievement of desired outcomes.

This will ensure the Implementation Plan is adaptive to change as more information is gathered through monitoring and learnings obtained from implemented actions.

Role of the SAP

It is recommended that the SAP continues to have a key role as the Masterplan is rolled out by providing a reference point to review progress of its implementation and to provide advice on methodology and monitoring.

Maylands Lakes Environmental Restoration Masterplan

The Concept Report provides an overall approach for the way forward through a logical process of problem definition, key drivers, possible actions, and prioritisation of those actions. When endorsed it will form part of the more detailed Maylands Lakes Environmental Restoration Masterplan together with the Implementation and MERI plan and the Engagement Report.

LEGISLATIVE COMPLIANCE

Swan and Canning Rivers Management Act (2006).

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	High
Service Delivery	Low	Low
Environment	Low	High
Governance and Compliance	Low	Medium
Strategic Risk	<p>SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets.</p> <p>SR03 - Council plans, decision making process and/or activities fail to invest in the management, protection and improvement of its natural environment.</p> <p>SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.</p> <p>SR06 - City does not have the adequate financial capacity to deliver planned services and maintain assets.</p>	

FINANCIAL IMPLICATIONS

The indicative implementation costs of the three phases of the Concept Report are as follows:

Implementation Phase	Indicative Cost
Phase 1	\$2.4M
Phase 2	\$3.6M
Phase 3	\$8.3M
TOTAL	\$14.3M

Note that these remain high level indicative estimates. More accurate costings will be produced following development of the Implementation Plan and subsequent detailed design required in relation to the applicable implementation phase being delivered.

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: Environment and Liveability

Goal E5: Protect and enhance the City's natural environment and biodiversity and encourage the community to participate in its protection.

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.

CONCLUSION

The City and its Consultant Team, with significant support from stakeholders, the SAP, and the community, have progressed through an exhaustive process to reach this point of Council consideration of the Maylands Lakes Environmental Restoration Concept Report. The City now has a plan and actions it can progressively implement to improve the water quality in the Maylands Lakes.

It is recommended that the actions contained within Phase 1 of the Concept Report are progressed and funded by the City.

The development of an Implementation Plan with gateways using the MERI framework is a crucial next step to ensure the actions of the Concept Report are appropriately prioritised and progressively implemented. Actions implemented within a MERI framework to ensure that planning remains adaptive will be a significant advance over previous ad-hoc attempts to manage water quality in the Maylands Lakes.

The Maylands Lakes Environmental Restoration Concept Report (**Attachment 2**) is presented for Council endorsement.



Title	Maylands Lakes Environmental Restoration Masterplan Community Engagement Outcomes
Prepared for	City of Bayswater
Date	31 March 2025

Community Engagement Outcomes Report

Maylands Lakes Environmental Restoration Masterplan

Date	Rev. No.	Purpose	Reviewed by	Approved by
31/3/2025	Original	Client Copy	TW/PV	TW/PV
07/4/2025	Consolidated	Client Copy		

This document may only be used for the purpose for which it was commissioned in accordance with the Terms of Engagement.

1	Background	1
2	Community Engagement Goal	1
3	Engagement Process	1
3.1	Phase 1 Engagement – Community understanding and experience	2
3.1.1	Community Listening Post	2
3.1.2	Additional engagement with community stakeholder groups	3
3.1.3	Traditional Owner Engagement	3
3.2	Phase 2 – Masterplan Draft Concept Designs Workshop	4
3.2.1	Pre-workshop engagement	4
3.2.2	Masterplan Workshop	5
3.2.3	Method for audience workshop activity	5
3.2.4	Post-Masterplan Workshop engagement	6
4	Feedback – What we heard	6
4.1	Phase 1 – Community understanding and experience	6
4.1.1	Interactive Map	6
4.1.2	Facilitator's summary of attendee feedback	9
4.1.3	Summary of Phase 1 engagement	9
4.1.4	Additional engagement undertaken in Phase 1	10
4.2	Phase 2 – Feedback on Draft Concepts	11
4.2.1	Workshop	12
4.2.2	Online survey	19
5	Appendices	21
5.1	APPENDIX 1 – A4 Workshop Sheet	21
5.2	Appendix 2 – Friends of Maylands Lakes Survey Results	22

1 Background

In June 2024, the City of Bayswater (The City) conducted a competitive tender process for Maylands Lakes Environmental Restoration Masterplan Consultancy and Design Services. It appointed a team headed up by Alluvium, who specialise in water catchment analysis and advice.

They are supported by landscape architecture, sustainability and communications from Josh Byrne & Associates (JBA), and experts from Bamford Consulting Ecologists, Seashore Engineering, and Griffith University. Engagement with communities regarding the Maylands Lakes Environmental Restoration Masterplan Consultancy and Design Services project was overseen by JBA.

2 Community Engagement Goal

A goal of the master planning approach is to balance community aspirations with scientific principles. The consultancy team committed to ongoing community engagement, informing and seeking input at key stages of the master planning process.

Considering the significant community interest regarding the management of Maylands Lakes and the development of a solution to address the current issues, the City expected that :

- City staff and Councillors will be heavily involved in the development of the Masterplan; and
- Present and engage with the Scientific Advisory Panel (SAP), and
- Engage the community at various points throughout the project and incorporate community feedback into preliminary concepts.

A Community Engagement Plan was approved by the City and followed as proposed.

It should be noted this report only includes the community engagement undertaken to inform the masterplan concept development. It does not include engagement outcomes with stakeholders (SAP or government bodies), nor does it include outcomes of the engagement program run by the City in the form of community forums, newsletters, emails etc.

The consultancy team sought to understand:

- Any undocumented knowledge of the lakes system to help inform system understanding
- How much the community is prepared for the current amenity to change (look, shape, lifestyle, etc.)
- How much the community is prepared for the impacts of actions to improve the lakes (length of time to resolve, potential cost, truck movements, etc.).

The engagement promise to the community was that we would listen to their feedback at the various phases, analyse it and align it to the whole of system approach to develop a series of options.

3 Engagement Process

As per the agreed Community Engagement Plan, the community has been engaged on two separate occasions:

- Community Listening Post – November 2024
- Masterplan Concept Options Workshop and online survey – February 2025

An additional presentation from Tony Weber (Alluvium), facilitated by Aha! Consulting, was delivered at the quarterly Community Forum on Wednesday 5 September 2024. It was designed to briefly introduce the Masterplan consultancy team and their approach to this project. Information was also made available via the Engage Bayswater project page.

3.1 Phase 1 Engagement – Community understanding and experience

3.1.1 Community Listening Post

- On 14 November 2024, a Community Listening Post took place at the Maylands Sport and Recreation Club. This was supplemented by the opportunity to provide online feedback via Engage Bayswater for up to three weeks after the listening post event.

The event was shared via the City's online community engagement hub – Engage Bayswater. The City also sent emails to those who had signed up to the Maylands Lakes project at Engage Bayswater, sent emails to participants of the Community Forums, and letter dropped to residents in the Maylands Lakes precinct.

The purpose of this 'marketplace'-type engagement event was to:

- Present consultant findings of the system analysis to date
- Check in with the community regarding their understanding of the lake system, key issues and potential insights
- Gather feedback on proposed restoration interventions.

Content was illustrated as one of four topics and displayed on A1 panels:

- The history of the project
- The lakes system
- Current conditions
- Restoring the lakes

Each panel was placed at a station, with a consultant team member. The boards acted as a conversation piece for the communicator and event attendees.

The panels were converted into jpgs for the Engage Bayswater project page, with additional copy introducing each topic.

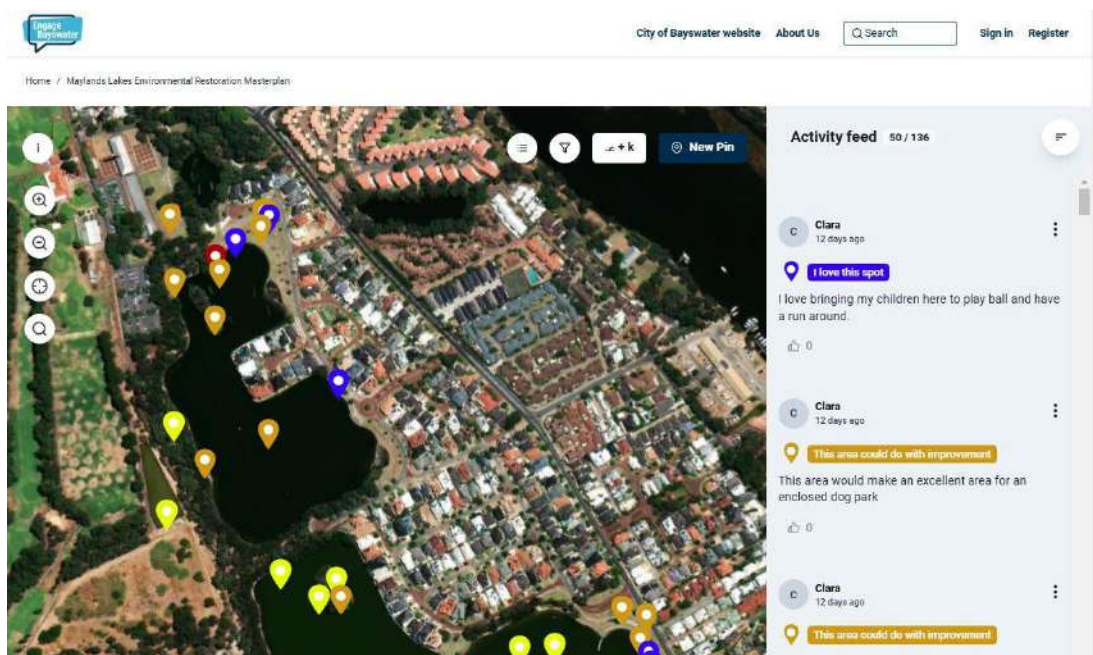


Tony Weber (Alluvium) speaking to community members

Listening Post – 14 November 2024

Those who attended the drop-in session and those who accessed the Engage Bayswater Maylands Lakes Environmental Restoration Masterplan webpage were asked to provide feedback via an interactive Maylands Lakes Community Map on Engage Bayswater. Engagement was open for two weeks after the Listening Post event.

- Users could provide feedback on the map by selecting and dropping one of six pins:
- Favourite location
- This area is unsafe
- I love this spot
- This area could do with improvement
- In this area I have noticed
- Any other comment
- Each pin had the functionality to add a comment and/or an image, and one of the following identifiers:
- I live in close proximity to the Maylands Lakes
- I live in Maylands Peninsula
- I live elsewhere in Maylands
- I live in the City of Bayswater
- I live outside the City of Bayswater



3.1.2 Additional engagement with community stakeholder groups

In addition to this event, Alluvium Consulting conducted meetings with key stakeholder representatives from the Maylands Clear Water Alliance and the Friends of Maylands Lakes.

3.1.3 Traditional Owner Engagement

At project commencement the consultant team contacted the South West Aboriginal Land and Sea Council (SWALSC) for guidance on engagement with Traditional Owners. SWALSC guided the team to the Department of Planning Lands and Heritage (DPLH) - Aboriginal Cultural Heritage unit.

DPLH provided a list of 100+ knowledge holders for three specified cultural areas, 3753 PERTH, 3324 WALL STREET, 3170 BARDON PARK, 3536 SWAN RIVER.

The City also reached out to the Heritage Consultant team of other City's projects, and they suggested contacting the Whadjuk Aboriginal Corporation (WAC). The consultant team attempted to contact WAC on at least four separate occasions, via phone, email and online feedback form. No contact was made.

The consultant team and the City had previously worked with Barry McGuire on the Maylands Waterland site and Barry's name was included in all three cultural areas specified by DPLH. Barry was engaged for a site walkover.

Barry's feedback was limited. Highlight comments included:

- 'Maylands Lakes is a highly modified system', and
- 'Supportive of a restorative approach'.

No mention was made of cultural significance of the site.

NOTE - Following the Feb 26 engagement event, WAC responded to early contact with a proposal for an onsite meeting with the Whadjuk Cultural Advice Committee. The City's Project Team indicated their desire to progress with this opportunity, but once again WAC are proving difficult to communicate with.

The Project Team are continuing with their attempts at facilitating an onsite meeting with the Whadjuk Cultural Advice Committee.

3.2 Phase 2 – Masterplan Draft Concept Designs Workshop

The Masterplan Workshop took place on 26 February 2025. Alluvium and JBA developed the approach together with Aha! Consulting and the City's community engagement and project management teams. Joel Levin from Aha! facilitated the event with City staff involved in a supporting capacity.

Invites were promoted via Engage Bayswater. The City also sent emails to those who had signed up to the Maylands Lakes project at Engage Bayswater, sent emails to participants of the Community Forums and listening post, and letter dropped to residents in the Maylands Lakes precinct.

Of 100 RSVPs, 75 community members were in attendance.

There were 440 visits to the Engage Bayswater Masterplan project page during this time.

3.2.1 Pre-workshop engagement

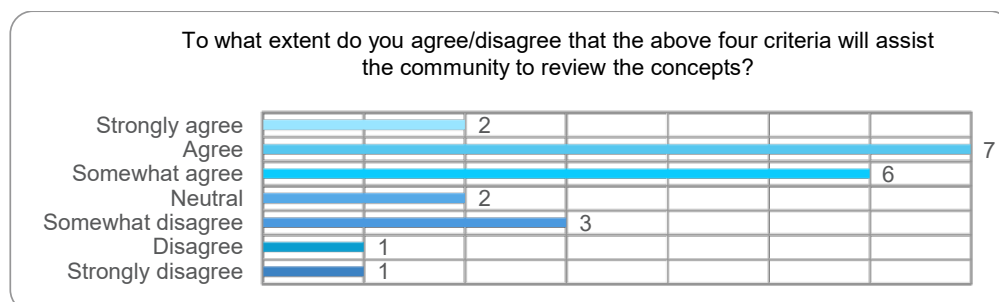
On 19 February 2025, the Maylands Lakes Environmental Restoration Concept Design Overview document was published on Engage Bayswater. The purpose of the document was to simplify a very complex report to improve understanding by the broader community, and included:

- Why Maylands Lakes are the way they are
- What the possible responses are
- How these responses have been prioritised and should be applied
- What these responses might look like in plan(s) view
- What the community should consider when providing feedback on the plan(s).

Two days later, the full Concept Report was released to the public. This included a table which mapped out issues against key levers and possible actions.

There were 182 downloads of the Concept Design Overview and 92 of the full Concept Report during the consultation period.

For the workshop, a series of criteria was proposed to assist with reviewing the concepts. A quick poll to understand community support for these criteria was undertaken. 22 people responded with the following results.



A number of respondents made comment on the criteria. Although the results and comments did not produce any changes to the criteria, they were taken on board by the facilitator during the explanation of the criteria at the workshop.

The instruction to the community was that feedback would be sought at the 26 February Masterplan Workshop, after which a survey would be available on Engage Bayswater.

3.2.2 Masterplan Workshop

The three-hour Masterplan Workshop consisted of the following components:

- Each audience member was given an A4 input sheet to use to make personal notes
- Community members wishing to discuss issues unrelated to the master planning process were given the opportunity to discuss them in a separate area, at any time during the session, with the appropriate nominated City representative
- The lead consultant presented the methodology for the three Concept Options and what was being sought from the community
- Q&As were taken regarding the master planning process and the options
- Audience workshop activity (see below for details)
- Additional Q&As.

3.2.3 Method for audience workshop activity

The suggested criteria were tested with the community via a quick poll and were presented to workshop participants. It was agreed the 'desirability' for each concept should be ranked against them:

- Safety
- Amenity
- Environmental
- Affordability.

Attendees were grouped together, with 16 tables split equally into four colour groups.

- Each table was tasked with discussing the three intervention options and to note their own comments on the A4 sheet provided.

- Attendees were then asked to move to a different table within the same colour group to discuss the intervention options further, to challenge their opinion and gain additional perspective.
- Attendees were then asked to return to their original table, at which point an A3 template (the same as what was on the individual sheet) was provided for consolidated table feedback.

3.2.4 Post-Masterplan Workshop engagement

In the days after the workshop, the following engagement materials were provided to the community via Engage Bayswater:

- A video of the lead consultant presenting the master planning process (viewed 11 times).
- A page of FAQs derived from questions raised at the workshop (downloaded 54 times).

The method for providing feedback at the workshop proved difficult, and attendees found it somewhat confusing. An alternative method for gaining feedback was suggested. It simplified the task (in an online survey) to the following:

- Yes/no support for each of the actions.
- Space for comment after each of the three intervention-level actions.
- Space for overall comment on the concept document.

4 Feedback – What we heard

4.1 Phase 1 – Community understanding and experience

Listening Post feedback has been consolidated where possible, and as per the engagement purpose includes:

- Community understanding of the system
- Key issues
- Opinions on the restorative masterplan approach.

4.1.1 Interactive Map

Listening Post attendees	38+
Engage Bayswater Masterplan Page	360 unique visitors during the engagement period
Feedback authors	26 Note: 11 people used the same login on the night to provide feedback
Comments	103 pins/comments (58 which are attributed to three people) on interactive map. Pins can be viewed at https://engage.bayswater.wa.gov.au/maylands-lakes-masterplan-development/places/maylands-lakes-community-map

	73 pins/comments from people that live in close proximity to Maylands Lakes
Location	60 comments are attributed to those living 'in close proximity' to the lakes
Comment summary for mapped pin categories	
Unsafe	<ul style="list-style-type: none"> – Significant odours – Driving range golf balls – Large drop-off, dangerous for small children – Remove all vegetation to stop cormorants from nesting here – Depth of water immediately next to hard edge is a potential risk
This area could do with improvement	<ul style="list-style-type: none"> – Stagnate water – Remove exotic vegetation – Remove grass and implement nutrient stripping swale – Implement nutrient stripping swale at the inlet – Remove hard walls and implement nutrient stripping shoreline – Remove grass and implement nutrient stripping swale – Rotunda is unused. Replace with nutrient stripping swale – Wetland islands are an eyesore and a risk to wildlife – Restorative landscapes have taken well. Suggest interplanting – Restorative landscapes have taken well. Suggest interplanting – Revegetation of this area should be prioritised – Mixer doesn't work, it's an eyesore, a risk to wildlife and a reminder of wasted ratepayer funds – Boardwalk and rotunda are poorly maintained – Build-up of rubbish in the water – Build-up of rubbish in the water – Would like to have working water fountains again – Build-up of rubbish in the water – No shade on island – Significant odour from cormorant colony following de-vegetation of the island. – Replace hard surfaces edges with vegetated areas – More wetlands and native vegetation – Remove exotic vegetation – Boardwalk and rotunda are unused. Replace with nutrient stripping swale – Very little shade in this area – Remove exotic vegetation
I have noticed in this area	<ul style="list-style-type: none"> – Shoreline not suitable for annual sedge growth – Depth of these freshwater lakes makes them home to emblematic populations of diving ducks: blue-bills, musk ducks & hardheads – People don't really sit here. More use of paths than these areas

	<ul style="list-style-type: none"> - I have observed long neck turtles nesting in this area in previous years. Remove exotic vegetation - A lot of bird wildlife throughout the year - Reeds used by nesting swamp hens - Midge hot spot - Hot path network with no shade - Dead turtle in this area - Dead wildlife in this area - Nesting swans - Nesting turtles - Midge emerging from soil
I love this spot	<ul style="list-style-type: none"> - Healthy reeds/sedges grow on this shallow sandy beach area, provides home for native birdlife - Significant colony of Great Cormorants - I love the revegetation of this area by City of Bayswater and volunteers a few years ago - I love the view of the lake from here. I also like the reeds - I like this nature strip
Favourite location	<ul style="list-style-type: none"> - Any attempt to change lake shapes or fill in lakes must include consultation with those residents that have paid a premium for backyards that face the lake - Midge in our specific area are in the Casuarina trees - I'd like to find out how many frogs, turtles, fish are around the area - The views of the lakes, trees and birds are important to residents - The improvement in brickworks in recent years is noticeable - The revegetation of this area is a great success - This is a fabulous place to walk, however, algae is already starting to form - It's great to see multiple options being examined - Any attempt to change lake shapes or fill in lakes must include consultation with those residents that have paid a premium for backyards that face the lake - Understand this issue is complex, however it must be fixed and all options are on the table - Reducing the size of the lakes and keep the lakes - Fill the lakes in and plant trees - The midges are really bad - Had minimal midges around the Brickworks Lake and surf streets up until this year
Other comments	<ul style="list-style-type: none"> - Merit in filling in the lakes and creating a space for recreation, playgrounds etc. - I'd support giving up ~20% of lake surface area to wetlands if it would solve the problems we're having. Residents would need to be carefully consulted - Do not fill in the lakes as it will affect the primary reason for living in the area and investment

	<ul style="list-style-type: none"> – Improve vegetation at beach areas before undertaking the engineering works to remove hardwalls? Although some considered wall removal is a small sacrifice for the overall ecological health of the lakes and reduction in midges – I oppose filling in any part of the lakes. We need to rely on expertise to produce a scientific solution – No midges no welcome swallows
--	--

4.1.2 Facilitator's summary of attendee feedback

- Midge may not be restricted to the lakes and could occur along the river in other areas as well. Less concerned by the midges and more worried about the mosquitoes.
- Residents trialling insecticides at their own property, but don't believe it's an issue each resident should have to deal with individually. Can the council apply chemical treatments.
- Are midge numbers being monitored closer to the river?
- Concerns algae is impacting resident health.
- Southeast corner of Lake Brearley sedges have been planted several times but they die.
- Smell coming from the Cormorants.
- Concerns restorative landscape approach and any reduction in lake surface area may impact lake views and property investment.
- Several people commented/mentioned:
 - o They moved to the area because of the lakes, their aesthetics
 - o It is a unique environment/unique part of Perth (water on almost all sides)
 - o Kids used to swim in the lakes
 - o Used to see large fish and large numbers of fish in the lakes
 - o Used to be able to see the bottom
 - o Several residents referred to the lakes having been 'pristine' at a point 10-15 years ago, where the water was clear and there were no midges

4.1.3 Summary of Phase 1 engagement

- Strong support for restorative landscape approaches.
- A desire to maintain proximity to water and uninterrupted lines of sight over water.
- Steep drop off from hard edging is a safety risk.
- Steep drop off not be suitable for restorative landscapes.
- Little support for retaining turf.
- Mixed response to reducing the surface area of the lakes.
- Concern over impact on Lake's intent and property values.
- Many observations of wildlife.
- Strong understanding of invasive/exotic plant species and desire to replace.
- General support for naturalised ecosystems.
- Support for improving shading and reduction in urban heat issues.
- Mixed response regarding the cormorant population. Odour from the cleared island and perceived impact of guano on water quality are impacting community support for the colony.
- Waterfront infrastructure (boardwalk and rotunda) is unused, not maintained and could be replaced with restorative landscapes.

Note: Additional feedback was received after a third-party document was distributed by mail to a select group of residents. While the consultant team did not see the document, they understood the contents promoted residents to voice their objection to the option of filling in the lakes or part thereof. 15+ residents responded voicing their opposition to filling in the lakes or part thereof.

4.1.4 Additional engagement undertaken in Phase 1

Consultant Lead Tony Weber from Alluvium met with key stakeholder representatives from Maylands Clear Water Alliance and Friends of Maylands Lakes to better understand their observations and opinions. A summary of main points is included below. Friends of Maylands Lakes also conducted their own survey. It is not known how it was conducted or who the audience was. The question and summarised results are shown in Appendix 2.

Clear Water Alliance

- Dredging of the lake only removed around 5% of the sediment volume in the lakes.
- Dredging in Lake Bungana seemingly reduced midge populations, however there hasn't been much change in Lake Brearley.
- Current midge numbers are around a 3/10 but often up to 8/10 in severity.
- Water level fluctuations are approximately 1.2m-1.5m annually.
- Emu Lake might be a useful example to consider as it has a wetland and is doing well.

Friends of Maylands Lakes

- Concerned about the spray from waves and whether this might have aerosols of algal toxin.
- Agree that Lake Brearley is a closed system.
- Hydrogeologist who was present at the meeting largely agrees with our assessment of groundwater movement.
- The lakes are at the bottom end of the Gngangara Mounds aquifer and generally movement is from the north towards the lakes.
- City of Bayswater has a number of hydrogeological reports around the aquifers through annual acquittal reports.
- Some saltwater ingress into the local aquifer has been previously noted.
- The urban area to the north of Maylands Lakes was cleared in the 1960s and there was a large rise in groundwater levels. This resulted in a major network of underground drains through that area that is likely to be coming into the stormwater network.
- Council could consider additional bores to push water into the system as the aquifer yield is probably sufficient.
- There was a tip nearby that was remediated in 1991.
- Alan Tingay & Associates and MP Rogers have done work in the area in 2021.
- Mechanical mixing could be considered.
- Discharging into the Swan is likely to be difficult to get past the Swan River Trust.
- Excellent historical images of the lake reshaping and formalisation were shown and scanned copies have been sent through.
- Development was proposed as an environmental exemplar in 2000 and won both a state and national UDIA award at that time.
- Suggestion some of the treatment facilities proposed as part of the original development were not implemented.

4.2 Phase 2 – Feedback on Draft Concepts

Feedback on the draft concepts was collected at the in-person February 2025 workshop, via an online survey and through a number of email submissions.

Written feedback from the workshop was transcribed into a consolidated document.

All feedback was provided to the City.

4.2.1 Workshop

The below shows consolidated feedback received at the workshop by table. Not all tables provided consolidated feedback.

Table	Low Intervention	Medium Intervention	High Intervention
1	<ul style="list-style-type: none"> - No quick fixes worked over the past years - Valuable time wasted and money - Don't ever turn the fountains back on 	<ul style="list-style-type: none"> - Please request financial help from the state government 	<ul style="list-style-type: none"> - Thank you for the presentation and information provided - We hope there will be improvement after many uncomfortable years - We are mostly concerned about health problems
2	<ul style="list-style-type: none"> - Most of these are currently used and have limited effect even when combined - Band aid only 	<ul style="list-style-type: none"> - Action 21 aids circulation, get pumping 	<ul style="list-style-type: none"> - This is a state government legacy problem (planning) that they have to own up to - Pumping system to aid circulation is the number one need then comes by filtration a proposal has already been presented to council to couple the golf course water supply and the lake circulation system to achieve the necessary changes
3	<ul style="list-style-type: none"> - Introduce wetlands - Introduce floating water plants - remove unsuitable treatments - Remove large drop off edges 	<ul style="list-style-type: none"> - Encourage mosquito predators bats owls - frogs bird diversity fish - water bugs 	<ul style="list-style-type: none"> - Established by filtration on questionable brickworks - Aerators - Reduce fertilisers pesticides weed killers algicides pullback - washing car boat wash runoffs place clean sand over deep zones - Ask state government for money input instead of city of Bayswater
4	<ul style="list-style-type: none"> - Move water from lake Brearley to brickworks or Lake Bungana 	<ul style="list-style-type: none"> - Filter 	<ul style="list-style-type: none"> - Aeration - Plants (border and sides)
5	<ul style="list-style-type: none"> - Waste of time - Safety - Not a true option primarily driven by cost 	<ul style="list-style-type: none"> - Still ongoing algal blooms and midge - Use mechanical filtration system 	<ul style="list-style-type: none"> - No dredging and issues of lowering water can disturb high acid sulphate soil as noted on the map - The solution is underpinned by several assumptions and some appear to be based on anecdotal information rather than straight data
6	<ul style="list-style-type: none"> - The table consensus is interaction somewhere between medium high intervention concept 		

Table	Low Intervention	Medium Intervention	High Intervention
7	<ul style="list-style-type: none"> - Short term, band aid, too short term and not enough 	<ul style="list-style-type: none"> - Preferred option - Vegetation for filtration - Soften lake edges - Amenity and safety are in outcome of improving the environment - At 33 from concept 3 soften edges - Add 25 to help reduce other issues - Beneficial predator to midge and other pests - Brickworks – filtration 	<ul style="list-style-type: none"> - Environmental and definite solution is priority tool scenarios - Safety is desired independently of the level of intervention - Amenities regardless of the level of intervention the areas still must be attractive to residents and the city - Cost is impossible to quantify not knowing how much the extent of work or the responsiveness of the council - Sustainable solution is needed - cannot comment on this
8	<ul style="list-style-type: none"> - Remove cormorants - Add alum, phoslock, algicides - Do not support reshaping of lake - Unclear how reducing wave propagation will assist in desired outcome - Do not support wave propagation - Minimum impact - symptoms only 	<ul style="list-style-type: none"> - Increase groundwater - Reduce nutrients - Recirculating water is supported but unclear if water will be clean enough - Insufficient results 	<ul style="list-style-type: none"> - All elements but concerned about changes to lake shape - Do not support changes to lake shape - This is the only option that will likely improve water quality - Pumps and filtration should be first step - To achieve quick results this also allows option of pumping into river - Could be offset with government grants - Prioritise actions that will result in greatest improvement in water quality
9	<ul style="list-style-type: none"> - Like - planting of riparian zones floating plants minimal impact on flora and fauna lesser cost - Dislikes - Cutting down trees on lake Bungana when no cormorants. No more vegetation removal. No to removing jetties gazebos etc 	<ul style="list-style-type: none"> - Biofilter and wetland in brickworks - Introduce suitable floating water plants - Ensure suitable plants all around the lake - Do not take out non endemic vegetation until foreigner recovers from chopping of trees on the islands 	<ul style="list-style-type: none"> - No 2 action 33 by houses - 13 pump slash wetlands is this too expensive - Note removing jetties and gazebo's - No to algicides

Table	Low Intervention	Medium Intervention	High Intervention
10	<ul style="list-style-type: none"> - Highly desirable - Biological solutions for long term sustainability - Strong support for floating water plant species, planting riparian zones which shade tree species - Review literature for predator invertebrates – low impact on fauna - Less support for auditing landscape infrastructure - this does not directly impact water quality- all landscape redesign - Medium support for shaping to reduce wave propagation - as long as it's affordable and effective 	<ul style="list-style-type: none"> - Strong support for establishing biofiltration in brickworks especially as a pilot trial - Strong support for establishing treatment wetland at top end of brickworks lake - Strong support for extending planting like edges to encourage bird species - Strong support for planting emergent macrophytes in femoral zones and add planting mediums 	<ul style="list-style-type: none"> - Strong support for linking external catchments currently draining Woodhouse Rd - Strong support establishing wetland on western side of Bungana size to achieve 3 day residence time including water recirculation system - pumps and pipe work - Strong support for reshaping edges to improve lake edge and shore to water interface
11	<ul style="list-style-type: none"> - Undesirable - Don't think it will work - Only treats symptoms 	<ul style="list-style-type: none"> - Cost is desirable because it's less but not the best - Does not clean existing water and nutrients 	<ul style="list-style-type: none"> - Desirable - Like dilution of lakes through the pipe drains and bore water - Don't know how much it will cost but funding needs to be borne by Commonwealth/state government but not by Maylands residents

Table	Low Intervention	Medium Intervention	High Intervention
12	<ul style="list-style-type: none"> - Develop management plan ongoing - Improve the floating water plant species being added to the lake systems - If dredging is needed make sure it's done correctly and effectively - In regards to increasing groundwater additions to the system what about the phosphorus - We didn't really discuss reducing fertiliser use in the catchment so not sure it's relevant - Considering reducing wave propagation isn't wave propagation necessary for oxygenation - Moving water is of a major importance - Increasing water flow is of major importance - Establishing a treatment wetland at top end of brick works lake would be a great trial project - Reducing the depth seems to be a key issue for improvement - Installing treatment devices throughout the contributing catchment should be for both water quality and mosquitoes - Plant emergent macrophytes in variables in ephemeral zones for water quality. - Is it possible to link the drainage via Woodhouse Rd? If so yes - Placing clean sand over deep stones to reduce depth is a possibility however without filtration & water movement this could be problematic 		

4.2.2 Online survey

75 participants; 37 took part in the workshop, while 38 had not. Responses to the question 'Do you support the actions below?' are shown below for each intervention level.

