



CITY OF BAYSWATER

MINUTES

FOR THE

ORDINARY MEETING

OF COUNCIL

6 December 2016



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CITY OF BAYSWATER

Minutes of the Ordinary Meeting of the Bayswater City Council which took place in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley on ***Tuesday, 6 December 2016.***

MINUTES**1. OFFICIAL OPENING**

The Chairperson, Cr Barry McKenna, Mayor welcomed those in attendance and declared the meeting open for the ordinary business of Council at 6:30pm.

1.1 Traditional Owners Welcome

The Chairperson, Cr Barry McKenna, Mayor respectfully acknowledged the past, present and future traditional owners of this land on which we are meeting, the Noongar people.

Notice is hereby given that the Ordinary Council Meeting will be audio recorded in accordance with the resolution of Council of 17 May 2016.

Persons are not permitted to record (visual or audio) at the Council meeting without prior approval of the Council.

1.2 Declaration of Due Consideration

The Chairperson read the Declaration of Due Consideration and all Councillors present raised their hands to indicate that due consideration was given to all matters contained in the Agenda.

2. RECORD OF ATTENDANCE, APOLOGIES, ABSENCE AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED)**Attendance, Apologies and Absence****Members**Central Ward

Cr Barry McKenna, Mayor *Chairperson*
Cr Chris Cornish
Cr Sally Palmer

West Ward

Cr Stephanie Coates, Deputy Mayor (*from 6:40pm*)
Cr Dan Bull

South Ward

Cr John Rifici
Cr Catherine Ehrhardt

North Ward

Cr Alan Radford
Cr Michelle Sutherland
Cr Brent Fleeton

Officers

Ms Carissa Bywater	Acting Chief Executive Officer
Ms Jo Sadler	Director Community Services
Mr Kelley Ambrose	Acting Director Finance and Corporate Services
Mr George Rimpas	Acting Director Technical Services
Ms Helen Smith	Manager Planning Services
Mr Matt Turner	Strategic Planning Projects Coordinator
Mrs Vicki Coles	Governance Advisor
Ms Danica Kay (to 11:00pm)	Governance Support Officer
Ms Mary-Ann Winnett	Administration Officer - Agendas and Minutes

Observers

Press - 1
Public - 19

Leave of Absence

Cr Terry Kenyon, JP (*from 1/12/2016 to 5/01/2017*)

Apologies

Mr Doug Pearson	Director Technical Services
Mr Des Abel	Director Planning and Development Services

3. DEPUTATIONS

Council resolved at its Ordinary Meeting on 23 August 2016 to trial three weekly Briefing Sessions commencing at 6:30pm from Wednesday, 7 September 2016. The current trial expires on 6 December 2016.

Council resolved at its Ordinary Meeting on 15 November 2016 to implement two Standing Committees and one Council meeting per month for 2017.

Deputations will be received at the commencement of the Standing Committee Meetings.

In accordance with the trial period schedule deputations were accepted at the briefing session on Tuesday, 29 November as follows:

(i) Proposed Single Storey Grouped Dwelling, Involving Street Tree Removal
Location: Lot 72, 2 Thursley Way, Morley

In relation to Item 10.3, Peter Grygiel (applicant) was in attendance from 6:34pm to 6:40pm speaking against the officer's recommendation (*refer page 42*).

(ii) Proposed Two Single Storey Grouped Dwellings, Involving Street Tree Removal**Location:** Lot 169, 55 Ramsden Way, Morley

In relation to Item 10.4, Steve Domazetovski (applicant) was in attendance from 6:40pm to 6:46pm speaking against the officer's recommendation (*refer page 51*).

(iii) Proposed Three Single Storey Grouped Dwellings, Involving Possible Street Tree Removal**Location:** Lot 22, 46 Camboon Road, Morley

In relation to Item 10.5, John Rocca (applicant) was in attendance from 6:46pm to 6:47pm speaking against the officer's recommendation (*refer page 61*).

(iv) Increase in Student Numbers to Existing Educational Establishment and Incidental Out of School Care**Location:** Lot 101, 86 Sussex Street, Maylands

In relation to Item 10.8, Vince George (resident) was in attendance from 6:48pm to 7:03pm speaking against the officer's recommendation (*refer page 91*).

(v) Proposed Change of Use from Office to Recreational Facility and Associated Alterations**Location:** Lot 2, No 222-230 Walter Road West, Morley

In relation to Item 10.9, John Carroll (proposed operator) was in attendance from 7:03pm to 7:07pm, speaking in support of the officer's recommendation (*refer page 103*).

(vi) Mobile Food Vehicles at Crimea Park**Location:** Lot R 29473, 2 McArthur Street, Morley

In relation to Item 10.14, Ian Gibson (Annie's Woodfired Pizza) was in attendance from 7.11pm to 7:23pm, speaking on the officer's recommendation (*refer page 175*).

(vii) Mobile Food Vehicles at Crimea Park**Location:** Lot R 29473, 2 McArthur Street, Morley

In relation to Item 10.14, Mike Thompson (Rancho Sombrero) was in attendance from 7.23pm until 7:38pm, speaking on the officer's recommendation (*refer page 175*).

(viii) Mobile Food Vehicles at Crimea Park**Location:** Lot R 29473, 2 McArthur Street, Morley

In relation to Item 10.14, Viv Shahan (Bombay Knights) was in attendance from 7:39pm to 7:40pm, speaking on the officer's recommendation (*refer page 175*).

(ix) Supply, Install and Maintain Bench Seats with Advertising Rights

In relation to Item 12.2, Rod Hicks, Josh Hicks and Ben Hicks (Streetside Advertising) were in attendance from 7:41pm to 8:00pm, speaking against the officer's recommendation (*refer page 261*).

4. PUBLIC QUESTION TIME

The following questions were submitted both in writing and verbally:

In accordance with section 5.24(2) of the *Local Government Act 1995*, time is allocated for questions to be raised by members of the public, as follows:

- (1) The minimum time to be allocated for the asking of and responding to questions raised by members of the public at ordinary meetings of councils and meetings referred to in regulation 5 is 15 minutes.
- (2) Once all the questions raised by members of the public have been asked and responded to at a meeting referred to in sub regulation (1), nothing in these regulations prevents the unused part of the minimum question time period from being used for other matters.

Pursuant to regulation 7(4)(a) of the *Local Government (Administration) Regulations 1996*, questions from the public must relate to a matter affecting the local government.

In accordance with section 5.25 (1) (f) of the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996* regulation 11 (e) 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.

Where a question is taken on notice at the meeting, in accordance with clause 5.6(7)(b) of the *City of Bayswater Standing Orders Local Law 2013* a summary of the response to the question will be included in the minutes for the following Council meeting. The City is currently operating on a three-weekly meeting schedule, therefore it is anticipated that a summary of the responses will be included in the minutes for an appropriate forthcoming meeting of Council after the question has been taken.

The City will continue to provide written responses to those questions taken on notice at the meeting but will no longer include associated forms and personalised correspondence as part of Council Minute appendices.

Please refer to section 14.1 of the minutes for a report containing a summary of previous responses to questions taken on notice.

Public Question Time commenced at 6:32pm.

The following questions were submitted verbally:

Mr Harvey Tonkin - 31 Deschamp Road, Noranda 6062

Question 1

With reference to Item 13.12 on tonight's agenda, the officer's recommendation for January is for just one meeting. If they adopt that, will they have sufficient time to digest 7 weeks of work on the same night as all the deputations?

The Mayor, Cr Barry McKenna advised that this item will be decided tonight.

Ms Anne Burns - 24 York Street, North Perth - anne@haldenburns.com.au

Question 1

With reference to item 10.13, Morley Activity Centre Structure Plan - the impact on Coventry Village. On behalf of Coventry Village, I ask that Council defer consideration of Agenda Item No. 10.12 due to new information that has become available today related to the impact of the proposed widening of Walter Road West from Russell Street to Wellington Road.

Coventry Village is one of the affected properties under this proposal and has commissioned the traffic engineers Transcore to review the traffic modelling report that was done that recommended the road widening. The Transcore report was only provided to Coventry Village this morning and subsequently shared with the Mayor and senior planners of the City and Councillors.

Following discussion with the Mayor about the serious issues raised by the Transcore review and the potential impact on the Coventry Village business and its tenants, it was suggested that Coventry Village ask that the City postpone consideration of the Morley Activity Centre Structure Plan until this new information has been fully reviewed.

The Mayor, Cr Barry McKenna advised that he was not sure if Councillors would be aware of the additional information.

The Strategic Planning Projects Coordinator advised that the City's planning officers haven't had time to review the information and require some clarification from some government agencies as well.

The Mayor, Cr Barry McKenna advised that Councillors would withdraw the item and consider it.

Mr David Kelly - dave.kelly@mp.wa.gov.au

In reference to Item 12.3 - Northlink Action Group. This item relates to an unsafe traffic situation created at the intersection of Hamersley Avenue and Beechboro Road North as a result in changes made due to the Northlink Project. The residents in that area are so concerned that they have established the Morley Northlink Action Group. As a result of their concerns they have held two public meetings and as a result of those public meetings held meetings with the Mayor and some of the City's engineers and as a result of those meetings came up with two minor traffic measures around that area. The officer's recommendation is that the Council not support the two minor traffic amendments that have been recommended by the residents.

Question 1

Why would the City not support the road changes supported by residents when these changes were developed in meetings with the Mayor and City engineers?

Question 2

Won't the ratepayers of the City of Bayswater lose confidence in the processes followed by the City if you don't support these changes, given that they were worked through by the affected residents, the Mayor and the City engineers?

The Mayor, Cr Barry McKenna advised that Councillors will be aware of that particular item and indicated that Councillors may withdraw the item to seek some further clarification.

Ms Branka Radanovich - 11 Slade St, Bayswater 6053

Question 1

With reference to Item 10.6 page 54 to do with proposed alterations and additions to Bayswater Hotel. The alfresco that they're putting forward is a great idea. I'm talking about the landscaping on page 56. First I'll refer to page 55 - the aerial photo of the Bayswater hotel site. I'm referencing the mass of surrounding hardstand and treeless, heat soak areas that are quite visible in that photograph. Council should be aware that there were previously 2 verge trees on Railway Parade fronting this proposed addition which have subsequently disappeared around 2013. I reference the City of Bayswater Imagery Archive December 2004, 2006, 2012, 2013. There are now NO verge trees fronting the Bayswater Hotel on Railway Parade.

Could Council instigate an enquiry into the 2 missing verge trees with a report back to Council?

At 6:40pm, Cr Coates, Deputy Mayor entered the meeting.

At 6:40pm, Cr Fleeton withdrew from the meeting.

The Mayor, Cr Barry McKenna advised that he would like to find out himself what's happened to those trees so he will be requesting the information.

Question 2

With reference to page 56 to do with the analysis re the Landscaping. Given the overly generous variation allowed by Officers at Landscaping showing a required 10% and a meagre 2.8% provided, can Council please apply a condition of approval to include that verge trees be planted fronting Railway Parade?

The Mayor, Cr Barry McKenna that the item will be up for deliberation tonight.

Question 3

Given that the "City of Bayswater has signed up to Vision 20-2020, which aims to provide 20% more quality green spaces in urban environments by 2020".

- (a) How can the City and Council ignore the importance of striving to attain a 100% Landscaping requirement for any current planning application; and
- (b) Why isn't there a realistic set minimum variation for Landscaping to reflect this vision?

The Mayor, Cr Barry McKenna advised that Council will be deliberating on this item tonight and I'm sure the item will be withdrawn by Councillors to consider it.

At 6:47pm, Cr Fleeton returned to the meeting.

Dr Jacquie Kelly - 23 Hill Street, Bayswater WA 6053

Question 1

What is the amount of in-fill development that has occurred in the City of Bayswater in the last 10 years or so? How many more houses and people living in the City has that contributed to?

The Mayor, Cr Barry McKenna advised that since 2006 the population of the City of Bayswater has grown by approximately 16,000 people, living in approximately 6,500 new dwellings.

Question 2

What is the percentage of the residential blocks in City of Bayswater that have in-fill development on them currently or have been approved for this? (In-fill meaning battle-axe, duplex, triplex subdivisions etc.)

The Mayor, Cr Barry McKenna advised that approximately 50% of residential lots have been strata-subdivided within the City (16,260 of 33,300 lots). In addition a number of lots have not been strata-subdivided but contain more than one dwelling on them; however the City cannot readily extract this information.

The Strategic Planning Projects Coordinator advised that there are a number of situations where people don't strata or don't subdivide a property so there might be in one ownership, for example the Department of Housing have a number of properties on the one lot so the City can only pick up where they've been subdivided.

Question 3

What is the percentage for each individual suburb of the City?

The Mayor, Cr Barry McKenna advised that the City does not have a suburb break down of this information. Nevertheless, the City will be completing more detailed analysis for each area as part of the preparation of the Local Planning Strategy for the City of Bayswater.

Question 4

At the structure plan for Bayswater township it's always stated if we're going to meet government infill targets by 2050 but Bayswater has already had so much infill and I wanted to know if that was just an observation or is it backed up by statistics.

The Mayor, Cr Barry McKenna advised that the City is finalising the draft Bayswater Structure Plan and there will be formal advertising; once the comments have been received the City will take all those factors into account.

Question 5 (provided in writing)

What is the cost of the Urban Forest Strategy consultation process?

The cost is approximately \$8,000.

Mr Greg Smith- 16 Rose Avenue, Bayswater 6053

Question 1

In relation to the Heritage Listed Bayswater Hotel, why is the Rose Avenue balustrade proposed to comprise 1/3 vertical timber and 2/3 steel faux historic St Andrew Cross?

The Manager Planning Services advised that condition 1(a) talks about the upper floor balcony on the Rose Avenue elevation being amended to match the proposed new balcony type to Railway Parade. With all applications for heritage listed properties we do consider the category of the listing and whether the proposed changes to the historical character and integrity of the building can be changed or taken off at some point in the future should they wish to return it to its original state.

The Mayor, Cr Barry McKenna advised that Council will deliberate on that item tonight.

Question 2

Will Council condition this approval to require landscaping as per the Town Planning Scheme on the car park of the hotel?

The Mayor, Cr Barry McKenna advised that as shown by the carpark which is just a sea asphalt and bitumen, I'm sure Councillors will consider that.

Mr Ian Walters - 124 Lawrence Street, Bedford 6052

Question 1

My question relates to page 467 of the Agenda wherein it is advised that Management noted that the City's joint venture with the EMRC should have previously included a pick-up of revaluation reserve amounts from the EMRC's revaluation of assets in past years. The amount of \$2,666,082 was identified and retrospectively applied appropriately by management on the Statement of Financial Position and Statement of Changes in Equity.

Can you please explain why this large omission was not detected earlier by the City's Audit Committee and what controls have been implemented to ensure a similar instance does not re-occur?

The Acting Director of Finance & Corporate Services advised that the auditors have reviewed these figures as part of the 2015-16 financial statements, even so a detailed written response will be provided with an explanation of this query.

Question 2

Why didn't the Audit Committee pick it up in the first instance and what has taken place to rectify it in case there's a future instance.

The Acting Director of Finance & Corporate Services advised that he would give a written response.

Question 3

What about the systems - is there a new system in place amongst you that doesn't really work?

The Mayor, Cr Barry McKenna advised that we are working closely with the new auditors and they have been highlighting some other aspects to be considered by the Audit and Risk Committee.

Mr Greg Smith - 16 Rose Avenue, Bayswater 6053

Question 1

When will the City reinstate the socially, physically and maybe historical bench seat that was removed last Wednesday from Whatley Crescent, outside the IGA and Melanie Norris Eyebrow Stylist?

The Acting Director Technical Services advised the bench was removed, however it will be reinstated shortly.

Question 2

In relation to the D'Orazio conditional Subdivision, given the Town Planning Scheme requires advertising prior to giving 17.5 dwelling per hectare bonus, why wasn't the excuse of the Ordinary Council Meeting resolution of 25/11/2008 resolution not to comply with the Town Planning Scheme identified as ultra-viries?

The Mayor, Cr Barry McKenna advised that currently the review of alternative designs with respect to the D'Orazio land is in abeyance until the outcome of Carter's Land is known. Both parties have agreed to see what the outcome of the WAPC decision is for purchase of Carter's land.

