



**DISPOSITION BY
LEASE OF WASTE TRANSFER
STATION**

AT

**LOT 102/271 COLLIER ROAD
BAYSWATER**

NOVEMBER 2019

CONTENTS

1.	INTRODUCTION	1
2.	SITE DESCRIPTION	1
2.1	Location	1
2.2	Zoning	1
2.3	Description	2
2.4	Location Map and Photos	2
3.	ENCUMBRANCES ON THE SITE	8
3.1	Stormwater Drainage	8
3.2	Recycling plant and equipment	8
3.3	Noise containment	8
4.	BACKGROUND	8
4.1	Buildings	9
4.2	Purpose of the Disposition	9
4.3	Long term Objectives	9
5.	MARKET VALUATION	9
6.	LODGEMENT OF SUBMISSIONS	9
7.	CONSIDERATION FOLLOWING PUBLIC ADVERTISING	10

1. INTRODUCTION

Local governments are required under s.3.58 of the *Local Government Act 1995* to dispose of property, including by lease, through a public auction or tender process. The other avenue for disposition is through a state wide public notice process which requires that public submissions be invited on the disposition.

Section 3.58 of the *Local Government Act 1995*;

“(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property –

(a) it gives local public notice of the proposed disposition –

(i) describing the property concerned; and

(ii) giving details of the proposed disposition; and

(iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;

In summary, the details of the disposition must be disclosed, including the description of the property in question, the consideration (price) and the market value.

In accordance with the above requirements, the City of Bayswater hereby gives public notice that it proposes to enter into a short term lease on a month-by-month basis with Cleanaway Pty Ltd, ABN 79 000 164 938 for the Bayswater Transfer Station until 30 June 2020.

The purpose of the short term lease is to maintain operational continuity as a waste transfer station until Council determines the long-term use of the site.

Public comments are invited on the proposed disposition and the submissions will be considered at the first available meeting of Council after the closing date.

2. SITE DESCRIPTION

2.1 Location

The subject site is situated at lot 102, 271 Collier Road, Bayswater (corner of Tonkin Highway).

The site is owned in freehold title by the City of Bayswater and has a total area of 18,580m².

2.2 Zoning

The zoning of the site is as follows:-

Metropolitan Region Scheme – Industrial;

City of Bayswater – General Industry

2.3 Description

Current land use: Waste Transfer Station / Materials Recovery Facility.

Topography: Slightly undulating, corner site (Corner Tonkin Highway and Collier Road, Bayswater).

Land title: Lot 102, No 271 Collier Road, Bayswater
on Deposited Plan D055521
Certificate of Title No. 0152700874

2.4 Location Map and Photos





Figure 1 - Front view showing gatehouse and weighbridge



Figure 2 - Gatehouse exit eastern side



Figure 3- Solid waste transfer shed exit



Figure 4- MRF eastern side



Figure 5- Solid waste disposal shed north side(entry)



Figure 6 - MRF eastern side



Figure 7 - MRF Tonkin Highway side



Figure 8 – Solid waste shed west side showing collection bins



Figure 9 - MRF main entry south side



Figure 10 – Gatehouse entry western side

3. ENCUMBRANCES ON THE SITE

3.1 Stormwater Drainage

There is a stormwater connection from the nearby Tonkin Highway reserve which traverses the property and connects to the onsite stormwater system and discharges to the open drain at the rear of the premises.

3.2 Recycling plant and equipment

The plant and equipment installed in the main recycling shed (MRF) is owned by Cleanaway Pty Ltd. There is an option in the lease for Cleanaway to sell the plant and equipment to the City of Bayswater or to remove it from the premises in accordance with the existing lease agreement.

3.3 Noise containment

The site neighbours a residential development. Noise emissions must comply with the *Environmental Protection (Noise) Regulations 1997*.

4. BACKGROUND

Lot 102, 271 Collier Road Bayswater was established as a solid waste transfer station in 1981. It was initially operated by the City of Bayswater as "Baywaste" and a small scale recycling facility was later operated by the Anglican Health and Welfare Services.

The site was leased to Brambles Holdings Ltd (trading as Cleanaway) on 10 June 1986 for a period of five years commencing 1 April 1985 for continued use as a solid waste transfer station. The lease was then extended for five years from 1 April 1990 to 31 March 1995.

Subsequent Deeds of Variation have extended the lease of the site and accommodated the introduction of the following services:

- Recycling collection;
- Greenwaste collections; and
- Cardboard recycling.

The Material Recycling Facility is no longer operating, however pre-sorting of the bulk waste bins for recycling is currently occurring on-site.

4.1 Buildings

At the commencement of operations as a solid waste transfer station in 1981, the onsite buildings included a waste transfer station within the site, a weighbridge and office near the entrance.

In 1993, the City of Bayswater built a large industrial shed on the site for use as a co-mingled recycling sorting facility. Cleanaway provided the plant and equipment within the building for sorting, packaging and disposal of the recyclable materials.

This shed was extended in 1998 to allow for the increased recyclables collected due to the transfer of Maylands to the City of Bayswater following a boundary realignment with the City of Stirling.

The weighbridge which was owned by Cleanaway was removed from the site in 2018.

4.2 Purpose of the Disposition

The City did not accept a new proposal from Cleanaway for the long-term lease of 271 Collier Road, Bayswater.

To ensure that residents continue to have a waste disposal facility within the City of Bayswater, while Council determines the future use of the site.

4.3 Long term Objectives

For the City of Bayswater to consider its options for the future use of the site.

5. MARKET VALUATION

The most recent valuation indicates that the market rental value is \$175,000 per annum.

6. LODGEMENT OF SUBMISSIONS

Submissions on the intended disposition are to be made in writing and to be received no later than **4.00pm, Monday, 2 December 2019.**

Submissions to be addressed to the:

Chief Executive Officer
City of Bayswater
61 Broun Avenue
MORLEY WA 6062

Attention: Mr Doug Pearson
Director of Works and Infrastructure

Submissions may be submitted electronically to mail@bayswater.wa.gov.au

Supporting information only:

Copies of the disposition of the lease of the Transfer Station can be inspected;

- At any of the City's Libraries – Morley, Bayswater and Maylands;
- On the City's website at www.bayswater.wa.gov.au

Copies of the disposition of the lease can also be obtained by;

- Contacting Ms Madison Parsons in the City's Works and Infrastructure Division on 9272 0654 ; or
- Downloading the document from the City's website at www.bayswater.wa.gov.au

7. CONSIDERATION FOLLOWING PUBLIC ADVERTISING

Following the public advertising period, Council will consider all submissions at the next available meeting and may decide (by absolute majority) to proceed with the disposition in accordance with the provisions of the *Local Government Act 1995*.