A summary of feedback for each intervention level is also presented under each table.

Low intervention

Action	Yes	No	Support
Add alum to existing blooms to allow for flocculation of blooms	62	13	83%
Remove nesting habitat from islands in Bungana and Brearley	52	23	69%
Add phoslock to system at regular intervals (at least once per year in Oct/Nov)	61	14	81%
Apply algicides to existing blooms when detected & through regular dosing	56	19	75%
Regularly apply hydrogen peroxide to existing blooms when detected	69	16	79%

Consultant's summary of low intervention action comments (n=29)

- Not happy with the justification for the tree removal on the islands.
- Not happy with the tree removal on the islands.
- Questions about the use of chemicals and additives to the water.
- Concern these are short term actions that only address symptoms.

Medium intervention

Action	Yes	No	Support
Consider weed removal and planting mix as part of the overall landscape redesign	68	7	91%
Develop midge management plan	69	6	92%
Introduce suitable floating water plants species to lake systems	59	16	79%
Remove unsuitable treatments	59	16	79%
Resurvey lake bathymetry to identify deep zones	59	16	79%
Review literature for likely predator macroinvertebrates needed and whether existing aquatic fauna (e.g. Gambusia spp.) and lack of habitats are limiting their growth	61	14	81%
Undertake landscape redesign as part of the concept design process	51	24	68%
Audit existing landscape infrastructure to evaluate what should be retained, restored, replaced or removed	53	22	71%
Increase groundwater additions to the system	64	11	85%
Reduce fertiliser use in catchment	69	6	92%

Consultant's summary of medium intervention action comments (n=33)

- Lack of understanding why bathymetry should be resurveyed.

- The removal of unsuitable treatments should be better defined.
- Context/clarification around what landscape design, redesign and 'infill' mean is needed.
- Priority should be given to solving water quality issues over auditing landscape and landscape design.
- Concern these actions are treating symptoms and not causes.
- Lack of confidence in the process.
- Concern over the risk of introduced predator macroinvertebrates.
- Floating waterplants are undesirable due to maintenance of existing interventions.

High intervention

Action	Y	N	Support
Consider the shaping of added treatments and features to reduce wave propagation (e.g. subsurface bunds)	45	30	60%
Shape treatments to reduce wave propagation	43	32	57%
Plant riparian zones with suitable shade tree species (e.g. Mel.)	63	12	84%
Establish biofiltration system in Brickworks to provide ongoing treatment	67	8	89%
Establish pipe/culvert linkage at berm between Bungana and Brearley to cater for likely maximum inflows into the system	64	11	85%
Establish treatment wetland at top end of Brickworks Lake	64	11	85%
Extend plantings around lake edges to encourage other bird species	63	12	84%
Filling only deep zones	54	21	72%
Implement revised landscape responses	51	24	68%
Install treatment devices throughout contributing catchment	64	11	85%
Plant emergent macrophytes in ephemeral zones	64	11	85%
Add planting mediums to ephemeral zones suitable for planting	65	10	87%
Establish wetland on western side of Bungana sized to achieve min 3 day residence time, including water recirculation system - pumps and pipework	59	16	79%
Link external catchments currently draining via Woodhouse Rd into Swan River	62	13	83%
Placing clean sand over deep zones	59	16	79%
Reshape edges where appropriate to improve lake edge and shore to water interface	55	20	73%
Change outflow location	59	16	79%

Consultant's summary of high intervention action comments (n=37)

- Assumptions about cost.
- Assumptions about efficacy of treatments.
- Some objections to reshaping of the lake, primarily reduction in overall size.
- Some objections to filling in deep parts of lakes, primarily because of perceived volume of sand required, cost and impact on residents during implementation.
- Lack of understanding why reducing wave propagation is important and little support for it.
- Lack of understanding in the connection of the lakes.

JOSH BYRNE & ASSOCIATES LANDSCAPE • SUSTAINABILITY • COMMUNICATIONS

- Concern that linking Bungana and Brearley will impact Bungana.
- Agree water circulation and flow is needed.
- Continued support for mechanical pump and filtration, also suggest as an interim solution as more natural solutions take effect.
- Water quality before landscape design for aesthetics.

In addition, responders were asked if they wanted to share anything else on the Masterplan.

Following is a summary of the 66 responses received. Note: Emailed submissions (x 4) have been included in this summary.

- Generally supportive of a masterplanning process.
- Conflicting opinions on how the workshop was run.
- The clearing of trees on the islands has impacted the community engagement process for the masterplan.
- Feedback implies that community think they are being asked to choose which actions should be implemented.
- Some question the community's ability to make suitable decisions considering their lack of expertise, while others demand additional information to make decisions.
- Concern with the City's ability to deliver a suitable outcome considering the potential cost and complexity of what needs to be achieved and the City's track record with this project.
- Concern the City won't follow through.

The quantitative data above is presented in an alternative way in the following figures.

Figure 1 shows the average of responses to all actions; one bar for each action.

- A value of a bar less than 1.5 shows more people voted yes for that action
- A value greater than 1.5 shows that more people voted no.

The graph clearly shows overall support for all actions.

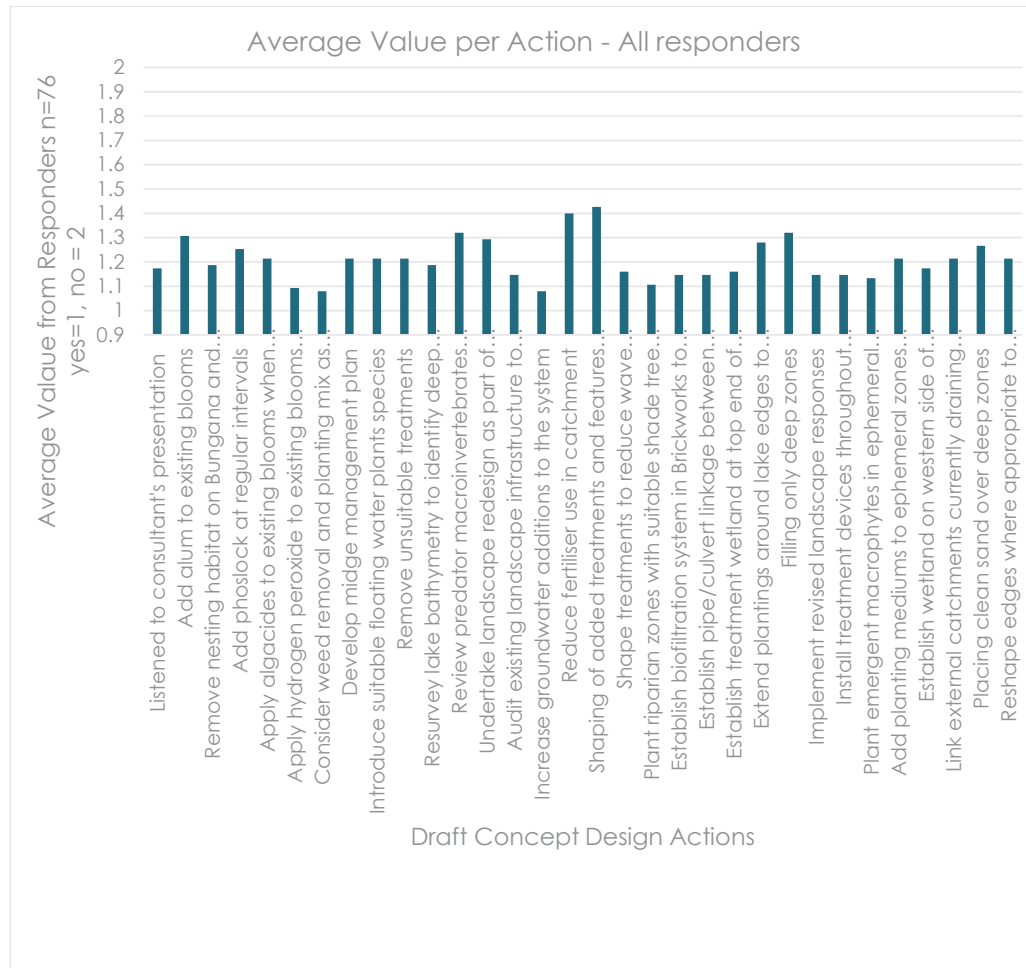


Figure 1 Average Response to Actions

Figure 2 shows the average value of the responses for each of the individual responders to the survey. N=75

A value of an individual bar closer to 1 indicates the respondent voted yes more than no for the actions.

A value of a bar closer to 2 indicates the respondent voted no more than yes.

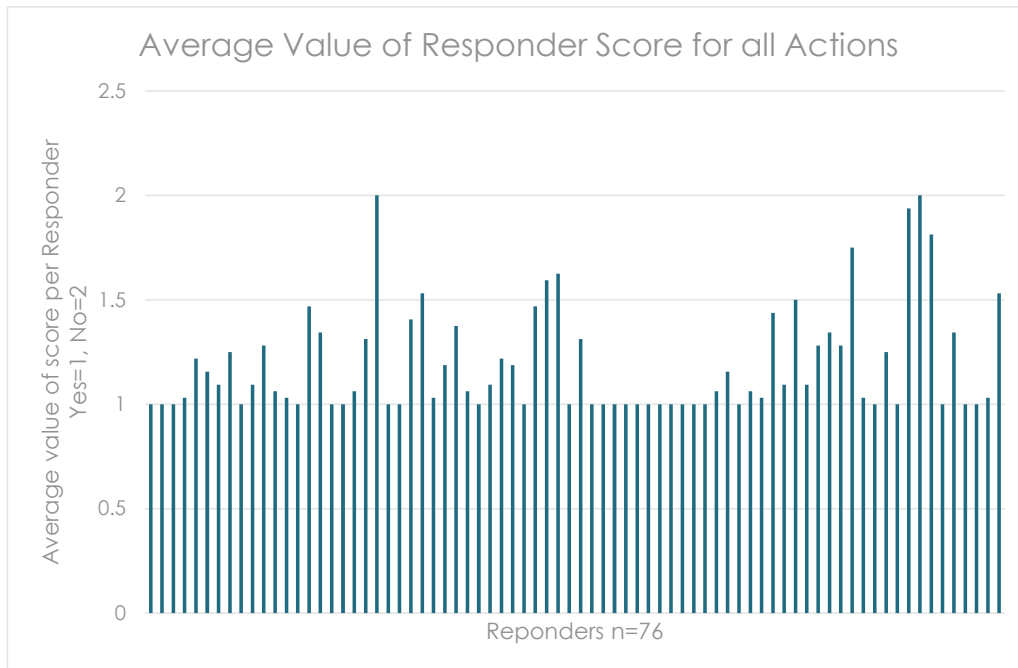


























Figure 2 - Average value of individual responders

Analysis of the graph and online engagement shows that 86.7% of the respondents (66 of 76) mostly voted yes for the proposed actions, with only 10 of the 76 respondents mostly voting no. This indicates a strong agreement with the Masterplan actions, and a few respondents very much against what is being proposed.


The measurable engagement statistics from Phase 2 online engagement show there is strong support for the actions put forward during the masterplanning options phase. All 32 actions have the weight of support, of which five have marginal support (57%-75%), and 27 have strong support (75%-92%).

5 Appendices





5.1 APPENDIX 1 – A4 Workshop Sheet

Rate the desirability for each concept using the four outcomes below				Notes about your score or suggestions for each concept	
1 LOW INTERVENTION	 Safety	<input type="text"/>	 Environmental	<input type="text"/>	
	 Amenity	<input type="text"/>	 Affordability	<input type="text"/>	
	 Safety	<input type="text"/>	 Environmental	<input type="text"/>	
	 Amenity	<input type="text"/>	 Affordability	<input type="text"/>	
2 MEDIUM INTERVENTION	 Safety	<input type="text"/>	 Environmental	<input type="text"/>	
	 Amenity	<input type="text"/>	 Affordability	<input type="text"/>	
	 Safety	<input type="text"/>	 Environmental	<input type="text"/>	
	 Amenity	<input type="text"/>	 Affordability	<input type="text"/>	
3 HIGH INTERVENTION	 Safety	<input type="text"/>	 Environmental	<input type="text"/>	
	 Amenity	<input type="text"/>	 Affordability	<input type="text"/>	
	 Safety	<input type="text"/>	 Environmental	<input type="text"/>	
	 Amenity	<input type="text"/>	 Affordability	<input type="text"/>	

1= Highly Undesirable 2 = Undesirable 3 = Neutral
4= Desirable 5 = Highly Desirable

ahaconsulting.net.au 

Review and Rate the desirability for each concept using the four outcomes below

	Safety	The proposed approach will deliver the desired outcomes for community health.
	Amenity	The proposed approach will deliver a desirable outcome from a look and feel perspective.
	Environmental	The proposed approach will deliver the desired outcomes for the environment.
	Affordability	The proposed approach will achieve the right balance between affordability and outcome

5.2 Appendix 2 – Friends of Maylands Lakes Survey Results

What is your ideal vision for the Maylands lakes precinct?

- More bins, cleaner waterways with solar power water aeration
- To be as natural, healthy and environmentally welcoming
- A natural, beautiful parkland around which I can cycle & play (away from roads) with my kids
- A healthy lake that attracts and supports birdlife
- Completely safe with lakes available for recreation
- One that doesn't have a terrible image to the rest of Perth for the out of control midge situation.
- Go have a look at Emu Lake. That's what CoB should be aiming for
- A clean waterway that attracts wildlife and has amenities for the public to enjoy the area
- Have a lake with better water quality so midges and mosquitoes are reduced and fish and birds can enjoy
- To become a place where visitors and residents alike can relax and take in the beauty of a balanced lake abounding in fauna and flora without the nuisance of midges and mosquitos
- Healthy eco-system, the Community both supporting this and benefiting from a lovely environment to live in
- We need an updated 10-year management plan with a clear focus and timeline of practical interventions to be made over a 1-, 2-, and 3-year period
- Funds should be allocated to resolving the overall health of the lakes. Once addressed consideration can be given to other priorities
- A balanced ecology. You will never eradicate the natural insect life and the other species that rely on them.
- There have always been a mosquito and midge problem for humans near wetlands, just that there are few that have been poisoned and abused like the Maylands Lakes have
- Midge-free enjoyment
- Being able to breathe without inhaling midges
- Improve water quality, decrease midge, and increase native animals to the area.
- That the lake water could look more like it did in the first few years of this development, where you could see the bottom of the lake, and watch the fish swim by
- This is a very special area and we would dearly love to see it returned to a healthy environment for residence and many other people that enjoy activities in this precinct. When we moved here 20 years ago there was so much birdlife on the lake and it is so disappointing it has gone - due to the degraded water quality of the lakes.
- Simple vision - clean water no midges more wildlife. Maylands lakes to become a Maylands attraction not an embarrassment.
- Clear lakes. A natural (as natural as a man made lakes can be) environment with native plants and trees with return of local wildlife.
- Less midges
- Much more bird life
- A case study for addressing this type of water problem where a golf course in close proximity can be incorporated into the solution
- A healthy ecosystem where flora and fauna thrives.
- Let it be a wildlife wetland. Humans can visit the river and beaches to fish, canoe, swim etc. I strongly believe the lakes should never be used for recreational

purposes. I have seen far too many wildlife nests run into and over by ignorant canoeists. I have removed fishing hooks out of the mouths of turtles when fisher people thought they had hooked a fish. We are currently trying to rescue a pelican tangled in fishing line. I would like to see more of the grass land adjoining the hard wall sections of the lakes removed and planted with low vegetation. This would hopefully prevent dogs being walked right up to the lake edges and provide more nesting sites for turtles.

- The grass land is not played on by children.
- Less mowing, edging, spraying poison maintenance for the City once established.
- I would like to see FOML request the City to strongly enforce their policy that vegetation does have priority over panoramic views of the lake.

-end-



alluvium



MAYLANDS LAKES ENVIRONMENTAL RESTORATION CONCEPT REPORT



WHADJUK ACKNOWLEDGMENT

We pay respect to the Whadjuk people; Elders, past and present, who are the traditional custodians of the land on which this project is located



Alluvium Consulting in collaboration with Josh Byrne & Associates, Bamford Consulting Ecologists (BCE), Seashore Engineering and Griffith University is pleased to present this Concept Report to the City of Bayswater as part of the Maylands Lakes Environmental Restoration Master Planning process for Maylands Lakes.

A City formed scientific Advisory Panel (SAP) has been given opportunity to provide review of the actions and multi criteria analysis (MCA) scoring, and the SAP's comments have been considered in outcomes presented in this document.



DOCUMENT CONTROL

Date of Issue	Rev No.	Reason for Issue	Author	Approved By
08/04/2025	D	Councillor briefing	TW, PV, MB,DH	TW/PV
14/04/2025	E	Issue to Council	TW, PV, MB,DH	TW/PV
16/04/2025	F	Issue to Council	TW, PV, MB,DH	TW/PV

This document may only be used for the purpose for which it was commissioned in accordance with the Terms of Engagement.

Img: JBA

CONTENTS

OVERVIEW	5
CONTEXT	6
LOCATION	7
CONTEXT MAPPING	8
HISTORY	9
ENGAGEMENT	10
ANALYSIS	11
ENVIRONMENTAL UNDERSTANDING	12
CONSIDERATIONS	13
NUTRIENT INPUTS	14
WATER BALANCE	15
WATER COLUMN CONDITIONS	16
ECOSYSTEM RESPONSES	17
AMENITY AND SAFETY	18
ISSUES AND ACTIONS	19
TURNING ISSUES INTO ACTIONS	20
PRIORITISING ACTIONS	21
FINAL LIST OF ACTIONS	22
IMPLEMENTATION APPROACH	24
EXAMPLES OF TREATMENT SYSTEMS	25
CONCEPT	27
FINAL CONCEPT	28
BRICKWORKS LAKE BIOFILTER	29
LAKE BUNGANA WETLAND	30
PLANTING PALETTE	33
GLOSSARY OF TERMS	36

OVERVIEW

Urban waterbodies are a vital component of our ecosystems, providing essential habitat for diverse life forms. They also play a crucial role in the water cycle and contribute to urban cooling. In urban areas, lakes often serve as focal points within developments, and when well-managed, they offer unique open spaces with significant visual, social, and economic value.

Artificial or heavily modified waterbodies change over time. While they may initially appear aesthetically pleasing, gradual sediment buildup and shifts in water balance can lead to issues such as algal blooms, odours, and insect infestations. If left unaddressed, these changes can disrupt lake processes, further impacting ecosystems and human health.

In urban settings, waterbody issues are often highly visible, drawing strong community interest. Residents living near affected lakes seek reassurance that interventions will be implemented effectively and in a timely manner, with minimal disruption. Therefore, an inclusive approach to waterbody management should incorporate community engagement to understand the potential impact of interventions better and gain insights that may further inform decision-making.

Each waterbody is unique, requiring a comprehensive understanding of the system, the root causes of issues, and the potential effects of various interventions. There are many possible strategies to restore balance to a waterbody, but no single solution is likely to be immediate or cost-effective on its own. In most cases, multiple interventions must be implemented over time, with careful consideration of their effectiveness, duration, and cost.

This Concept Report summarises the Maylands Lakes Environmental Restoration Masterplan and key issues related to the lakes. The master planning approach is a collaborative process that includes:

- System Understanding – Literature review, research, specialist consultant input, and community engagement
- Analysis – Identifying issues, causes, constraints, and possible interventions
- Optioneering – Developing a framework based on the analysis to generate potential actions
- Multi-Criteria Assessment (MCA) – Evaluating and scoring potential actions against a set of criteria

This document outlines the final concept from the master planning process developed from advice received from the community, Scientific Advisory Panel, City of Bayswater staff and City of Bayswater Councillors.



Img: JBA



LOCATION

The City of Bayswater (the City) is located northeast of Western Australia's capital, the City of Perth. It covers an area of 34.6 square kilometers and has a population of 69,283 (2021 Census). The suburb of Maylands (population 13,199) lies in the City's southeast, bordered by the northeastern tributary of the Swan River. The Maylands Lakes are situated in the middle of the Peninsula, with the Maylands Golf Course and Maylands Police Complex to the west, the Maylands Foreshore to the south, and residential areas wrapping around from the south along the eastern shores to the north.

Maylands Lakes consists of three interconnected lakes: Brickworks Lake, Lake Bungana, and Lake Brearley.

Understanding the Maylands Lakes system requires consideration of its historical context, its role in the surrounding landscape, and its position within the City of Bayswater. Key physical characteristics include surrounding vegetation, underlying soils, geology, groundwater dynamics, and overall topography, all of which influence stormwater runoff and groundwater flows.

The Maylands Lakes form part of a broader catchment, collecting stormwater (surface runoff) and groundwater (seepage) from the northern uplands, as well as direct rainfall. Due to the lakes size relative to the upstream catchment, there is minimal opportunity for outflow. As a result, the lakes function as a terminal lake system, meaning that whatever enters the lakes largely remains within them.

Like many urban lakes, the condition of the Maylands Lakes is shaped by its history and design. Understanding these conditions helps to build a picture of why the Lakes respond as they currently do, and what can be done to change them.



Figure 1. Context plan

CONTEXT MAPPING

Before European settlement, Maylands comprised a mix of damplands and sumplands, with grasslands interspersed throughout. The land beneath Bayswater remains part of a larger interconnected landscape, shaped by water catchments, surface water, and subterranean water systems that support diverse plant and animal habitats. GIS mapping is used collectively to enhance the understanding of the local environmental context.

Three main vegetation complexes make up the Bayswater area. The Bassendean, Guildford and Swan.

The Bassendean Vegetation Complex comprises a range of vegetation from woodland of *Eucalyptus marginata* (Jarrah), *Allocasuarina fraseriana* (Sheoak), Banksia species to low woodland of Melaleuca species, and sedgelands on the moister sites. This area includes the transition of *Eucalyptus marginata* (Jarrah) to *Eucalyptus tottiana* (Pricklybark).

GUILDFORD VEGETATION COMPLEX

The Guildford Vegetation Complex comprises a mixture of open forest to tall open forest of *Corymbia calophylla* (Marri), *Eucalyptus wandoo* (Wandoo), *Eucalyptus marginata* (Jarrah) and woodland of *Eucalyptus wandoo* (Wandoo) with rare occurrences of *Eucalyptus lane-poolei* (Salmon White Gum). Minor components include *Eucalyptus rudis* (Flooded Gum) and *Melaleuca raphiophylla* (Swamp Paperbark).

SWAN VEGETATION COMPLEX

The Swan Vegetation Complex comprises a fringing woodland of *Eucalyptus rudis* (Flooded Gum) - *Melaleuca raphiophylla* (Swamp Paperbark) with localised occurrence of low open forest of *Casuarina obesa* (Swamp Sheoak) and *Melaleuca cuticularis* (Saltwater Paperbark).

VEGETATION COMPLEX MAPPING

- Local government authority boundaries
- Bassendean complex (central and south)
- Guildford complex
- Herdsmen complex
- Karrakatta complex (central and south)
- Southern River complex
- Swan complex
- Vasse complex

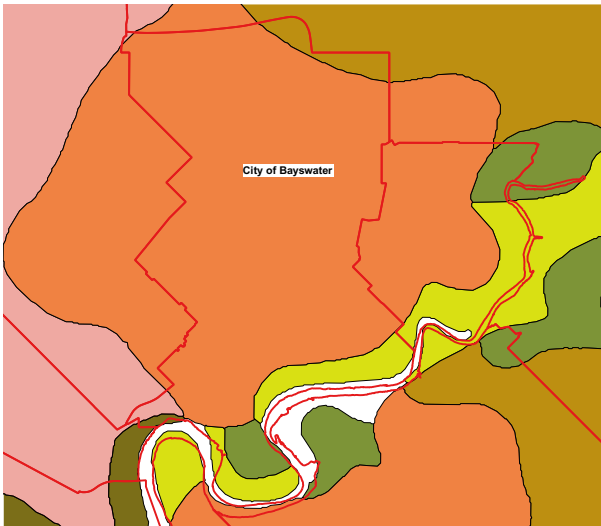


Figure 2. Vegetation complex map

SURFACE GEOLOGY MAPPING

- Local government authority boundaries
- Cps – PEATY CLAY - dark grey and black with variable sand and organic content, of lacustrine origin
- Ms4 - SANDY SILT - cream to pale brown alluvium, clayey in part, fine to medium-grained sand, of alluvial origin
- S8 - SAND - white to pale grey at surface, yellow at depth, fine to medium-grained, moderately well sorted, subangular to sub-rounded quartz, of aeolian origin
- S10 - SAND - as S8 over various other units
- Sm1 - SILTY SAND - strong brown, leached at surface, fine to medium-grained, quartz, variable silt content
- Ms2 - SANDY SILT - strong brown to mid grey, mottled, blocky, disseminated fine sand, hard when dry, variable clay content of alluvial origin

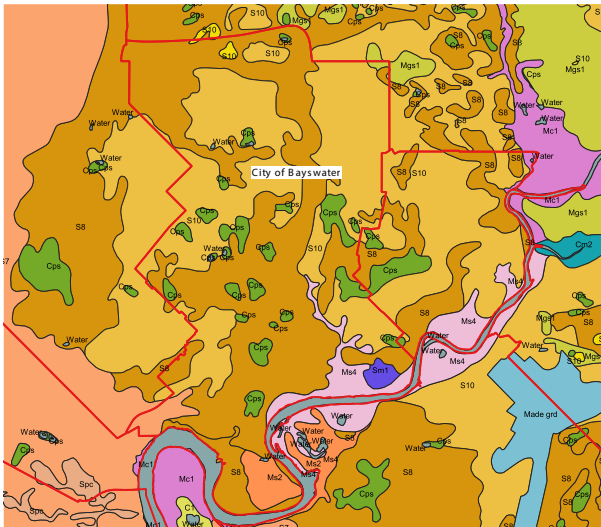


Figure 3. Surface Geology map

HISTORY

Maylands Peninsula has undergone significant transformation since its pre-European state due to farming, clay mining, and residential development. In the 1920s, clay extraction for the Maylands Brickworks created deep pits, which gradually filled with water over time. With limited inflows and ongoing excavation, these pits continued to deepen..

The lakes were later reshaped as part of the Satterley Peninsula Estate development, which was approved and constructed under the City of Stirling's jurisdiction. Completed in 2000, the development proceeded with a limited understanding of how the lakes should function, the long-term impacts of climate change on water availability, and the effects of nutrient accumulation on water quality. Research indicates that several water quality treatment devices were proposed as part of the project, but none appear to have been implemented.

Today, Maylands Lakes consists of three interconnected water bodies—Brickworks Lake, Lake Bungana, and Lake Brearley. These lakes feature deep zones with limited inflows and minimal water movement. Data shows ongoing nutrient inputs from groundwater, existing lake sediments, stormwater runoff, and fauna.

As a result, the lakes have become highly productive, algae-dominated systems, with regular algal blooms first recorded in 2007 following initial water quality concerns in 2006. These conditions are also strongly linked to recurring midge plagues that severely impact residents.

The City has conducted long-term water quality monitoring and investigations, leading to various recommended interventions. However, these efforts have yet to achieve lasting success.

- 1880s – Farmland
- 1890s–1980s – Clay pits
- 1980s–1990s – Informal lakes and wetlands, reclaimed by nature
- 1990s–2010s – Formalized lakes, valued for aesthetics
- 2010s–Present – Water quality issues, frequent algal blooms, and midge outbreaks due to nutrient loading



1953



1974



1981



1995



2003



PRESENT

ENGAGEMENT

The City has been actively engaging with various groups and residents regarding issues with Maylands Lakes for the past five years.

Considering the significant community interest in resolving the issues associated with the lakes, community engagement has been needed. This means that resolving the issues associated with Maylands Lakes is a balance of:

- What will work?
- How long will it take?
- How much will it cost?
- How will it impact the community?

A goal of the consultant team's master planning approach has always been to balance community aspirations with scientific principles, considering water balance, ecosystem health, amenity, safety, management capability, equity, and implementation timelines. The consultant team committed to ongoing community engagement, informing and seeking input at key stages of the master planning process.

Appreciating that not all community members are going to be 100% satisfied all the time, the consultancy team sought to understand:

- Any undocumented knowledge of the lakes system to help inform system understanding,
- How much is the community prepared for the current amenity to change (look, shape, lifestyle, etc.)?
- How much is the community prepared for the impact of changing the amenity (length of time to resolve, potential cost, truck movements, etc.).

A summary of the community engagement process for the Maylands Lakes Environmental Restoration Masterplan has been submitted to the City. It should be noted that the Community Engagement Outcomes Report only covers community engagement for the Maylands Lakes Environmental Restoration Masterplan Consultancy and Design Services, it does not include the outcomes of engagement with non-community stakeholders (SAP or government bodies). It also does not cover the City's coinciding community engagement which communicates its ongoing efforts to implement various short-term actions that improve water quality and reduce midge numbers.



Community listening post, Img: City of Bayswater

PROJECT DEFINITION

- Masterplan tender defined
- Masterplan tender released
- Masterplan tender awarded

STAGE 1

PROJECT INCEPTION AND PLANNING

- Project inception and site familiarisation

STAGE 2

DATA COLLATION AND REVIEW

- Identify future issues

STAGE 3

PROBLEM FORMULATION

- Concept evaluations
- Develop conceptual understanding
- Present to Council and SAP

STAGE 4

RESTORATION PATHWAY AND OBJECTIVES

- Community listening event
- Online engagement
- Site visit with traditional owners
- Finalise system understanding, pathway and objectives

STAGE 5

OPTION ANALYSIS AND CONCEPT DESIGN

- Complete Multicriteria Assessment (MCA)
- Develop initial concept designs
- Discuss concepts with SAP
- Present concept designs to Council

STAGE 6

FINALISE CONCEPTS

- Community event 2 - Presenting conceptual designs for feedback
- Presentation to state agencies
- Present to SAP
- Provide report to Council for final approval
- Presentation to quarterly community forum of final agreed concept

STAGE 7

DETAILED DESIGN



ENVIRONMENTAL UNDERSTANDING

Understanding the inflow and outflow dynamics of the Maylands Lakes system is essential for developing effective future interventions and management strategies. This requires examining water sources, water levels, the timing of inflows, and the system's connection to groundwater.

Equally important is understanding nutrient inputs—identifying the types of nutrients, how they enter the system, where they accumulate, and how long they persist.

The relationship between the system drivers are complex, as shown in *Figure 4: Lakes System Diagram*. This diagram helps to illustrate and refine the understanding of the system, and to better identify what can be changed or influenced through a Restoration Masterplan.