Question 3

At the Ordinary Council meeting held on 25/11/2016 Council resolved to ignore its own TPS. The TPS that says when you give a 17.5 dwelling bonus you advertise. I can't understand how Council wasn't given the information that such behaviour was ultra-viries.

The Manager Planning Services advised that this was a decision taken by Council to waive the need for advertising for those properties which are zoned 17.5/25. In replacement they have requested that a higher density code form be submitted with all applications where it's in a dual coded area. A written response will be provided.

Question 4

Has Mayor McKenna invited Mayor Zelones of Armadale, the Perth Metropolitan Local Government representative on the WAPC, to inspect the Eric Singleton Reserve, Riverside Gardens and Carter's Wetland (both the Carter's and the City of Bayswater portions) prior to the WAPC making a recommendation regarding the City of Bayswater's request to reclassify the land from Urban to Parks & Recreation?

The Mayor, Cr Barry McKenna advised that he had not invited the Mayor personally. Members of the WAPC held a meeting on site and he's not sure if the Mayor was one of those people. A written response will be provided.

Dr Jacquie Kelly - 23 Hill Street, Bayswater 6053

Question 1

BTCSP - the proposal that was put up to build on a large part of Bert Wright Park is outrageous. Hasn't the City seen the problems that are happening in the Town of Bassendean where high-rise apartments are proposed to be built on public open space and it's been pushed by the Town and Landcorp. Does the City want that sort of scandal here with the large protest. Public open space is going to become more and more important because of the increase in apartment living. That park is not very large, people will need space to lay their blanket. Is the City in favour of taking public open space to build high-rise apartments.

The Mayor, Cr Barry McKenna advised that there has been two workshops and the City is interested in community consultation and it will lead to a draft structure plan coming out approximately March 2017 which will go to formal consideration by our community. From the draft Structure Plan a Structure Plan will be decided on by elected members.

Question 2

Individual groups have met with the consultants and there's been visioning workshops and two scenario workshops. Is the City in favour of taking public open space such as Bert Wright Park.

The Mayor, Cr Barry McKenna advised the City will be involved in community consultation and the City will be directed as to what its community wants.

Question 3

I received an invitation to a development workshop to do with Skipper's Row. Will people be given information prior to going to the workshop. It would be better to give people information before attending the workshop so they can understand the original approved plan is.

The Mayor, Cr Barry McKenna advised that in relation to the D'Orazio's land many things are on hold now, subject to the WAPC's decision. The alternatives to be discussed at the workshop are outlined in the report to the Special Council Meeting held on 28 November 2016.

Question 4

Because there was never any consultation, will you enable people to be properly consulted by allowing them to have information through your website ahead of time.

The Mayor, Cr Barry McKenna advised that the City will distribute as much information as possible.

Public Question Time was closed at 7:12pm.

5. LEAVE OF ABSENCE

5.1 Leave of Absence (Previously Approved)

Councillor	Date of Leave	Approved by Council
Cr Alan Radford	13 December 2016 to 14 December 2016	OCM 15.11.2016
Cr Terry Kenyon, JP	1 December 2016 to 5 January 2017	OCM 15.11.2016
Cr Catherine Ehrhardt	24 December 2016 to 15 January 2017	OCM 15.11.2016
Cr John Rifici	1 January 2017 to 14 January 2017	OCM 15.11.2016
Cr Stephanie Coates, Deputy Mayor	6 January 2017 to 10 January 2017	OCM 15.11.2016
Cr Michelle Sutherland	6 January 2017 to 15 January 2017	OCM 15.11.2016
Cr Barry McKenna, Mayor	11 January 2017 to 23 January 2017	OCM 25.10.2016
Cr Stephanie Coates, Deputy Mayor	2 July 2017 to 9 July 2017	OCM 15.11.2016

5.2 Application for Leave of Absence

COUNCIL RESOLUTION

That Leave of Absence be granted as follows:

CR BRENT FLEETON from 22 December 2016 to 12 January 2017 inclusive; and

CR DAN BULL from 23 December 2016 to 9 January 2017 inclusive.

CR CHRIS CORNISH MOVED, CR STEPHANIE COATES SECONDED

CARRIED UNANIMOUSLY

6. CONFIRMATION OF MINUTES

6.1 Ordinary Meeting: 15 November 2016

The Minutes of the Ordinary Council Meeting held on Tuesday, 15 November 2016 which have been distributed, are to be presented for confirmation as a true and correct record.

CR ALAN RADFORD MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY

6.2 Special Meeting: 28 November 2016

The Minutes of the Special Council Meeting held on Monday, 28 November 2016 which have been distributed, are to be presented for confirmation as a true and correct record.

CR MICHELLE SUTHERLAND MOVED, CR SALLY PALMER SECONDED

CARRIED UNANIMOUSLY

7. DISCLOSURE OF INTEREST SUMMARY

7.1 Disclosures at Ordinary Council Meeting

In accordance with section 5.60A and 5.65 of the *Local Government Act 1995* the following disclosures of financial interest were made at the meeting:

Date	Name	Item No.	Item Name
6 December 2016	Ms Carissa Bywater	11.1	Appointment of Recruitment Agency and Selection Panel for Chief Executive Officer
6 December 2016	Cr John Rifici	12.2	Supply, Upgrade, Install and Maintain Bench Seats with Advertising Rights
6 December 2016	Cr Dan Bull	13.2	List of Payments for the Period Ended 31 October 2016
6 December 2016	Cr Stephanie Coates	13.4	Donation Request - Buddha's Birthday and Multicultural Festival 2017
6 December 2016	Cr Dan Bull	13.10	Invitation to join Committee for Perth
6 December 2016	Ms Jo Sadler	13.11	Annual Leave - Chief Executive Officer

In accordance with section 5.61 of the *Local Government Act 1995* the following disclosures of indirect financial interest were made at the meeting:

Date	Name	Item No.	Item Name
6 December 2016	Cr Brent Fleeton	13.2	List of Payments for the Period Ended 31 October 2016

In accordance with section 5.60B and 5.65 of the *Local Government Act 1995* the following disclosures of proximity interest were made at the meeting:

Date	Name	Item No.	Item Name
6 December 2016	Cr Dan Bull	10.6	Proposed Alterations and Additions to Bayswater Hotel - Lot 700, 78-80 Railway Parade, Bayswater

In accordance with regulation 11 of the *Local Government (Rules of Conduct) Regulations 2007* the following disclosure of interests affecting impartiality (Elected Members) were made at the meeting:

Date	Name	Item No.	Item Name
6 December 2016	Cr Barry McKenna, Mayor	10.5	Proposed Three Single Storey Grouped Dwellings, Involving Possible Street Tree Removal - Lot 22, 46 Camboon Road, Morley
6 December 2016	Cr Stephanie Coates	10.6	Proposed Alterations and Additions to Bayswater Hotel - Lot 700, 78-80 Railway Parade, Bayswater
6 December 2016	Cr Barry McKenna, Mayor	10.12	Morley Activity Centre Structure Plan - Final Approval of Modified Amendment No. 61 Town Planning Scheme No. 24 and Repeal of Town Planning Scheme No. 23
6 December 2016	Cr Catherine Ehrhardt	10.14	Mobile Food Vehicles at Crimea Park - 2 McArthur Street, Morley
6 December 2016	Cr Michelle Sutherland	10.14	Mobile Food Vehicles at Crimea Park - 2 McArthur Street, Morley
6 December 2016	Cr Dan Bull	11.4	2017 Citizen of the Year Nominations
6 December 2016	Cr Michelle Sutherland	12.2	Supply, Upgrade, Install and Maintain Bench Seats with Advertising Rights
6 December 2016	Cr Alan Radford	13.3	Investment Portfolio for the Period Ended 31 October 2016
6 December 2016	Cr Barry McKenna, Mayor	13.3	Investment Portfolio for the Period Ended 31 October 2016
6 December 2016	Cr Michelle Sutherland	13.4	Donation Request - Buddha's Birthday and Multicultural Festival 2017
6 December 2016	Cr Sally Palmer	13.6	Donation Request - The Shopfront - Annual Christmas Lunch
6 December 2016	Cr Barry McKenna, Mayor	13.6	Donation Request - The Shopfront - Annual Christmas Lunch
6 December 2016	Cr Brent Fleeton	14.2	Council Ratification of Planning Determinations Under Delegated Authority - October 2016
6 December 2016	Cr Stephanie Coates	15.2.3	Evening In the Park 2017 - Partnership Opportunity
6 December 2016	Cr Chris Cornish	16.1	Cr Dan Bull - Preparation of an Economic / Business Framework
6 December 2016	Cr Catherine Ehrhardt	16.1	Cr Dan Bull - Preparation of an Economic / Business Framework

In accordance with regulation 34C of the *Local Government (Administration) Regulations 1996* and clause 5.5 of the City of Bayswater's Code of Ethics, the following disclosure of interests affecting impartiality (Officers) were made at the meeting:

Date	Name	Item No.	Item Name
6 December 2016	Ms Jo Sadler	11.1	Appointment of Recruitment Agency and Selection Panel for Chief Executive Officer
6 December 2016	Ms Carissa Bywater	13.11	Annual Leave - Chief Executive Officer

8. URGENT BUSINESS

COUNCIL RESOLUTION

That this item be dealt with at the end of the meeting.

CR BRENT FLEETON MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY

8.1 Cr Barry McKenna, Mayor - ALGA National Roads and Transport Congress 9 - 11 November 2016

Cr Barry McKenna, Mayor advised that he would email his conference report to Councillors.

9. PETITIONS

Nil.

ORDER OF BUSINESS

Items were dealt with in the following order: Items 10.3, 10.4, 10.5, 10.6, 10.8, 10.6, 10.10, 10.12, 10.13, 10.14, 10.17, 11.1, 11.3, 11.4, 11.5, 12.2, 12.3, 13.2, 13.3, 13.4, 13.5, 13.10, 13.11, 13.9, 13.12, 13.13, 15.2.3, 16.1, 16.2, 16.3, 16.4, 16.5, 10.17, 11.1 and 11.4.

All remaining items were carried by en bloc resolution.

10. REPORTS FOR PLANNING AND DEVELOPMENT SERVICES**10.1 Proposed Alterations and Single Storey Additions to Single House**

Location: Lot 432, 127 Eighth Avenue, Maylands
File Number: DA16-0490
Applicant: Leigh Bishop
Owner: Leigh A Bishop and Lisa M Bishop
Officer: Director Planning and Development Services

Confidential Attachment(s) - in accordance with Section 5.23(2)(b) of the Local Government Act 1995 - personal affairs of any person.

EXECUTIVE SUMMARY**Application:**

A planning application dated 5 September 2016 and plans dated 8 September 2016 have been received for proposed alterations and single storey additions to single house at Lot 432, 127 Eighth Avenue, Maylands.

Key Issues:

- Consideration whether the proposal is sympathetic to the character value of the area.
- Variation to the lot boundary setback requirements of the Residential Design Codes (R-Codes).
- One objection received during public advertising.

BACKGROUND

Town Planning Scheme No. 24 Zoning:	Medium and High Density Residential - R40
Use Class:	Single House - 'P'
Lot Area:	1,012sqm
Existing Land Use:	Single House
Surrounding Land Use:	Residential
Size/Nature of Proposed Development:	Alterations and Single Storey Additions to Single House

The primary consideration in relation to this application is the visual impact of the proposed development on the character value of the area given that the property is situated within the Maylands North Character Protection Area (CPA). The proposal also does not meet the minimum lot boundary setback requirements of the R-Codes and an objection has been received in relation to the proposed development.



CONSULTATION

The City sought comment for the proposed variation from the adjacent affected property owners for a period of 14 days. At the completion of the advertising period, one objection was received. Details of the objection, applicant's responses and officer's comments are stated below.

ISSUE	NATURE OF CONCERN	APPLICANT RESPONSE	OFFICER COMMENT
Lot boundary setback	The standard 1.5m lot boundary setback should be complied with to create a buffer between the two properties for privacy, enjoyment of the backyard, to reduce the risk of fire spreading and also to set a standard for the area The proposed addition can be accommodated within the normal setback requirements.	The property is situated at a lower level relative to the neighbours due to an existing retaining wall on the boundary with a dividing fence on top of it, (ranging in height from 4.1m at the front to 3.5m at the rear) hence the proposed addition has no significant impact on the neighbouring property. While the three neighbouring units closest to the street may potentially be impacted given they are closer to the proposed addition, the neighbouring unit to the rear is too far away to be affected. The addition has been designed in line with the existing boundary setback of the dwelling in order to achieve an efficient house design and layout.	Refer to the 'Analysis' section of the report.

ANALYSIS

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks:			
Front	2.0m	16.6m	Compliant
Side (north west)	1.5m	1.32m	Variation
Side (south east)	1.7m	4.5m	Compliant
Rear	1.5m	21.0m	Compliant
Minimum Open Space	45%	76.5%	Compliant
Maximum Overshadowing of Adjoining Property	35%	4.7%	Compliant
Minimum Parking	1 car bay*	2 car bays	Compliant

* A one bay requirement applies as the property is situated within 800m of Maylands Train Station.

The primary consideration in relation to this application is the impact of the proposed development on the character and amenity of the area, including the streetscape and the affected adjacent properties, given the proposal does not meet the minimum lot boundary setback requirements of the R-Codes.

Character Considerations

The property is situated within the Maylands North CPA and the affected streetscape is characterised as primarily single storey character houses set in an attractive tree-lined street. The proposed development provides for a single storey addition to the rear of the existing dwelling designed to complement the existing development. Given that the proposed addition is single storey and is set well back from the street to the rear of the existing dwelling and is also situated behind an existing garden fence and substantial landscaping it is considered that the addition does not have any undue impact on the existing streetscape and character of the area.

Amenity of Adjacent Properties

The proposed addition complies with the deemed-to-comply requirements of the R-Codes with the exception of the north-west side boundary setback. The existing dwelling has a setback of 1.32m from this boundary which is already a variation to the R-Codes deemed-to-comply requirement of 1.5m and the proposed addition is designed in accordance with the existing side boundary setback.

It is however considered that the proposed development will not unduly impact the amenity of the neighbouring property given the minor nature of the setback variation (0.18m) and that the ground level on the subject property is approximately 1.7m - 2.3m lower than that of the neighbouring property, resulting in a significantly reduced impact of building bulk.

The proposed addition also complies with the privacy requirements of the R-Codes so there will be no loss of privacy to the neighbouring property as a result of the proposed development. The proposed development will also have to comply with the fire safety requirements of the Building Codes of Australia despite the reduced setback so it is considered that there is no increased fire risk to the neighbouring property as a result of the lot boundary setback variation.

Accordingly, the proposed development and the variation to the north-west side boundary setback requirement of the R-Codes is considered to meet the relevant design principles of the R-Codes and will not unduly impact the amenity of the adjacent properties, and is therefore supported.

OPTIONS

The following options are available to Council:

1. Council approves the proposal with or without conditions.
2. Council refuses the proposal.

CONCLUSION

In light of the above assessment of the proposed development, the application is recommended for approval subject to appropriate conditions.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

- Theme: Our Built Environment
- Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
- Outcome B1: Streetscapes which allow for community interaction in an urban environment.
- Outcome B3: High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme No.24;
- City of Bayswater local planning policies, including Character Protection Areas; and
- State Planning Policy 3.1 Residential Design Codes.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Plans for Development
2. Submission Location Plan (*Confidential*)

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council grants planning approval for the proposed alterations and single storey additions to single house at Lot 432, 127 Eighth Avenue, Maylands, in accordance with planning application dated 5 September 2016 and plans dated 8 September 2016, subject to the following planning conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
2. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
3. No street verge tree(s) shall be removed. The street verge tree(s) is to be retained and protected from any damage including unauthorised pruning and maintained during the construction phase of development. Any new crossover shall maintain a minimum clearance of 2.0m from the base of street trees.
4. All stormwater and drainage runoff produced onsite is to be disposed of onsite via the use of soakwells. The size of the soakwells is to be calculated by use of the formula $VOL(m^3) = AREA(m^2) \times 0.0125$, where VOL is total storage volume of soakwells and AREA is total roofed and paved areas. Connection to the City's stormwater system, where available, may be permitted as an overflow only, to the satisfaction of the City of Bayswater.