- Overall drivers of the lake system
- Inputs that are likely to affect lake water quality
- Water balances to understand the movement of water within and through the lake system
- Water column conditions that may contribute to some of the observed responses
- The Lakes response to all of the above
- Interventions that may help address some of these responses
- Changes in the ecosystem that can help determine whether interventions are improving the health of the system
- Ongoing consideration of amenities and safety for the community and the City

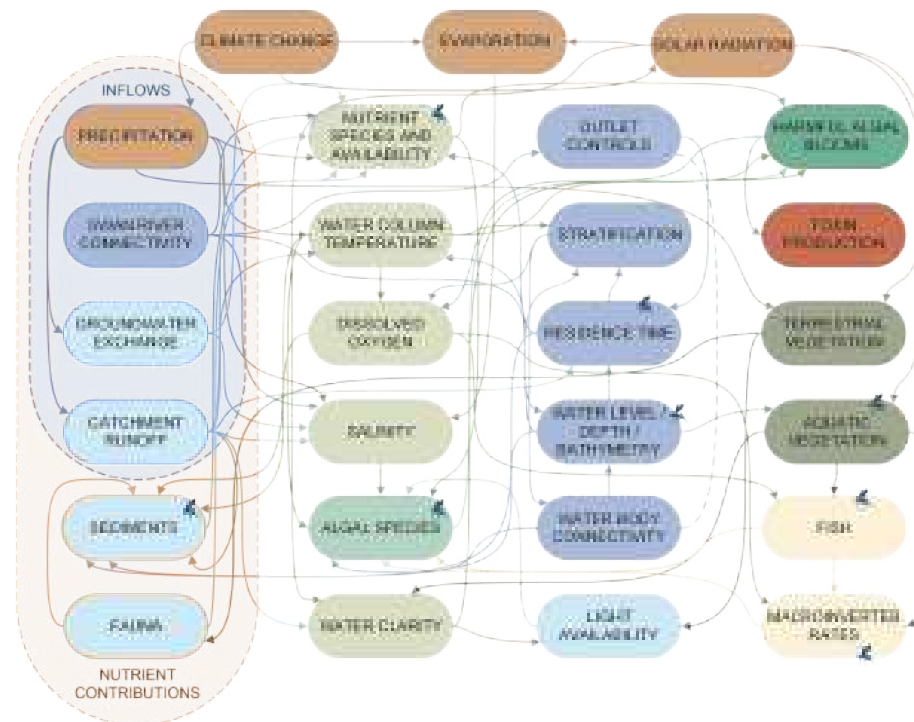












Figure 4. Lakes System Diagram

CONSIDERATIONS

An initial goal was to understand how the system functions and to evaluate the factors contributing to algal blooms and midge swarms. This understanding was further refined through community input, previous scientific studies, and feedback from the Scientific Advisory Panel.

The following factors must all be considered when developing an effective Restoration Masterplan for Maylands Lakes.

									
CLIMATE DRIVERS	INPUTS	WATER BALANCE	WATER COLUMN CONDITIONS	SYSTEM RESPONSES	MITIGATION RESPONSES	HEALTHY ECOSYSTEM INDICATORS	AMENITY AND SAFETY	MANAGEMENT	EQUITY/TIME
<ul style="list-style-type: none"> - Climate Change - Precipitation - Solar radiation - Temperature 	<ul style="list-style-type: none"> - Precipitation - Groundwater exchange - Catchment runoff - Sediments - Fauna (guano) - Flora (aquatic, emergent and terrestrial add carbon and nitrogen to the system) 	<ul style="list-style-type: none"> - Nutrient species and availability - Water column temperature - Dissolved oxygen - Salinity - Algal species - Water clarity - Light availability 	<ul style="list-style-type: none"> - Inflows - Outlet controls - Evaporation - Residence Time - Water level/depth/bathymetry - Waterbody connectivity 	<ul style="list-style-type: none"> - Stratification - Water column temperature - Light availability - Harmful algal blooms - Midge swarms - Toxin production - Aquatic vegetation - Fish - Turtles - Macro invertebrates (water bugs) - Bird diversity 	<ul style="list-style-type: none"> - Reducing nutrient inputs - Improving water balances - Improving shading - Reducing nutrients in the water column - Reducing water residence time - Establishing a healthy ecosystem 	<ul style="list-style-type: none"> - Limited algal blooms (down to once every 5 years) - Reduced midge swarms (from 10/10 to 2/10 severity) - Healthy terrestrial vegetation - Healthy aquatic vegetation - A range of fish species - Lots of water bugs (predators of algae and midge larvae) - Increased bird diversity and abundance 	<ul style="list-style-type: none"> - Aesthetics of islands - Large drop off of edges risk of drowning - Water depths for risk of drowning 	<ul style="list-style-type: none"> - Exotic vegetation - Existing lake treatment infrastructure not working (mixer) - Redundant/unused landscape infrastructure - Poor maintenance of landscape infrastructure - Gross pollutants present (rubbish) - No fountains 	<ul style="list-style-type: none"> - Community - Permanent Management / Imposed - Emergency Management

NUTRIENT INPUTS

Issues with the algal blooms in Maylands Lakes can be attributed to the availability of nutrients within the system. These nutrients come from a range of sources, including stormwater runoff, groundwater seepage, rainfall, existing algae (they retain a large amount of nutrients as fuel or food and can release this when they die), and sediment fluxes (releasing dissolved nutrients from previously trapped organic matter like leaves and dead algae under low oxygen conditions).

As part of assessing the inputs to the system, nutrient and water balances were created to evaluate the relative proportion of inputs from each of the sources. This was informed by existing water quality and flow data collected by the City over the last several years, previous technical studies of the lakes, bird counts from previous ecological studies, community observations, consultant observations, literature studies, and experience from other lakes and waterbodies in Australia and internationally.

The balances show that groundwater, sediment fluxes, existing water column nutrients and bird contributions largely drive nutrient availability. Managing these sources is an important mitigation strategy for the overall plan. If these are not actively reduced, there will be an ongoing source of nutrients for future algal blooms.

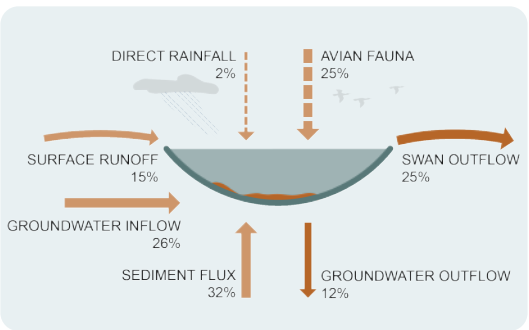


Figure 5. Nitrogen inputs

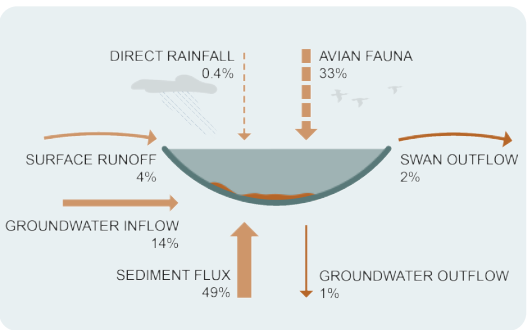


Figure 6. Phosphorus inputs

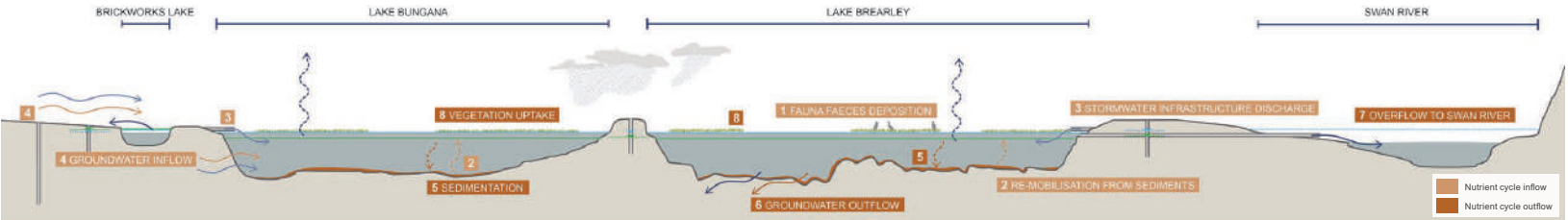


Figure 7. Lakes conceptual model

WATER BALANCE

A fundamental issue with the current conditions in Maylands Lakes is the lack of water movement. The slow water movement provides sufficient residence time for cyanobacteria to grow while also likely offering a suitable habitat for chironomid (non-biting midge) populations.

The Maylands Lakes system includes both shallow and deep zones (with some areas reaching depths of 7-8 meters), and it has limited catchment inflow and water movement. As a result, water residence times in the lakes can be as long as one year (1.2 years for the combined system). Ideally, water residence times in a healthy water body should be less than 30 days.

Water flow into the lakes comes from groundwater, rainfall, and stormwater, with groundwater accounting for the largest input due to the small catchment area. Evaporation, driven by the large surface area of the lakes, accounts for the largest volume of water loss. There are no significant outlets for water other than occasional outflows to the Swan River, which only occur during significant winter rainfall.

Based on this, it is concluded that Maylands Lakes largely function as a terminal lake system, meaning most of what enters the lakes remains there and becomes concentrated over time. While rainwater and catchment inflows do dilute and mix the water, this effect is not significant.

Therefore, improving the volume and quality of the inflows to the lakes, as well as enhancing water movement throughout the system to reduce residence times, must be key considerations for future management.

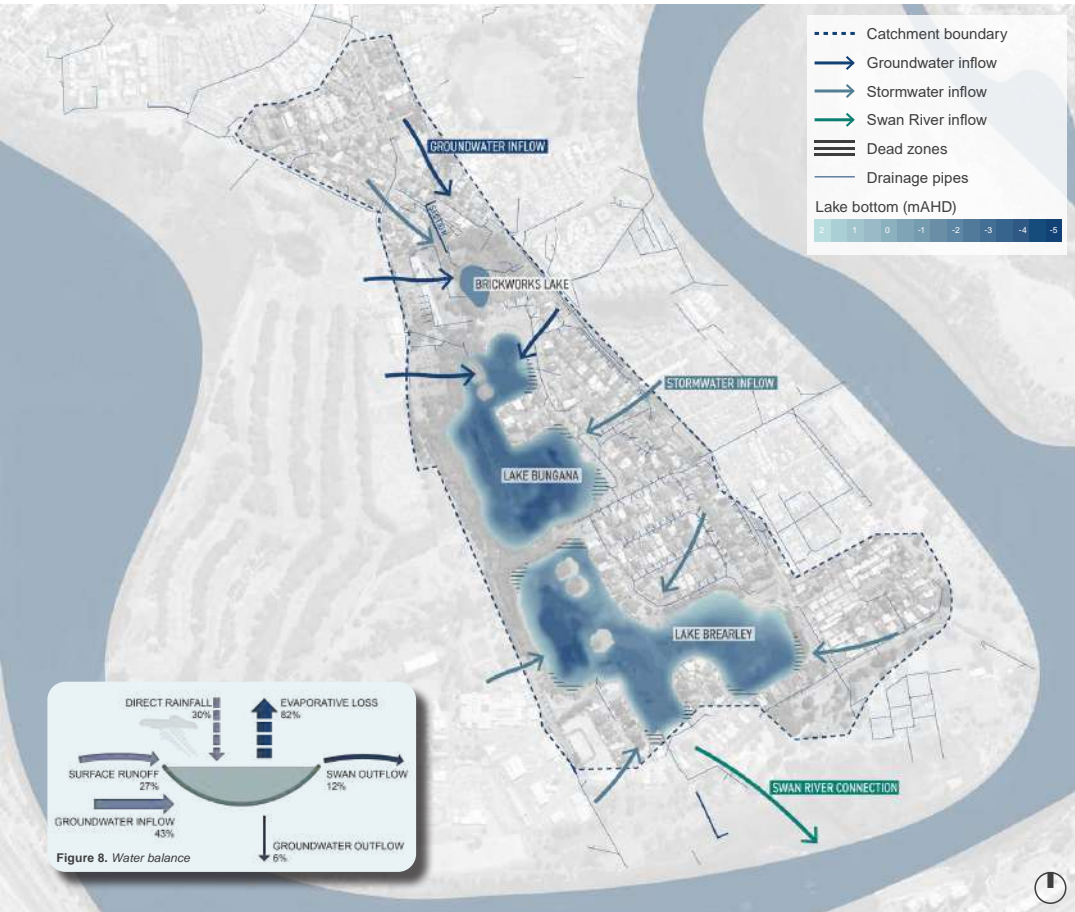


Figure 9. Water balance analysis

WATER BALANCE

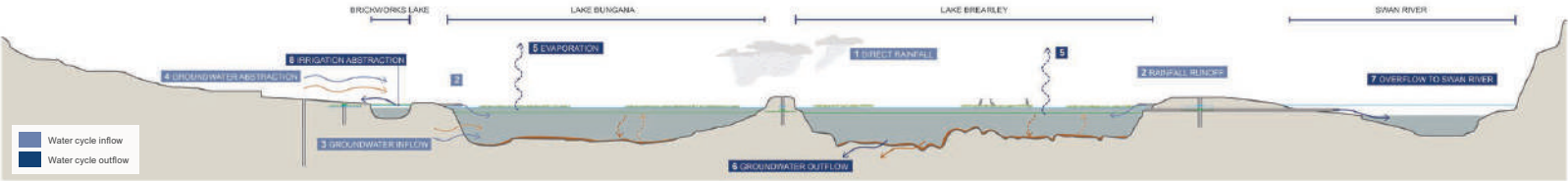


Figure 10. Lakes conceptual model

WATER COLUMN CONDITIONS

Conditions in the water column are a result of the influence of system drivers, inputs and the water balance. The city has undertaken existing water quality monitoring over the last several years. It provides us with considerable evidence of how the Lakes are responding to these influences and has formed much of the evidence around how the system operates.

From the nitrogen and electrical conductivity/salinity measurements, it appears that the groundwater influence is mostly from the northwest direction. There is little effect from groundwater in the lower parts of the system. However, some anecdotal evidence suggests that there may be occasional stormwater inputs in this area that are important, with rare unconfirmed sewer pumping station spills.

Salinity differences are relatively small between Brickworks Lake and Lake Bungana, meaning they are well connected (as is obvious from the natural channel). Water residence times in Bungana are much longer due to the amount of evaporation from the much larger lake area, as there are increases in both nutrients and salinity observed in the data that highlight this.

There are much bigger differences in nutrients and salinity between Lakes Bungana and Brearley. This indicates that the connection is poor. However, the increase in both nutrients and salinity highlights a much longer residence time in Brearley.

These data show that water column conditions strongly favour algal blooms, but also due to groundwater flows increasing (and bringing in more nutrients, especially phosphorus) for long periods after winter rainfall, which also coincides with warmer weather conditions, as shown in the graph.

From advice provided by our team's ecologist and from other sources, phosphorus concentrations in the water column are likely to be the biggest driver of algal productivity, and as most water bodies in Western Australia are very low in phosphorus normally, whenever water column phosphorus concentrations increase, blooms are very likely if the water temperature and clarity are also suitable.

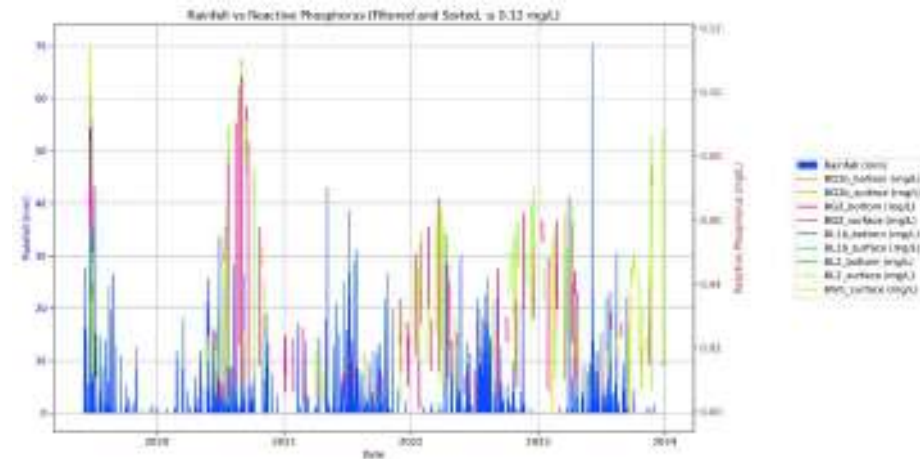


Figure 11. The graph shows dissolved phosphorus concentrations for different monitoring points throughout the lake with different colours representing different locations. Nearly all locations show spikes in concentrations during the drier months over the last years. *Img: Alluvium*

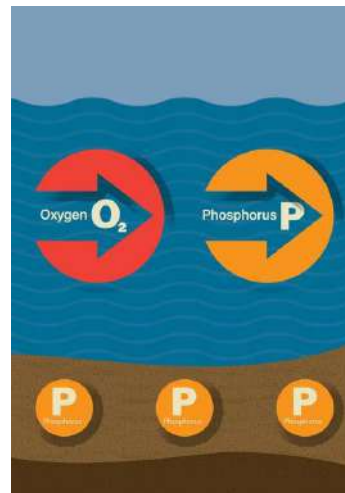


Figure 12. Nutrients and dissolved oxygen flow in from the catchment. *Img: Alluvium*

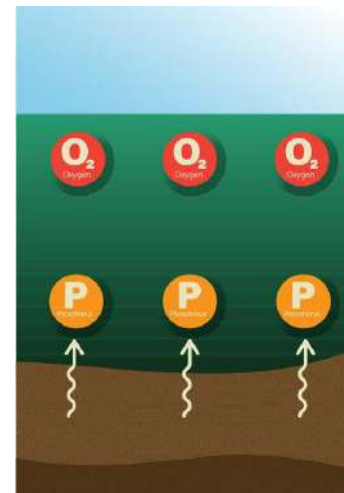


Figure 13. The cycle of turbidity and nutrient release. *Img: Alluvium*

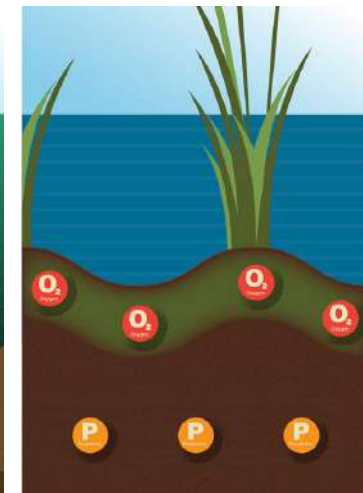


Figure 14. Plants and water circulation break the cycle of algal blooms and nutrient release. *Img: Alluvium*

ECOSYSTEM RESPONSES

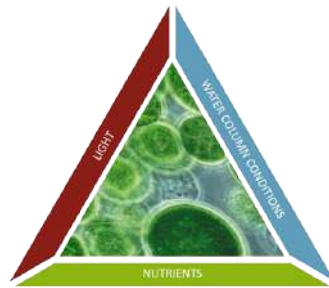


Figure 15. Algal triangle, Img: Alluvium

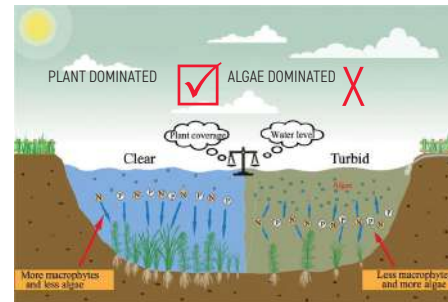


Figure 16. Lake regimes, Img: Alluvium

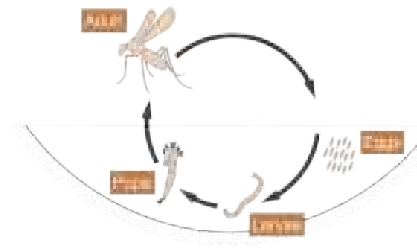


Figure 17. Midge life cycle, Img: JBA



Img: JBA

ALGAE

With the Maylands Lakes system, the drivers, inputs, water balance and resulting water column conditions all lead to the ecosystems within the Lakes responding through regular harmful algal blooms and swarms of non-biting midges. From all that we have gathered and understood in this project, the algal blooms and midges are a symptom of the system processes, and whilst they can be targeted directly, they won't be solved without also focusing on managing the drivers, inputs, water balance and water column conditions.

Cyanobacteria (harmful algae) can live in fresh, brackish or marine water. When the conditions are right, cyanobacteria can multiply rapidly, creating blooms that can spread throughout the water column. When considering how they respond to external and internal influences, blooms can be likened to the "fire triangle". The fire triangle illustrates how fuel, heat and a source of ignition interact. Algal blooms can be considered in much the same way. Three elements need to be present for a bloom to occur: nutrients to fuel algal growth, light to photosynthesize, and the right water column conditions (water temperature, salinity, pH, etc) to support growth. If the actions identified can target one or more sides of that triangle, there is likely to be a significant reduction in how often and how severe the algal blooms will be.

The Lakes have become dominated by algae. Shifting them back to a more plant (macrophyte) dominated system will mean the lake will be more resilient in the long term. The system will be more resilient to fluctuations in water inflows, water temperatures and occasional nutrient inputs.

MIDGES

Chironomids (non-biting midges) are likely to benefit from the same conditions as the cyanobacterial species. Depending on the species, they may also predate on algae and bacteria within the lake system, in addition to organic detritus and diatoms.

Life cycles can be very short (a few weeks) in warmer climates, and it is likely that in the Maylands Lakes system, several life cycles might be supported throughout the year, leading to ongoing persistence. Adults normally emerge simultaneously and form large mating clouds, so given that they have been an ongoing problem, as reported by residents, it is likely that several life cycles are occurring when conditions are suitable.

AMENITY AND SAFETY

While the primary objective of the master plan is to improve water quality and address related issues, the design must also create a beautiful, functional, and regenerative place. The final vision should celebrate the sensory richness of the site, enhance comfort and identity, and foster opportunities for people to connect with and deepen their understanding of both the natural and cultural environment.

This approach also presents an opportunity to improve safety and amenity. The landscape design will incorporate Crime Prevention Through Environmental Design (CPTED) principles alongside thoughtful lighting and signage strategies. However, the community must assess the real value of existing assets, such as the boardwalks, to determine their future role in the landscape.

Additionally, as the Maylands Lakes area falls under the management of the City of Bayswater, the city has a duty of care to its users. Of particular concern are the hard limestone wall edges, which drop immediately into deep water and may pose a safety risk. Addressing these hazards will be a critical component of the design response.

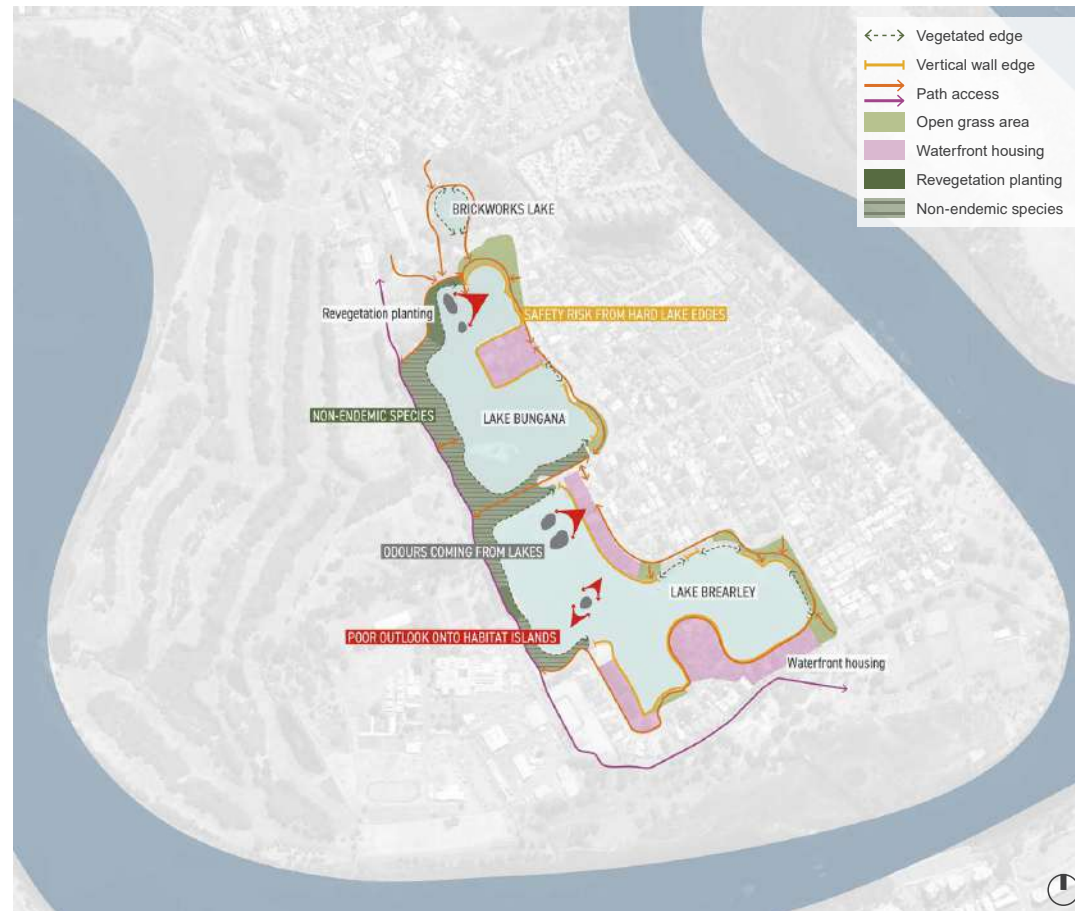


Figure 18. Amenity and Safety Analysis plan



Vertical walls with steep underwater slopes present safety risk, Img: M P Rogers & Associates



Algal toxins present health risk, Img: JBA



Waterfront housing, Img: JBA



Non-endemic species limit fringing vegetation, Img: JBA



Retaining walls with rock armour limit areas for fringing vegetation, Img: google.com



Revegetation fringing planting, Img: JBA



ISSUES AND ACTIONS

TURNING ISSUES INTO ACTIONS

During the analysis and understanding stage, a range of issues—including those raised by the Scientific Advisory Panel and the community—were systematically identified and investigated.

The investigation focused on understanding the underlying causes, key system components, and areas for improvement. To support this process, a logical framework (see Figure 19) was developed to identify potential actions that could address these issues and enhance the health of Maylands Lakes.

In parallel, the Maylands Lakes “optioneering” spreadsheet was used to evaluate and refine potential solutions, ultimately identifying 50 possible actions for consideration.

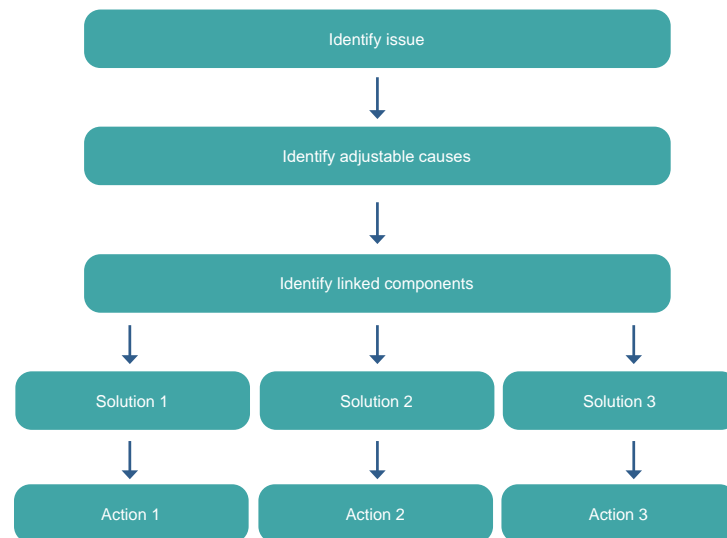


Figure 19. Action response framework

FULL LIST OF IDENTIFIED ACTIONS THAT MAY WORK AT MAYLANDS LAKES

REDUCE WATER RESIDENCE TIME

- Establish water pumping system for recirculation
- Reshape lakes and fill deep zones to <3m overall
- Change shapes or introduce berms to redirect flows

EQUITY / TIME

- Fill entire water bodies
- Do nothing
- Pump and physical filtration system

MANAGEMENT

- Review nanobubble application
- Retain/expand suitable treatments (mixers)
- Retain/expand suitable treatments (ultrasonics)

IMPROVE WATER BALANCES

- Increase groundwater additions to the system
- Resurvey lake bottom to identify deep zones
- Establish pipe/culvert linkage at berm between Bungana and Brearley to cater for likely maximum inflows into the system
- Link external catchments currently draining via Maylands Main Drain into Swan River
- Introduce Swan River water to lakes

REDUCE NUTRIENT INPUTS

- Remove nesting habitat from Islands in Bungana and Brearley
- Reduce fertiliser use in catchment

- Establish treatment wetland at top end of Brickworks Lake
- Establish biofiltration system in Brickworks to provide ongoing treatment
- Install treatment devices throughout contributing catchment

ESTABLISH HEALTHY ECOSYSTEM

- A lack of habitat is limiting predatory invertebrates. Introduce habitats and fauna will naturally populate the area.
- Review literature for likely predator insects needed and whether existing aquatic fauna (e.g. *Gambusia holbrooki*) and lack of habitats are limiting their growth
- Develop midge management plan
- The habitat is introduced fauna needed to support both algal and chironomid predators and how these can be combined.
- Establish floating water plants at specific depths
- Extend planting around lake edges to encourage other bird species
- Expand habitat modification (raking etc) or cease
- Add planting mediums to ephemeral zones suitable for planting

AMENITY AND SAFETY

- Undertake landscape redesign as part of the concept design process for the Masterplan
- Audit existing landscape infrastructure to evaluate what should be retained, restored, replaced or removed
- Incorporate feature works as part of the landscape design
- Reshape edges where

- appropriate to improve lake edge and shore to water interface
- Consider weed removal and planting mix as part of the overall landscape redesign
- Remove unsuitable treatments
- Consider shaping of added treatments and features to reduce waves (e.g. subsurface bunds)
- Implement revised landscape responses

REDUCE NUTRIENTS IN THE WATER COLUMN / IMPROVE WATER COLUMN CONDITIONS

- Establish offline biofiltration system
- Dredging of deep zones
- Placing clean sand over deep zones
- Establish wetland on western side of Bungana sized to achieve min 3 day residence time
- Establish floating wetlands at strategic locations
- Apply hydrogen peroxide to existing blooms when detected and through regular dosing
- Filling only deep zones
- Apply algaecides to existing blooms when detected and through regular dosing
- Introduce suitable submerged macrophytes species to lake systems
- Shape treatments to reduce wave propagation
- Plant lake edges with suitable shade tree species (e.g. *Melaleuca raphiophylla*)
- Add phoslock to system at regular intervals (at least once per year in Oct/Nov)
- Add alum to existing blooms to allow for flocculation of blooms

PRIORITISING ACTIONS

The actions identified vary in their effectiveness, benefits, cost, feasibility and how stakeholder groups (Councillors, City of Bayswater, Lake Residents, City Residents, State Agencies, and Indigenous Groups) might value them. How these actions are compared, prioritised and selected is a matter of balance.

A multi-criteria analysis (MCA) tool was developed to assist in ranking and negotiating actions. The MCA uses a scoring method to independently score the various criteria. The scores can be combined to help identify which actions are most suitable.