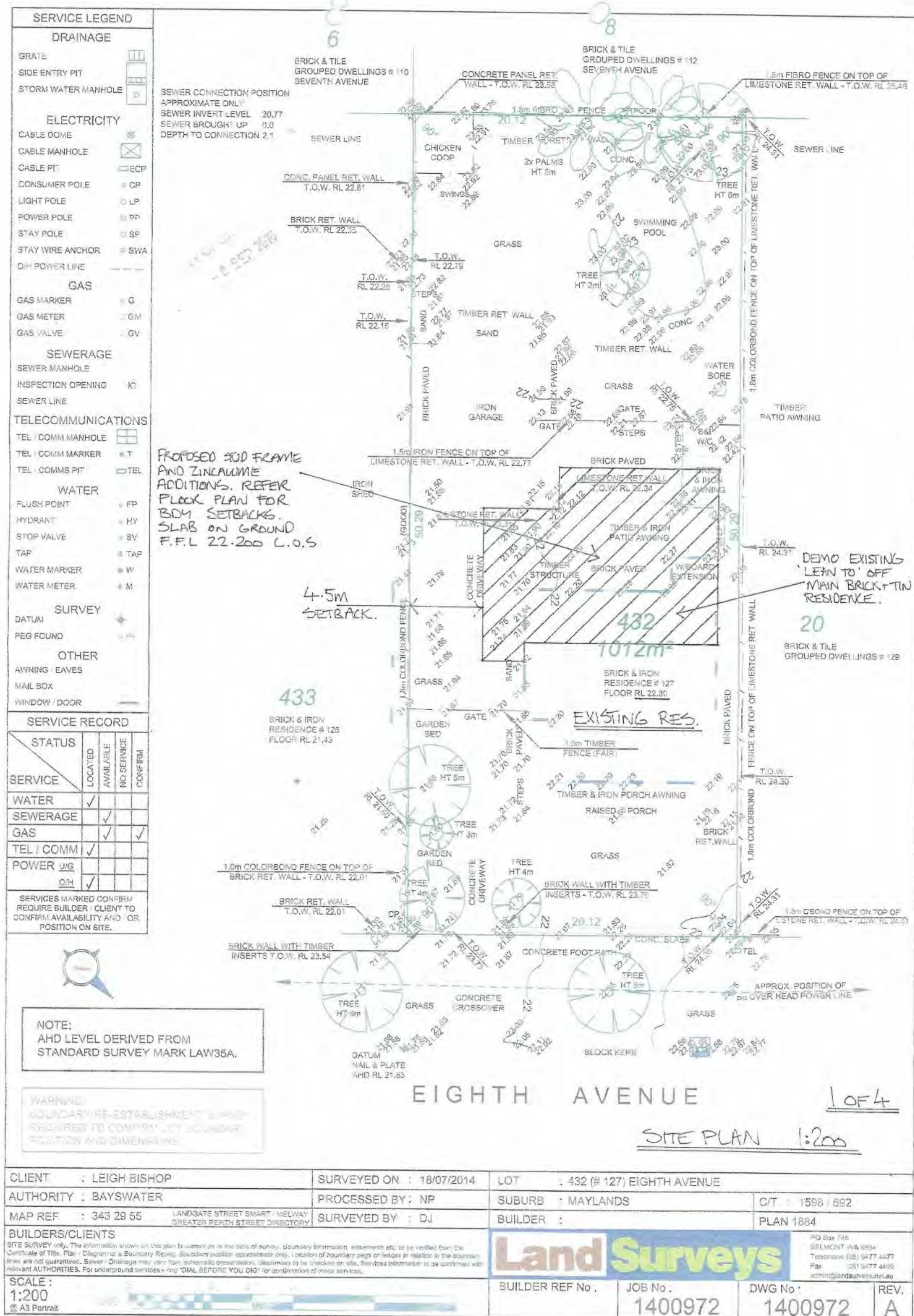
Advice Notes:

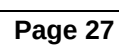
1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two (2) years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

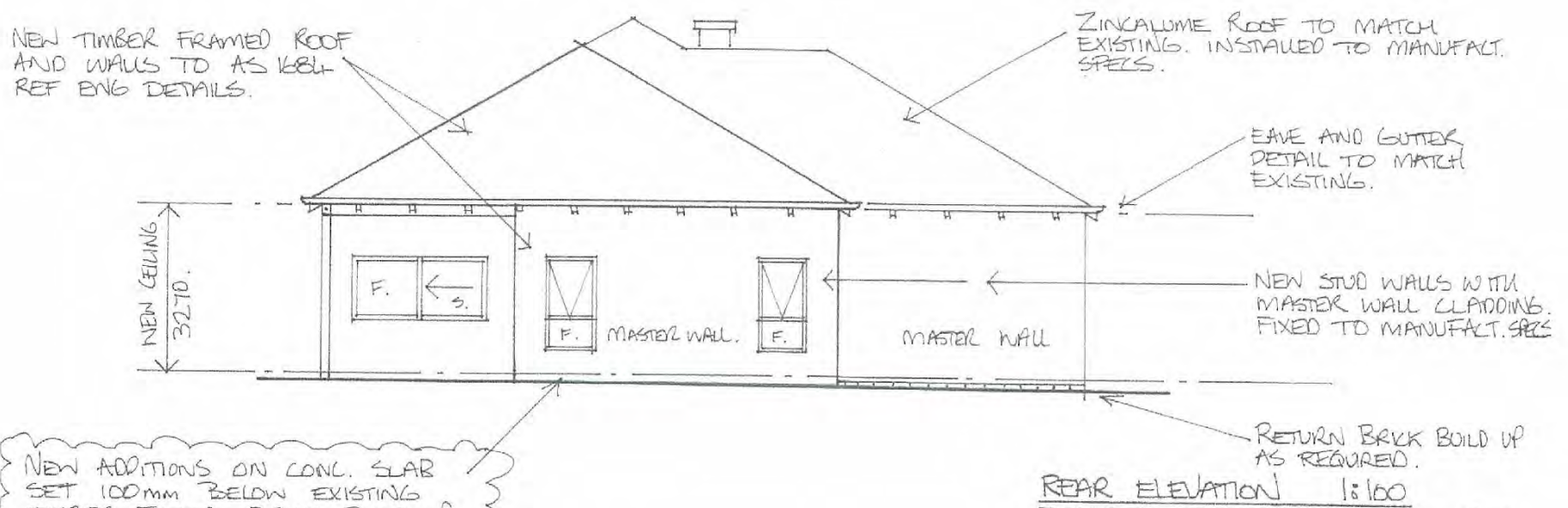
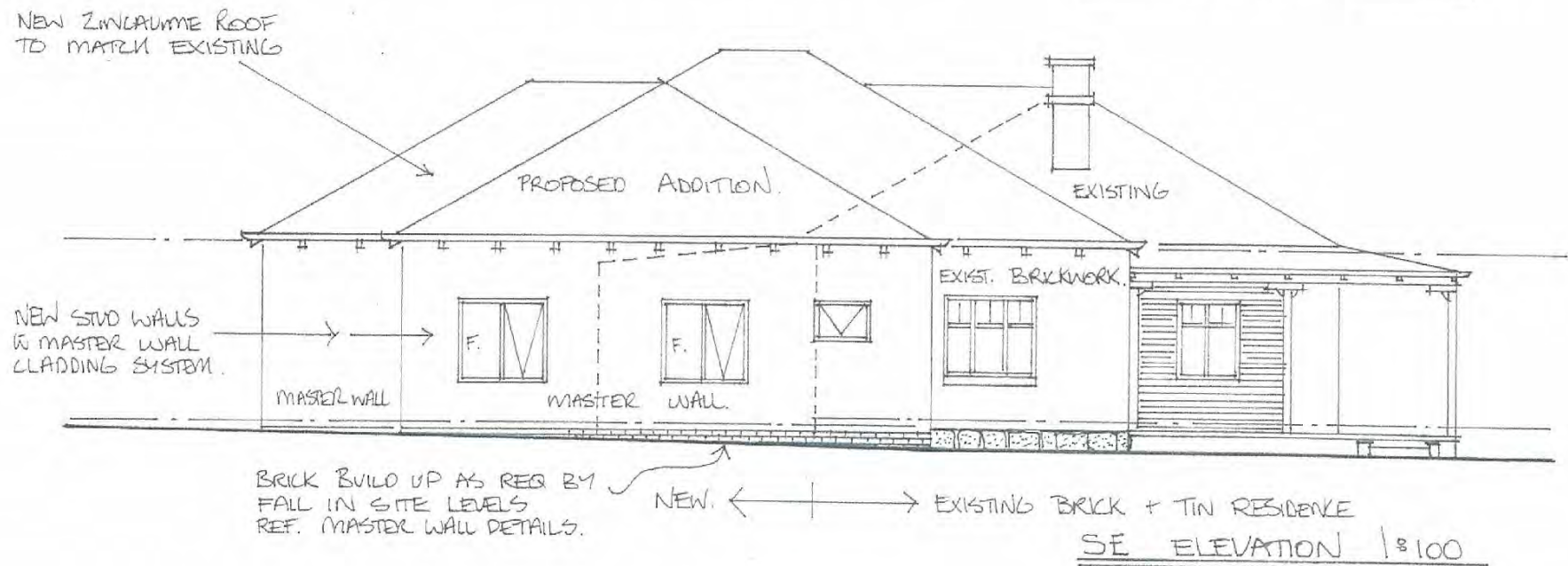
Attachment 1





CITY OF BAYSWATER

- 2 SEP 2016



PROPOSED COLOURS:
 WALL ADDITIONS: DULUX ANTIQUE WHITE U.S.A.
 GUTTERS AND TRIM: WOODLAND GREY
 FRONT OF HOUSE TO BE PAINTED TO MATCH
 WINDOW FRAMES: GLOSS WHITE



ADDITIONS TO BISHOP RESIDENCE

127 EIGHTH AVENUE MAYLANDS

3 of 4

10.2 Proposed Alterations and Two-Storey additions to Single House

Location: Lot 31, 11 Ellesmere Road, Mount Lawley
File Number: DA16-0468
Applicant: L M Fry
Owner: S & L Fry
Officer: Director Planning and Development Services

EXECUTIVE SUMMARY**Application:**

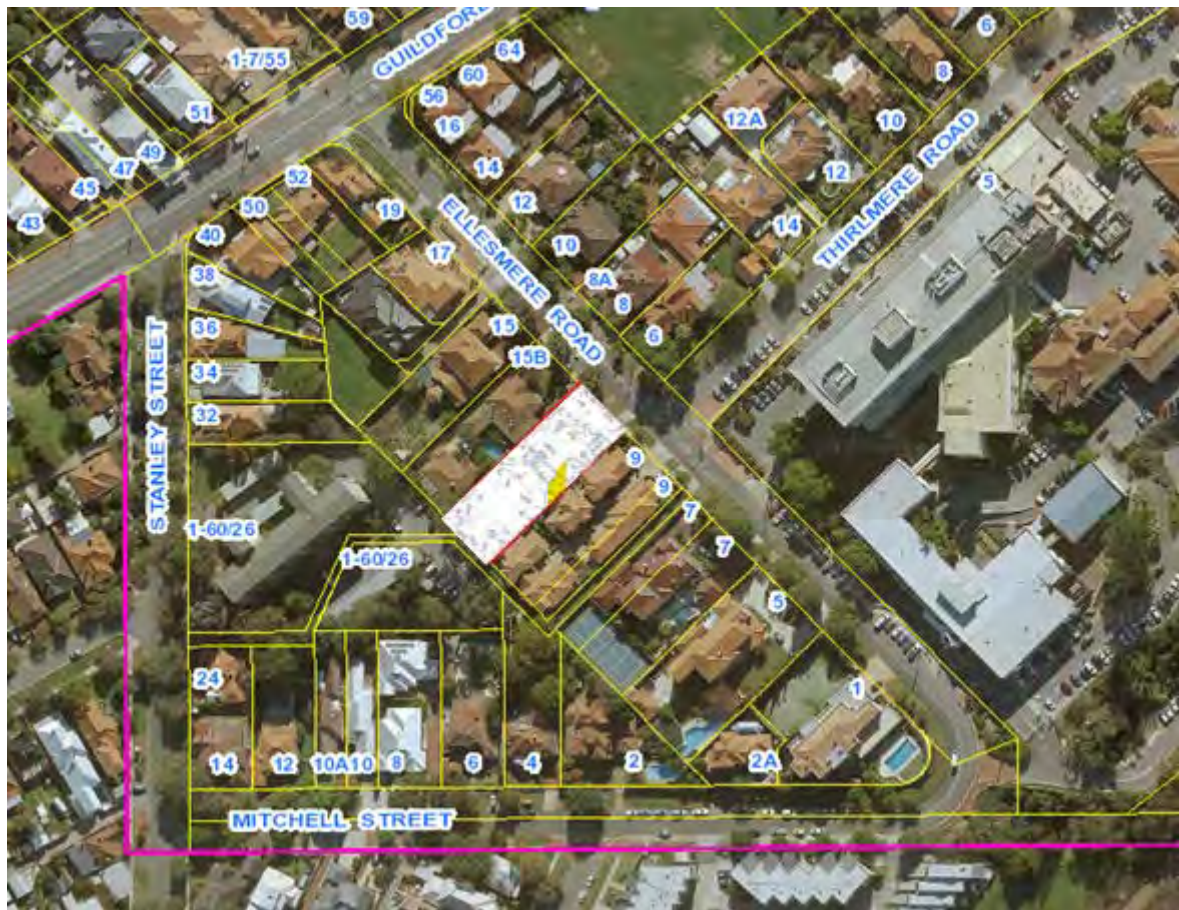
A planning application dated 25 August 2016 and plans dated 29 August 2016 have been received for proposed alterations and two-storey additions including a carport to single house at Lot 31, 11 Ellesmere Road, Mount Lawley.

Key Issues:

- The application incorporates a variation to the carport roof form and column width requirements of the Character Protection Area (CPA) Policy.
- The application proposes a variation to the location of the two-storey addition requirements of the CPA Policy.
- The application proposes a variation to the lot boundary setback, building height and visual privacy requirements of the Residential Design Codes (R-Codes).
- Impact of the proposal on the character and amenity of the area.

BACKGROUND

Town Planning Scheme No. 24 Zoning:	Residential R20
Use Class:	Single House - 'P'
Lot Area:	1,215m ²
Existing Land Use:	Single House
Surrounding Land Use:	Residential, St John of God Hospital
Size/Nature of Proposed Development:	Alterations and Two-Storey Additions Including Carport to Single House



CONSULTATION

The applicant provided comments from the affected adjacent property owners indicating no objection to the proposal.

ANALYSIS

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks:			
Front	Min 3m	6.2m	Compliant
	Avg. 6m	>6m	Compliant
Side (south-east)			
Ground Floor	1.7m	4.4m	Compliant
First Floor	3.5m	5.7m - 8.8m	Compliant
Side (north-west)			
Ground Floor	3.8m	4.1m	Compliant
First Floor	1.3m	3.5m	Compliant
Rear			
Ground Floor	2.6m	30.8m	Compliant
First Floor	3.9m	34.7m - 35.2m	Compliant
Boundary Wall:			
Maximum Wall Height -			
Side (south-east)	3.5m	3.2m	Compliant
Maximum Average Wall Height -			
Side (south-east)	3m	3.1m	Variation
Maximum Wall Length -			
Side (south-east)	18.12m	6m	Compliant
Maximum Building Height:			
Wall Height	6m	6.9m	Variation
Roof Pitch Height	9m	9.6m	Variation
Minimum Open Space	50%	75.9%	Compliant
Minimum Visual Privacy Setbacks:			
Bed 4 (south-east)	4.5m	5.7m	Compliant
Bed 5 (north-west)	4.5m	6.7m	Compliant
Activity (north-west)	6m	5.4m	Variation
Maximum Overshadowing of Adjoining Property	25%	8.2%	Compliant
Maximum Carport Column Width	0.3m	0.5m	Variation
Minimum Parking	2 car bays	2 car bays	Compliant

Site Context

The subject property is located between a single-storey single house and a two-storey grouped dwelling. The affected streetscape is within the Mount Lawley Character Protection Area and streetscapes are predominantly open with single storey dwellings dating from the late nineteenth and early twentieth century through to more recent development. The area contains some good examples of brick bungalows including the architectural styles of Federation Bungalow and Federation Queen Anne Bungalow. There are a number of places with strong inter war influences including the Inter War Domestic Revival architectural style.