Actions have also been grouped according to *Level of Change*, *Speed of Action* and *Duration of Action*.

Gr.	Co	Sub Category	
Environmental	E1	Ecosystem health	This lake management option is effective at enabling ecological assets (e.g. aquatic native vegetation and aquatic organisms) to survive naturally.
	E2	Water quality (cyanobacteria)	This lake management option is effective at sustaining acceptable (e.g. below trigger values) cyanobacteria levels.
	E3	Water quality (phosphorus)	This lake management option is effective at sustaining acceptable (<0.05mg/L) phosphorus levels.
	E4	Water quality (nitrogen)	This lake management option is effective at sustaining acceptable (<1.5mg/L) nitrogen levels.
	E5	Water quality (stratification)	This lake management option is effective at preventing or reversing stratification of the lakes (through temperature, salinity and/or DO) .
	E6	Chironomid management	This lake management option is effective at reducing the occurrence of chironomid swarms
	E7	Exotic species	This lake management option reduces nuisance species
Social	S1	Direct contact	This lake management option is effective at managing algal toxins at levels safe for direct human contact
	S2	Indirect contact	This lake management option is effective at algal toxins at levels safe for indirect human contact (aerosols).
	S3	Amenity	This lake management option is effective at increasing community satisfaction with the amenity of the lake (e.g. visual, odour, feel).
	S4	Community impact	This lake management option has no or minimal negative impact on the community (e.g. sight lines, property values, filling of lakes, closure of lakes and/or parks, truck access, machinery, noise and dust)
Financial	F1	Capital cost	This lake management option would not impose a large capital (e.g. upfront) cost.
	F2	Operational cost	This lake management option would not impose significant operational (e.g. ongoing maintenance) costs.
Feasibility	FC1	Certain and well-established outcomes	This lake management option will lead to outcomes which are certain and well established.
	FC2	Lake scale trials	This lake management option will lead to outcomes which are known based on lake scale trials.
	FC3	Further research	This lake management option provides outcomes which do not require further associated research.
	FC4	Reapplication	This lake management option would not require reapplication for an extended period of time.
	FC5	Transferability	This lake management option would not be uniquely applied to Maylands Lakes
	FC6	Deliverability	This lake management option is able to be delivered (practicality of delivery)

Table 1. Excerpt from Maylands MCA and Scoring Criteria

LEVEL OF INTERVENTION

Minimum level

Action occurs mostly within the existing lakes with minimal change.

Medium level

Action requires some short-term disturbance and noise, with changes in some of the lake edges.

High level

Action is likely to significantly disrupt the lakes, possibly includes draining and refilling, removal or placement of material and significant change to look and feel.

SPEED OF ACTION

Short-term

Action likely to take 3 months to start working.

Medium-term

Action will take between 6 months to 2 years to be fully effective.

Long-term

Will take between 2 to 5 years to be fully effective.

DURATION OF ACTION

Quick response action

Action can be applied quickly to an existing issue or can be a planned response that can be implemented without significant lead times.

Ongoing action

Action that might need to be redone over time or is something that can be reviewed and updated from what is learned around its effectiveness.

One off action

Likely to be a permanent change to the system that only needs to be implemented once, but might require ongoing maintenance.

FINAL LIST OF ACTIONS

Below is the final list of 25 prioritised actions which has been reduced from the original 50 identified actions based on the feedback from the community, SAP, Councillors and the City of Bayswater. Actions that have not been progressed are not shown. A justification for the action, the benefits and constraints has been included.

OPTION	DESCRIPTION	JUSTIFICATION	BENEFITS	CONSTRAINTS
02	Add bunds to improve water movement through key areas to prevent stagnation.	This is primarily to improve the circulation path for water through the lakes and improve mixing in some poorly shaped areas.	Wave propagation reduction for reduction in aerosols.	Will add more vegetation into open water areas. Placement of fill to establish berms may be challenging.
04	Develop planting plan that includes weed removal and planting mix as part of the overall landscape redesign.	Existing areas around the lake have exotic vegetation, especially the non-endemic Casuarina. The final planting palette also needs to ensure integration with suitable species for habitat and nutrient removal.	Existing stands of Casuarina are a nuisance and non-endemic. Removal and replacement would improve the terrestrial flora diversity.	No significant constraints to redesign, though doesn't address algal or midge issues directly.
05	Develop midge management plan.	An existing midge management plan has already been prepared. This task is to review and update the existing plan based on the findings of this study and the existing efficacy of the program.	Updated approach for midge management.	Existing plan already in place, so some doubling up.
10	Establish pipe/culvert linkage at berm between Bungana and Brearley to cater for likely maximum inflows into the system.	This is required for improved circulation	Allows for connection to occur more readily than currently exists.	Poorer water quality from Lake Brearley will mix more easily with the better water quality in Bungana.
11	Establish treatment wetland at top end of Brickworks Lake.	Either a wetland or biofilter will provide significantly improved nutrient uptake for surface water flows into the lakes. Preference may be for a biofilter as there are media that can be used that are highly effective at nutrient removal.	Will continuously address nutrient inputs from surface water and any groundwater seepage into the stormwater system.	Will change Brickworks from a lake to a wetland or biofilter which may have some community resistance.
12	Establish water pumping system for recirculation.	Moving water around the lakes to reduce overall residence time in any one part of the lakes and will also then pass through the Bungana wetland when constructed.	Reduce residence times of water in any one area of the lake.	Costs, both capex and opex will be high. Potential noise issue, energy requirements high.
13	Establish wetland on western side of Bungana sized for nutrient removal and algal response reduction.	This wetland would be central to improving existing water quality in the lakes through ongoing treatment via recirculation.	Provides improved water quality, habitat and also recreational opportunities (pathway along berm).	Will change the outlook over this area of Bungana to some extent, will reduce areas of open water. Likely to be habitat for frogs and birds which may present a noise issue for some residents. High costs to construct and will require ongoing maintenance.
14	Extend plantings around lake edges to encourage other bird species.	Planting around areas of the lakes would help to increase the macrophyte zones and compete with algae for nutrient uptake and provide a range of bird habitats to increase diversity.	Focuses on improving habitat for a range of species and uses an ecologically based approach.	Needs to be ecologically based to ensure that another monoculture doesn't develop similar to the cormorants.
18	Implement revised landscape responses.	This is to ensure that Actions 38, 04 and 42 are implemented once completed.	Will lead to improved overall asset for the City.	No significant constraints though doesn't address algal or midge issues directly.
20	Add alum to existing blooms to allow for flocculation of blooms.	If algal blooms occur, their extent can be reduced relatively quickly with addition of alum. Alum (Aluminium Sulfate) causes the blooms to form into flocs that will eventually settle to the bottom. It will also help to lock up any phosphorus released when algal cells die.	Will reduce bloom extent and severity and help to reduce P concentrations in the water column.	Dosage needs to be carefully managed.
23	Introduce suitable submerged macrophytes species to lake systems.	Submerged macrophytes can be highly beneficial to reducing nutrients within the water column because they are able to cover large areas of water bodies.	Will compete with algae for nutrient availability.	Will require regular harvesting to ensure their extents are controlled. May change outlook over open water slightly.
24	Link external catchments currently draining via Maylands Main Drain into Swan River.	Additional water from surface water flows is likely to be low in nutrients and/or can be effectively treated by the Brickworks treatment system. This will help to improve the water balance within Maylands Lakes.	Should increase overall water movement through the lakes and improve water balance.	Increased flows into the lakes may mean increases in outlet flows to the Swan River which could present approval challenges.

OPTION	DESCRIPTION	JUSTIFICATION	BENEFITS	CONSTRAINTS
25	Placing clean sand over deep zones.	Reducing the depth of the lake to a maximum of 3m would reduce the opportunity for anoxic or anaerobic zones to establish and therefore reduce nutrient cycling.	Reduce nutrient availability in the water column.	Costs to import clean sand may be high and providing access for trucks to dump material and then to place it in the right locations may be challenging, hence the need for improved bathymetry surveys.
26	Plant emergent macrophytes in ephemeral zones.	Planting around areas of the lakes would help to increase the macrophyte zones and compete with algae for nutrient uptake and provide a range of bird habitats to increase diversity.	Helps to increase the overall coverage of macrophytes across the lakes (aiming for approx 50% coverage of vegetation similar to what existed prior to the redevelopment of the lakes).	Change in outlook in areas of the lakes from hard to soft edges, some concern around vegetation being habitat for mosquitoes.
27	Plant riparian zones with suitable shade tree species (e.g. <i>Melaleuca raphiophylla</i>).	Planting of tree species with larger canopies would help to shade lake edges which would reduce the light climate for algae and also help to reduce water temperatures in shallow zones.	Shading will reduce the conditions for algal productivity especially in shallow areas where water temps can be high. Will also offer alternative habitat if Casuarinas removed near the lake edge.	Shading will only be around the edges, so limited impact overall.
28	Revegetate islands in Bungana and Brearley to improve bird biodiversity	Removal of habitat to reduce the numbers of great cormorants that have been observed to nest across a number of islands within Lakes Brearley and Bungana will help to reduce phosphorus loads from that source.	Reduced nutrient inputs from one nutrient source.	Considerable community opposition for removal.
31	Remove unsuitable treatments.	There are a number of existing water treatment infrastructure elements such as floating wetlands, mixers and ultrasonic devices that are either not effective or may not be required in the future. These should be removed when other measures are successfully operating, but are likely not causing any significant issues (other than aesthetic) currently.	Improved visual amenity, reduction in opex from having to maintain redundant infrastructure.	Some of the existing treatments, especially the mixers, are likely having some benefit from improving water quality, but it isn't sufficient to cause change in algal response.
32	Add phoslock to system at regular intervals (at least once per year in Oct/Nov).	Dosing with Phoslock in late Spring/Early Summer should reduce the water column phosphorus concentrations significantly and reduce bloom severity. It is likely this may be needed for 1-2 seasons until other measures are suitably addressing soluble P concentrations.	Reduction in water column orthoP/FRP concentrations at key period when algae may proliferate.	Needs ongoing treatment if inputs aren't addressed.
33	Reshape edges where appropriate to improve lake edge and shore to water interface.	The existing hard edges, whilst having some formal amenity and potentially being unsuitable midge habitat, also present a safety risk and are not consistent with current lake design approaches. It also prevents plant establishment in key areas.	Improve safety and provide increased planting opportunities.	May have some community resistance to removal of hard edges. Changing from hard edge to soft edge may increase midge habitat.
35	Resurvey lake bathymetry to identify deep zones.	Current estimates for the volume of deep zones across both major lakes is around 12ML (for >3m depth). The bathymetric data is quite coarse and there have been changes within the lakes since the last survey (e.g. further inflows, dredging, raking). An up to date bathymetric survey would be relatively low cost and help to refine one of the more significant cost elements of the Masterplan.	Help to improve cost estimates and also available for modelling if required.	Already have some bathymetry in place so seen as repeating previous work.
36	Review literature for likely predator macroinvertebrates needed and whether existing aquatic fauna (eg. <i>Gambusia</i> spp.) and lack of habitats are limiting their growth.	A review of potential macroinvertebrate grazers and insectivores needs to be completed to understand which may be beneficial to predate on algae and chironomids and what may be needed to ensure they are able to flourish in the lakes. This could include habitat modification/ introduction, biomanipulation, stocking etc.	Improved macroinvertebrate diversity, improved aquatic fauna diversity, critical component of the food chain, reduction in algae and midge populations.	<i>Gambusia</i> are already extensive throughout the lakes, so biomanipulation through introducing predator fish may not remove them across all areas.
38	Undertake landscape redesign as part of the concept design process for the Masterplan.	Much of the existing landscape elements need to be revised, especially with regards to lake edge treatment and the water/vegetation/land interface that will be required as part of the masterplan.	If implemented, will improve overall amenity of the Lakes and provide improved value to all of City of Bayswater by increasing the recreational value of the Lakes.	No significant constraints to redesign, though doesn't address algal or midge issues directly.
39	Add planting mediums to ephemeral zones suitable for planting.	Some of the areas around the lakes edges are currently only sands or clays and may not be suitable to support extensive planting of macrophytes. Introduction of low phosphorus planting media would help to ensure successful plant establishment.	Allows for planting across larger areas of the lake edges (both terrestrial and aquatic).	Need to ensure low P soils are used otherwise will contribute to nutrient loads in the lakes.
42	Audit existing landscape infrastructure to evaluate what should be retained, restored, replaced or removed.	A number of existing landscape elements are in poor condition and either need to be removed, replaced or repaired.	Improved visual amenity.	No significant constraints to redesign, though doesn't address algal or midge issues directly.
47	Reduce fertiliser use in catchment.	Phosphorus inputs from fertiliser use will provide algae with phosphorus in a form that can be readily taken up. Reducing use from both Council works and local residents will be beneficial. There is also suggestion that glyphosate may contribute to phosphorus loads and use of it in close proximity to the lakes should be avoided.	Will reduce overall phosphorus loads.	Difficult to change behaviours without significant ongoing education and alternatives.

IMPLEMENTATION APPROACH

To make sure that the Masterplan implementation at Maylands Lakes follows a logical process, the proposed approach uses three phases of implementation which are set out in the table below.

Phase 1 focuses on early works that are likely to have immediate impact, and the subsequent phases to occur once the effect of previous phase is understood. This will also allow for further data

to be collected to support some of the more extensive proposed actions while treating some of the issues early in the restoration.

Implementation will also be supported by a Monitoring, Evaluation, Reporting and Improvement program that will continue to monitor the Maylands Lakes system and measure any changes that occur. This will then inform both the timing and extent of the future phases.

The numbering of the actions comes from the initial full list of 50 actions and has been carried through here so that they can be identified against the original logic for choosing them. These same numbers are also used to identify which actions may be dependent on other actions.

			SUPPORTING ACTION	ON-GROUND ACTION	AS REQUIRED	AMENITY PLANNING	INDICATIVE COSTS	ACTION DEPENDENCY
PHASE 1 - EARLY WORKS AND TARGETING INPUTS	12A	Establish a water pumping system for recirculation of Lake Brearley		✓			\$250,000	02
	36	Review literature for likely predator macroinvertebrates needed and whether existing aquatic fauna (eg. <i>Gambusia</i> spp.) and lack of habitats are limiting their growth. To be used as an input to landscape redesign.	✓				-	
	05	Review and update midge management plan	✓				\$60,000	36
	28	Revegetate islands in Lakes Bungana and Brearley	✓				\$50,000	
	35	Resurvey lake bathymetry to provide high quality baseline for detailed design	✓				\$50,000	
	AA1	Possible additional action – Ground survey of key areas	✓				\$50,000	
	11	Establish treatment biofilter at top end of Brickworks Lake		✓			\$1,250,000	AA1
	32	Add phoslock to system at regular intervals (at least once per year in Oct/Nov)		✓			\$400,000	
	47	Reduce fertiliser use in catchment through education program for community and updating Council practices where required.		✓			\$30,000	
	20	Add alum to existing blooms to allow for flocculation of blooms			✓		\$200,000	
	38	Undertake landscape redesign as part of the Masterplan				✓	\$50,000	AA1
	04	Planting plan that includes weed removal and planting mix as part of the overall landscape redesign				✓	\$5,000	38
	42	Audit existing landscape infrastructure to evaluate what should be retained, restored, replaced or removed.				✓	\$5,000	38
Total cost - \$2,420,000	AA2	Additional action - Develop Monitoring, Evaluation, Reporting and Improvement (MERI) plan					\$20,000	
PHASE 2 - ESTABLISHING AN ECOSYSTEM AND IMPROVING WATER MOVEMENT	02	Add bunds to improve water movement through key areas to prevent stagnation		✓			\$400,000	35
	10	Establish pipe/culvert linkage at berm between Bungana and Brearley to cater for likely maximum inflows into the system		✓			\$200,000	
	24	Link external catchments currently draining via Maylands Main Drain into Swan River		✓			\$500,000	
	33	Reshape edges where appropriate to improve lake edge and shore to water interface		✓			\$1,500,000	38
	39	Add planting mediums to ephemeral zones suitable for planting		✓			\$250,000	38
	23	Introduce suitable submerged macrophytes species to lake systems		✓			\$200,000	
	14	Extend plantings around lake edges to encourage other bird species		✓			\$250,000	38
	26	Plant emergent macrophytes in ephemeral zones		✓			\$100,000	38
Total cost - \$3,600,000	27	Plant riparian zones with suitable shade tree species (e.g. <i>Melaleuca raphiophylla</i>)		✓			\$200,000	38
PHASE 3 - TREATING THE WATER IN THE LAKES AND IMPROVING OVERALL AMENITY	12B	Extend the water pumping system for recirculation to Lake Bungana		✓			\$250,000	10
	25	Placing clean sand over deep zones		✓			\$1,000,000	35
	13	Establish wetland on western side of Bungana sized for nutrient removal and algal response reduction		✓			\$6,000,000	35
	18	Implement revised landscape responses		✓			\$1,000,000	38
Total cost - \$8,290,000	31	Remove unsuitable treatments		✓			\$40,000	AA2

EXAMPLES OF TREATMENT SYSTEMS

PHASE 1 - EARLY WORKS AND TARGETING INPUTS		
12A	Establish a water pumping system for recirculation of Lake Brearley	Used in many lakes to move water around the lake systems to improve water movement.
11	Establish treatment biofilter at top end of Brickworks Lake.	Biofilters are in use across Perth and are commonly applied across Australia and internationally. They work by filtering water through plants and soils to remove nutrients.
32	Add phoslock to system at regular intervals (at least once per year in Oct/Nov).	Phoslock was developed by CSIRO and is now a commercial product that is used to lock away phosphorus in the water column and to cap sediments.
47	Reduce fertiliser use in catchment through education program for community and updating Council practices where required.	Ongoing use of fertilisers across the catchments of Maylands Lakes will increase the amount of phosphorus coming from stormwater runoff and potentially groundwater. Reducing the use of fertilisers, especially those high in phosphorus, both in residential backyards and in Council operations will reduce this input.
20	Add alum to existing blooms to allow for flocculation of blooms.	Alum (Aluminium Sulfate) can help to bind algae together to form "flocs" that will settle to the bottom of the lakes. It also helps to bind phosphorus at the same time so can be very effective.



Option 12A, Img: T. Weber



Option 32, Img: thepondconnection.com



Option 11, Img: Doneralle by Syrinx



Option 47, Img: gardeningknowhow.com



Option 20, Img: friendsofgreenlake.org

PHASE 2 - ESTABLISHING AN ECOSYSTEM AND IMPROVING WATER MOVEMENT		
02	Add bunds to improve water movement through key areas to prevent stagnation.	Shallow bunds with rocks at the base and plants on top, these would be below the surface but with plants (rushes and sedges) coming above the surface and will help redirect flows in areas where water would normally be stagnant.
10	Establish pipe/culvert linkage at berm between Bungana and Brearley to cater for likely maximum inflows into the system.	Sized to allow for sufficient flows to pass from Bungana to Brearley but also for maximum flows from upstream catchments including any recirculated water .
33	Reshape edges where appropriate to improve lake edge and shore to water interface.	This would see a regrading of the edge so that plants like reeds and sedges can be introduced along more of the perimeter of the lakes, but also to introduce a more shallow entry into the water so that there isn't a sharp drop off into the water bodies.
26	Plant emergent macrophytes in ephemeral zones.	Introducing more rushes and sedges around the lakes edges will help to take up nutrients.
23	Introduce suitable submerged macrophytes species to lake system.	Using suitable species, the submerged plants can help to remove nutrients throughout the lake system.



Option 02, Img: Michael Wright



Option 02, Img: Designflow



Option 10, Img: T. Weber



Option 33, Img: M. Mullan



Option 26, Img: JBA



Option 23, Img: T. Weber

PHASE 3 - TREATING THE WATER IN THE LAKES AND IMPROVING OVERALL AMENITY		
12B	Extend the water pumping system for recirculation to Lake Bungana	Used in many lakes to move water around the lake systems to improve water movement.
25	Placing clean sand over deep zones.	Clean sands can help to lock away existing areas of organic matter (plant debris, dead algae etc) in deeper zones. This could be introduced through physical placement from barges or from lake edges or using sand slurries.
13	Establish wetland on western side of Bungana sized for nutrient removal and algal response reduction.	Wetlands are used across the world and in WA to help with nutrient removal with Eric Singleton wetland being a very good example of a well vegetated system.



Option 12B, Img: T. Weber



Option 25, Img: frtr.gov



Option 13, Img: JBA



Option 13, Img: T. Weber



FINAL CONCEPT

- PHASE 1

 - 12A Establish a water pumping system for recirculation of Lake Brearley
 - 36 Review literature for likely predator invertebrates needed and whether existing aquatic fauna (eg. *Gambusia holbrooki*) and lack of habitats are limiting their growth.
 - 05 Review and update existing midge management plan
 - 28 Revegetate islands in Bungana and Brearley to improve bird biodiversity
 - 35 Resurvey lake bathymetry to identify deep zones
 - 11 Establish treatment wetland at top end of Brickworks Lake
 - 32 Add phoslock to system at regular intervals (at least once per year in Oct/Nov)
 - 47 Reduce fertiliser use in catchment
 - 20 Add alum to existing blooms to allow for flocculation of blooms
 - 38 Undertake landscape redesign as part of the concept design process for the Masterplan
 - 04 Consider weed removal and planting mix as part of the overall landscape redesign
 - 42 Audit existing landscape infrastructure to evaluate what should be retained, restored, replaced or removed
- PHASE 2

 - 02 Add bunds to improve water movement through key areas of potential stagnation
 - 10 Establish pipe/culvert linkage at berm between Bungana and Brearley to cater for likely maximum inflows into the system
 - 24 Link external catchments currently draining via Maylands Main Drain into Swan River
 - 33 Reshape edges where appropriate to improve lake edge and shore to water interface
 - 39 Add planting mediums to ephemeral zones suitable for planting
 - 23 Introduce suitable submerged aquatic plant species to lake systems
 - 14 Extend planting around lake edges to encourage other bird species
 - 26 Plant emergent macrophytes in ephemeral zones
 - 27 Plant riparian zones with suitable shade tree species (e.g. *Melaleuca raphiophylla*)
- PHASE 3

 - 12B Extend the water pumping system for recirculation to Lake Bungana
 - 25 Placing clean sand over deep zones
 - 13 Establish wetland on western side of Bungana
 - 18 Implement revised landscape responses
 - 31 Remove unsuitable treatments

28 | Maylands Lakes Environmental Restoration | Concept Design Overview
Alluvium - Josh Byrne & Associates



Figure 20. Final concept option

BRICKWORKS LAKE BIOFILTER

Replacing Brickworks Lake with a biofilter will help to treat inflows from the upstream catchment to the North of the lakes.

While this catchment is only around a quarter of the total catchment area, it appears to be providing ongoing inflows of groundwater seepage through both subsurface drains throughout the catchment and infiltration directly into the stormwater system. The biofilter is essentially a large, planted-out infiltration basin that collects clean, treated water from the underdrains and allows it to pass downstream into Lake Bungana. The sediment forebay also facilitates the trapping of leaves, organic matter, and litter in an area that can be easily cleaned out by the Council on a regular basis (once or twice a year). A high-flow bypass is also provided to ensure that any flood flows are diverted around the vegetation, protecting the main part of the basin.

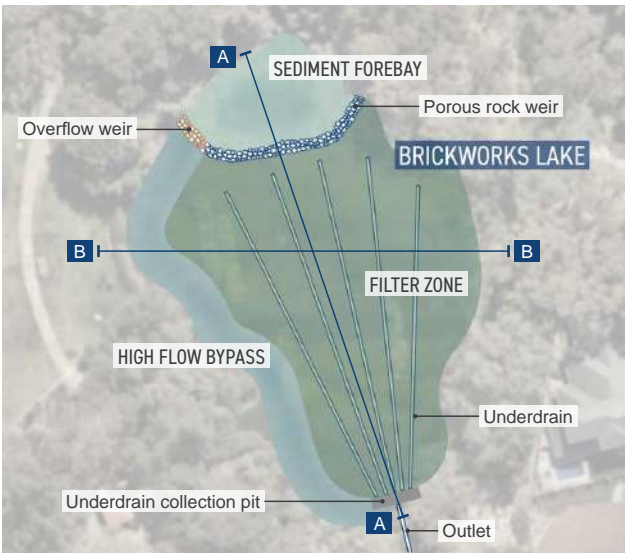


Figure 21. Brickworks Lake biofilter concept

BRICKWORKS - SECTION AA

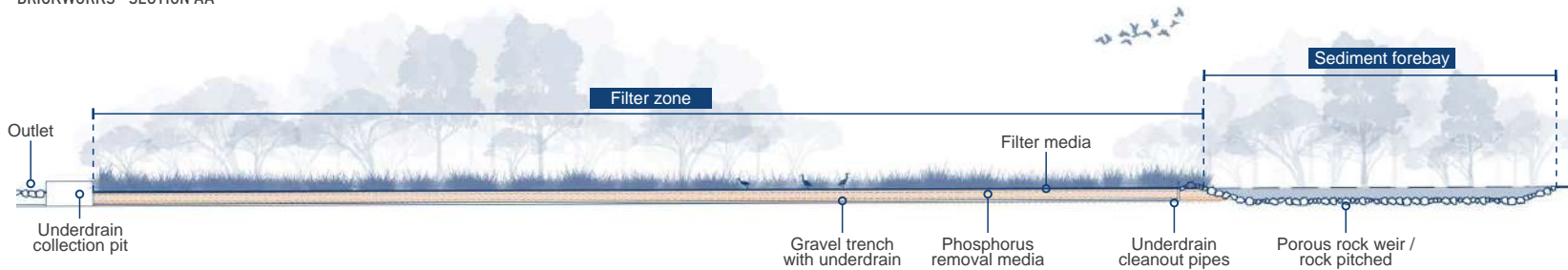


Figure 25. Brickworks Lake biofilter concept section through filter zone to sediment forebay

BRICKWORKS - SECTION BB

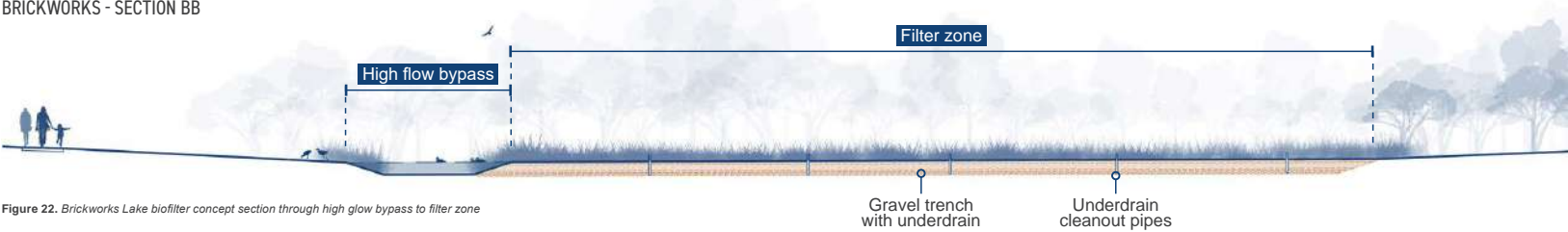


Figure 22. Brickworks Lake biofilter concept section through high flow bypass to filter zone

LAKE BUNGANA WETLAND

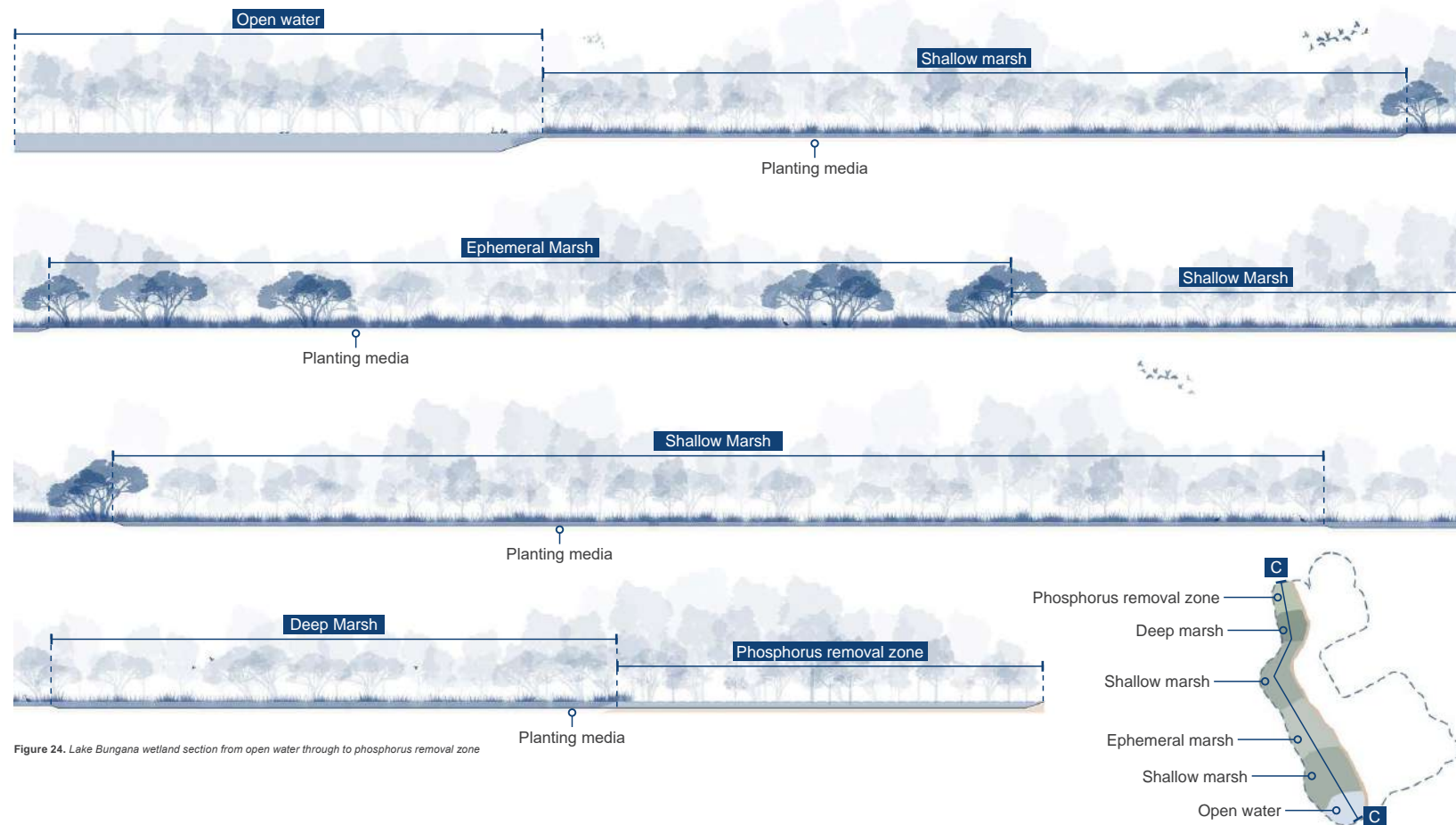
The treatment wetland proposed for the western side of Lake Bungana will receive flows from the recirculation system and allow the water to pass through extensive reeds and sedges, which will help reduce overall nutrient levels in the system. Additionally, by shading the water, these plants will help limit algae growth. A dedicated phosphorus removal zone at the end of the treatment area will further polish the water, removing any remaining phosphorus not absorbed by vegetation.

This wetland will also provide extensive habitat for frogs, birds, turtles, and other wildlife. It has been designed with areas that support mosquito predators, ensuring they can access all parts of the wetland and thereby mitigating the likelihood of mosquito breeding throughout the system.



Figure 23. Lake Bungana wetland concept

LAKE BUNGANA WETLAND - SECTION CC



LAKE BUNGANA WETLAND - SECTION DD



Figure 25. Lake Bungana wetland section through shallow marsh to open water



PLANTING PALETTE

LOWER EMBANKMENT PLANTING

This planting palette is characterised by scattered *Melaleuca raphiophylla* over open sedgeland of *Baumea* and *Juncus* species.

These plants will provide habitat for predatory invertebrates like frogs and lizards to help support a healthier ecosystem.

TREES

Melaleuca preissiana



Image: instanttreenursery.com.au

Melaleuca raphiophylla



Image: Robert Powell

RUSHES AND SEDGES

Baumea articulata



Image: Colleen Millar

Baumea juncea



Image: Geographe Community Landscape Nursery

Baumea rubiginosa



Image: woodsideplantsanddesign.com

Baumea vaginalis



Image: R. Clark

Lepidosperma effusum



Image: R. Clark

Lepidosperma longitudinale



Image: Denzel Muffet

HERBS

Centella asiatica



Image: Shahidul Hassan Roman

Lobelia anceps



Image: Community Environment Network

MID EMBANKMENT PLANTING

The Ephemeral zone has varying inundation levels and species within this planting zone are tolerant of this.

This zone is characterised by open *Melaleuca* woodland interspersed with *Eucalyptus rudis*.

It is the transition zone between the Wetland Zone and the Upper Embankment.

TREES

Banksia littoralis



Image: R. Clark

Eucalyptus lanepoolie



Image: Dean Nicholls

Eucalyptus rudis



Image: Robert Powell

Melaleuca preissiana



Image: Robert Powell

Melaleuca raphiophylla



Image: Robert Powell

SHRUBS AND GROUND COVERS

Calytrix flavescens



Image: R Clark

Calytrix fraseri



Image: Friends of Queens Park Bushland

Darwinia citriodora



Image: Gardening with Angus

Euchloopsis linearis



Image: Douglas Lieverse

Gastrolobium capitatum



Image: Friends of Queens Park

Hardenbergia comptoniana



Image: APACE

Hibbertia subvaginata



Image: Ian McMaster

Hypocalymma angustifolium



Image: Mandurah Native Gardens

Kennedia prostrata



Image: Gardening with Angus

Lechenaultia floribunda



Image: 'Bushblock'

Lobelia anceps



Image: Community Environment Network

STRAPPY PLANTS

Baumea juncea



Image: Geographical Community Landcare Nursery

Conostylis juncea



Image: nativ.com.au

Dianella revoluta



Image: tuckerbush.com.au

Patersonia occidentalis



Image: Gardening with Angus

Thysanotus multiflorus



Image: Arthur Chapman

UPPER EMBANKMENT PLANTING

The Upper Embankment plant palette is characterised by the Guildford and Swan Vegetation complexes.

The Guildford Complex comprises open forest of *Corymbia calophylla*, *Eucalyptus wandoo* and *Eucalyptus marginata* with *Eucalyptus rudis* and *Melaleuca raphiophylla* present in some areas. *Banksia grandis* and *Banksia littoralis* will provide a food source for Carnaby's Black and Red Tailed Black Cockatoos.

The understory comprises lower flowering plants with the inclusion of some prickly shrubs to provide protective habitat for birds and species such as *Hakea prostrata* and *Hakea varia* to provide forage for Carnaby's Black and Red Tailed Black Cockatoos.

TREES

Banksia grandis



Image: Hello Hello Plants

Banksia littoralis



Image: Honkeynuts

Corymbia calophylla



Image: Instant Tree Nursery

Eucalyptus rudis



Image: Robert Powell

Xanthorrea preissii



Image: Apace

SHRUBS AND GROUND COVERS

Adenanthos obovatus



Image: Christian Moline

Hakea prostrata



Image: Honkey Nuts

Hakea varia



Image: R Clark

Hibbertia racemosa



Image: R Clark

Hypocalymma robustum



Image: R Clark

Kennedia prostrata



Image: Gardening with Angus

Lechenaultia floribunda



Image: R Clark

Melaleuca thymoides



Image: Keith Morris

Verticordia densiflora



Image: Callan Wood

STRAPPY PLANTS

Conostylis aculeata



Image: Jimmy Turner

Conostylis candicans



Image: Native Plant Project

Dianella revoluta



Image: Cottesloe Coast Care

Thysanotus multiflorus



Image: Perth Birds and Bush

GLOSSARY OF TERMS

TERM	DEFINITION
Aquatic vegetation	Plants which grow in water.
Bathymetry	The shape of the bottom of the lakes. Deeper areas will usually mean that sediments and organic matter can collect there, and if the levels of dissolved oxygen in the water fall to low levels in these deep zones, the nutrients in the sediments and organic matter can be released back into the water column that can then be used by algae.
Connectivity	How the lakes are connected to upstream and downstream areas and between each lake.
Cyanobacteria	The correct scientific term for what is often described as blue-green algae ("cyano" means of the colour blue). The forms of cyanobacteria often found in Maylands Lakes, such as <i>Microcystis</i> and <i>Raphidiopsis</i> , are both technically bacteria, but can also use sunlight to photosynthesize like plants and algae.
Dissolved oxygen	The amount of oxygen that might be dissolved in the water. Dissolved oxygen is needed for aquatic animals to survive. When it drops to zero, animals that use gills for breathing may die.
Ephemeral	An area within a waterbody, stream or river that may dry out for short periods. In a wetland, an ephemeral zone is usually at or just above the normal standing water level to allow for plants to grow which only occasionally need water over them.
Flocculation (flocs)	A process where smaller particles are brought together through physical or chemical processes to form larger particles or "flocs" which eventually are large enough to settle. Commonly used in water treatment processes, flocculation with chemicals, such as alum, allow particles which may not normally bind together to form flocs of a size needed to settle to the bottom of a waterbody.
Macroinvertebrates	Small aquatic animals that don't have a backbone and can be seen with the naked eye, such as small snails, worms, insects and beetles.
Macrophyte	A water plant large enough to be seen by the naked eye. Macrophytes are typically seen around lakes, wetlands and rivers and can be present in several zones, such as the water's edge (ephemeral macrophytes), in shallow areas (emergent macrophytes – emerging from the water), and in deeper areas (submerged or floating macrophytes).
Nutrient species	The forms of nitrogen, phosphorus and carbon that might be present in the water or sediment which may also be available to feed algae and midge larvae.
Precipitation	Rainfall.
Residence time	The time taken for a parcel of water to move through the lakes. Long residence times mean that the water can become stagnant allowing algae to grow without any disturbance.
Riparian	The area immediately adjacent to a waterbody, stream or river. Riparian vegetation is the trees, shrubs, grasses and other plants that grow near the water's edge and can tolerate occasional wetting.
Solar radiation	The energy from sunlight.
Stratification	The formation of layers of different water quality characteristics, especially temperature but also dissolved oxygen. Typically this happens when water bodies are deeper than 3m and/or have limited mixing.
Terrestrial vegetation	Plants which grow on the land.
Toxin production	Chemicals produced by algae, usually when they die, which can be harmful to humans and animals.



10.3.3 Maylands Lakes - Tender Concept Designs, Pumps and Filtration Report

Responsible Branch:	Project Services
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. CONFIDENTIAL REDACTED - Maylands Lakes Pump and Filtration Technical Assessment Report [10.3.3.1 - 18 pages]
Refer:	Item 8.1: SCM 11.12.2024 Item 10.3.1: OCM 27.08.2024 Item 13.1: OCM 23.07.2024 Item 10.3.1: OCM 30.04.2024 Item 10.3.3: OCM 12.12.2023
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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 —

- (i) a trade secret; or
- (ii) information that has a commercial value to a person; or
- (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government;

SUMMARY

For Council to consider the two shortlisted submissions received for Tender 22-2024, Maylands Lakes Water Treatment Facility – Design, Construct and Operate, following a resolution by Council to seek more information about these submissions.

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 for consideration.

OFFICER'S RECOMMENDATION

That Council:

1. Does not accept any tenders in response to **RFT 22-2024 Maylands Lakes Water Treatment Facility – Design, Construct and Operate**.
2. Progresses pump and bio filtration action(s) identified as part of the Maylands Lakes Masterplan Concept Report.

BACKGROUND

Maylands Lakes are a series of constructed wetlands located at the southern end of the Maylands Peninsula and are surrounded by the Maylands Peninsula Estate to the east and south, the Maylands Police Complex to the southwest and the Maylands Peninsula Golf Course to the west.

The lakes have persistent water quality issues, with significant remediation challenges. The City's aim is to improve the water quality in the lakes in line with the *Guidelines for Managing Risks in Recreational Water* provided by the National Health and Medical Research Council.

At the Ordinary Meeting held on 12 December 2023, in response to an officer's report about:

- The water quality issues of the Maylands Lakes;
- Detailing the background of water quality measures previously undertaken; and
- Recommending a way forward to a more sustainable, ecologically sound, and self-regulating lake system,

it was resolved (in part) as follows:

"That Council:

4. *Requests the Chief Executive Officer to explore the option of using pumps and filtration for Lake Brearley, as a short-medium term action that could be an alternative if the mixing trial does not go ahead."*

At the Ordinary Meeting held on 30 April 2024 OCM, in response to an officer's report about the proposed scope for the preparation of the Maylands Lakes Environmental Restoration Masterplan, Council resolved (in part) as follows:

"That Council:

1. *Endorses the scope for the preparation of the Maylands Lakes Environmental Restoration Masterplan as contained in Attachment 1, with the inclusion of the following additional option:*
 - (a) *Mechanical pumping and filtration.*
4. *Requests the Chief Executive Officer to not progress the water mixing trial.*
5. *Requests the Chief Executive Officer to call for expressions of interest (EOI) for the use of pumps and filtration at the Maylands Lakes and provides a report back to Council on the outcomes."*

The intent of this outcome was to investigate an affordable temporary or trial solution that can be implemented in the short term to improve water quality and provide some relief to the surrounding community. Ongoing consideration is also required in the longer term noting any impact that may be relevant to the master planning process. It should be noted that the City has been approached several times by various companies and members of the community advising that there are technologies readily available that are affordable and could be implemented quickly to solve the problems that are being experienced at the Lakes.

At the Ordinary Meeting held on 23 July 2024, Council awarded *Tender 12-2024 Maylands Lakes Environmental Restoration Masterplan Consultancy and Design Services* to Alluvium Consulting Australia Pty Ltd.

Alluvium, with support from Josh Byrne and Associates (JBA), has completed to date six stages of a seven-stage project, including project planning, data review, community engagement / listening sessions and the development of concept design and proposed actions. Alluvium has considered community and stakeholder feedback for the development of a final concept design outcome.

The Environmental Restoration Masterplan project is currently running to schedule, assisted by the Scientific Advisory Panel, with the final concept design included in the Agenda for the Ordinary Council Meeting on 29 April 2025.

At the Ordinary Meeting held on 27 August 2024, in response to the officer's recommendation about the outcome of the EOI, Council resolved as follows:

"That Council:

- 1. Notes information received through the Expression of Interest for Pumps and Filtration will be provided to the Scientific Advisory Panel to aid in the preparation of the Maylands Lakes Environmental Restoration Masterplan.*
- 2. Authorises the Chief Executive Officer to undertake the following:*
 - (a) Invite tenders through a public tender process for the provision of a pump and filtration system at the Maylands Lakes.*
 - (b) Present the outcomes of the invited tender process to Council for consideration."*

To implement Council's resolution, the City engaged GHD as technical consultants and McLeods Lawyers to assist in the development of a functional specification and tender documentation to design, construct and operate a pump and filtration system for Maylands Lakes.

Tender 22-2024 *Maylands Lakes Water Treatment Facility - Design, Construct and Operate* was advertised on 2 November 2024 in The West Australian and Perth Now Central newspapers, via TenderLink and on the City's website. Respondents to the EOI were also notified of the advertised tender. The tender specification is also published as a project document on the City's Maylands Lakes engagement page.

The tender scope was to design, construct, test, commission, operate and in due course decommission a quality-designed, efficient, and effective Water Treatment Facility for management of algae in the Lakes. Purchase and lease options were included within the tender.

It is expected that the water treatment facility will treat lake water only. It is also expected that it will manage all waste streams generated, such as removed algal mass, within the constraints of the location. There is no requirement for dredging.

The water treatment facility and associated plant shall meet the following criteria:

- (a) Be functional.
- (b) Apply industry best practices.
- (c) Achieve the performance metrics specified.
- (d) Minimise disruption to the local community.
- (e) Ensure reliable operation by the Contractor.
- (f) Ensure reliable maintenance by the Contractor.
- (g) Ensure ease of constructability.
- (h) Effectively manage all waste streams.
- (i) Minimise adverse environmental and community impact.
- (j) Comply with all relevant standards, codes, and legislations.
- (k) Comply with all health and safety legislation.
- (l) Provide sufficient vehicular and personnel access for operations and maintenance.

The successful contractor will recommend a suitable location for the water treatment facility based on the footprint requirements, its integration requirements and the known site constraints, determined from information provided by the City. The site will be confirmed by the City following a technical assessment of the successful contractor's proposal.

Options were available in the price schedule for respondents to either confer ownership of all infrastructure to the City, or lease equipment and then remove it at the end of operations, for periods of up to five years. A third option was also offered for respondents to complete an alternative price structure.

The tender submission period closed at 4:00pm on Wednesday, 27 November 2024. A total of 39 companies accessed the RFT documentation, and seven submissions were received from six respondents prior to the closing date/time.

Seven submissions were assessed and two submissions were shortlisted, these being submitted by Altrum Pty Ltd trading as Engineered Efficiency (Altrum) and Remote Area Power and Water Pty Ltd (RAPAW). The Assessment Panel noted there were several omissions and assumptions within the shortlisted submissions. Key considerations such as approvals, placement, utility supply, system design in terms of which lakes to be treated, and waste disposal, required further assessment and clarification.

The Assessment Panel recommended that accepting any submission at that time presented a high financial and reputational risk to Council, warranting further due diligence to be undertaken to reduce the City's exposure to risk. In addition, neither the expression of interest nor the request for tender process had identified a temporary system easily available to provide proven, immediate relief in the short term.

Consequently, further clarification was required with shortlisted respondents to determine how aligned their submissions were in meeting the requirements prescribed within the RFT document. This would require liaison with the respondents, utility and other service providers, regulatory authorities, and internal City staff to work through all exclusions and omissions.

In response to an officer's report about the assessment of submissions for *Tender 22-2024 Maylands Lakes Water Treatment Facility – Design, Construct and Operate*, Council resolved the following at a Special Council meeting held on 11 December 2024:

"That Council:

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

Panel, to aid in the preparation of the Maylands Lakes Environmental Restoration Masterplan.”

EXTERNAL CONSULTATION

The shortlisted submissions were distributed to the Scientific Advisory Panel (SAP) prior to their meeting on 3 December 2024. Panel members were reminded of their obligations in respect to the commercial-in-confidence nature of the submissions.

SAP members discussed pumps and filtration as part of their assessment of the content of the draft Maylands Lakes Masterplan at their meeting held on 21 January 2025.

The specification documents for RFT 22-2024 were provided to Maylands Lakes Environmental Restoration Masterplan consultants for consideration as part of their design review process.

OFFICER'S COMMENTS

In response to the Council resolution to undertake further analysis of the efficacy and costs of the tender submissions from RAPAW and Altrum, the City sought further clarification from the two shortlisted respondents, as listed below:

- Solution capability/methodology.
- Plant location, footprint, access, and impact on surrounding amenity/infrastructure.
- Status of plant to be supplied in terms of new/used and level of guarantee/warranty provided.
- System design, layout, and installation method.
- Utility requirement to operate and service plant.
- Flow and circulation rates.
- Water clarity assumption(s) pre-treatment and post treatment outcomes.
- Fit for purpose treatment methods.
- Volume of waste generation and method of removal / disposal.
- Capital and operational costs.
- Approval requirement(s).
- Any other relevant information.

Additional information was to be received by Friday, 7 February 2025 as updated submissions. The information was then assessed by an external advisory company for technical compliance. The outcome of that assessment is provided in **Confidential Attachment 1**.

Key findings of the technical assessment of the two updated submissions are as follows:

- Altrum's response is for treating Lake Brearley only and resulted in some design changes and further refinement of CAPEX (increased) and OPEX costs (lowered). The response provided some clarity but did not fully satisfy all areas requested.

- RAPAW's response still did not adequately clarify their offer. The maximum capacity of the proposed filtration system remains unknown, and no specific case study demonstrating algae removal has been provided.
- CAPEX and OPEX costing are not clear for both updated submissions, with provisional sum inclusions and/or the additional price options listed.
- Power upgrades are required for any on-site treatment facility, which could take up to one year to complete. This has been confirmed through investigations conducted by the City. This concludes that the existing overhead power supply along Swan Bank Road and the switchboard at the Maylands Golf Course adjacent to Lake Bungana will require significant upgrading as they are inadequate to meet the power demands of either submission.

A diesel generator could potentially provide the required power but would be challenged to meet noise level requirements while running 24 hours per day. It would also present a theft security risk and is estimated to require in excess of \$200,000 per year in fuel charges.

The technical assessment concludes by noting that the updated submission from Altrum remains the more complete submission, with fewer uncertainties than the RAPAW updated submission.

The technical assessment recommended that further information be requested from RAPAW to further clarify their submission. This was provided to the City in March and used to update the assessment.

The Scientific Advisory Panel (SAP) and Masterplan Design Consultants were also invited by the City to comment on mechanical pumps and filtration.

Scientific Advisory Panel

The concept of using a pump and mechanical filtration system for Maylands Lakes was discussed by the SAP at its January 2025 meeting, however, was not supported as the most appropriate solution to water quality problems experienced at the Maylands Lakes.

Masterplan Design Consultants

The use of mechanical pumps and filtration was considered by the Maylands Lakes Masterplan consultants during the analysis and understanding stage of developing the draft masterplan. An 'optioneering' spreadsheet was developed identifying fifty actions for consideration.

A multi-criterial analysis (MCA) process was then undertaken to rank options. The use of mechanical pumps and filtration was not considered as high a priority as other actions, and the use of mechanical filtration is not being taken forward in the list of recommended master planning options.

This was largely due to an uncertainty of the proposed performance of mechanical pumps and filtration at the scale that would be required for the lakes. The size of the infrastructure is not providing the water circulation necessary to improve water residence time. The capital and operational costs were also considered significant compared to other options.

Assessment Panel Consideration

The two updated submissions were then reviewed by the City's Tender Assessment Panel against the following qualitative criteria, as was used in the initial tender assessment.

Description	Weighting
Overall suitability and demonstrated understanding of the Principal's requirement	30%
Relevant experience	25%
Respondent's resources	10%
Local business support	5%
Total Qualitative	70%

Price Weighting
30%

Qualitative Assessment

Evaluation scores relating to the qualitative criteria are shown in the table below which compares the original evaluation scores with the updated evaluation scores:

Submission	Suitability and understanding 30%	Relevant experience 25%	Respondent's resources 10%	Local business support 5%	Total 70%
Altrum Original	15.0	15.0	6.0	1.5	37.5
Altrum Updated	15.0	15.0	6.0	1.5	37.5
RAPAW Original	15.0	15.0	5.0	1.0	36.0
RAPAW Updated	12.0	15.0	5.0	1.0	33.0

The qualitative scores (out of 70) for Altrum and RAPAW in the original evaluation were 37.5 (53.57%) and 36 (51.43%) respectively.

The updated qualitative score for Altrum is unchanged at 37.5 (53.57%), while RAPAW's score reduced to 33 (47.14%) due to remaining uncertainties about their offer.

In terms of an overall qualitative rating, the scores for both Engineered Efficiency and RAPAW broadly translate to being 'Adequate' / 'Marginal'.

From a procurement perspective, the above represents a risk, with the key consideration being whether there is a clear and practical way forward to 'de-risk' the progression and procurement of a water treatment facility solution; and/or the exploration of other options that warrant consideration, such as treatment solutions proposed within the Maylands Lakes master planning process.

Price Assessment

In terms of price, the updated submission from RAPAW remains unchanged. The updated submission from Altrum has an increase in CAPEX of up to 7.5% due to design changes, including relocating the inlet and outlet pipes to hydraulically connect the lakes and a larger pump being required.

The OPEX costs for Altrum were reduced in line with an updated cost on operation over three years of approximately 14% excluding waste removal and 25% when waste removal is included. At the conclusion of the qualitative and price analysis, the time and effort taken by Altrum and RAPAW to refine their offers, is acknowledged.

However, despite the refinement and additional information provided by the shortlisted respondents the Assessment Panel considers that neither updated submission satisfied the requirements of the RFT.

LEGISLATIVE COMPLIANCE

The tender process has met the requirements of section 3.57 the *Local Government Act 1995* and regulations 14 – 16 of the *Local Government (Functions and General) Regulations 1996*.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category if the Council does not adopt the officer's recommendation.

Impact Category	Appetite	Risk Rating
Workplace, Health, and Safety	Low	Low
Financial	Medium	High
Reputation and Stakeholders	Medium	High
Service Delivery	Medium	High
Environment	Low	Medium
Governance and Compliance	Low	Low
Strategic Risk	SR02 - Failure to strategically plan, deliver and maintain infrastructure and assets. SR03 - Council plans, decision making process and/or activities fail to invest in the management, protection, and improvement of its natural environment.	

FINANCIAL IMPLICATIONS

The estimated financial implications of accepting either of the shortlisted tender submissions is expected to be:

- Capital expenditure (including design, power requirements, and installation) \$3 million.
- Annual operating expenditure (including servicing and waste disposal) \$1 million.

The provision of a pumps and filtration water treatment facility at Maylands Lakes is currently unbudgeted. Should Council wish to approve a tender submission, a transfer of funding from appropriate reserves will be required.

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: Environment and Liveability

Goal E5: Protect and enhance the City's natural environment and biodiversity and encourage the community to participate in its protection.

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 technical assessment of the updated submissions from Altrum and RAPAW identifies there are still inherent project risks, such as:

- The filtered removal of algae does not prevent future algae growth and is likely to create the potential for the lake(s) system to create an 'algae farm'.
- The extent of midge population reduction is difficult to predict and quantify in the long term.
- Power upgrades are required for any on-site treatment facility, which could take up to a year to complete.
- The proposed site footprint exceeds available space and will impact access to existing infrastructure on site.
- The volume and removal method of waste material is not clearly defined.
- Sludge removal costs depend on sludge characteristics, which are unknown until treatment commences (either with a fully commissioned site or through trial testing).

The use of mechanical pumps and filtration as a solution to water quality problems is not supported by either the SAP or the Maylands Lakes design consultants.

The Assessment Panel scores indicate there remains significant risk to the City in terms of the effectiveness and price of the submissions presented.

In conclusion, it is recommended that Council does not proceed with either of the two short-listed submissions for RFT 22-2024 *Maylands Lakes Water Treatment Facility – Design, Construct and Operate*.

10.3.4 Lease Agreement - Noranda Child Care Centre - 9 Garson Court, Noranda

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	Nil
Refer:	Item: 10.4.14 OCM: 03.09.2019 Item: 11.2.6 OCM: 24.09.2013
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

Council consideration is sought in relation to a new lease agreement for the Noranda Childcare Centre at 9 Garson Court, Noranda.

The Chief Executive officer has the authority to enter into a new Lease/Licence/User Agreement for the continued tenancy with the current occupant of the premises, provided the terms comply with the Community Facility Lease and Licence/User Agreement Policy (the policy). However, as Noranda Childcare Centre currently operates under a sublease arrangement with head leaseholder, the Department of Communities, this matter is referred to Council.

OFFICER'S RECOMMENDATION

That Council authorises the Chief Executive Officer to:

- 1. Transfer the lease agreement for 9 Garson Court, Noranda, from the Department of Communities to the Bayswater Child Care Association; and**
- 2. The lease being in accordance with the *Community Facility Lease and License/User Agreement Policy*, as per Category 3 Community Child Care Centres, for a term of five years.**

BACKGROUND

The Noranda Childcare Centre located at 9 Garson Court, Noranda (Lot 324 on Plan 58387) is freehold land comprised in Certificate of Title 1560, Folio 641. The land is owned by the City of Bayswater (the City) and the premises is leased to the Department of Communities (the Department), which has been sub-leasing to the Bayswater Child Care Association (BCCA).

The lease agreement with the Department was initially signed in 1992 for a 21-year term, which included both Noranda Childcare Centre and Noranda Family Centre. At the Ordinary Council Meeting held 24 September 2013 Council resolved to grant the Department a new lease for an additional five years from 1 November 2013 to 31 October 2018, with an option for a further five-year term from 1 November 2018 to 31 October 2023. Ngala Early Parenting and Childhood Services who was occupying the Noranda Family Centre on a sub-lease arrangement vacated the premises at the end of June 2019 due to the Department funding ceasing. A further report was present to Council at the Ordinary Council Meeting 3 September 2019 to which Council approved the request from the Department for a new five-year lease for the Noranda Child Care Centre, and to hand back to the City the Noranda Family Centre.

An Expression of Interest was then conducted to lease the Noranda Family Centre which was then leased by the City to Orana House Inc.

The lease with the Department for the Noranda Childcare Centre expired 15 December 2024 and has since been continued on a month-to-month basis. In an email correspondence received 20 January 2025, the Department advised these facilities are a legacy of past government programs and are not part of the Department's current strategic plans and outcomes. Therefore, the Department has proposed to exit the lease, requesting the City enter into a lease agreement directly with BCCA.



EXTERNAL CONSULTATION

No external consultation has been completed.

If the recommendation is not supported and the Department continues to proceed with termination, then any interest in potential future tenancies will be required to be submitted via an Expression of Interest.

OFFICER'S COMMENTS

BCCA who currently operates the Noranda Childcare Centre on a sub-lease arrangement, is a community-owned, not-for-profit organisation, who holds four community lease agreements for childcare centres within City boundaries located at 27 Silverwood Street, Morley; 5 Tara Street, Morley; 13 Roberts Street, Bayswater and 5 Richard Street, Maylands.

The Lessee has constantly met its obligations under the lease agreements for the sites mentioned above. An annual audit is completed and assessed against lease key performance indicators (KPIs) for all leaseholders and an overall performance rating between 81-100% is considered '*excellent, highly recommended to renew the lease*'.

BCCA's average performance score for last three annual audits is 85%.

The City has confirmed BCCA wish to continue the tenancy at Noranda Childcare Centre and as such, have agreed to the proposed terms below as per the policy.

Item	Lease Terms
Agreement Length	5 Years
Annual Rent	\$1,632.95 p/a plus GST and indexed annually to CPI
Annual Council Rates	Lessor to pay
Emergency Services Levy	Lessee to pay
Outgoings (Utility and waste collection charges)	Lessee to pay
Annual Routine Maintenance Charges (e.g. servicing of air conditioning systems, emergency exit light testing, fire safety systems etc)	Lessee to be invoiced for the annual cost applicable to the facility
TOTAL	\$1,632.95 p/a + ESL, outgoings, and annual routine maintenance costs

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. SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest. SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable to execute a new lease agreement:

Item 1: Lease Preparation

Asset Category: Other

Source of Funds: Municipal

LTFP Impacts: Not itemised in the LTFP

Notes: The costs include the preparation of lease document by City officers.

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	EMPLOYEE				
1	-	-	\$900	\$1,632.95	5	-	\$67,055.00

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: Vibrancy
- Goal V3: Activate the City's town and neighbourhood centres.
- Theme: Leadership and Governance
- Goal L3: Provide good customer service.
Respond to the needs of our community in a respectful and timely way.

CONCLUSION

It is the officer's recommendation that Council authorises the Chief Executive Officer to transfer the lease to Bayswater Child Care Association and to execute a new five-year lease subject to the terms outlined in this report.

10.3.5 Electrification Initiatives in the City of Bayswater

Responsible Branch:	Parks and Environment
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Advocacy Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	Nil
Refer:	Item: 11.2 OCM: 19.11.2024
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

The purpose of this report is to review possible options for the City to facilitate the community to transition from gas, including education, planning policies for new developments and incentives. This is in response to a Council resolution from the November 2024 Ordinary Council Meeting.

The report establishes that there are significant respiratory health and environmental impacts associated with the combustion of natural gas and identifies the transition to energy efficient electric buildings powered by renewables as a method to address these issues.

OFFICER'S RECOMMENDATION

That Council:

- 1. Receives this report on possible options for the City to facilitate the community to transition from gas, including education, planning policies for new developments and incentives.**
- 2. Supports the development of an electrification education program.**
- 3. Requests the Chief Executive Officer to:**
 - (a) Keep informed with the development of bulk buy/panel of suppliers program in collaboration with other local governments.**
 - (b) Advocate for the State Government to require all houses to publish their energy star rating at the point of sale or lease.**
 - (c) Advocate for WALGA to develop a model policy for electrification, including consideration of incentives and compliance implications.**

BACKGROUND

At its Ordinary Meeting on 19 November 2024, Council considered a Notice of Motion relating to opportunities for the City to assist the community to reduce greenhouse gas emissions, and resolved as follows:

"That Council requests the Chief Executive Officer to provide a report to Council at the April 2025 Ordinary Council Meeting on possible options that will enable the community to transition from gas, including education, planning policies for new developments and incentives."

This report is provided to address the above Council resolution.

Natural gas is a combustible mixture of hydrocarbon gases consisting mainly of methane as well as other gases such as carbon dioxide. For every gigajoule (GJ) of natural gas consumed

51.53kg of greenhouse gas emissions are produced¹ accounting for 21% of annual global fossil fuel emissions². Once viewed as 'clean and cheap', it is now understood that natural gas has substantial negative impacts for human health and the environment.

Cooking and heating with natural gas is common in Australian homes with an estimated 73% of Western Australian (WA) households connected to the mains gas network. The below table shows the estimated proportion of households with mains gas by State and the type of gas appliances used.

	Proportion with mains gas	Of the households with mains gas		
		Cooking ³	Hot water	Space heating
National	54%	83%	74%	38%
VIC	84%	87%	75%	56%
WA	73%	90%	77%	24%
ACT	61%	71%	74%	49%
SA	61%	84%	76%	26%
NSW	48%	80%	71%	27%
QLD	18%	68%	69%	4%

Source: Energy Consumers Australia 'Consumer Energy Report Card'

Approximately 39% of electricity is provided by renewable sources in WA's main electricity network, the South-West Interconnected System (SWIS). During peak production periods this share of electricity generation has been recorded as high as 81%. Just over half of this renewable electricity comes from large scale wind farms, followed closely by rooftop solar photovoltaics (PV). In 2022, the Australian Government legislated greenhouse gas emissions reduction targets of 43% from 2005 levels by 2030 and net zero by 2050. Subsequently, the *Future Gas Strategy* published in 2024 acknowledges that 'Australia cannot reach our 2050 net zero targets without reducing and decarbonising our consumption of natural gas'. This includes a shift towards gas combustion for 'higher value' uses, such as the firming of renewables and industrial processes requiring high heat. The Australian Energy Market Operator (AEMO) is also forecasting an increasing supply gap in the WA gas market from 2030.