The subject lot is 20.12m in width. The proposed built form presents a building bulk consistent with a two-storey development. The site also exhibits a slope down to the rear of the site, with a ground level drop from the front to the rear of the property of up to 3.5m.

Lot Boundary Setback

In accordance with the City's Boundary Walls in Residential Areas Policy, development built within 1m of a lot boundary is defined as a boundary wall. As the proposed development comprises a carport which has two posts built up to the south-eastern side lot boundary, it technically comprises a boundary wall.

The development includes a technical 'boundary wall' located along the south-east lot boundary associated with the carport albeit comprising 2 posts of the carport being located on the boundary which are each 0.5m in width.

The assessment of the wall exceeds both the average boundary wall height requirements, by 0.1m. The 'boundary wall' is setback 6.2m from the street and being behind the setback of the adjoining dwelling, minimises its presence on the street. Given the area on the adjoining lot where the 'boundary wall' will be located does not contain any habitable space or major openings, the 'boundary wall' is considered to pose minimal impact. In addition to this, the impact of the proposed 'boundary wall' is considered to be minor in nature, as there is a total of 1m of building located on the boundary, with the structure being open in nature. Accordingly the 'boundary wall' variations are supported.

Building Height

The development comprises a wall height variation of 0.9m and a roof pitch height variation of 0.6m, which results from the sloping nature of the site combined with the existing dwelling comprising high ceilings to the ground floor. The proposed building height does not create an undue impact on the streetscape as the portion of the wall which exceeds 6m is located to the rear of the development. The wall height variation is setback 5.7m - 8.8m from the south-eastern boundary, 3.5m from the north-western boundary and 34.7m - 35.2m from the rear lot boundary.

The building height provides for adequate light into the subject site and the adjoining properties, without limiting any views of significance. In addition, the proposed building height is consistent with the established building height as evident by the existing streetscape which comprises two-storey additions to dwellings within the Character Protection Area.

The 6m wall height permitted under the R-Codes accommodates a two-storey height limit for dwellings; although the proposal comprises a 6.9m wall height it is considered to be in keeping with the R-Codes as the proposal relates to a two-storey dwelling. Accordingly the variation is not considered to result in any undue impact, as it results from the sloping nature of the site, and is supported.

Visual Privacy

The development proposes a visual privacy variation to the north-western boundary from the proposed activity room. The proposed variation overlooks the area located in front of the garage and the street setback area of the adjoining north-western property. As the activity window does not overlook any sensitive area and a non-objection has been provided by the affected adjoining property owners, it is considered to present no undue impact and is supported accordingly.

Character Protection Areas Policy (Mount Lawley)

Assessment of the proposal against the Character Protection Areas (CPA) Policy indicates that it is largely consistent with the relevant character elements; however the proposal comprises the following variations:

- The proposed carport roof form consists of a flat roof, in lieu of the recommended hipped or gabled roof forms, unless it can be demonstrated that the roof form proposed will not detract from the established streetscape;
- The proposed carport comprises posts which are 0.5m wide in lieu of the 0.3m width permitted; and
- The proposed two-storey addition is located in-line with the main roof ridgeline of the existing dwelling rather than being located behind the ridgeline of the dwelling.

It is considered that the flat carport roof picks up cues from architectural features of the existing dwelling, such as the features of the verandah piers presenting to the Ellesmere Road frontage. This is considered to result in a built form that does not mimic the character and design of the dwelling, however is sympathetic to, and consistent with, the character of the dwelling and the streetscape. The proposed materials are to also match in with the materials and colour of the existing dwelling. It is noted that the proposed carport will replace an existing flat roof steel carport, whereby the proposed carport brings the development in to greater compliance with the CPA policy. In light of the above, the application is supported with regard to the CPA policy.

It is considered that the proposed width of the carport posts combined with the two-storey addition being located at the main roof ridgeline, would result in a greater building bulk as viewed from the street than intended by the CPA. Accordingly it is recommended that conditions be placed on any approval requiring amended plans demonstrating that the carport posts are no greater than 0.3m wide and the addition is located behind the ridgeline of the existing dwelling.

OPTIONS

The following options are available to Council:

1. Council approves the proposal with or without conditions.
2. Council refuses the proposal.

CONCLUSION

In light of the above assessment of the proposed development, the application is recommended for approval subject to appropriate conditions.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme:	Our Built Environment
Aspiration:	We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1:	Streetscapes which allow for community interaction in an urban environment.
Outcome B3:	High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme No. 24;
- City of Bayswater local planning policies; and
- State Planning Policy 3.1 - Residential Design Codes.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Plans for Development

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

That Council grants planning approval for the proposed alterations and two storey additions including a carport to single house at Lot 31, No 11 Ellesmere Road, Mount Lawley, in accordance with planning application dated 25 August 2016 and plans dated 29 August 2016, subject to the following planning conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
2. Revised plan(s) addressing the following matters to the satisfaction of the City of Bayswater shall be submitted to and approved by the City prior to the lodgement of a building permit application, and not result in any greater variation to the requirements of the Residential Design Codes and the City's policies:
 - (a) The carport posts being reduced to no greater than 0.3m width in accordance with the City's Character Protection Areas Policy; and
 - (b) The upper floor addition being located behind the main roof ridgeline of the existing dwelling in accordance with the City's Character Protection Areas Policy.
3. No street tree(s) shall be removed. The street tree(s) is to be retained, protected from any damage including unauthorised pruning, and maintained during the construction phase of development. Any new crossover shall maintain a minimum clearance of 2.0m from the base of street trees.
4. The approved parapet/boundary wall(s) and footings abutting the lot boundaries must be constructed wholly within the subject allotment. The external surface of the parapet/boundary wall(s) shall be finished to a professional standard, to the satisfaction of the City of Bayswater.
5. The carport shall be unenclosed on all sides, except to the extent where it abuts a boundary fence/wall or the existing dwelling, to the satisfaction of the City of Bayswater.
6. A detailed 'Schedule of Colours and Materials' shall be submitted to and approved by the City of Bayswater, prior to the submission of a building permit application.
7. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
8. Any new front fencing is to comply with the requirements of the City of Bayswater Character Protection Area Policy to the satisfaction of the City of Bayswater.
9. All stormwater shall be managed on-site to the satisfaction of the City of Bayswater.

10. All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street, or designed integrally with the building and be located so as not to be visually obtrusive from the street.

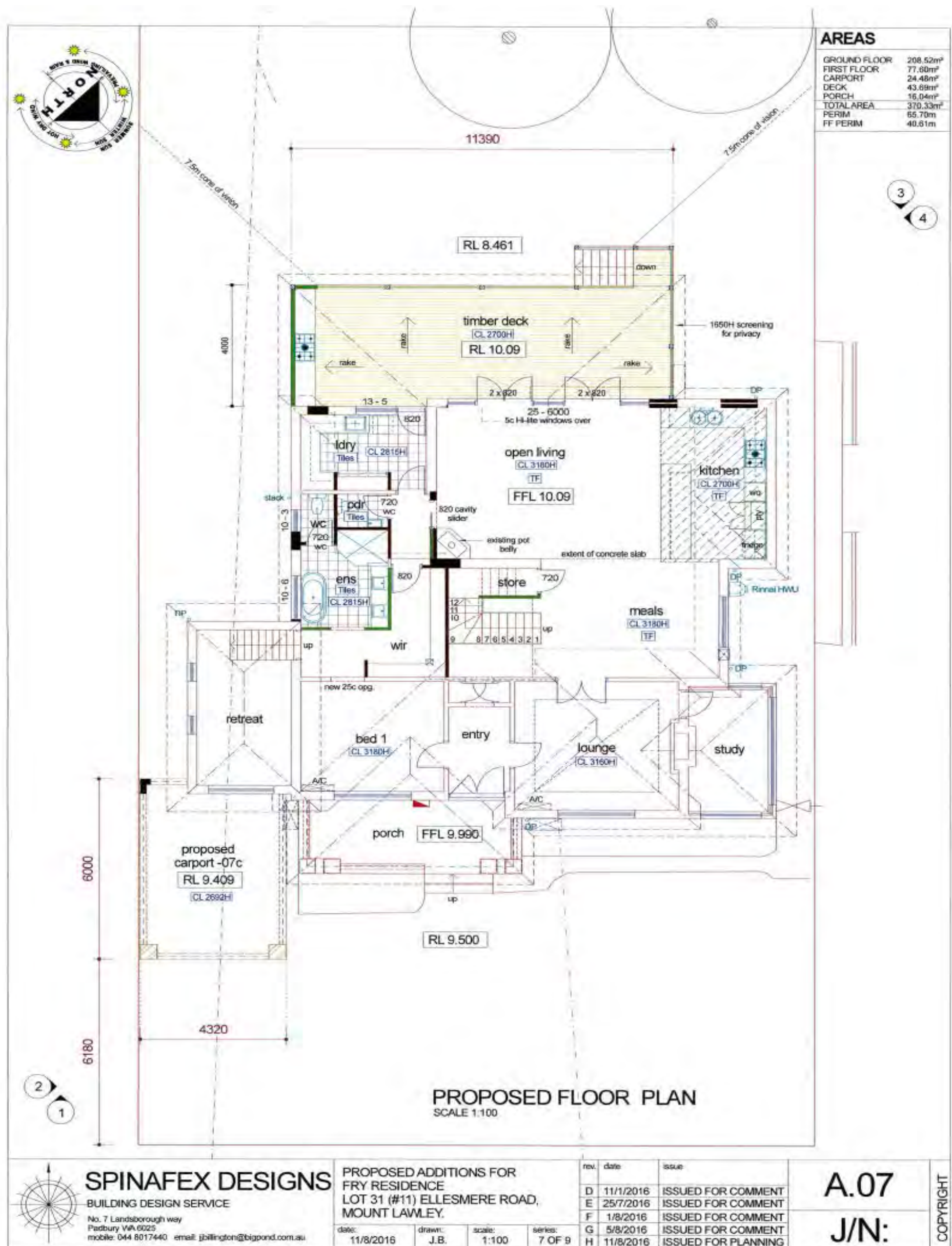
Advice Notes:

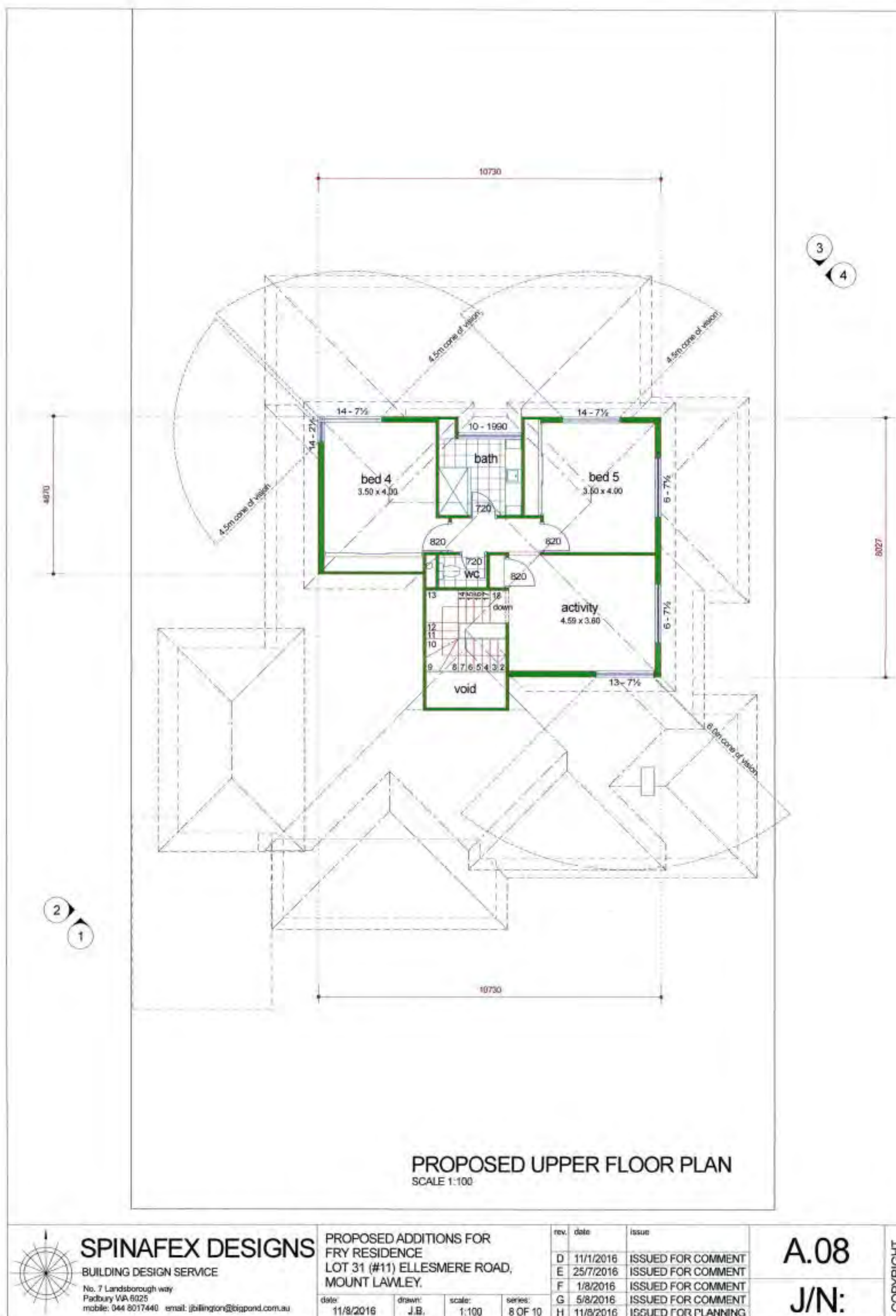
1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas including any verge trees must be adequately protected, maintained and reinstated if required, during and as a result of carting and all works associated with this development.
4. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
5. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.

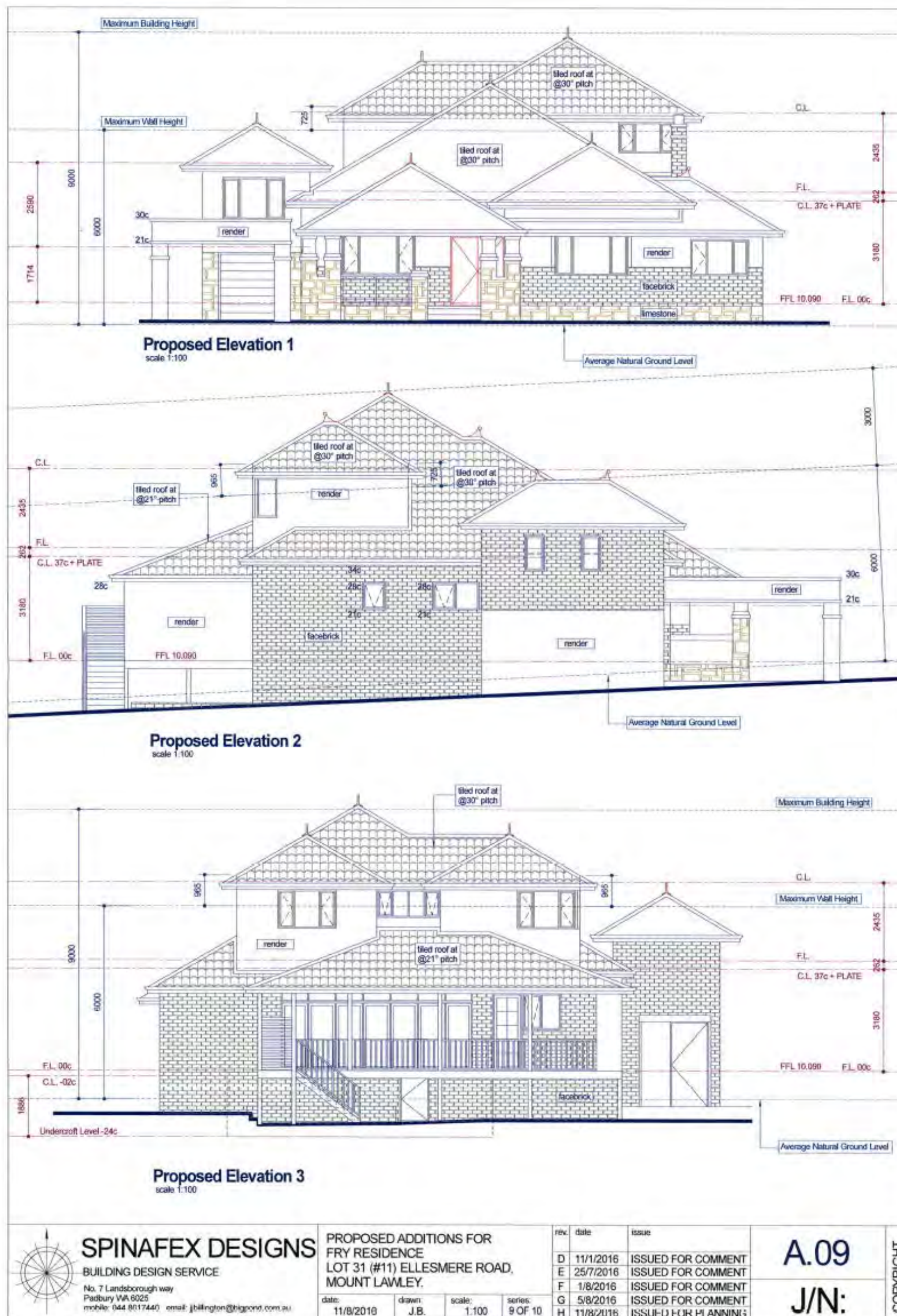
CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

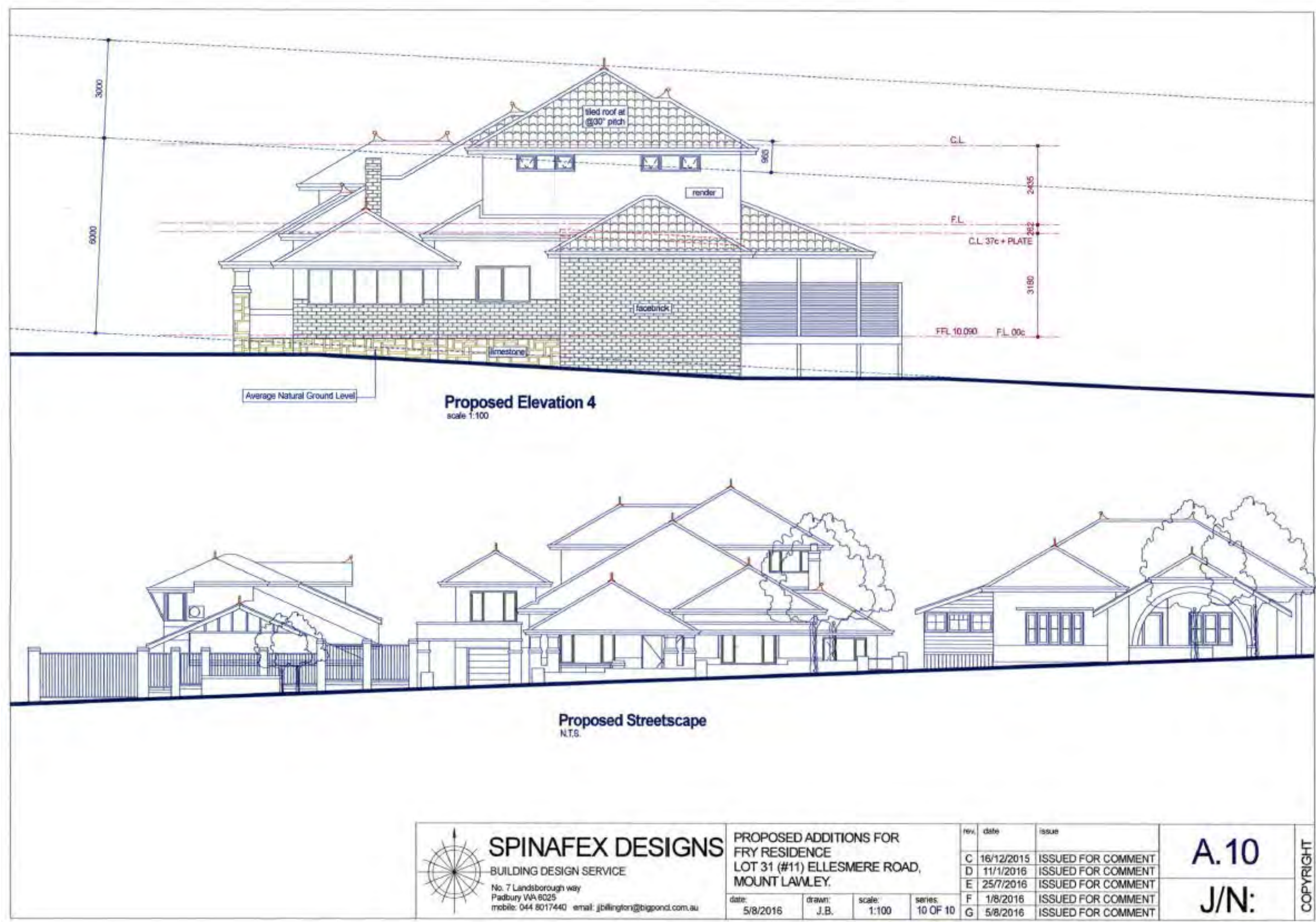
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10.3 Proposed Single Storey Grouped Dwelling, Involving Street Tree Removal

Location: Lot 72, 2 Thursley Way, Morley
File Number: DA16-0414
Applicant: Lobby Property Group
Owner: Christopher J Fox
Officer: Director Planning and Development Services

EXECUTIVE SUMMARY**Application:**

A planning application dated 28 July 2016 and plans dated 29 October 2016 have been received for a proposed single storey grouped dwelling, involving street tree removal at Lot 72, 2 Thursley Way, Morley.

Key Issues:

- Proposed development resulting in street tree removal and impact on amenity and streetscape of the area.
- Variation to the minimum open space requirements of the Residential Design Codes (R-Codes).

BACKGROUND

Town Planning Scheme No. 24 Zoning:	Residential - R20/25
Use Class:	Grouped Dwelling - 'P'
Lot Area:	949m ²
Existing Land Use:	Single House
Surrounding Land Use:	Residential
Size/Nature of Proposed Development:	Additional Single Storey Grouped Dwelling

The primary consideration in relation to this application is the proposed removal of a street tree in the Noranda Avenue verge and the resultant impact on the amenity of the streetscape and the area.

The proposed development also does not meet the minimum open space requirements of the R-Codes.



CONSULTATION

The City sought comment for the proposed street tree removal from the adjacent affected property owners for a period of 14 days. At the completion of the advertising period, no objections were received.

ANALYSIS

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks:			
Front	2.5m	2.5m	Compliant
Side (east)	1.0m - 1.5m	1.0m - 1.5m	Compliant
Side (west)	1.5m	1.5m	Compliant
Rear	1.5m	3.0m	Compliant
Minimum Open Space	50%	47.5%	Variation
Maximum Overshadowing of Adjoining Property	25%	2.0%	Compliant
Minimum Parking	2 car bays	2 car bays	Compliant
Street Trees	Trees retained	1 tree removed	Variation

Street Tree

Noranda Avenue in the vicinity of the subject site between Dorman Road to the west and Abinger Street to the east is characterised by single storey dwellings. Within this 460m stretch of road there are 11 street trees situated on the southern side of the road and eight street trees situated on the northern side. The trees are of various species and sizes. The verge adjacent to the subject property accommodates two street trees.

The subject development application proposes a new double crossover onto Noranda Avenue which will require removal of the western-most street verge tree. The affected tree has been identified as a mature Bottlebrush (*Callistemon Kings Park*) planted below power lines. The tree is 4.5m high with a canopy spread of 3.5m - 5.0m.

In accordance with Council's resolution at its Ordinary Meeting held on 9 December 2014, relating to an independent arborist's report for street tree removal, the City engaged an independent arborist to conduct an investigation into the tree. The subject tree was found to be in good health and fair structural condition. The report also notes that the tree is not suitable for transplantation.

The City's officers have expressed to the applicant that the proposed removal of the street tree is not supported and that other options for development of the lot should be explored. The development is considered to be redesignable by providing a single crossover instead of a double crossover onto Noranda Avenue or alternatively a battleaxe leg could be provided from Thursley Way along the southern property boundary to provide access to the development.

However the applicant's preference is to retain the design as currently proposed given that the alternatives result in a poor design outcome and the applicant has accordingly offered to provide a replacement street tree at an alternative suitable location.

Notwithstanding the above, the proposal does not comply with clause 5.3.5 of the R-Codes outlining that driveways are to be located to avoid street trees. It is also considered that the required street tree removal would have an undue impact on the streetscape amenity and contribute to the heat island effect by reducing the overall canopy of the Noranda Avenue verge area. Further, it is considered that the need to remove a street tree can be avoided through an alternative development design incorporating a battleaxe leg from Thursley Way along the southern property boundary to provide access to the development.

Other Planning Matters

The variation to the minimum open space requirements of the R-Codes is considered to meet the relevant design principles of the R-Codes and will not unduly impact the amenity of the adjacent properties. Accordingly this variation is supported.

OPTIONS

The following options are available to Council:

1. Council approves the proposal with or without conditions.
2. Council refuses the proposal.

CONCLUSION

In light of the above assessment of the proposed development, the application is recommended for refusal subject to appropriate conditions.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1: Streetscapes which allow for community interaction in an urban environment.
Outcome B3: High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme No. 24;
- City of Bayswater local planning policies including Street Trees Planning Policy; and
- State Planning Policy 3.1 Residential Design Codes.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Plans for Development

MOTION

That Council grants planning approval for the proposed single storey grouped dwelling at Lot 72, 2 Thursley Way, Morley, in accordance with the application dated 28 July 2016 and plans dated 29 October 2016, subject to the following conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
2. Any new front fencing is to comply with the requirements of the Residential Design Codes to the satisfaction of the City of Bayswater.
3. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
4. A detailed landscape plan shall be submitted to and approved by the City of Bayswater, prior to the submission of a building permit application. For the purpose of this condition, the plan shall be drawn with a view to reduce large areas of hard stand in passive areas and show the following:
 - (a) The location and species of all trees and shrubs to be retained or removed.
 - (b) The size and number of new plants to be planted.
 - (c) The location of any lawn areas to be established.
 - (d) Those areas to be reticulated or irrigated.

Landscaping and reticulation shall be completed in accordance with the approved detailed landscape plan prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.

5. The eastern-most street tree on Noranda Avenue adjacent to the property is to be retained, and appropriate tree protection fencing consistent with AS 4970-2009 *Protection of Trees on Development Sites* is required to provide an enclosed area of no less than 10m² (5m x 2m) around the trunk of the tree and all works without written permission of the City of Bayswater are prohibited within the fenced area. Any new crossover shall have a minimum clearance of 2.0m from the base of this tree.
6. The western-most street tree on Noranda Avenue adjacent to the property may be removed, subject to the following matters being met:
 - (a) The tree is to be removed to the satisfaction of the City of Bayswater. The owner/applicant is responsible for engaging a qualified contractor, the cost of removing the tree and any claims that may arise from the removal of the tree.
 - (b) Prior to the submission of a building permit application, the owner/applicant is to pay the City the amount of \$500.00 which will cover the cost of a replacement tree. A replacement tree will be planted within the verge area adjoining the subject site.
7. All stormwater and drainage runoff produced onsite is to be disposed of onsite via the use of soakwells. The size of the soakwells is to be calculated by use of the formula $VOL(m^3) = AREA(m^2) \times 0.0125$, where VOL is total storage volume of soakwells and AREA is total roofed and paved areas. Connection to the City's stormwater system, where available, may be permitted as an overflow only, to the satisfaction of the City of Bayswater.
8. All vehicle crossings being upgraded, designed and constructed to the satisfaction of the City of Bayswater.
9. The existing and/or proposed driveways being constructed with brick paving or concrete to the satisfaction of the City of Bayswater.

10. The northern-most crossover on the Thursley Way road reserve is to be removed and the verge be reinstated to the satisfaction of the City of Bayswater.

Advice Notes:

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.

CR JOHN RIFICI MOVED, CR MICHELLE SUTHERLAND SECONDED

LOST: 3/7

FOR VOTE - *Cr Michelle Sutherland, Cr John Rifici and Cr Brent Fleton.*

AGAINST VOTE - *Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Sally Palmer, Cr Dan Bull and Cr Catherine Ehrhardt.*

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council refuses planning application dated 28 July 2016 and plans dated 29 October 2016 for the proposed single storey grouped dwelling, involving street tree removal at Lot 72, 2 Thursley Way, Morley, for the following reasons:

1. The proposal does not comply with clause 5.3.5 of the Residential Design Codes which requires driveways to be located so as to avoid street trees.
2. The proposal which will result in removal of a street tree is considered to have an undue impact on the streetscape amenity of the area.
3. The proposal is considered to be inconsistent with the orderly and proper planning of the locality.

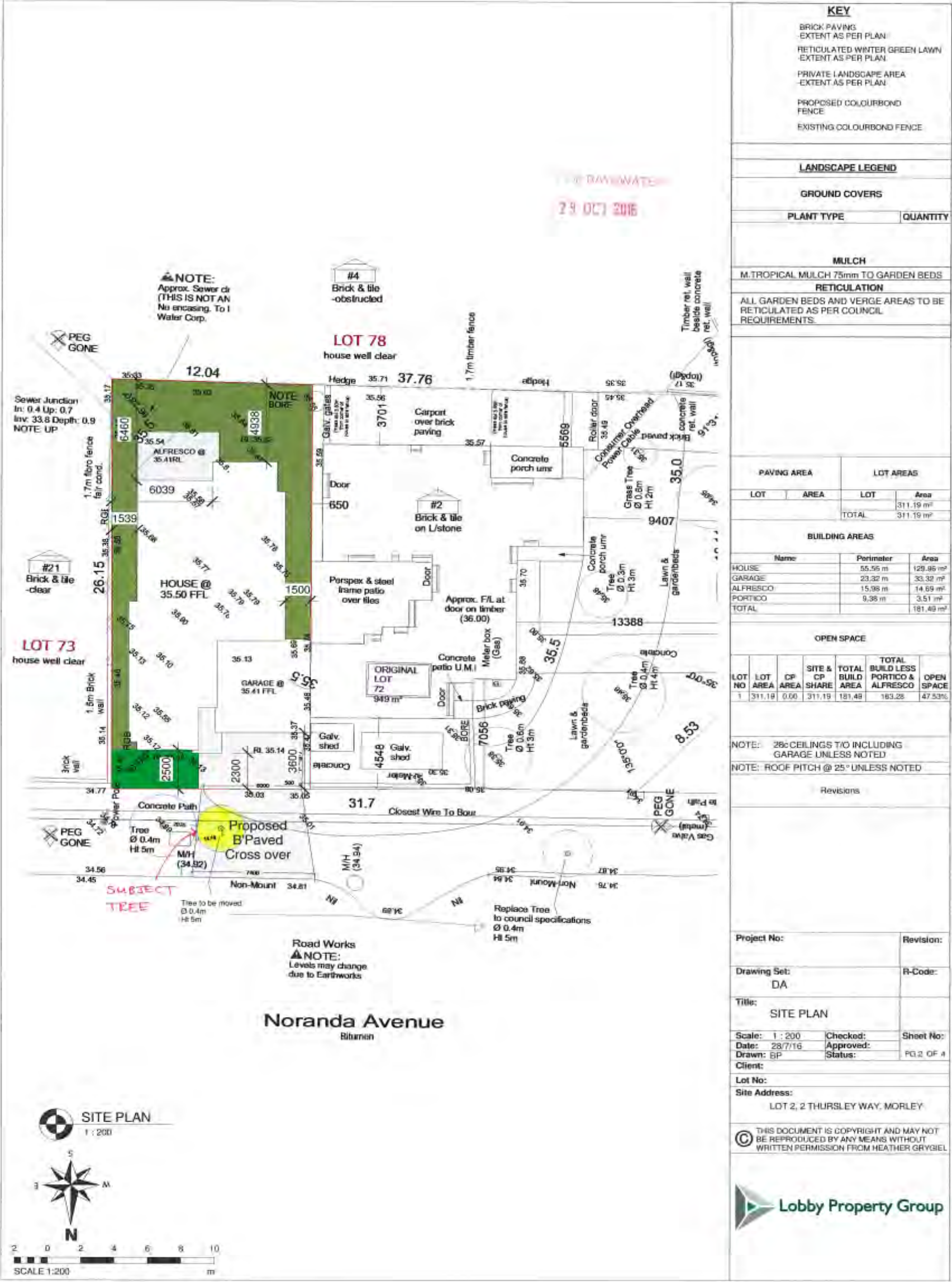
CR DAN BULL MOVED, CR STEPHANIE COATES SECONDED