From a public health perspective, the combustion of natural gas indoors is associated with both the development of asthma and asthma attacks, as well as accelerated lung function decline. Asthma is the most common chronic respiratory disease worldwide with over 10% of the Australian population (2.8 million people) living with the condition. Studies show that, across the community, 12% of childhood asthma is directly attributable to the use of gas cooking stoves specifically³ and, for a child already diagnosed with asthma, the prevalence of asthma symptoms increases significantly when living in a home with a gas stove⁴. The long-term use of gas

¹ DCCEEW 2024, Australian National Greenhouse Accounts Factors, Department of Climate Change, Energy, the Environment and Water, Canberra, August. CC BY 4.0.

² CSIRO. *What are the sources of carbon dioxide in the atmosphere?* <https://www.csiro.au/en/research/environmental-impacts/climate-change/climate-change-qa/sources-of-co2>.

³ B. Ewald, G. Crisp & M. Carey. 2022. "Health risks from indoor gas appliances." *Australian Journal of General Practice* 51 (12). doi:10.31128/AJGP-08-22-6535.

appliances has also been shown to be associated with persistent asthma and accelerated lung function decline in adults at levels comparable to the impacts of smoking or wood heating⁵.

Respiratory health impacts and emissions associated with gas use can be addressed through electrification. Electrification is the process of replacing technologies that use fossil fuels, such as gas heaters, cooking stoves, and hot water units, with electrically powered equivalents, such as induction cooktops and heat pumps, which can then be powered by renewable energy.

In the WA energy market, the price per unit for gas supply has historically been cheaper than that of grid sourced electricity (depending on time of use). However, modern electric appliances are typically 2-6 times more energy efficient than gas appliances. This significantly reduces the amount of energy required to power a home or business and, when paired with solar PV and/or a battery storage system, presents substantial cost savings for the community. Additionally, the use of all-electric appliances enables community members to disconnect from the gas network entirely (or not connect in the first place in the case of new builds) therefore avoiding ongoing supply charges and account fees.

With rentals making up just over 30% of residential properties within the City of Bayswater, it is important to acknowledge that there are greater barriers to electrification for renters than owner-occupiers. Typically, renters pay energy bills while landlords are responsible for the upfront costs of replacing appliances or retrofits. This means that the benefits of reduced bills and improved comfort don't often lead to electrification or energy efficiency upgrades in rental properties. Furthermore, rental properties are often less energy efficient than owner-occupied homes equating to higher energy bills for the tenants. There are similar barriers to electrification for low-income households and those living in strata complexes (e.g. apartment buildings). These barriers relate to the upfront cost of building upgrades and the difficulties posed by common property and shared utilities.

State and Local Governments are taking action to drive electrification for homes and businesses. The Victorian Government published a *Gas Substitution Roadmap* which has notably included a phase out of new residential gas connections as well as the expansion of the Victorian Energy Upgrades program which provides incentives for products that reduce energy demand and decrease greenhouse gas emissions. Similarly, the ACT Government has adopted an *Integrated Energy Plan* which sets out the ACT's pathway for electrification including the prevention of new gas connections for residential, commercial and community facilities, noting that the ACT already meets its current electricity needs with 100% renewable electricity.

At a local level, Councils across Australia have introduced a variety of initiatives to facilitate their communities to electrify. These initiatives range from regulatory mechanisms through the local planning framework, to education and incentives, such as rebates and workshops, as well as advocacy to State and Federal Governments for action on a broader community scale. Council electrification initiatives will be explored further through this report.

In WA, there are some limitations to the impact local governments can have in facilitating the community to electrify. There is currently no requirement for the City to have direct involvement in the connection of private buildings to the gas network as a part of the local government planning/building framework and application processes. In the event a property does not have an existing gas connection the owner can apply directly to the supplier to have a connection installed without the City's involvement. It is noted that while connection to water, sewer and

⁴ W.Lin, B. Brunekreef & U. Gehring. 2013. "Meta-analysis of the effects of indoor nitrogen dioxide and gas cooking on asthma and wheeze in children." *International Journal of Epidemiology* 1724-1737. doi:10.1093/ije/dyt150.

⁵ Dai X, Bui DS, Perret JL, et al. "Exposure to household air pollution over 10 years is related to asthma and lung function decline." *Eur Respir J* 2021; 57: 2000602 [https://doi.org/10.1183/13993003.00602-2020].

electricity is a requirement of subdivision, connection to gas is not, it is at the discretion of each individual landowner.

EXTERNAL CONSULTATION

Officers obtained feedback from WALGA and local governments from WA and the eastern states in the preparation of this report.

OFFICER'S COMMENTS

Officers have undertaken a desktop review of options available to the City to help facilitate the community to transition from gas. The results of this review have been broadly classified into four main categories; advocacy, local planning policies (LPP), incentives and education. An analysis of each of the options has been provided below as well as examples of where these have been implemented by other Local Governments.

Advocacy

The Environment and Liveability Framework (ELF) was unanimously adopted by Council at its Ordinary Meeting on 26 April 2022 and includes the key transformational action of:

'Advocate the State Government to require all houses for sale to publish their energy star rating. The City to provide information and grants as an incentive for people to make modifications to existing dwellings to improve their energy efficiency.'

There are limitations to the impact the City can have at a local government level to facilitate the community to transition from gas. As previously noted, connection to the gas network is not administrated through the local planning process and would need to be addressed at a State Government level, as has been the case in Victoria and the ACT. Concerns have also been raised regarding the wide variety of existing LPPs relating to sustainable development in WA and the potential confusion this may cause for developers and builders. In Victoria, the Council Alliance for a Sustainable Built Environment (CASBE) has overcome this through the development of a uniform Environmentally Sustainable Development Planning Policy which has been adopted by 27 Councils. The City could advocate to WALGA for the development of a model policy for electrification including consideration of options for incentives and compliance implications.

The Home Energy Ratings Disclosure Framework, released by Environment Ministers in December 2024, sets out a national approach to assess the energy performance of homes and provide an energy rating and certificate to households at the point of sale or lease. The information provided by a home energy rating is designed to encourage improvements to residential properties, driving action that reduces household energy usage, costs, and greenhouse gas emissions, while improving health and comfort. In line with the advocacy actions set out in the ELF, it is recommended that the City advocate for the State Government to implement the Framework and mandate the disclosure of home energy ratings at the point of sale or lease.

Local Planning Policies (LPP):

It is often more efficient and cost effective to incorporate building electrification at the construction stage rather than to retrofit existing buildings. Additionally, designing residential properties to be all electric and energy efficient in the first instance negates the issues associated with gas combustion for tenants if the property were to be listed for rent.

Traditional sustainable design elements, such as solar passive design and natural ventilation, are embedded in the guiding principles of the Residential Design Codes (R-Codes) however, neither the R-Codes nor a local planning policy can require new residential developments to transition from gas.

It is noted that a LPP for residential development that adds criteria not currently covered by the R-Codes cannot be used on a development that is deemed-to-comply. In other words, if a single dwelling meets all the deemed-to-comply criteria of the R-Codes, an LPP cannot be used as a reason to deny development approval. However, where a development application is subject to the planning process, the conditions of a LPP can be applied. An LPP relating to sustainable design can be implemented and may include incentives such as faster development approvals or discounted application fees, to encourage and promote the community to transition from gas.

The City's *Sustainability in Design Policy* was adopted in May 2022 and is due for review in May 2026, noting that the WA Planning Manual – Local Planning Policies (Draft) intends for local planning policy reviews every five years. It is recommended that opportunities to facilitate electrification are explored through this review. As detailed within the advocacy section of the report, it is recommended further advocacy with WALGA is undertaken to help design a model policy to assist local governments in preparing uniform sustainability provisions across the State.

Incentives

The City of Bayswater does not currently offer incentives for the community to electrify their homes or businesses. Initiatives available for the City to help incentivise the community to transition from gas include upfront discounts, rebates, and the establishment of a 'bulk buy' or panel of preferred suppliers for electrification technologies.

'Switch your Thinking' is a local government initiative based in Perth, that promotes sustainability. The group runs 'Rewards for Residents' and 'Rewards for Businesses' programs which offer upfront discounts on products that help improve building sustainability. These programs are only available to residents and businesses within Switch Your Thinking Member Councils. The City of Bayswater is not currently a member Council, and the cost of membership has been quoted at \$7,000 + GST for the 2024/25 financial year.

The City could offer rebates to cover a portion of the upfront cost of purchasing products which help the community to transition from gas. The City of Canning has recently implemented a similar initiative with the inclusion of solar panels as part of its Eco Rebates program. City of Canning officers noted that their budget allocation for the solar PV rebates was exhausted shortly after release with the program engaging approximately 15 households. Rebate programs also require the applicant to pay for the product in full before claiming the rebate, thus removing the incentive for lower income households where upfront cost is already a barrier to transitioning from gas.

Much like the Switch Your Thinking 'Rewards for Residents' program, a bulk buy or panel of suppliers (depending on the desired format) provides upfront discounts to the community, helping to alleviate the financial barriers to electrification. Unlike the Switch Your Thinking program, a bulk buy or panel of suppliers undertakes a full procurement process to appoint a dedicated supplier for one or more products, securing a contracted discount through the process. Community members then register their interest in the program and the supplier works directly with the resident to provide a formal quote. The advantage of this approach is that it reduces the research the resident is required to undertake themselves, providing reassurance that the supplier has been thoroughly vetted and that they will receive a fair price for the works. Councils that have implemented programs such as these often opt to run the program through a third party to assist with the procurement process.

The Hume City Council 'Home Energy Upgrades' program is an example of a panel of suppliers' program to incentivise electrification and facilitate the community to transition from gas. The Home Energy Upgrades program is run by non-for-profit Yarra Energy Foundation on behalf of Hume City Council and has appointed two suppliers for the program – one for insulation and the other for reverse cycle air conditioning, electric heat pump hot water systems, solar PV, draught

proofing and induction cooktops. The program provides upfront discounts for residents, education and engagement, and integrates rebates for concession card holders that are applied as an additional discount on the quote provided by the supplier.

Similar initiatives have been implemented by several large Local Governments in the Eastern States, including the City of Mitcham, who have notably combined yearly bulk buys of renewable energy technologies for community with virtual power plant capabilities through their partnership with the supplier Shine Hub.

A working group of local government officers has been established to investigate the development of a collaborative bulk buy or panel of suppliers' program in WA with initial interest from the Cities of Stirling, Canning, Vincent and Subiaco. The implementation of a bulk buy or panel of suppliers' program could also aid the City in delivering its strategic environmental sustainability actions, including the following transformational action set out in the ELF:

'Provide the community with access to zero emission energy options (PPA, Greening the grid), such as a development of a solar or wind farm (at the Redhill waste facility, for instance).'

This program would be the first of its kind in the State and preliminary inquiries have provided estimated costs to deliver a program such as this through a third-party organisation at \$7,500 + GST per Council per year. Officers are currently not resourced to facilitate this program.

Education

Education on the impacts of gas combustion and the benefits associated with electrification is important to ensure community members are equipped to make informed decisions. Options for the City to provide education to facilitate the community to transition from gas include, but are not limited to:

- Workshops and presentations, delivered in partnership with local community groups such as Environment House and Electrify Bayswater
- Videos and social media content with potential to showcase local residents and businesses who have transitioned from gas
- Cooking demonstrations using induction cooktops
- Collaboration with health professionals, such as Doctors for the Environment, to provide education about the health impacts of gas in the home
- Provision of information regarding support already available via the State and Federal Governments and other external organisations.

The City has recently rolled out new home energy audit kits at its libraries which were funded by the Switch Your Thinking Energy Efficiency Pilot Program. However, these kits are designed to assess the efficiency of electrical appliances rather than gas use. Educational content could also be developed to accompany incentive programs or initiatives delivered through the local planning framework. For example, as part of the City of Vincent 'GreenTrack' service, members from the City's Design Review Panel act as Green Design Advisors to provide free consultations with applicants looking to incorporate sustainable design principles into their development application. The City currently has limited resources for delivering community education. Accordingly, there is an opportunity for the City to engage with community organisations to deliver an electrification education program.

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.*

The *Climate Change Bill 2022* legislates Australia's greenhouse gas emissions reduction targets of a 43% reduction from 2005 levels by 2030 and net zero by 2050.

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	Medium
Governance and Compliance	Low	Medium
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR03 - Council plans, decision making process and/or activities fail to invest in the management, protection and improvement of its natural environment.	

FINANCIAL IMPLICATIONS

The provision of an electrification education program in collaboration with sustainability focused community groups could be delivered within existing draft operational budgets in the 2025/2026 financial year. It is estimated that the provision of bulk buy program would require additional staff and financial resources that have not that are currently budgeted. The City will continue to stay informed as to the development of program and request resources as required through ordinary budget processes.

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

There are significant respiratory health, environmental and cost-of-living impacts associated with the combustion of natural gas. The City has the opportunity to help facilitate the community to transition from gas and electrify their homes and businesses. This aligns with both existing

Council strategic objectives for sustainability and federally legislated emissions reduction targets. Some demographics of the community are likely to require more support than others through this transition, such as low-income households and residents who are renting. Therefore, Officers are recommending the implementation of a range of initiatives to facilitate the community to transition from gas.

10.3.6 EMRC Ordinary Council Meeting Minutes - 27 February 2025

Responsible Branch	Parks and Environment
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. EMRC Cash and Investments Report - November 2024 [10.3.6.1 - 1 page]
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

For Council to receive the unconfirmed Minutes, Information Bulletin, and Cash and Investment Report for November 2024, from the Eastern Metropolitan Regional Council (EMRC) Ordinary Meeting held on 27 February 2025.

OFFICER'S RECOMMENDATION

That Council receives the unconfirmed Minutes, Information Bulletin, and Cash and Investment Report for November 2024, from the Eastern Metropolitan Regional Council (EMRC) Ordinary Meeting held on 27 February 2025.

BACKGROUND

The EMRC Ordinary Council Meeting held on 27 February 2025 was attended by Cr Giorgia Johnson (EMRC Council Deputy). Mayor Filomena Piffaretti and Cr Michelle Sutherland were apologies for the meeting.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

The purpose of the report is to provide Council with information detailing the items with implications for the City of Bayswater from the subject EMRC Ordinary Council Meetings.

The unconfirmed Minutes and Information Bulletins can be viewed on the EMRC website: [Council Minutes » Eastern Metropolitan Regional Council \(emrc.org.au\)](https://emrc.org.au)

The Cash and Investments report for November 2024 is included at **Attachment 1**.

Issues considered at the meeting which may impact, or be of interest to, the City of Bayswater are as follows:

- List of Accounts Paid During the Months of November and December 2024 *and January 2025 (page 8)*
- Financial Report for the Period Ended 30 November 2024 *(page 54)*
- Financial Report for the Period Ended 31 December 2024 *(page 74)*
- Financial Report for the Period Ended 31 January 2025 *(page 94)*
- Request for Tender – RFT-2024-005- Supply of Alternative Daily Cover Red Hill Waste Management Facility *(page 113)*

- Municipal Waste Advisory Council (MWAC) Minutes held 11 December 2024 (*page 120*)

Information Bulletin

- Outstanding Council Resolutions Register (*page 1*)
- CEO Exercise of Delegated Powers and Duties (*page 35*)
- 2023/2024 Council Tonnage Comparisons as at 30 November 2024 (*page 37*)
- 2023/2024 Council Tonnage Comparisons as at 31 December 2024 (*page 54*)
- 2023/2024 Council Tonnage Comparisons as at 31 January 2025 December (*page 71*)
- WA 2024 Waste Resource and Recovery Conference (*page 64*)
- Sustainability Team Update – October to December 2024 (*page 88*)
- Corporate Business Plan 2024/2025 - 2028/2029 - Second Quarter Reporting from October to December 2025 (*page 98*)

LEGISLATIVE COMPLIANCE

Not applicable.

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

FINANCIAL IMPLICATIONS

As detailed in the EMRC Minutes.

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.

Goal E5: Protect and enhance the City's natural environment and biodiversity and encourage the community to participate in its protection.

CONCLUSION

For Council to receive the unconfirmed Minutes, Information Bulletin, and Cash and Investment Report for November 2024, from the Eastern Metropolitan Regional Council Ordinary Meeting held on 27 February 2025.



Attachment 4 | Ordinary Meeting of Council | 27 February 2025 | Item 14.2

CASH AND INVESTMENTS

NOVEMBER 2024

Actual June 2024	Actual Year to Date	(F) = Favourable variation (U) = Unfavourable variation	Full Year		
			Forecast	Budget	Variance
Municipal Cash and Investments					
3,346,488	8,804,080	Cash at Bank - Municipal Fund 01001/00	737,094	737,094	0 (F)
4,050	3,850	Cash on Hand 01019/00 - 02	4,050	4,050	0 (F)
38,947,836	4,203,207	Investments - Municipal Fund 02021/00	1,182,422	1,182,422	0 (F)
42,298,374	13,011,137	Total Municipal Cash	1,923,566	1,923,566	0 (F)
Restricted Cash and Investments					
1,288,995	419,703	Restricted Investments - Plant and Equipment 02022/01	222,157	222,157	0 (F)
4,462,212	4,614,366	Restricted Investments - Post Closure Site Rehabilitation Red Hill 02022/02	4,282,467	4,282,467	0 (F)
6,682,929	98,497	Restricted Investments - Future Development 02022/03	735,590	735,590	0 (F)
2,065,084	2,135,500	Restricted Investments - Environmental Monitoring Red Hill 02022/04	1,985,756	1,985,756	0 (F)
4,573,220	5,263,150	Restricted Investments - Class IV Cells Red Hill 02022/07	463,756	463,756	0 (F)
10,312,670	6,601,014	Restricted Investments - Secondary Waste Processing 02022/09	8,810,577	8,810,577	0 (F)
1,208,713	477,831	Restricted Investments - Class III Cells 02022/10	2,152,501	2,152,501	0 (F)
5,762,984	5,959,493	Restricted Investments - EastLink Relocation 02022/13	4,864,418	4,864,418	0 (F)
8,036,861	21,028,724	Restricted Investments - Committed Funds 02022/14	544,468	544,468	0 (F)
0	21,000,517	Restricted Investments - Equity Reserve 02022/15	0	0	0 (F)
1,158,496	1,197,998	Restricted Investments - Long Service Leave 02022/90	1,220,534	1,220,534	0 (F)
45,552,164	68,796,793	Total Restricted Cash	25,282,224	25,282,224	0 (F)
87,850,538	81,807,930	TOTAL CASH AND INVESTMENTS	27,205,790	27,205,790	0 (F)

The Cash at Bank - Municipal Fund represents the balance on the last day of the relevant month. Any portion of the balance available for investment is transferred into the Investment - Municipal Fund account in the following period. Funds held in the Cash at Bank - Municipal Fund continue to accrue interest as per the Westpac commercial rates.

10.4 Community Services Directorate Reports**10.4.1 Review of Local Homelessness Strategy**

Responsible Branch:	Community Development
Responsible Directorate:	Community Services
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	Nil
Refer:	Item: 10.6.3.1 OCM: 29.06.2021
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

Council at its Ordinary Meeting held on 29 June 2021, adopted the Local Homelessness Strategy 2021 – 2025.

Since the adoption of the Local Homelessness Strategy, the City has undertaken a variety of actions to help assist vulnerable community members, particularly at a time where there was limited support across Government.

However, since the adoption of the Strategy, the homelessness landscape has changed with the State Government becoming a lead agency. This includes the creation of the Office of Homelessness within the Department of Communities in 2022.

Given these changes, with other entities and Government agencies taking a more leading role, it is recommended to explore a new way forward, with the continuation of an internal working group which will involve leveraging other agencies and the continuation of City led activities.

OFFICER'S RECOMMENDATION

That Council

- 1. Notes the establishment of the lead agency of the Office of Homelessness within the Department of Communities and the conclusion of the *City of Bayswater Local Homelessness Strategy*;**
- 2. Notes the continuation of the following activities for people experiencing homelessness in the City of Bayswater District:**
 - (a) Procurement of Outreach Services from Nyoongar Outreach Services**
 - (b) Updating and distributing the Caring for our Community brochure**
 - (c) Internal education to assist the first point of contact delivery**
 - (d) Utilising the Office of Homelessness outreach coordination system**
 - (e) Facilitation of the Moorditj Wirin Circle**
 - (f) Coordination of an internal Homelessness Working Group**

BACKGROUND

In 2020, the City responded to growing concern in the community about the increase in people experiencing homelessness. This led to the development of the Local Homelessness Strategy.

In August 2020, the State Government released 'All Paths Lead to a Home' (Western Australia's 10-Year Strategy on Homelessness 2020 – 2030) and established the Office of Homelessness in early 2022.

The City's Strategy was developed with the support of the Local Homelessness Advisory Committee and with input from a wide range of stakeholders, including Shelter WA. Council adopted the inaugural Local Homelessness Strategy 2021 – 2025 (the Strategy) at its Ordinary Meeting held on 29 June 2021.

The following timeline provides an overview of key milestones to homelessness from 2018 to present, and the significant changes in the sector during this period.

- 2018 - City of Bayswater engages Nyoongar Outreach Services (NOS) to provide outreach services for Aboriginal people
- 2020 - The WA Government released *All Path's Lead to a Home: Western Australia's 10 Year Strategy on Homelessness 2020 – 2030*
- 2020 – 2022 Hub Connections program (based at Morley Library)
- 2021 – City of Bayswater launches *Local Homelessness Strategy 2021 – 2025*
- 2022 – Department of Communities establishes the Office of Homelessness
- 2024 – City appoints Community Development Officer – Homelessness (0.4 FTE)
- 2025 – City of Bayswater internal homelessness working group formed
- 2025 – City of Bayswater invited to join Office of Homelessness coordination network

EXTERNAL CONSULTATION

To understand industry trends and current best practice in the homelessness sector, City staff have met with the Office of Homelessness, Nyoongar Outreach Services, Indigo Junction, St Pat's, and Karnany Resource Centre.

City officers have also liaised with other Local Governments and joined the Midland Alliance to End Homelessness, and the Local Government Homelessness Network.

OFFICER'S COMMENTS

A strategic approach is recommended to address homelessness in the City of Baywater through collaboration with multiple agencies and to build the capacity of front-line staff to achieve the City's objectives regarding homelessness.

Western Australia's 10-year Strategy on Homelessness 2020 - 2030 lists the following ways that Local Government Authorities can contribute to the vision of the Strategy:

- Making information on local services and supports available and accessible.
- Ensuring Rangers and front-line staff are informed and supported to interact with people experiencing homelessness and, where appropriate, refer them to local services.

- Working with WA Police to support and refer people experiencing homelessness to local services and supports.
- Coordinating volunteer and charity groups through a place-based approach that better meets the needs of people experiencing homelessness.
- Utilising land and assets to create places that are inclusive and can support vulnerable people.

Council adopted the inaugural Local Homelessness Strategy 2021 – 2025 (the Strategy) at its Ordinary Meeting held on 29 June 2021.

The Strategy lists 38 place-based actions to be implemented over the four-year period. Since developing the Strategy, the City has worked with internal and external stakeholders to achieve the following outcomes:

- Better Bayswater Grant
- Christmas food appeal
- Training for frontline staff on engaging with people experiencing homelessness
- Caring for our Community brochure, which is a printed resource for people who are experiencing homelessness or hardship in our community to seek available services for assistance
- Moorditj Wirin Circle, which provides a culturally safe environment for Aboriginal women
- Hub Connections (2022 – 2024)
- Partnered with Orana House to deliver community education workshops and grant funding to deliver high school workshops on family and domestic violence.
- The City delivered workshops to staff and community members during Homelessness Week 2023 regarding engagement with persons experiencing homelessness.
- In December 2024 Council supported a letter of intent between the City and the Yellow Umbrella Foundation and their partners AnglicareWA, BlueRock Projects and Rotherlowman to enable the Foundation to seek funding to develop a homeless youth housing precinct on King William Street, Bayswater. The proposal involves: A homeless youth housing precinct, with ancillary uses (office, cafe).

The City has been unable to deliver all actions within the plan due to several constraints, inclusive of a continually changing environment, need shifts, complexity, resourcing and funding. Notwithstanding, the Strategy has helped the City advocate for more assistance, and coordination across the sector.

As homelessness is becoming more complex, the Department of Communities has established the Office of Homelessness. The Office of Homelessness has now created a coordinated approach across participating local governments to assist with its communities. This was not available at the time of developing the Strategy.

The City was invited to join the Office of Homelessness Outreach Coordination group in early 2025. Other local governments including Perth, Vincent, Stirling, Joondalup, Victoria Park, Rockingham, Kwinana and Belmont are part of the network utilising this approach. The group is

facilitated via a system which coordinates responses and helps to connect vulnerable individuals to support services and accommodation options. By joining this group, the City has access to data and information relating to homelessness in the City and can submit outreach requests for the Homelessness Engagement Assessment Response Team (HEART). The system also provides updates on all requests in real time.

Further, the City procured services from Nyoongar Outreach Services (NOS) in 2018 to engage with local street-present Aboriginal people to identify, and build trust with, people who may need support, resource, or referral to services. This service continues to operate in the City. NOS only engage with Aboriginal community members however and it is important that all community members can engage with outreach services. By utilising the Office of Homelessness outreach coordination, this allows all street present persons in the City of Bayswater to have outreach.

The above approach with the Office of Homelessness is expected to achieve the following outcomes:

- Increased ability to successfully refer more at-risk community members into appropriate services
- Faster response times to reported matters/incidents in the community
- Access to data which shows live updates on the action taken for reported matters
- Improvements in data collection and reporting
- Ability to advocate as a region at State and Federal levels

With the Homelessness Strategy concluding, the City will continue to work collaboratively with the Office of Homelessness and other sector partners through shared resourcing, and advocacy for additional funding.

The City will also continue to have a coordinated internal working group, provide ongoing education to our front-line staff and have a dedicated point of contact for the Office of Homelessness.

The City will also continue its services, inclusive of Nyoongar Outreach Services, the City's Caring for Community booklet and Moorditj Wirin Circle.

LEGISLATIVE COMPLIANCE

Not applicable

RISK MANAGEMENT CONSIDERATION

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

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	[medium]
Financial	Medium	[low]
Reputation and Stakeholders	Medium	[medium]
Service Delivery	Medium	[low]
Environment	Low	[low]
Governance and Compliance	Low	[low]

Strategic Risk	<p>SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods.</p> <p>SR06 - City does not have the adequate financial capacity to deliver planned services and maintain assets.</p>
----------------	---

FINANCIAL IMPLICATIONS

Nil.

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 C4: Empower the community by helping them develop social connections.
- 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

To respond effectively to homelessness requires long-term planning, partnerships and collaboration with multiple agencies. It also requires service provision beyond local government boundaries. The State Government is leading the response to homelessness with the creation of the Office of Homelessness.

The City's Homelessness Strategy has concluded, and it is recommended that Council take a more strategic and partnership approach with the Office of Homelessness and other agencies to connect vulnerable members of community with outreach services.

The City will work collaboratively with the Office of Homelessness and other sector partners through shared resourcing, and advocacy for additional funding and support for service provision. The City will continue to upskill and engage with vulnerable community members, and continue its Caring for Community booklet, Nyoongar Outreach Services and Moorditj Wirin Circle.

10.4.2 Deschamp Reserve Footpath Designated On Lead Area

Responsible Branch:	Ranger and Security Services
Responsible Directorate:	Community Services
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required <i>ABSOLUTE MAJORITY REQUIRED for limb 1</i>
Attachments:	1. Submission Table [10.4.2.1 - 3 pages]
Refer:	Item: 10.5.1.2 OCM: 28.01.25 Item: 10.4.1 OCM: 22.10.24 Item: 11.1 OCM: 25.06.24
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

Council at its Ordinary Meeting held on 22 October 2024 authorised the City to undertake a 28 day public notice to remove the dog exercise area along the eastern and northern boundary footpaths of Deschamp Reserve, Noranda.

This will result in the northern and eastern footpaths within the reserve becoming areas where dogs must be kept on a lead.

This report is presented to advise Council to provide feedback received during the 28 day notice period and to approval the removal of the dog exercise area on the northern and eastern footpath in Deschamp Reserve.

This officer's recommendation also seeks to endorse a review of Lot 300 Deschamp Road, Noranda, in accordance with a petition received.

OFFICER'S RECOMMENDATION

That Council:

- Removes the dog exercise area on the northern and eastern footpath in Deschamp Reserve and converts the footpath to an on lead area.**

ABSOLUTE MAJORITY REQUIRED

- Authorises the CEO to install appropriate signage at the reserve in accordance with the amendment.**
- Requests a review be undertaken of Lot 300 Deschamp Road, Noranda, to consider the existing dog exercise area at Deschamp Reserve.**

BACKGROUND

At the Ordinary Council Meeting held on 25 June 2024, Council resolved to consider removing the footpath along the eastern boundary of Deschamp Reserve as a dog exercise area, enabling pedestrians, including children attending the adjacent primary school, to navigate the reserve without risk of coming into conflict with unleashed dogs.

At the Ordinary Council meeting on 22 October 2024, Council resolved to notify the community of the intent to revoke the eastern and additional northern footpaths of Deschamp Reserve from being a dog exercise area.

This amendment provides a clearly identifiable boundary to the area, where dogs on footpaths at this reserve will be required to be held on a lead of less than two metres in length and must be controlled by a person capable of controlling the dog. This will provide clarification of the boundary for reserve users and enhance pedestrian safety.

This will also assist dog owners to be aware of the boundary and comply. It also provides City officers with greater ability to identify breaches and provide education, awareness and enforcement action.

EXTERNAL CONSULTATION

In accordance with section 1.7 of the *Local Government Act 1995* and 31(3C) of the *Dog Act 1976*, Local Public Notice commenced on Thursday 20 February 2025 and was undertaken in the following forms –

- Publication of a Notice in a locally distributed Newspaper - Perth Now Central
- Consultation via the Engage Bayswater Page
- Installation of corflute signage within Deschamp Reserve
- A printed Notice placed on noticeboards at the Civic Centre and City Libraries
- An electronic Notice published on the City's website
- Delivery of 74 notification letters to properties within the immediate vicinity of Deschamp Reserve.

The City recorded 59 visits to the Engage Bayswater page, with 10 contributors and 11 responses. Officers have compiled a table to address the submissions in response to question 2 "Would you like to make any comments on the intention to clarify the dog exercise area boundary, which will mean the northern and eastern footpaths in Deschamp Reserve become dog on lead areas?", this table is contained in **Attachment 1**.

In addition to the submissions via the Engage Bayswater page, the City received a petition containing 74 signatures to retain the footpath as a dog exercise area and to extend the existing dog exercise area to include Lot 300 Deschamp Road, Noranda.

OFFICER'S COMMENTS

Whilst the intended change was a simple clarification of the boundary for the existing dog exercise area, the responses to the notice have been varied. It is noted that some submissions raised matters that were not within the scope of the notification and may be considered by the City separately.

Please see below for the imagery provided with the consultation to indicate the boundary clarification.



Image 1 – Existing Boundary image.



Image 2 – Clarified Boundary Amendment image.