CARRIED: 7/3

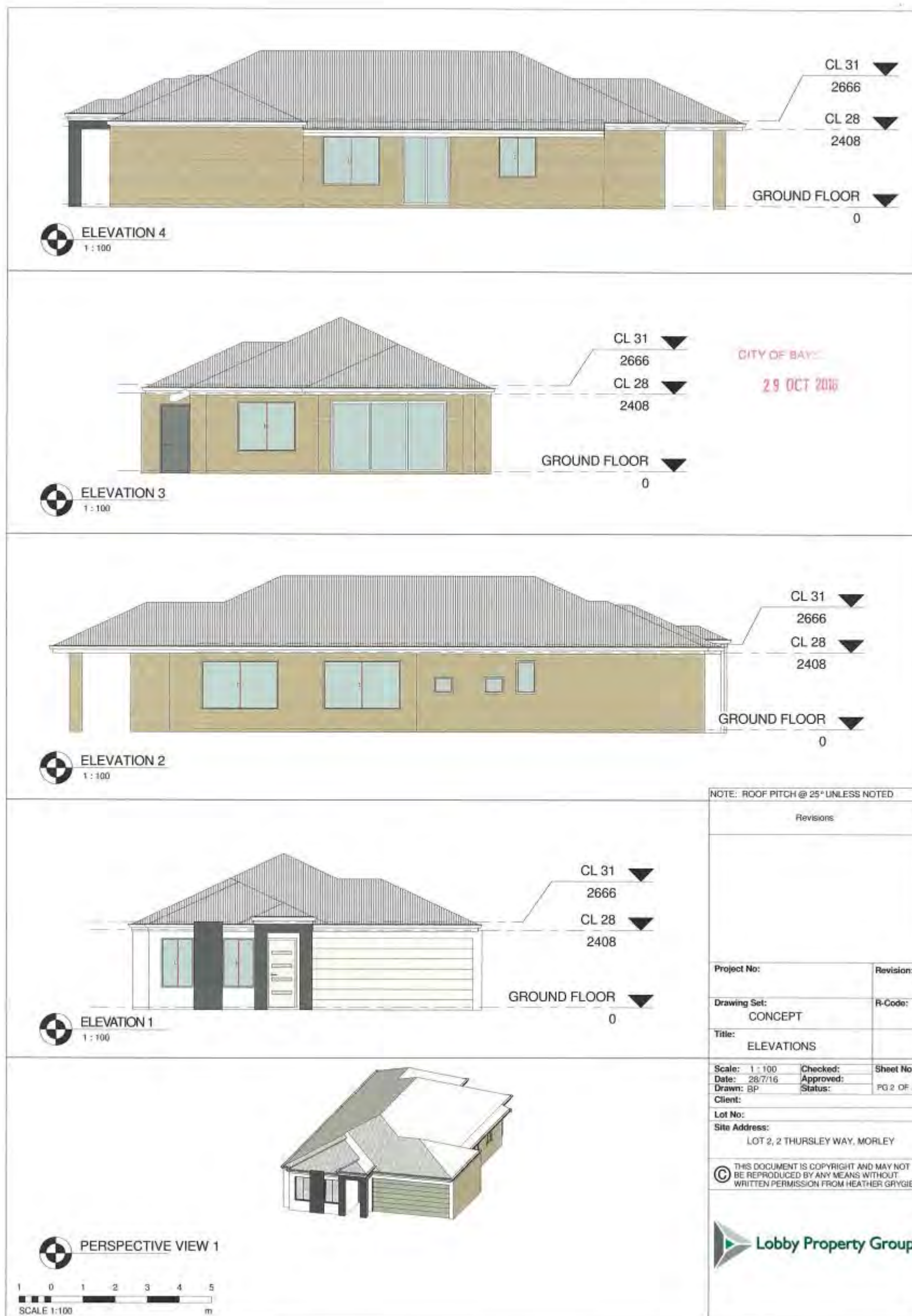
FOR VOTE - *Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Sally Palmer, Cr Dan Bull and Cr Catherine Ehrhardt.*

AGAINST VOTE - *Cr Michelle Sutherland, Cr John Rifici and Cr Brent Fleton.*

Attachment 1







10.4 Proposed Two Single Storey Grouped Dwellings, Involving Street Tree Removal

Location: Lot 169, 55 Ramsden Way, Morley
File Number: DA16-0484
Applicant: Four D Homes Pty Ltd
Owner: Four D Homes Pty Ltd
Officer: Director Planning and Development Services

EXECUTIVE SUMMARY**Application:**

A planning application dated 2 September 2016 and plans dated 31 October 2016 have been received for proposed two single storey grouped dwellings, involving street tree removal at Lot 169, 55 Ramsden Way, Morley.

Key Issues:

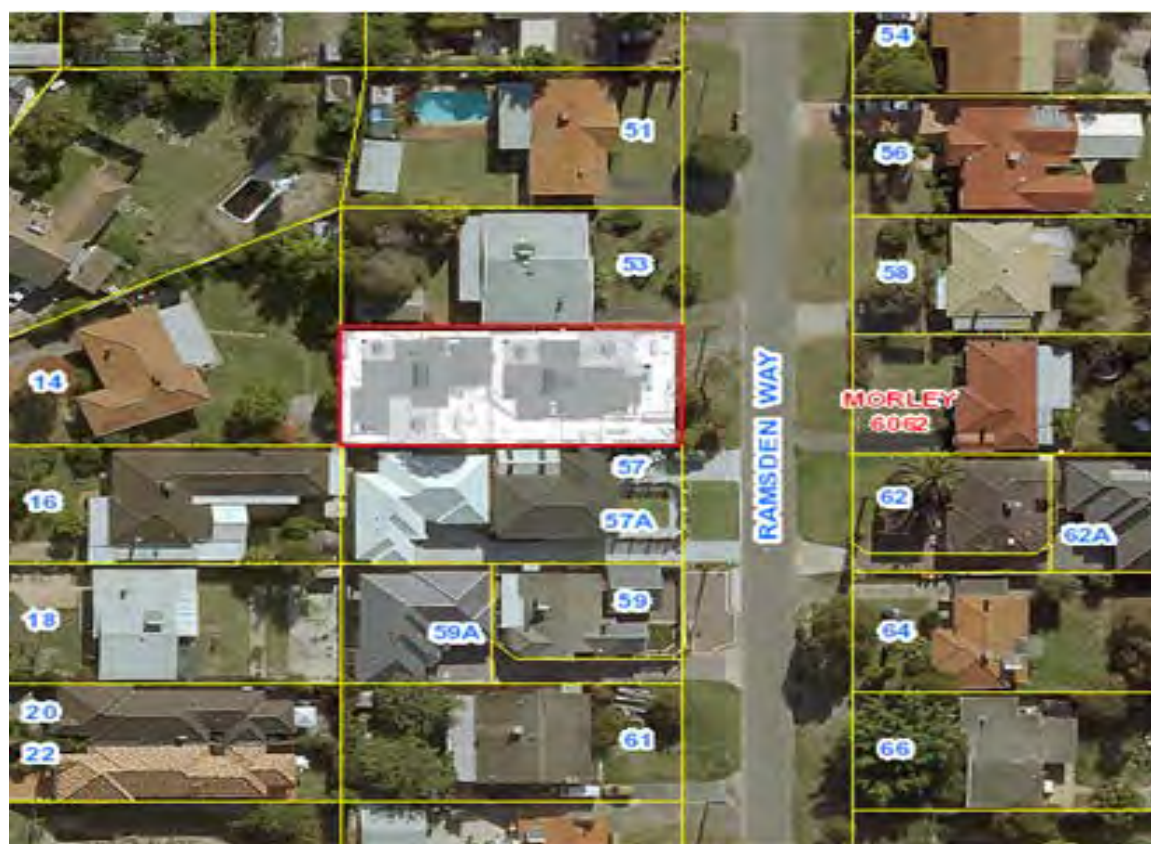
- Proposed street tree removal and the impact on the amenity and streetscape of the area.

BACKGROUND

Town Planning Scheme No. 24 Zoning:	Residential - R20/25
Use Class:	Grouped Dwelling - 'P'
Lot Area:	728 m ²
Existing Land Use:	Single Storey Single House
Surrounding Land Use:	Residential
Size/Nature of Proposed Development:	Two Single Storey Grouped Dwellings

The primary consideration in relation to this application is the proposed removal of a street tree in the adjacent Ramsden Way verge and the resultant impact on the amenity of the streetscape and the area.

The proposed development also does not meet the open space requirements of the Residential Design Codes (R-Codes).



CONSULTATION

The City sought comment for the proposed removal of a street tree for a period of 14 days. At the completion of the advertising period, no objections were received.

ANALYSIS

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks:			
Front	6m	6.31m	Compliant
Side (North)	1m-1.5m	1m-1.5m	Compliant
Side (South)	1m-1.5m	1.2m-1.5m	Compliant
Rear	1m-1.5m	1m-1.5m	Compliant
Boundary Wall:			
Maximum Wall Height -			
Side (North)	3.5m	2.9m	Compliant
Side (South)	3.5m	3m	Compliant
Maximum Average Wall Height -			
Side (North)	3m	2.9m	Compliant
Side (South)	3m	3m	Compliant
Maximum Wall Length -			
Side (North)	9m	6.7m	Compliant
Side (South)	9m	6m	Compliant
Maximum Building Height:			
Wall Height	6m	3.3m	Compliant
Roof Pitch Height	9m	5.6m	Compliant
Minimum Open Space	50%	46.4%	Variation
Maximum Overshadowing of Adjoining Property	25%	6.05%	Compliant
Minimum Parking	2 car bays	2 car bays	Compliant
Street Trees	Trees retained	1 tree removed	Variation

Street Tree

The affected streetscape is characterised by single storey single houses and grouped dwellings.

In accordance with Council's resolution at its Ordinary Meeting held on 9 December 2014, relating to an independent arborist's report for street tree removal, the City engaged an independent arborist to conduct a report regarding the tree. The street tree proposed to be removed has been identified as an early mature *Callistemon viminalis* (Weeping Bottlebrush) tree that displays suitable crown development with healthy foliage cover and vigorous extension indicative of a health specimen of the species.

The street tree is 4.1m in height with a canopy spread of 2.4m-3.2m. Further, an early mature Eucalyptus robusta (Swamp Mahogany) located in the verge area to be retained is 5m in height with a canopy spread of 2.6m-2.8m. The report recommends that the Weeping Bottlebrush be removed if the development is to proceed and that the Swamp Mahogany be retained subject to conditions if the application is to be approved.

The proposal does not comply with clause 5.3.5 of the R-Codes outlining that driveways are to be located to avoid street trees. Accordingly, the removal of the street tree would have an undue impact on the streetscape amenity and contribute to the heat island effect by reducing the overall canopy of the Ramsden Way verge area.

The City officers have expressed to the applicant that the proposed removal of the street tree is not supported and that other options should be explored. However, the applicant wished to proceed with the proposed application. The application indicates a proposed double crossover providing vehicular access to a double garage located at the front dwelling and a single crossover which requires street tree removal. It is noted the proposed design results in a greater amount of hardstand and reduces the potential for landscaping within the front setback area in comparison to a single crossover to access both lots. There is an opportunity to flip the design and use a single crossover to access the front dwelling and rear dwelling, resulting in the retention of the subject street tree.

Accordingly, it is considered the proposed removal of the street tree will have an undue impact on the amenity and streetscape of the area, and is not supported.

Open Space

The variation to the open space requirements of the R-Codes are considered to meet the relevant design principles of the R-Codes and are supported.

OPTIONS

The following options are available to Council:

1. Council approves the proposal with or without conditions.
2. Council refuses the proposal.

CONCLUSION

In light of the above assessment of the proposed development, the application is recommended for refusal.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme:	Our Built Environment
Aspiration:	We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1:	Streetscapes which allow for community interaction in an urban environment.
Outcome B3:	High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme No. 24;
- City of Bayswater local planning policies, including Street Trees Planning Policy and Boundary in Residential Areas Policy; and
- State Planning Policy 3.1 - Residential Design Codes.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Plans for Development

OFFICER'S RECOMMENDATION TO COUNCIL

That Council refuses planning application dated 2 September 2016 and plans dated 31 October 2016 for the two single storey grouped dwellings at Lot 169, 55 Ramsden Way, Morley for the following reasons:

1. The proposal does not comply with clause 5.3.5 of the Residential Design Codes which requires driveways to be located so as to avoid street trees.
2. The proposal which involves removal of an existing street tree is considered to have an undue impact on the streetscape amenity of the area.
3. The proposal is considered to be inconsistent with the orderly and proper planning of the locality.

COUNCIL RESOLUTION

That the meeting be adjourned.

CR CATHERINE EHRHARDT MOVED, CR SALLY PALMER SECONDED

CARRIED UNANIMOUSLY

At 7:38pm, the Mayor, Cr Barry McKenna, adjourned the meeting in accordance with Clause 8.6(1) of the City of Bayswater's Standing Orders Local Law 2013 due to an incident in the gallery.

At 7:38pm, Cr Cornish withdrew from the meeting.

COUNCIL RESOLUTION

That the meeting be reconvened.

CR JOHN RIFICI MOVED, CR CATHERINE EHRHARDT SECONDED

CARRIED UNANIMOUSLY

At 7:40pm, Mayor, Cr Barry McKenna, reconvened the meeting in accordance with Clause 8.6(2) of the City of Bayswater's Standing Orders Local Law 2013 and continued from the point at which it was adjourned.

At 7:42pm, Cr Cornish returned to the meeting.

At 7:43pm, Cr Sutherland withdrew from the meeting and returned at 7:46pm.

AMENDMENT

The southern-most street tree be relocated on site on the Council verge to the satisfaction of the Manager of Parks and Gardens and a bond of \$3,000 be applied and refunded if the tree survives after 12 months.

CR CHRIS CORNISH MOVED, CR SALLY PALMER SECONDED

The Amendment was put and

CARRIED: 9/1

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland, Cr John Rifici, Cr Sally Palmer, Cr Dan Bull and Cr Catherine Ehrhardt.

AGAINST VOTE - Cr Brent Fleeton.

The Amendment became part of the Substantive Motion.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that the applicant should be allowed to move one tree on the verge and a \$3,000 bond should be applied and refunded if the tree survives after 12 months.

COUNCIL RESOLUTION

That Council grants planning approval for the proposed two single storey grouped dwellings at Lot 169, 55 Ramsden Way, Morley, in accordance with the planning application dated 2 September 2016 and plans dated 10 November 2016, subject to the following planning conditions:

1. The southern-most street tree be relocated on site on the Council verge to the satisfaction of the Manager of Parks and Gardens and a bond of \$3,000 be applied and refunded if the tree survives after 12 months.
2. The northern-most street tree adjacent to property shall be retained, and appropriate tree protection measures consistent with AS 4970-2009 *Protection of Trees on Development Sites* are to be put into place to protect the tree. Any new crossover shall have a minimum clearance of 2.0m from the base of this tree.
2. A detailed landscape plan shall be submitted to and approved by the City of Bayswater, prior to the submission of a building permit application. For the purpose of this condition, the plan shall be drawn with a view to reduce large areas of hard stand in passive areas and show the following:
 - (a) The location and species of all trees and shrubs to be retained or removed.
 - (b) The size and number of new plants to be planted.
 - (c) The location of any lawn areas to be established.
 - (d) Those areas to be reticulated or irrigated.

Landscaping and reticulation shall be completed in accordance with the approved detailed landscape plan prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.

3. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
4. Any new front fencing is to comply with the requirements of the Residential Design Codes to the satisfaction of the City of Bayswater.
5. The approved parapet/boundary walls and footings must be constructed wholly within the subject allotment. The external surface of the parapet/boundary walls shall be finished to a professional standard, to the satisfaction of the City of Bayswater.
6. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.

7. All vehicle crossings being upgraded, designed and constructed to the satisfaction of the City of Bayswater.
8. All stormwater and drainage runoff produced onsite is to be disposed of onsite to the satisfaction of the City of Bayswater.

Advice Notes:

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two (2) years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
4. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should the applicant/landowner wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, the applicant/landowner must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.
5. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas must be adequately protected, maintained and reinstated if required, during and as a result of carting and all works associated with this development.

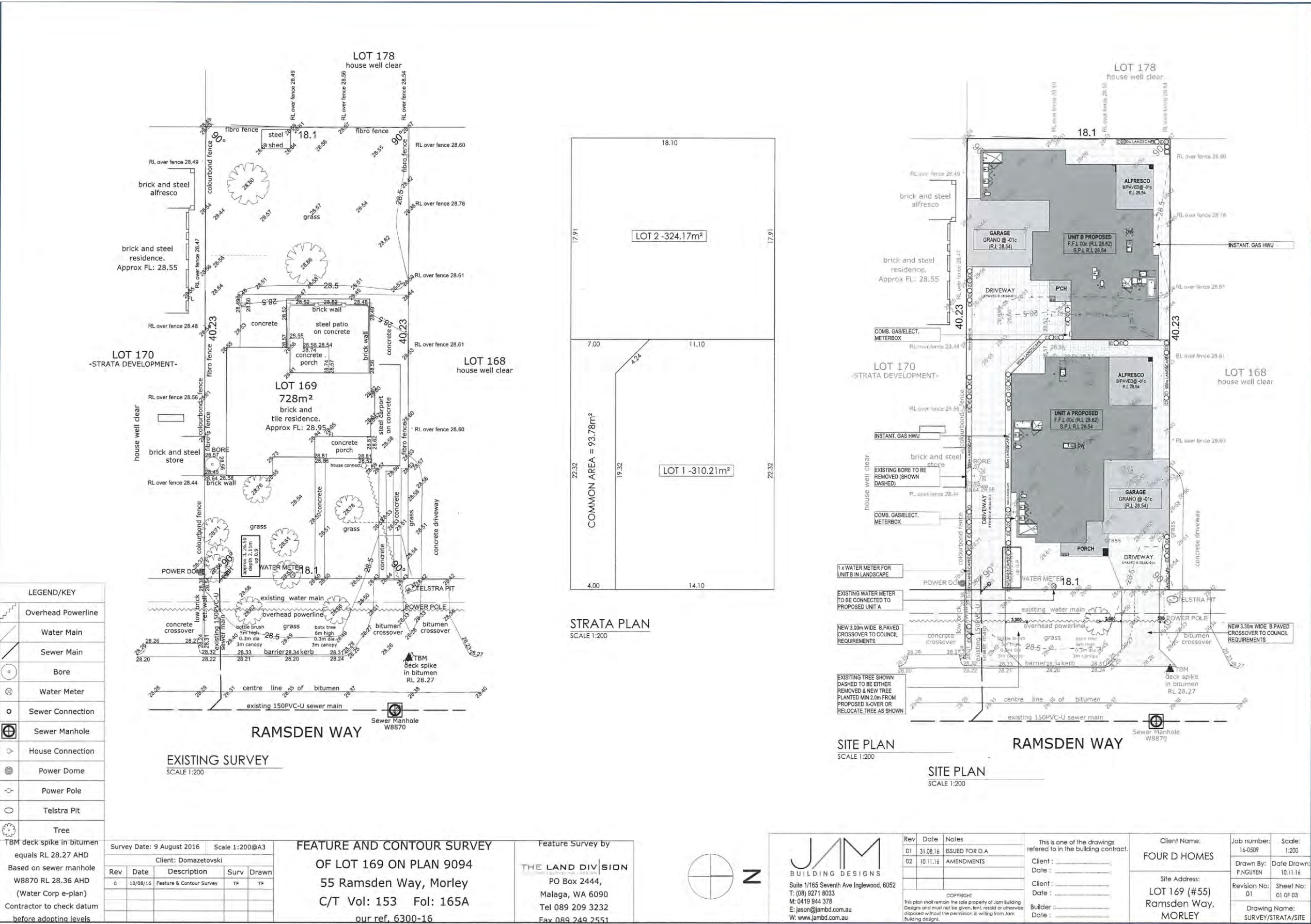
CR JOHN RIFICI MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED: 7/3

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor,
Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland,
Cr John Rifici and Cr Sally Palmer.

AGAINST VOTE - Cr Dan Bull, Cr Brent Fleeton and Cr Catherine Ehrhardt.

Attachment 1







10.5 Proposed Three Single Storey Grouped Dwellings, Involving Possible Street Tree Removal

Location: Lot 22, 46 Camboon Road, Morley
File Number: DA16-0453
Applicant: Rocca Enterprises Pty Ltd
Owner: Patrizia G Gianatti
Officer: Director Planning and Development Services

CR BARRY McKENNA, MAYOR DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Barry McKenna declared an impartial interest in this item as the applicant is known to him. Cr Barry McKenna remained in the room during voting on this item.

EXECUTIVE SUMMARY**Application:**

A planning application dated 19 August 2016 and plans dated 28 October 2016 have been received for proposed three single storey grouped dwellings, involving possible street tree removal at Lot 22, 46 Camboon Road, Morley.

Key Issues:

- Proposed development resulting in possible street tree removal and impact on amenity and streetscape of the area.
- Variation to the average street setback, lot boundary setback, open space and store dimension requirements of the Residential Design Codes (R-Codes).

BACKGROUND

Town Planning Scheme No. 24 Zoning:	Residential R20/25
Use Class:	Grouped Dwelling - 'P'
Lot Area:	1,077m ²
Existing Land Use:	Single House
Surrounding Land Use:	Residential
Size/Nature of Proposed Development:	Three Single Storey Grouped Dwellings

The primary consideration in relation to this application is the proposed development which will result in the possible need to remove a street tree in the Camboon Road verge and the resultant impact on the amenity and streetscape of the area.

The proposed development also does not meet the average street setback, lot boundary setback, open space and store dimension requirements of the R-Codes.



CONSULTATION

The City sought comment for the possible street tree removal and lot boundary setback variations from the adjacent affected property owners for a period of 14 days. At the completion of the advertising period, no objections were received.

ANALYSIS

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks (Unit A):			
Front	3.0m (6.0m average)	3.0m (5.98m average)	Variation
Side (north)	1.0m	2.4m	Compliant
Side (south)	4.0m	4.0m	Compliant
Rear	1.0m	1.0m - 2.5m	Compliant
Minimum Setbacks (Unit B):			
Front	1.0m - 2.0m	2.0m - 2.8m	Compliant
Side (west)	1.5m	1.0m	Variation*
Side (east)	1.5m	2.3m	Compliant
Rear	1.5m	1.04m	Variation
Minimum Setbacks (Unit C):			
Front	2.0m	6.9m	Compliant
Side (north)	1.5m	1.04m	Variation
Side (south)	1.0m	1.0m	Compliant
Rear	1.0m - 1.5m	1.0m - 3.5m	Compliant
Minimum Open Space:			
Unit A	50%	51.1%	Compliant
Unit B	50%	47.0%	Variation
Unit C	50%	50.3%	Compliant
Minimum Store Dimension:			
Unit A	1.5m	1.1m	Variation
Unit B	1.5m	1.5m	Compliant
Unit C	1.5m	1.6m	Compliant
Maximum Overshadowing of Adjoining Property	25%	9.3%	Compliant
Minimum Parking per Unit	2 car bays	2 car bays	Compliant
Street Trees	Retention of trees	Possible removal of 1 tree	Variation

* Internal boundary

Street Tree

The eastern side of Camboon Road in the block between Wolseley Road and Hokesfern Street is characterised by single storey single houses with a row of five Queensland Box trees all approximately 3m in height situated in the verge area. The western side is characterised by single storey grouped dwellings and single houses with a narrower verge containing a row of five juvenile Yellow Gum trees, all approximately 2m in height. The verge adjacent to the subject property accommodates two street verge trees, the southern-most of which is affected by the proposed development.

The subject development application proposes a new 3m wide crossover onto Camboon Road which will be situated 1.69m from the base of the existing southernmost street tree, whereas the standard minimum setback in terms of the City's requirements is 2.0m. The subject tree has been identified as an early mature Queensland Box planted below power lines. The tree is 6.2m high with a canopy spread of 6.0m - 7.5m.

In accordance with Council's resolution at its Ordinary Meeting held on 9 December 2014, relating to an independent arborist's report for street tree removal, the City engaged an independent arborist to conduct an investigation into the trees. The subject tree was found to be in good health and structural condition. The report also notes that the tree has a Tree Protection Zone radius of 5.3m and a calculated Structural Root Zone (SRZ) of 2.4m. While the proposed crossover is within the SRZ of the tree and construction of a crossover is likely to cause root damage to the tree, the report notes that the health and vitality of the tree suggests that it will tolerate root damage and disruption provided suitable measures are put into place to offset that damage. Some minor canopy reduction on the southern side of the tree may also be necessary to facilitate vehicle access.

The City officers have expressed to the applicant that the possible removal of the street tree is not supported. Furthermore whilst the proposed 1.69m setback to the tree is close to the required minimum 2.0m setback and the arborist's report indicates that the tree may be able to sustain damage, it is considered that other options for development of the lot should accordingly be explored. The proposal is considered to be re-designable by using the proposed crossover situated on the northern side of the lot to provide access to all 3 dwellings.

The applicant has noted that the abovementioned option is not favoured given that the lot is not regularly-shaped. Therefore if the common driveway was located to the north it would create a poor design outcome with garages not positioned perpendicular to the driveway, making access in and out of garages difficult. The current driveway location also allows all living areas and courtyards to face north and if the common driveway was situated on the north side it would result in poor passive solar design of the development.

Notwithstanding the above, the proposal does not comply with clause 5.3.5 of the R-Codes outlining that driveways are to be located to avoid street trees given that the City's standard minimum setback of 2.0m between a street tree and new crossover is not met. It is also considered that the possible street tree removal would have an undue impact on the streetscape amenity and contribute to the heat island effect by reducing the overall canopy of the Camboon Road verge area. Further, it is considered that the possible need to remove a street tree can be avoided through an alternative design.

Other Planning Matters

The variations to the average street setback, minimum lot boundary setback, minimum open space and minimum store dimension requirements of the R-Codes are considered to meet the relevant design principles of the R-Codes and will not unduly impact the streetscape or the amenity of the adjacent properties. Accordingly these variations are supported.

OPTIONS

The following options are available to Council:

1. Council approves the proposal with or without conditions.
2. Council refuses the proposal.

CONCLUSION

In light of the above assessment of the proposed development, the application is recommended for refusal.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1: Streetscapes which allow for community interaction in an urban environment.
Outcome B3: High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme No. 24;
- City of Bayswater local planning policies, including Street Trees Planning Policy; and
- State Planning Policy 3.1 Residential Design Codes.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Plans for Development

OFFICER'S RECOMMENDATION TO COUNCIL

That Council refuses planning application dated 19 August 2016 and plans dated 28 October 2016 for the proposed three single storey grouped dwellings at Lot 22, 46 Camboon Road, Morley, for the following reasons:

1. The proposal which will result in the possible removal of a street tree does not comply with clause 5.3.5 of the Residential Design Codes which requires driveways to be located so as to avoid street trees.
2. The proposal which will result in the possible removal of a street tree is considered to have an undue impact on the streetscape amenity of the area.
3. The proposal which will result in the possible removal of a street tree is considered to be inconsistent with the orderly and proper planning of the locality.

At 7:55pm, Cr Ehrhardt withdrew from the meeting.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that the applicant wanted to retain the trees and the arborist had advised that the tree would tolerate root damage and disruption provided suitable measures were put into place to offset that damage.

COUNCIL RESOLUTION

That Council grants planning approval for the proposed three single storey grouped dwellings at Lot 22, 46 Camboon Road, Morley, in accordance with the application dated 19 August 2016 and plans dated 28 October 2016, subject to the following conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
2. The approved parapet/boundary walls and footings abutting the boundary must be constructed wholly within the subject allotment. The external surface of the parapet/boundary walls shall be finished to a professional standard to the satisfaction of the City of Bayswater.
3. Any new front fencing is to comply with the requirements of the Residential Design Codes to the satisfaction of the City of Bayswater.
4. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
5. A detailed landscape plan shall be submitted to and approved by the City of Bayswater, prior to the submission of a building permit application. For the purpose of this condition, the plan shall be drawn with a view to reduce large areas of hard stand in passive areas and show the following:
 - (a) The location and species of all trees and shrubs to be retained or removed.
 - (b) The size and number of new plants to be planted.
 - (c) The location of any lawn areas to be established.
 - (d) Those areas to be reticulated or irrigated.

Landscaping and reticulation shall be completed in accordance with the approved detailed landscape plan prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.

6. Both of the street trees on Camboon Road adjacent to the property are to be retained, and appropriate tree protection fencing consistent with AS 4970-2009 *Protection of Trees on Development Sites* is required to provide an enclosed area of approximately 9m² (3m x 3m) around the trunks of both trees and all works without written permission of the City of Bayswater are prohibited within the fenced area. The fenced area around the trees is to be mulched with aged or composted woodchip derived from pruning operations to a depth of 100mm to improve soil conditions close to the base of the trees. Any new crossover/s shall have a minimum clearance of 2.0m from the base of the northern-most street tree and a minimum clearance of 1.69m from the base of the southern-most street tree.
7. Any required minor canopy reduction to the southern side of the southern-most street tree is to be undertaken by a suitably qualified professional to the satisfaction of the City of Bayswater.

8. All stormwater and drainage runoff produced onsite is to be disposed of onsite via the use of soakwells. The size of the soakwells is to be calculated by use of the formula $VOL(m^3) = AREA(m^2) \times 0.0125$, where VOL is total storage volume of soakwells and AREA is total roofed and paved areas. Connection to the City's stormwater system, where available, may be permitted as an overflow only, to the satisfaction of the City of Bayswater.
9. All vehicle crossings being upgraded, designed and constructed to the satisfaction of the City of Bayswater.
10. The existing and/or proposed driveways being constructed with brick paving or concrete to the satisfaction of the City of Bayswater.

Advice Notes:

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
4. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should the applicant/landowner wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, the applicant/landowner must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.