The petition received by the City during the notification period requested the inclusion of Lot 300 Deschamp Road, Noranda, in the dog exercise area. As the Council determination and notice of intent did not include this requested change, it is unable to be considered within this current process. It is suggested that Council endorse limb 3 of the recommendation which will enable the City's officers to undertake the review.

By clarifying the boundary of Deschamp Reserve to be the existing physical markers on-site (the footpaths) the delineation between dog exercise area and pedestrian areas will be clearly identifiable. This will support self-regulation and it will provide a clear and irrefutable boundary for City officers to refer to when educating the public or undertaking enforcement activities. This will assist with creating a safer environment for all reserve users, particularly vulnerable users such as school children utilising the footpaths at this reserve to walk to and from school.

LEGISLATIVE COMPLIANCE

Section 31(3A) *Dog Act 1976*:

A local government may, by absolute majority as defined in the *Local Government Act 1995* section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government to be a dog exercise area.

Section 31(3C) *Dog Act 1976*:

At least 28 days before specifying a place to be —

- (a) a place where dogs are prohibited at all times or at a time specified under subsection (2B); or
- (b) a dog exercise area under subsection (3A); or
- (c) a rural leashing area under subsection (3B),

a local government must give local public notice as defined in the *Local Government Act 1995* section 1.7 of its intention to so specify.

Section 1.7 *Local Government Act 1995*:

Where under this Act local public notice of a matter is required to be given, notice of the matter must be —

- (b) published on the official website of the local government concerned in accordance with the regulations; and
- (b) given in at least 3 of the ways prescribed for the purposes of this section.

RISK MANAGEMENT CONSIDERATION

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

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

FINANCIAL IMPLICATIONS

The total cost of signage will be \$1375.

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.

By providing clarity and better physical descriptions of the boundary for on and off-leash dog exercise areas at Deschamp Reserve, the City will help to reduce conflict between persons exercising their dogs and footpath users, including school children walking to and from school.

CONCLUSION

Removing the dog exercise area from the northern and eastern footpaths, and making them on lead paths, will result in dogs being required to be tethered by a lead not exceeding two metres and to be held by a person capable of controlling them when on these footpaths.

It is expected this outcome will improve safety for path users and animals with a minimal reduction in available dog exercise area. The matter of expanding the dog exercise area to include the neighbouring land at Lot 300 Deschamp Road, Noranda, can be addressed through an additional review process.

Attachment 2 - Submission Table

Would you like to make any comments on the intention to clarify the dog exercise area boundary, which will mean the northern and eastern footpaths in Deschamp Reserve become dog on lead areas?	Comment
The signage that is posted at Deschamp Reserve is quite confusing to dog owners. It shows half of the eastern section of the reserve as being on lead and the other half being off lead and therefore half of the footpath being off lead and the other half being on lead. It is confusing for dog owners and will be too hard for the rangers to police in my opinion. It should be either all on lead or all off lead.	Comment noted – Signage will be upgraded as part of this proposal to include signs affixed to poles and painted templates on the footpath.
Please extend the boundary to the back of the nature area of the school, effectively making the area boundary a square.	Comment noted - The land referred to is owned by the Department of Education and is currently an on-leash area. The dog exercise area extends to the eastern footpath and then approximately halfway down the path towards Deschamp Road, covering the north-eastern corner of this reserve.
I asked the councillor who put up the original motion and she couldn't site any reason why she put it up also when it was discussed there was no explanation at the meeting as to why it was needed. The officer introduced the northern foot path to make life difficult for people when crossing from the reserve to the school oval	Comment noted - The matter was addressed through the Council report at the October 2024 OCM and was initiated to provide a clearly defined separation between on and off lead areas.
I asked for the map to be adjusted as the land north of the footpath is dog off lead and nothing has been done. Why not?	Comment noted - Land to the north of the footpath is owned by the Department of Education and is not a dog exercise (off lead) area. Local government does not have authority to designate land owned by the Department of Education as dog exercise areas.
I wish for the footpaths to remain as they are dog off lead. I noticed on the plan that lot 300 is a large block of land which is a dog on lead area and as a resident for 40 years I have always understood it to be dog off lead. There is no reason other than staff apathy that it has remained as it is. The council needs to amend this lot and amalgamate into the reserve known as Deschamp reserve. It is my understanding that the council has a policy that allows them to correct this situation.	Comment noted – Lot 300 Deschamp Reserve has not been included as part of this process, however the feedback is noted and it is recommended a review be undertaken for this lot.
Please define the 5 metres from footpaths on your maps. This will effectively reduce the area for dogs off leash!! Please confirm the reasoning behind the proposed changes? Have you considered the hours of use - majority of dog owners use early mornings before or after school schedules	Comment noted – Maps provided by the City indicate the current 5 metre restriction from the carpark and 20 metre restriction from the playground. The inclusion of the footpath as an on-lead area is intended to enhance pedestrian safety and also provides a clear delineation between on lead and off lead areas.
This is completely absurd as the footpath cuts across part of the park. When most patrons visit the reserve with their dogs, the lovely poochies enjoy runs around with close watch of their respective owners.	Comment noted – The land on the northern side of the footpath is not local government property and the City does not have authority to make it an on or off lead area. The footpath signifies the northern boundary of the local government land.

<p>Making the footpaths on leash areas will negatively impact the use of the park for people who walk their dogs there. When people exercise their dogs they tend to walk in a loop around the park. There is already a 20m exclusion zone around the play area in the centre of the park. Excluding the paths as well makes it very difficult to walk in a loop of the park with your dog off leash, without accidentally straying into the 20m exclusion zone, as you now have to pass between the pavilion and the play area. The cricket oval north of the Deschamp reserve is also off leash when not in use for sports. Having to put your dog on the leash just to step over the path, only take the leash off again, is impractical and unrealistic.</p> <p>I see that the proposed changes are being enacted to improve the safety of children as they walk to and from school. But will making just the path on lead actually make any difference? A dangerous dog will still be dangerous to children whilst off lead anywhere near them. An alternative solution might be to keep the paths off lead, but to make the whole park on lead 30 minutes before/after the start/end of the school day.</p>	<p>Comment noted – The matter was addressed through the Council report at the October 2024 OCM and was initiated to provide a clearly defined separation between on and off lead areas.</p> <p>The <i>Dog Act 1976</i>, sets out that dogs must remain under control at all times and the onus is on the owner to prevent off lead dogs from entering on lead areas. This amendment seeks to make this easier for owners by providing clearly defined separation of those areas.</p> <p>Additional legislative requirements apply to dangerous dogs, which includes mandatory muzzles, highly visible collars and a requirement to remain on lead at all times, irrespective of it being in an on lead or off lead area.</p>
<p>How do you stop off lead dogs from running into the area? It's been seen that some owners do not have control over their dogs.</p>	<p>Comment noted – The <i>Dog Act 1976</i> sets out that dogs must always be under effective control when using a dog exercise area. This is the responsibility of the person in control of the dog.</p>
<p>What is the rationale of making the reserve dog on lead zone? Please provide a logical reason. If you want the playground to be dog free place a fence around it. This is far more practical. The average owner is not going to visualise 20 meters.</p>	<p>Comment noted - This proposal does not intend to change the designation of the reserve, but to clarify the boundary to assist with self-regulation, education and pedestrian safety.</p>
<p>I am grateful to live on Hoby Road which is next to the Deschamp Reserve. My family uses it every day to walk and exercise our dog. However, I dislike it when other people's unleashed dogs approach us. I don't know their dogs, and my small reactive dog could provoke them, which might lead to an attack.</p> <p>Around 2 years ago, a dog that had just entered the park from the cricket practice area bolted as soon as it was let off the leash and ran toward us while we were crossing McCarthy Place to Hoby Road. The dog attacked my dog on the road. At first, I thought the dog was just chasing a ball in the park, but I only realized it was a threat when it got closer.</p> <p>The owner was shocked and claimed that her dog was friendly and had never attacked anyone before. Unfortunately, my dog ended up with bite marks and had to see the vet. I tried to contact the owner, but she never responded to me. I only have her phone number, which doesn't give me many options.</p>	<p>Comment noted - Signage will be upgraded as part of this proposal to include signs affixed to poles and painted templates on the footpath. City officers will also patrol the location to ensure dog owners are aware of their obligations.</p>

Another incident, I was walking my dog when a large dog approached us. I asked the owner to call their dog back because my dog is not comfortable around other dogs. However, the other dog's owner became defensive and insisted that the park was an off-leash area. Unfortunately, this type of incident has occurred several times during my visits to the park.

Now, whenever I walk my dog to the park and see an unleashed dog, I choose to leave the park and walk on the road, where dogs are on leashes. It is frustrating. The park should be a safe exercise area for our dogs and the people who use it. My dog was attacked unprovoked by a so-called "friendly" dog, so I no longer trust any dog in the park, whether friendly or not.

Regardless of the majority's decision, please ensure your signage emphasizes that if dog owners take their dog's leash off, the dog must have a strong recall command from its owner.

10.4.3 Review of Mobile Food Vendor Guidelines

Responsible Branch:	Statutory Planning and Compliance
Responsible Directorate:	Community Services
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> Attachment 1 - Mobile Food Vendor Guidelines (existing) [10.4.3.1 - 5 pages] Attachment 2 Mobile Food Vendor Guidelines with track changes [10.4.3.2 - 5 pages] Attachment 3 Mobile Food Vendor Guidelines [10.4.3.3 - 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 Item: 11.1 OCM: 25.2.2025
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

To consider the revised Mobile Food Vendor Guidelines (MFVG) which includes changes to trading zones, restrictions and approved locations. The review of the MFVG follows a notice of motion raised by Cr Josh Eveson at the Ordinary Council Meeting held on 25 February 2025.

OFFICER'S RECOMMENDATION

That Council:

- Endorses the proposed Mobile Food Vendor Guidelines as contained in Attachment 3 to this report.**
- Supports the issuing of Permits to Operate a Mobile Food Vehicle at Crimea Park in accordance with the provisions of Attachment 3.**
- Notes that the Mobile Food Vendor Guidelines are not a Council Policy and authorises the Chief Executive Officer to undertake all future reviews.**

BACKGROUNDAdoption of Mobile Food Vendor Guidelines

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 on 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 at the 21 June 2016 Ordinary Council Meeting.

Council at its Ordinary Meeting held on 23 August 2022, revoked the policy 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 existing MFVG is included as **Attachment 1**.

Notice of Motion – Item 11.1 – Ordinary Council Meeting of 25 February 2025

At its Ordinary Meeting held on 25 February 2025, the following notice of motion was raised:

“That Council

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

The notice of motion was raised in response to several complaints brought to the City’s attention since December 2024. These concerns related to the operations of mobile food vendors at Crimea Park, citing concerns with commercial competition of nearby businesses and the cleanliness of the area, following an event.

Since 25 February 2025, the City has undertaken a comprehensive review of the MFVG. This has included changes to guidelines specific to trading zones and restrictions for approved locations.

Such changes include, but are not limited to the following:

- Increasing the minimum distance that mobile food vendors can operate from other established food and beverage businesses with the same offerings from 50 metres to 350 metres;
- Limiting the number of mobile food vendors operating at Crimea Park to a maximum five vendors, to address safety and parking concerns;
- An increase to public and product liability insurance from \$10,000,000 to \$20,000,000; and
- Administrative textual changes, to align with the City’s Brand Style Guide.

A copy of the existing MFVG with track changes is included as **Attachment 2** and a copy of the revised MFVG for Council adoption is included as **Attachment 3**.

EXTERNAL CONSULTATION

No formal consultation has occurred with the public or other agencies in relation to this item, with the exception of notifying existing and new permit holders of Council’s recent decision.

OFFICER’S COMMENTS

The MFVG was last reviewed and endorsed by Council at its Ordinary Meeting held on 23 August 2022. There have been no significant issues raised with the Guidelines since it was modified in 2022. However, Council at its Ordinary Meeting held 25 February 2025 sought a review for Crimea Park.

The following table summarises the key changes made to the MFVG:

PROPOSED CHANGES	OFFICER’S COMMENT
1. Certifications and Permits	
Included the following provisions:	These provisions are introduced into the

PROPOSED CHANGES	OFFICER'S COMMENT
<ul style="list-style-type: none"> • Clause 1.2: An 'Application Form – 16 Approved Locations permit to Operate a Mobile Food Vehicle' must be submitted to the City for assessment. • Clause 1.3: The City reserves the right to revoke a permit if found to be in breach of any provisions within these Guidelines. 	<p>MFVG to notify mobile food vendors of their obligations with the City and ensures compliance with the Guidelines.</p>
3. Location and Siting	
<p>Amended the following provisions:</p> <ul style="list-style-type: none"> • Clause 3.2: Trading zone restrictions increased for all mobile food vendors to be at least 350 metres away from an established food and/or beverage business with the same offerings. • Clause 3.3: Limiting the number of mobile food vendors to Crimea Park to a maximum of five, due to ongoing safety and parking concerns. All mobile food vendors are to park within designated zones. • Clause 3.4: All mobile food vehicles must be operational whilst parked within an approved trading location. 	<p>The trading zone of 350 metres will ensure mobile food vendors provide different offerings from those established food and/or beverage businesses within proximity of the approved trading location.</p> <p>There have been ongoing concerns with the safety and parking of vehicles at Crimea Park. A limitation of five mobile food vendors is considered appropriate to ensure a safe vehicular and pedestrian environment can be achieved, without compromising on activation and enhancing community activity.</p> <p>There has been concerns raised with mobile food vehicles being parked throughout the day, due to limited parking availability during the peak trading periods. Clause 3.4 is recommended to ensure any parked mobile food vehicles are operational and obviate the need for parking restriction signage.</p>
8. Advertising and Signage	
<p>Reworded clause 8.1 to clarify that an A-frame sign is considered a temporary fixture and must also comply with additional provisions.</p> <p>Include clause 8.3 requiring mobile food vendors to provide signage to direct patrons to queuing lines and suitable areas to consume food/drinks.</p>	<p>This clause clarifies the requirements for A-frame signs as a temporary fixture and the mobile food vendors obligations to ensure the sign is located appropriately.</p> <p>The inclusion of clause 8.3 will help provide wayfinding for patrons to queuing lines and areas for consumption, to avoid conflicts with other mobile food vendors.</p>
9. Public Risk Management	
<p>Clause 9.1: Increase public and product liability insurance from a minimum of \$10,000,000 to a minimum of \$20,000,000</p>	<p>The public and product liability limits have been increased to better align with the level of risk associated with MFV operations.</p>

Upon the review of the MFVG, the City considered the inclusion of Noranda Sporting Complex (specifically the northern car park) as an approved trading location. Robert Thompson Park is situated approximately 220 metres north of this car park area and the distance of any mobile food

vendors within this car park area will be within 350 metres of several established food and beverage tenancies within the Noranda Shopping Village.

It should be noted that should Council resolve to include Noranda Sporting Complex as an approved location, the trading zone of 350m will apply and mobile food vendors will need to provide different offerings from those established food and/or beverage businesses within proximity of the Noranda Shopping Village.

Future review of Mobile Food Vendor Guidelines

It is noted that the MFVG was previously adopted as a Local Planning Policy in 21 June 2016, known as the Mobile Food Vehicles Policy (MFVP). The MFVP was revoked in 23 August 2022, and morphed into a set of guidelines, administered by the City. It was discussed in the report to Council that the MFVP is not required as a local planning policy, and that it can be better implemented through guidelines.

Guidelines are typically implemented, monitored and reviewed at an administrative level, and not traditionally by Council.

Notwithstanding the history regarding the adoption of the MFVG, it is recommended to Council that the Chief Executive Officer is authorised to undertake any future review of the MFVG at an administrative level.

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.*

RISK MANAGEMENT CONSIDERATION

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

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

FINANCIAL IMPLICATIONS

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: Vibrancy
- Goal V2: Encourage economic development across the City, and provide increased opportunities for people to live and work locally by facilitating new investment in the City.
- Goal V3: Activate the City's town and neighbourhood centres.
- Goal V4: Support businesses across the City to grow and thrive.

CONCLUSION

The modified changes to the Guidelines will provide greater guidance for mobile food vendors minimise the impact to nearby permanent food businesses and residential properties and address safety and parking issues particularly at Crimea Park. Considering the above, it is recommended that Council endorses the revised Mobile Food Vendor Guidelines.



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;
 - 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.
- 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

Mobile Food Vendor Guidelines



Responsible Division	Community and Development <u>Services</u>
Responsible Business Unit/s	Environmental Health
Responsible Officer	Manager Environmental Health and Statutory Building
Affected Business Unit/s	Environmental Health <u>Rangers and Security</u> <u>Recreation Services</u> <u>Parks and Gardens</u>

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:

1. Certifications and Permits

1. 1.1. Mobile food vendors operating in the City of Bayswater are required to:

- a) Notify the City of Bayswater that they intend to operate within the City in writing by completing the City's [Notification/Registration Form](#);
- b) Hold a current Food Act 2008 Certificate of Registration from a Western Australian Local Government; and
- c) Obtain any other relevant approvals.

1.2 An 'Application Form – 16 Approved Locations permit to Operate a Mobile Food Vehicle' must be submitted to the City for assessment.

e) 1.3. The City reserves the right to revoke a permit if found to be in breach of any provisions within these Guidelines.

Limitations

2. 2.1. Mobile food vendors are only permitted to trade within the City of Bayswater if they meet the following conditions:

- a) Hold a current Food Act 2008 Certificate of Registration from a Western Australian Local Government;
- b) The vehicle or stall must not require an external power connection, unless otherwise agreed to by the City; and
- c) Parking for towing vehicles is to be located in a safe and legitimate location.

Location and Siting

3. 3.1. 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;
- 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.

a) 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.

b) 3.2. The following location requirements apply to all mobile food vendors:

- 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;
- 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;
- Mobile food vehicles or stalls are only permitted to trade in an approved location, which is to be at least 350 metres from an established food or beverage business with the same offerings; and

- Mobile food vehicles or stalls must be located so as not to obstruct pedestrian flow or vehicular traffic.
- 3.3. The following restrictions relate to the maximum number of mobile food vehicles permitted to trade at the same time and at the same location:
 - No restriction on the number of mobile food vendors at Bardon Park and Riverside Gardens.
 - A maximum of five mobile food vendors are allowed to operate at Crimea Park at any one time, and must be parked within the marked designated zones.
 - A maximum of three mobile food vendors are allowed to operate at all other approved locations, not expressed above.
- 3.b.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.b.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.b.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.b.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.b.5 Mobile food vehicles will be located so as not to obstruct pedestrian flow or vehicular traffic.
- c) 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. All mobile food vehicles must be operational if parked within an approved trading location.

- d) 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.

Maintenance and Cleaning

4. 4.1. The mobile food vendor is required to comply with all maintenance aspects of the entire operation. The following requirements apply:
- a) 4.2. The mobile food vehicle/stall and fixtures must be kept in a safe and well-maintained condition at all times; and
 - b) 4.3. 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. 5.1. 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:
- a) When trading at an approved location the trade area is to be cleaned frequently.
 - b) A holding tank for wastewater is to be located beneath the mobile food vehicle.
 - c) Waste water, solid waste, litter or any other pollutant must not be placed on the site or allowed to enter the stormwater system.
 - d) 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.

e) 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.

f) 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. 6.1. A mobile food vendor 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/stall and temporary fixtures are to be kept in a safe and well-maintained condition at all times;

c) 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

d) 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, advertising the business. An A-Frame sign will be considered a temporary fixture and is to comply with the fixture requirements detailed above, in addition to the following: 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 signs are not permitted on footpaths and are to be positioned in a safe manner. -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 All mobile food vendors must provide an additional sign(s) to advise patrons of queuing lines and suitable areas to consume food/drinks.

8.38.4 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~~twenty million dollars (\$~~1~~20,000,000).*
- 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



Mobile Food Vendor Guidelines

Responsible Directorate	Community Services
Responsible Branch	Environmental Health
Responsible Officer	Manager Environmental Health and Statutory Building
Affected Services	Environmental Health Rangers and Security Recreation Services Parks and Gardens
ECM Document Set ID	

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:

1. Certifications and Permits

- 1.1. Mobile food vendors operating in the City of Bayswater are required to:
 - a) Notify the City of Bayswater that they intend to operate within the City in writing by completing the City's [Notification/Registration Form](#);
 - b) Hold a current *Food Act 2008 Certificate of Registration* from a Western Australian Local Government; and
 - c) Obtain any other relevant approvals.
- 1.2. An 'Application Form – 16 Approved Locations permit to Operate a Mobile Food Vehicle' must be submitted to the City for assessment.
- 1.3. The City reserves the right to revoke a permit if found to be in breach of any provisions within these Guidelines.

2. Limitations

- 2.1. Mobile food vendors are only permitted to trade within the City of Bayswater if they meet the following conditions:
 - a) Hold a current *Food Act 2008 Certificate of Registration* from a Western Australian Local Government;
 - b) The vehicle or stall must not require an external power connection, unless otherwise agreed to by the City; and
 - c) Parking for towing vehicles is to be located in a safe and legitimate location.

3. Location and Siting

- 3.1. 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;
 - 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.

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.

Mobile Food Vehicle Guidelines

- 3.2. The following location and siting requirements apply to all mobile food vendors:
- 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*;
 - 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;
 - Mobile food vehicles or stalls are only permitted to trade in an approved location, which is to be at least 350 metres from an established food or beverage business with the same offerings; and
 - Mobile food vehicles or stalls must be located so as not to obstruct pedestrian flow or vehicular traffic.
- 3.3. The following restrictions relate to the maximum number of mobile food vehicles permitted to trade at the same time and at the same location:
- No restriction on the number of mobile food vendors at Bardon Park and Riverside Gardens.
 - A maximum of five mobile food vendors are allowed to operate at Crimea Park at any one time, and they must be parked within the marked designated zones.
 - A maximum of three mobile food vendors are allowed to operate at all other approved locations, not expressed above.
- 3.4. All mobile food vehicles must be operational whilst parked within an approved trading location.
- 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. Maintenance and Cleaning

- 4.1. The mobile food vendor is responsible for all maintenance aspects of the entire operation.
- 4.2. The mobile food vehicle/stall and fixtures must be kept in a safe and well-maintained condition at all times.
- 4.3. 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*.

5. Waste Management

- 5.1. 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:
- When trading at an approved location the trade area is to be cleaned frequently.
 - A holding tank for wastewater is to be located beneath the mobile food vehicle.
 - Waste water, solid waste, litter or any other pollutant must not be placed on the site or allowed to enter the stormwater system.
 - 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.
 - 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 rubbish or recycling bins.

- 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.

6. Fixtures

- 6.1. A mobile food vendor is permitted to have temporary fixtures such as tables, chairs and umbrellas in accordance with the following:
- The fixtures are to be of a temporary nature and removed from the site at the end of trade each day;
 - The mobile food vehicle/stall and temporary fixtures are to be kept in a safe and well-maintained condition at all times;
 - 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
 - Any temporary fixtures relating to mobile food vehicles/stalls must not obstruct pedestrian flow or vehicular traffic.

7. 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*.

8. Advertising and Signage

- 8.1. All advertising is to be fitted to the mobile food vehicle/stall with the exception of one temporary A-frame sign, advertising the business. An A-frame sign will be considered a temporary fixture and is to comply with the fixture requirements detailed above, in addition to the following:
- Is to be located within 75m of the location of the mobile food vehicle/stall;
 - Is not to exceed any dimension of 1m or an area of 1m² on any side;
 - Is to be secured in accordance with any requirements of the City of Bayswater; and
 - A-Frame signs are not permitted on footpaths and are to be positioned in a safe manner.
- 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. All mobile food vendors must provide an additional sign(s) to advise patrons of queuing lines and suitable areas to consume food/drinks.
- 8.4. No signage will be permitted on State controlled roads without the written comment from Main Roads Western Australia.

9. Public Risk Management



Mobile Food Vehicle Guidelines

- 9.1. The mobile food vendor is to, for the duration of their operations, maintain public and product liability insurance for at least twenty million dollars (\$20,000,000).
- 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

10.5 Sub Committee Reports**10.5.1 Active Transport Advisory Committee - 7 April 2025****10.5.1.1 Pathway Prioritisation Program**

Responsible Branch:	Infrastructure Planning
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Review
Voting Requirement:	Simple Majority Required
Attachments:	1. Footpath Prioritisation Presentation [9.1.1 - 15 pages]
Refer:	Item 9.1: ATAC Meeting 10.02.2025
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

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

SUMMARY

The City is currently in the process of developing a Pathway Master Plan where it will provide the proposed ultimate pathway network for path users of all ages and abilities across the City. As part of this development, proposed new paths and upgrade projects are being assessed against the current pathway network. The prioritisation of new path projects is also being reviewed concurrently with the development of the Master Plan in particular on the City's Local Access Road Network.

This report is predominately for the Active Transport Advisory Committee (ATAC) to receive information on the revised Footpath Prioritisation Assessment scoring criteria and test example of the application of these criteria.

ADDITIONAL INFORMATION

At its meeting on 7 April 2025, the Committee considered the point-scoring system table in the 'Officers' Comments' section of this report. They reduced the score weighting for 'Schools' from 12 to 10 and increased the 'Safe Routes to School' weighting from 2 to 4. The point-scoring system table has been amended to reflect these changes, as shown below.

Category	Footpath Prioritisation Criteria	Score Weighting (%)
Safety & Risks	Road Hierarchy	5
	Traffic Volume	15
Usage	Number of Properties	5
	Train Station	10
	Bus Stop	2
	Schools	10
	Aged Care	2
	Child care	2
	Shopping Centres	5
	Recreational facilities	4
	Community facilities	3
	Connectivity (Cul-de-Sac with Connection)	2
Cycle Network	Parks & Reserves	5
	Safe route to school	4
	WABN (LTCN Route)	5
	DoT co-funding	1
Current Conditions	Bike Plan	1
	New Path	15
	Existing Path (Upgrade)	5
TOTAL		100

COMMITTEE RECOMMENDATION TO COUNCIL **(OFFICER'S RECOMMENDATION)**

That Council notes the following:

1. The input provided by the Active Transport Advisory Committee (ATAC) on the proposed amendments and test sample of the Footpath Prioritisation Assessment scoring criteria.
2. The feedback received from the ATAC on the scoring criteria will be taken into consideration in the development of the Pathway Master Plan and updates to the *Footpath Policy* review.

BACKGROUND

The Pathway Master Plan provides an aspirational ultimate pathway network across the City. It comprises of various pathway types that make up a clear pathway hierarchy based on their function and is in line with the State's cycling network. The Master Plan will take into account the current existing pathway network, which will enable the determination of pathway upgrades and new pathway projects, as well as any pathways that may be decommissioned entirely at end of life if it is identified that a path is not required under the Plan.

The prioritisation process will in turn enable identified projects to be prioritised for entry into a 10 Year Pathway Program that forms as part of the City's Forward Capital Works Program (FCWP).

The current priority-based system for the provision of footpaths within the City is based on a set of scoring criteria and ranking that are specified in the City's *Footpath Policy*. Given the City's annual footpath program is resulting in multiple footpaths containing equal scores and the same ranking, ATAC agreed that further refinement in the prioritisation criteria is required.

The current footpath program is based on a point score criteria where roads in a higher order of hierarchy classification or roads in close proximity to facilities such as parks, schools, aged care and shopping centres are given a higher priority. The existing point scoring system is shown in the following table:

Criteria	Ranking
Road Hierarchy	
District Distributor	3
Local Distributor	2
Local Access	1
Bus Route and Bike Plan Connectivity	
High Frequency Route/Direct Connection	2
Low Frequency Route/Indirect Connection	1
Community Facility	
Regional facility	2
Local Park	1
School/Aged Care	
Adjacent	3
Direct Connection	2
Next Connection to direct	1
Shopping Centres	
Regional Centre	2
Neighbourhood	1

Through the implementation of the above scoring system, the City was able to provide a footpath to majority of the distributor roads within the City. Given a considerable portion of the City's road network are local access roads however, this scoring system has resulted in numerous footpaths containing equal or very similar scores with the same priority ranking.

In order to prioritise further in particular to the Local Access Road network, additional scoring criteria was added to the point scoring system. This included traffic volume, the number of properties, proximity to train stations, childcare facilities, recreational facilities, connectivity to amenities, Safe Routes to School, and the Long-Term Cycle Network (LCTN).

A new point scoring system was therefore developed for this purpose and was presented at the last ATAC meeting; however, the Committee wished to receive further information on the prioritisation and examples of this prioritisation before providing feedback on the revision of the scoring criteria.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

A new point scoring system was developed in conjunction with the review of the current Pathway Master Plan. To provide further differentiation on the prioritisation and to place more emphasis on a particular amenity and end of trip facilities, the new system has taken into consideration higher scores on roads that service high traffic volume, proximity to bus stops and bus interchanges, schools, recreational facilities, town centres, shopping precincts and aged care facilities. It also provided further emphasis on new amenities based on initial feedback received at previous ATAC meetings. These include train stations, destination to parks and reserves, as well as Safe Route to School identified routes.

In addition, there was also a request for the Pathway Master Plan to consider the current pathway network in order to identify new paths against upgrades.

To factor in all the above, the following point-scoring system has been developed:

Category	Footpath Prioritisation Criteria	Score Weighting (%)
Safety & Risks	Road Hierarchy	5
	Traffic Volume	15
Usage	Number of Properties	5
	Train Station	10
	Bus Stop	2
	Schools	12
	Aged Care	2
	Child care	2
	Shopping Centres	5
	Recreational facilities	4
	Community facilities	3
	Connectivity (Cul-de-Sac with Connection)	2
	Parks & Reserves	5
	Safe route to school	2
Cycle Network	WABN (LTCN Route) DoT co-funding	5
	Bike Plan	1
	New Path	15
Current Conditions	Existing Path (Upgrade)	5
	TOTAL	100

The redevelopment of the prioritisation scoring system has been separated into the following assessment criteria: Safety and Risks, Usage and Current Conditions.

Safety and Risks

This is a measure of risks to pedestrians and cyclists, considering the increased risks associated with higher traffic volumes. Criteria such as traffic volumes and road hierarchy can give indication of the risk level associated with pedestrians needing to walk on the road edge when there are no provisions of a path, or pedestrians needing to cross a road when the path is provided on the opposite side. The following scoring system has been applied under these criteria.

Road Hierarchy

The road hierarchy criteria are based on the City's road network hierarchy in accordance with the Main Roads WA (MRWA) Road Hierarchy Classification. The designation of the classification is based on factors including traffic volume, operating speed, predominant purpose, degree of connectivity and permitted vehicle type. Given roads of a higher order such as distributor roads pertain a higher volume of vehicles compared to a local access road, distributor roads will generally result in a higher priority ranking for a new path.

Road Hierarchy	Score
Primary Distributor	5
District Distributor A	4
District Distributor B	3
Local Distributor	2
Access Road	1
Laneway	0

Traffic Volume

This criterion consists of one of the highest weighting factors in the priority scoring system as it corresponds to the increased risks to pedestrians and cyclists associated with roads that have high traffic volumes.

This criterion was also critical in enabling further differentiation in the prioritisation of footpath provision in particular to the City's local access road network.

A breakdown of this criteria can be seen below:

Traffic Volume (veh/day)		
MAX	MIN	Score
200	0	0.0
400	200	5.0
700	400	8.0
900	700	10.0
1,200	900	12.0
1,500	1,200	14.0
3,000	1,500	15.0
5,000	3,000	16.0
10,000	5,000	17.0
15,000	10,000	18.0
20,000	15,000	19.0
>	20,000	20.0

It should be noted that the Path hierarchy network that forms the Pathway Master Plan is independent of the Road Hierarchy Network as they serve different users. Although there is some overlap and they influence on each other such as a higher level of activities and demand for paths on an arterial road compared to a residential road, they do not necessarily need to align with each other.

Usage

Usage is related to paths leading to specific destinations, end of trip facilities and walking catchments in close proximity to a destination or an amenity. It gives measure to paths that serve schools, shops, parks, community facilities and public transport connections as well as consideration to the demographics of path users. These include giving higher priority to the aged, disabled and children.

Number of Properties

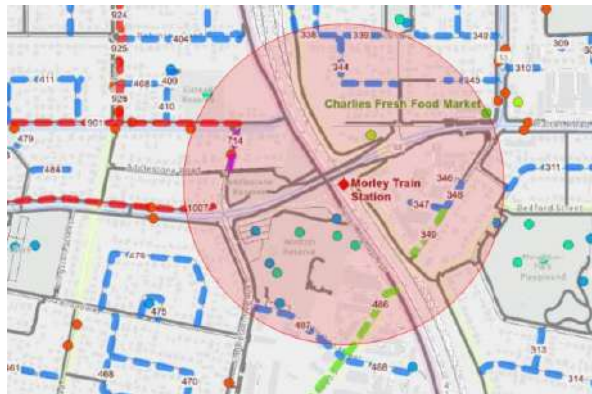
This criterion gives priority to providing paths where the most properties will be served. By including this factor, encouragement will be given to the community to walk to facilities rather than drive.

Similar to the Traffic Volume criteria, this enabled further differentiation in the prioritisation of footpath provision as well as taking into consideration the population density in relation to the number of properties the path will serve within that area.

No. of Properties		
MAX	MIN	Score
25	0	1
50	25	2
80	50	3
110	80	4
150	110	5
250	150	6
350	250	7
>	350	8

A walking catchment of 400m radius around a specific amenity has been applied to each of the facilities. Any potential pathways that fall within the catchment area will be given the corresponding score weighting. The following shows the catchment analysis for the respective amenities:

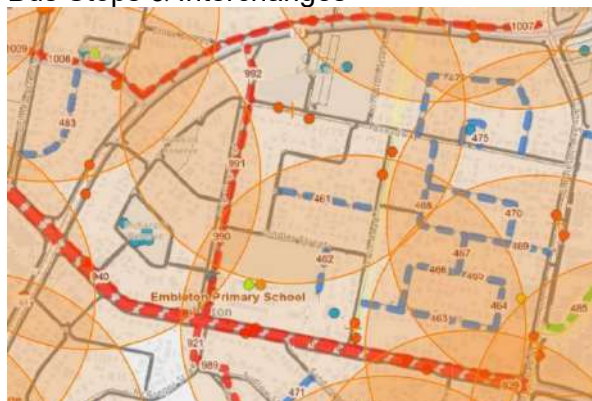
Train Stations



Shopping Centres



Bus Stops & Interchanges



Schools



The bus stops take into account each individual bus stop along roads with bus routes as well as bus interchanges such as Galleria Bus Station and Morley Bus Station. Schools include primary as well as high schools.

Aged Care



Child Care



Aged care included nursing homes as well as retired village facilities.

Recreational Facilities

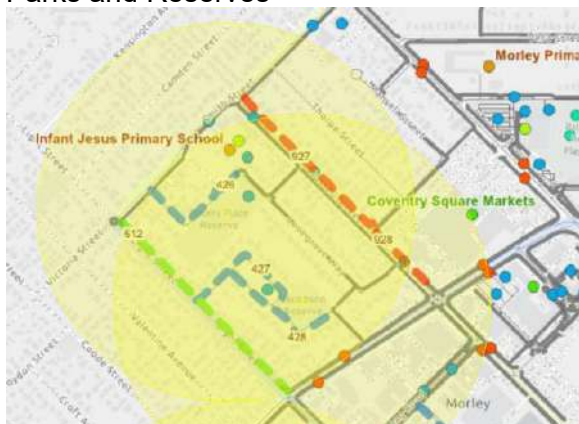


Community Facilities



Recreational facilities included all sports and recreational centres, sporting grounds, skate parks and active reserves such as Bayswater Waves and the RISE whilst Community facilities included town halls, scout halls, libraries, memorials, family & health centres, churches and religious places.

Parks and Reserves



This is applicable to any parks and passive reserves within the City including public playgrounds.

The above proposed scoring system has been applied to a nominated area of road network as a test sample to check its efficacy. It is proposed for this sample to be presented at the meeting for ATAC to provide feedback on.

Given the purpose of the Committee is to provide Council with advice on initiatives and programs to promote active transport options which includes the provision of pathways for all users such as cyclists, pedestrians, wheelchair users and more, feedback on the new scoring system is requested from the Committee.

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	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. SR02 - Failure to strategically plan, deliver and maintain infrastructure and assets.	

FINANCIAL IMPLICATIONS

Although the adjustment of the prioritisation methodology and amendment of the City's footpath policy will have an impact on the Forward Capital Works Program, the financial implications will be dependent on the budget allocation for each financial year.

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.
 Theme: Environment and Liveability
 Goal E3: Improve the City's walking and cycling network and create safer streets.

CONCLUSION

The Pathway Master Plan is currently in development. During this process it was found that the current priority-based system for the provision of new footpaths in particular within the City's local access road network requires updating. Input from the Active Transport Advisory Committee on the formulation of the priority scoring criteria is therefore needed.

Any feedback received from the ATAC on the path prioritisation process will be taken into consideration as part of the review of the Pathway Master Plan. This will enable the prioritisation of future path provisions to be ranked in an objective, fair and equitable manner. Following the completion of this review, the Master Plan will be presented to ATAC for endorsement at a future meeting.

Council will subsequently be required to review and update the *Footpath Policy* following the finalisation of the path prioritisation process and the Pathway Master Plan.

Active Transport Advisory Committee

ATAC - APRIL 2025

Footpath Prioritisation



Active Transport Advisory Committee

ATAC – APRIL 2025

Pathway Prioritisation Sample

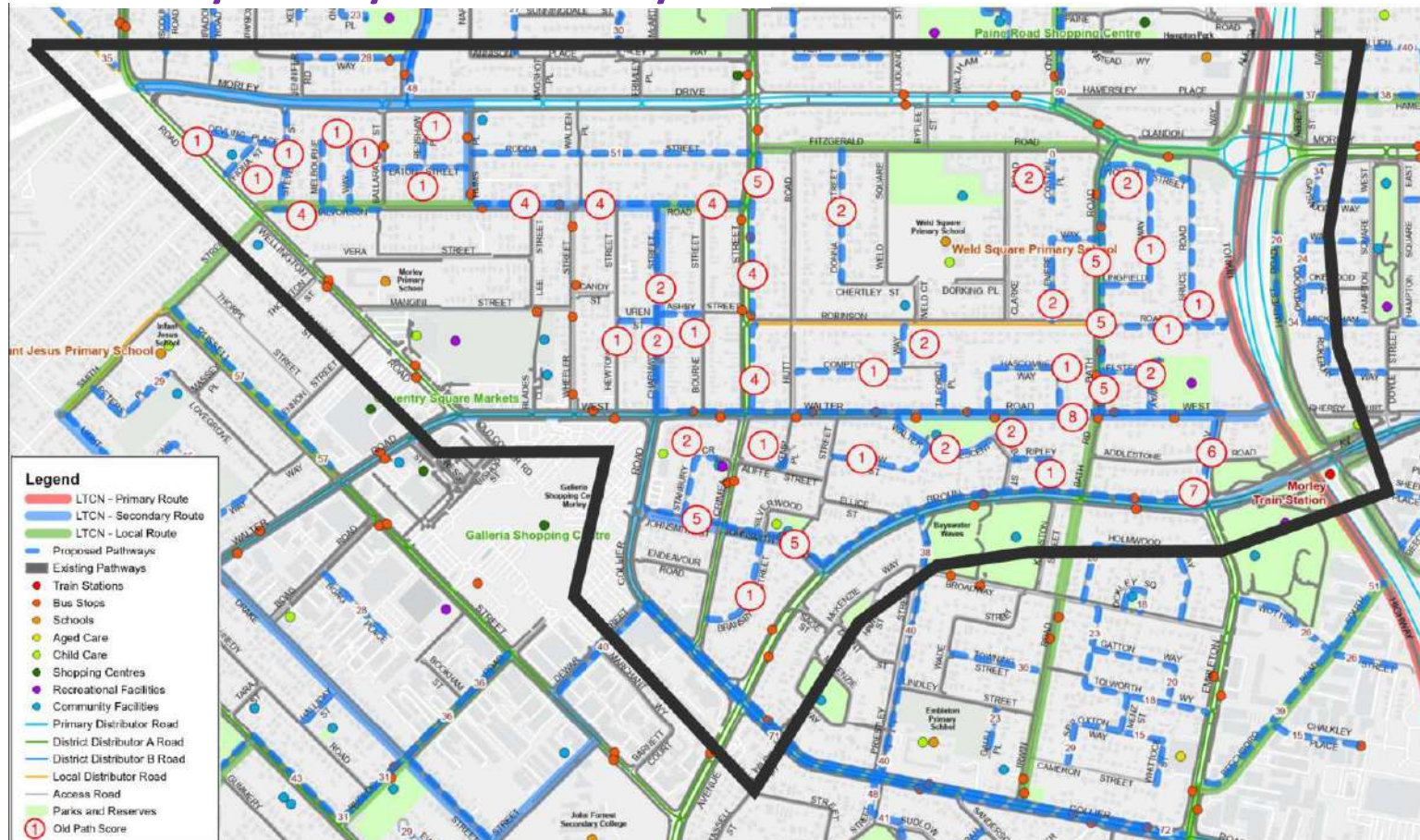
Criteria	Ranking
Road Hierarchy	
District Distributor	3
Local Distributor	2
Local Access	1
Bus Route and Bike Plan Connectivity	
High Frequency Route/Direct Connection	2
Low Frequency Route/Indirect Connection	1
Community Facility	
Regional facility	2
Local Park	1
School/Aged Care	
Adjacent	3
Direct Connection	2
Next Connection to direct	1
Shopping Centres	
Regional Centre	2
Neighbourhood	1

Category	Footpath Prioritisation Criteria	Score Weighting (%)
Safety & Risks	Road Hierarchy	5
	Traffic Volume	15
Usage	Number of Properties	5
	Train Station	10
	Bus Stop	2
	Schools	12
	Aged Care	2
	Child care	2
	Shopping Centres	5
	Recreational facilities	4
	Community facilities	3
	Connectivity (Cul-de-Sac with Connection)	2
	Parks & Reserves	5
	Safe route to school	2
Cycle Network	WABN (LTCN Route)	5
	DoT co-funding	1
	Bike Plan	1
Current Conditions	New Path	15
	Existing Path (Upgrade)	5
TOTAL		100

Active Transport Advisory Committee

ATAC – APRIL 2025

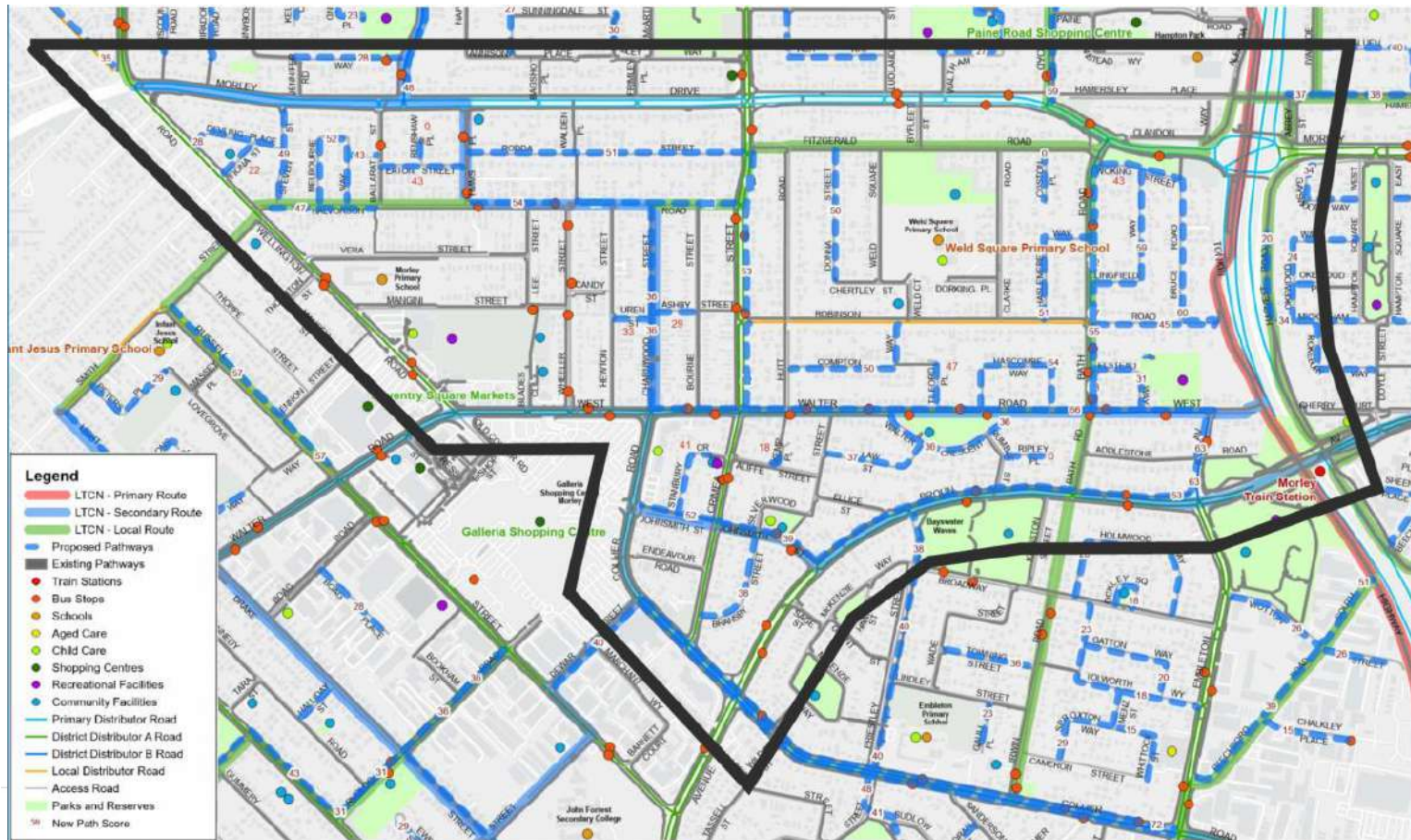
Pathway Priority – Old Score System



Active Transport Advisory Committee

Pathway Priority – New Score System

ATAC – APRIL 2025



Active Transport Advisory Committee

ATAC – APRIL 2025

Walter Road – Connecting Morley Train Station to Morley Galleria



Active Transport Advisory Committee

ATAC – APRIL 2025

Benara Road – Connecting Noranda Train Station to Noranda Shopping Centre



Active Transport Advisory Committee

ATAC – APRIL 2025

King William Street – Tree Planting Project



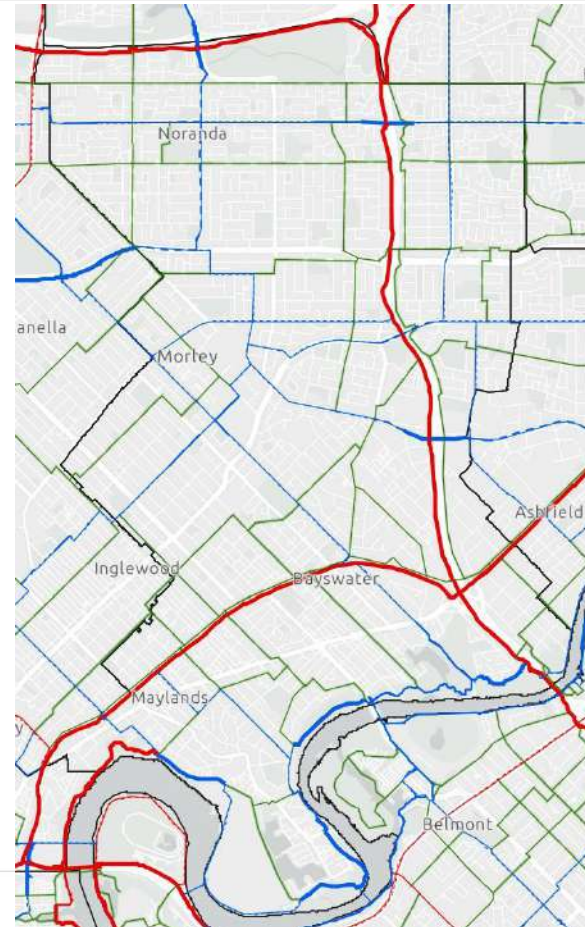
Active Transport Advisory Committee

ATAC – APRIL 2025

LTCN – Long Term Cycle Network

- WA Cycling Network
- Developed by DoT with input from LG
- Routes – **Primary**
 Secondary
 Local
- WA Bicycle Network Funding (WABN)

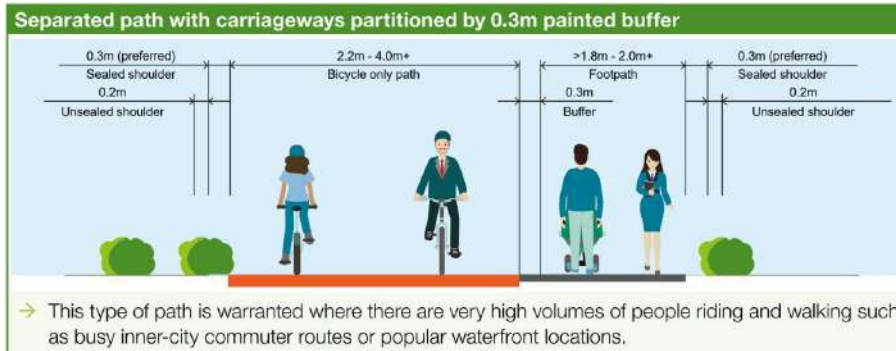
[Perth and Peel Long-Term Cycle Network](#)



Active Transport Advisory Committee

ATAC – APRIL 2025

Tier 1 Path – LTCN Primary Cycling Route

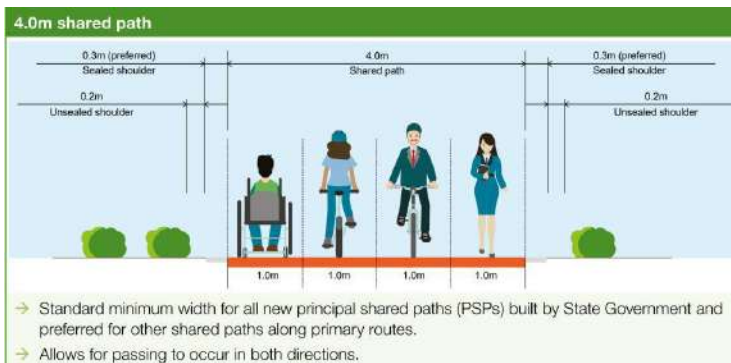


Function

- High Demand
- Connects major regional destinations
- Often located adjacent to major roads and rail corridors

Eg

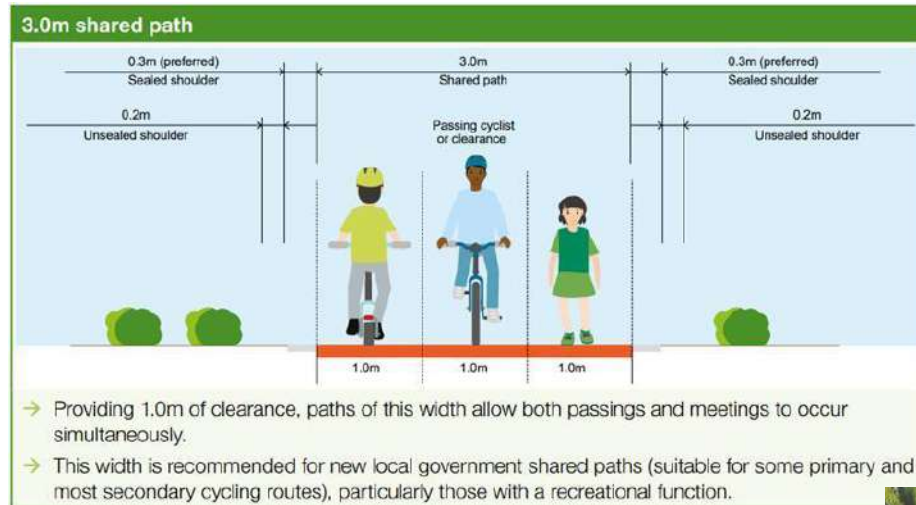
- Tonkin Hwy
- Along Rail line – Whatley Cr



Active Transport Advisory Committee

ATAC – APRIL 2025

Tier 2 Path – LTCN Secondary Cycling Route



Function

- Moderate Level of Demand
- Connectivity between Primary Routes and major activity centres (eg Shopping Centres, sport facilities ..etc)

Eg

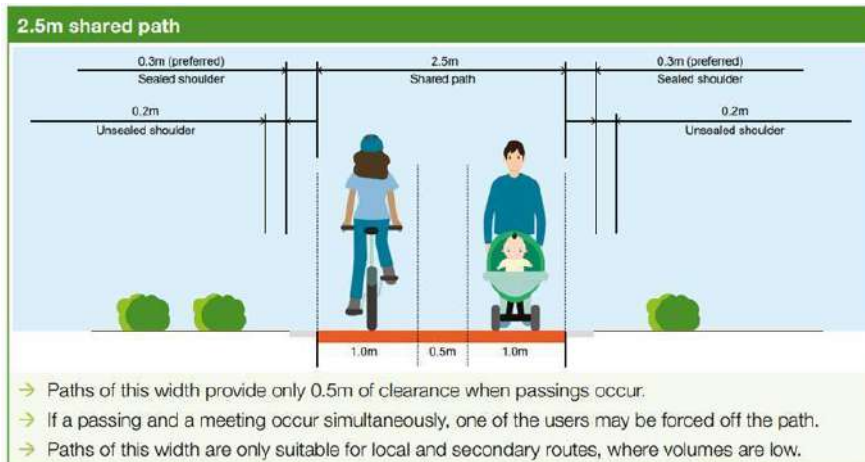
- Walter Road
- Drake Street
- McGilvray Ave



Active Transport Advisory Committee

ATAC – APRIL 2025

Tier 3 Path – LTCN Local Cycling Route



Function

- Lower Level of Demand
- Connectivity between Primary & Secondary Routes
- Connect to local amenities, recreational facilities ..etc
- Support start and end of trip facilities

Eg

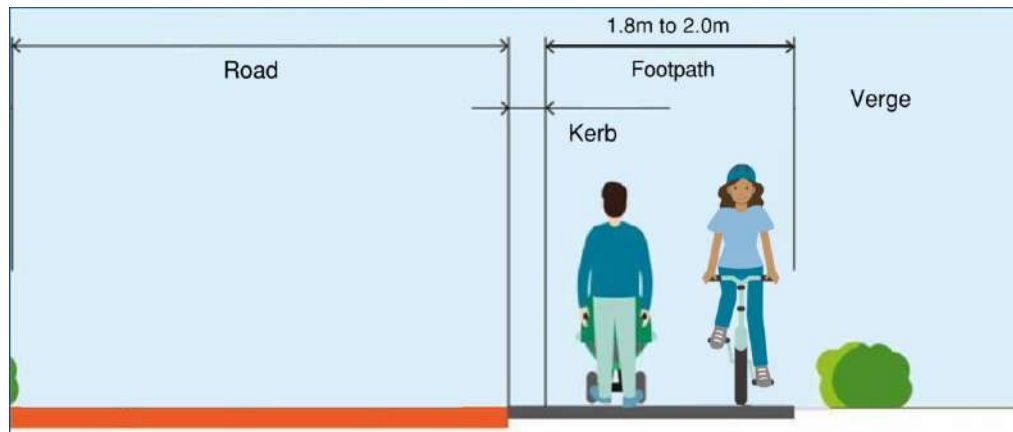
- Leake Street
- Beechboro Road
- Railway Pde



Active Transport Advisory Committee

ATAC – APRIL 2025

Tier 4 Path – Shared Path (Path on Arterial Roads)



Function

- Paths along roads that are not LTCN route

Eg

- Crimea St
- Morley Dr

Policy

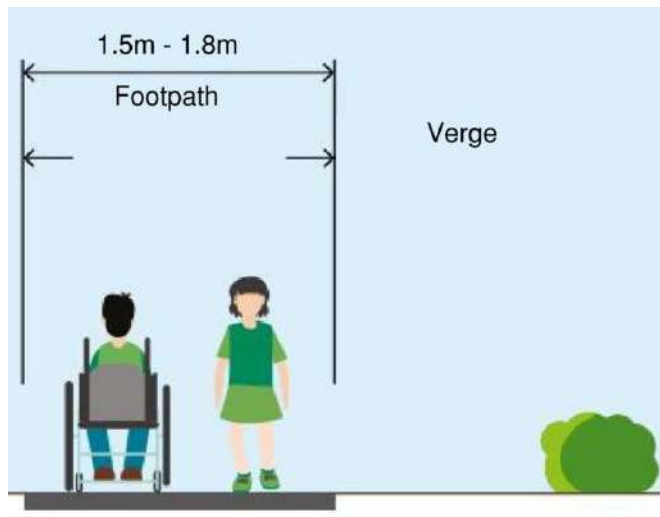
- District Distributor Roads – Path on both sides
- Local Distributor Roads – Path on one side



Active Transport Advisory Committee

ATAC – APRIL 2025

Tier 5 Path – Shared Path (Path on Local Residential Roads)



Function

- Paths along residential roads that are not LTCN route

Policy

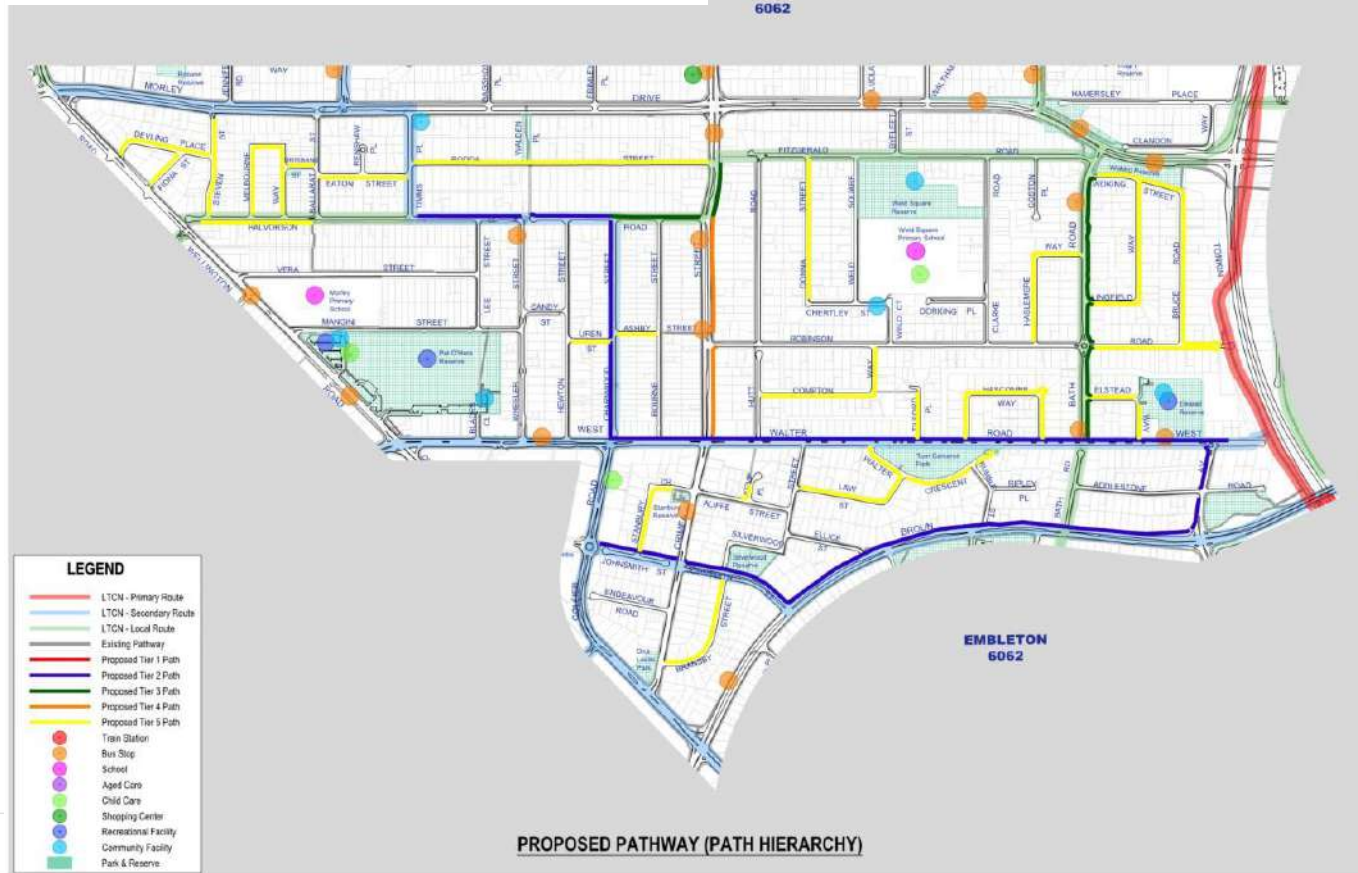
- Local Access Roads – Path on one side



Active Transport Advisory Committee

ATAC – APRIL 2025

Proposed Pathway – Path Hierarchy



Active Transport Advisory Committee

Thank You



11 Motions of Which Previous Notice Has Been Given

Nil.

12 Questions From Members Without Notice**12.1 Responses to Questions From Members Without Notice**

Cr Elli Petersen-Pik - Deputy Mayor

Question 1

In relation to the Agendas and Minutes page on the City's website, is there an option to provide a link to the YouTube recording relevant to each meeting, in each meeting section, to make it easier for residents to search for the live stream?

Response 1

Currently the agenda and minutes page on the City's website does not provide for links to be added. However, the City is working with its web developers to include this functionality.

The City is also working on trimming the beginning of its existing livestream videos, so that viewers will not need to spend time navigating to the start of the meeting.

12.2 Question From Members Without Notice**13 New Business Of An Urgent Nature**

14 Meeting Closed To The Public**14.1 Matters for Which the Meeting May be Closed****14.1.1 Proposed Exclusivity Agreement - 22 Swan Bank Road, Maylands**

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
Officer Declaration:	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

This item is confidential in accordance with Section 5.23(2) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to:

- (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 –*
 - (i) *a trade secret; or*
 - (ii) *information that has a commercial value to a person; or*
 - (iii) *information about the business, professional, commercial or financial affairs of a person,*
where the trade secret or information is held by, or is about, a person other than the local government.

OFFICER'S RECOMMENDATION

That the recommendation as contained in the “Confidential Report” be adopted.

14.2 Public Reading of Resolutions that May be Made Public

15 Closure