CR JOHN RIFICI MOVED, CR BRENT FLEETON SECONDED

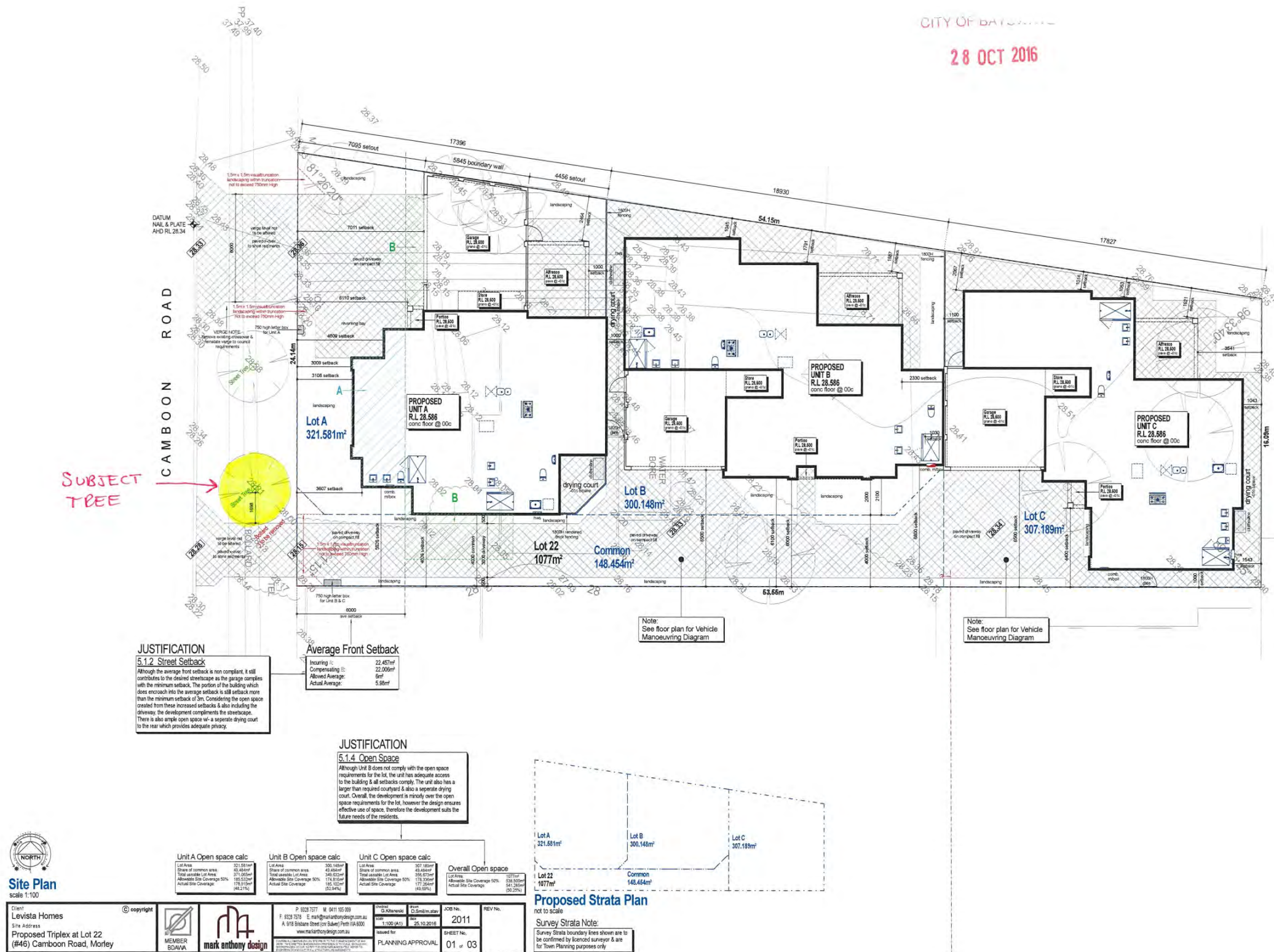
CARRIED: 8/1

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor,
Cr Alan Radford, Cr Michelle Sutherland, Cr John Rifici,
Cr Sally Palmer, Cr Dan Bull and Cr Brent Fleeton.

AGAINST VOTE - Cr Chris Cornish.

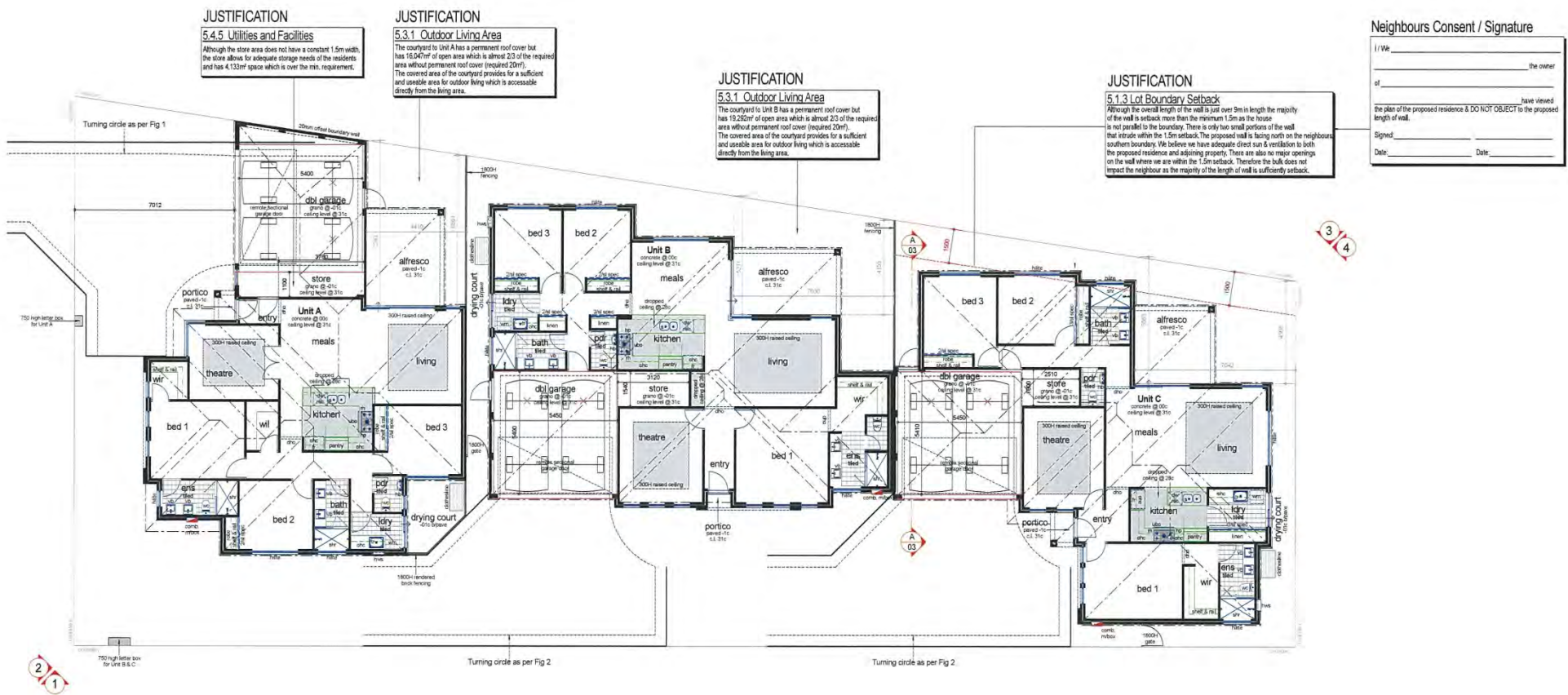
At 7:59pm, Cr Ehrhardt returned to the meeting.

Attachment 1



CITY OF BAYSWATER

28 OCT 2016



Floor Plan

scale 1:100

Levistra Homes
Site Address
Proposed Triplex at Lot 22
(#46) Camboon Road, Morley

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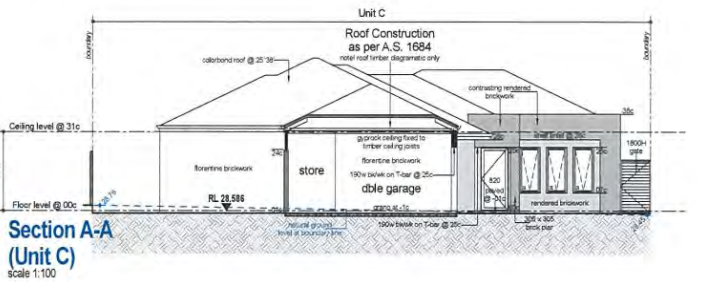
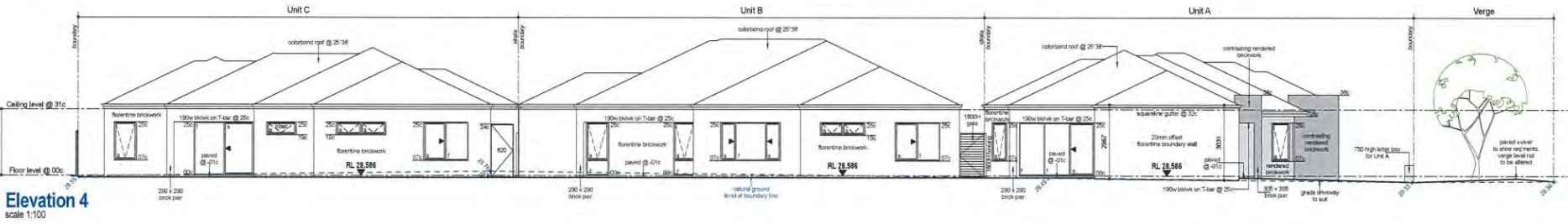
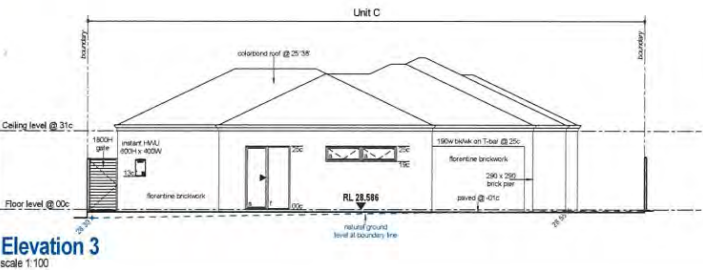
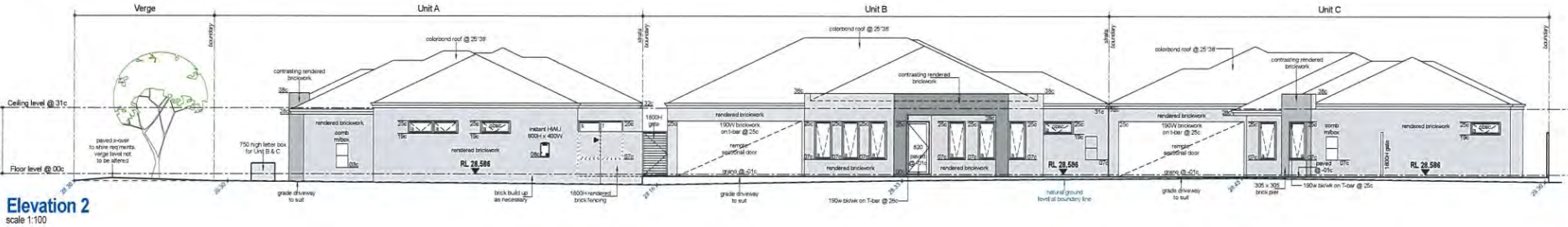
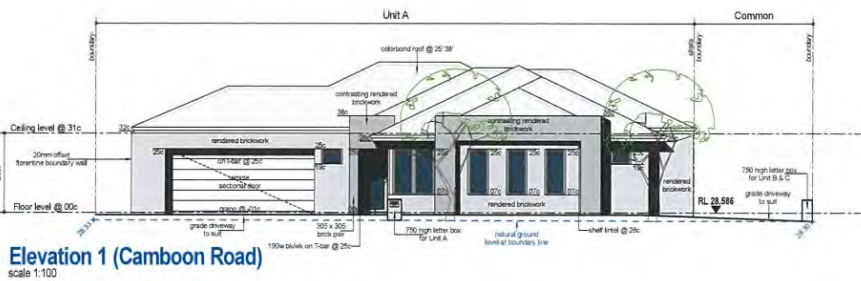
Author: G. Kavanagh
Date: 25.10.2016
Issued for: PLANNING APPROVAL

Job No: 2011
Sheet No: 02 of 03

REV No: _____

Unit A Building Area	Unit B Building Area	Unit C Building Area
Floor: 136.14sqm Garage: 42.17sqm Alfresco: 14.45sqm Porches: 1.17sqm Total Floor Area: 194.93sqm	Floor: 148.77sqm Garage: 38.22sqm Alfresco: 13.22sqm Porches: 1.07sqm Total Floor Area: 201.28sqm	Floor: 143.20sqm Garage: 36.35sqm Alfresco: 11.52sqm Porches: 1.35sqm Total Floor Area: 192.42sqm

CITY OF BAYSWA
28 OCT 2016



Client Levista Homes	© copyright		P 923 7277 M 923 7278 F 923 7274 E mark@markanthonydesign.com.au A 918 Brisbane Street (on Bulwer) Perth WA 6000 www.markanthonydesign.com.au	Drawn D. Kavanagh 1:100 (A1) 25.10.2016	Rev D. Smith 1:100 (A1) 25.10.2016	NOB No. 2011	REV No. 03 of 03
Site Address Proposed Triplex at Lot 22 (#46) Camboon Road, Morley	MEMBER BDAWA	mark anthony design		Issued for PLANNING APPROVAL			

10.6 Proposed Alterations and Additions to Bayswater Hotel

Location: Lot 700, 78-80 Railway Parade, Bayswater
File Number: DA16-0127
Applicant: Bayswater Hotel
Owner: Mearbeck Pty Ltd and Sundowncoast Pty Ltd
Officer: Director Planning and Development Services
Refer: Item 11.1.7: OCM 13.12.2011
 Item 11.1.10: OCM 22.11.2011
 Item 11.1.10: OCM 27.9. 2011, reconvened 4.10.2011

CR DAN BULL DECLARED A PROXIMITY INTEREST

In accordance with section 5.60b of the Local Government Act 1995, Cr Dan Bull declared a proximity interest in this item as he received a gift from a neighbour At 8:10pm, Cr Bull withdrew from the meeting.

CR STEPHANIE COATES, DEPUTY MAYOR DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Stephanie Coates declared an impartial interest in this item as she bought a property in July 2015 and there is a possibility that the applicant benefited financially from the purchase as he may have been a beneficiary of the estate. Cr Coates remained in the room during voting on this item.

EXECUTIVE SUMMARY**Application:**

A planning application dated 19 March 2016 and plans dated 9 November 2016 have been received for proposed alterations and additions to Bayswater Hotel at Lot 700, 78-80 Railway Parade, Bayswater.

Key Issues:

- The proposed verandah encroaches into the Railway Parade road reserve and reduces sightlines for vehicles entering the road from Drake Street.
- Proposed variation to the street setback requirements of the City's Town Planning Scheme No. 24 (TPS 24).
- Impact of the proposal on the heritage value of the place and the amenity of the area.

BACKGROUND

Town Planning Scheme No. 24 Zoning:	Special Purpose Zone (Permitted Uses - (1) Hotel (2) Hotel/Motel Units <i>In accordance with concept plan dated May 1999 Ref 93139MPO3')</i>
Use Class:	Hotel - 'P'
Lot Area:	6,449sqm
Existing Land Use:	Hotel, Motel, Betting Agency

Surrounding Land Use:	Residential, Business, Local Public Open Space, Car Parking
Size/Nature of Proposed Development:	Alterations and Additions to Existing Hotel

The primary consideration in relation to this application is whether the proposed alterations and additions are sympathetic to the heritage value of the existing Bayswater Hotel which is listed on the City's Scheme Heritage list and Municipal (Heritage) Inventory (MHI). In addition the proposal incorporates an alfresco dining verandah encroaching into the Railway Parade road reserve which reduces sightlines for vehicles entering the road from Drake Street. The application also proposes a variation to the minimum street setback requirements in terms of TPS 24.





CONSULTATION

Community consultation was not undertaken given that hotel is a 'P' use on the subject property and the proposed street setback variation is not considered to have an undue impact on neighbouring properties.

ANALYSIS

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks:			
Front (Railway Parade)	15.0m	0m	Variation
Secondary Street (Rose Avenue)	6.0m	2.2m - 3.2m	Variation*
Secondary Street (Drake Street)	6.0m	6.3m - 48m	Compliant
Rear	5.0m	1.5m	Variation*
Maximum Plot Ratio	1.0 (6,449m ²)	0.53 (3,439 m ²)	Compliant
Minimum Site Coverage	50%	38.2%	Compliant
Minimum Parking	92 car bays	118 car bays	Compliant
Landscaping	10% including 2.0m wide strip along street frontage	2.8% including 2.2m - 3.2m wide strip along Rose Avenue frontage.	Variation*

* Previously-approved variation

Heritage

The site is listed under the City's Scheme Heritage list and MHI as a Classification 2 heritage place. The MHI indicates that the original building was constructed circa 1900 and has since been extensively added to and altered. Any further redevelopment, extension, modification or demolition of the site requires the approval of Council, and an assessment based on the merits of the application is required. The MHI states the following descriptions for the subject place:

"Description Notes:

The Bayswater Hotel is a large two storey brick structure with a hipped tile roof and upper level balcony to Railway Crescent supported on steel poles. French styled doors open onto this balcony, part of which has been enclosed with glass. The ground floor has double hung sash frame windows with a pair of arched triple windows at the corner. The original hotel building has been extensively added to and altered but the ground floor dining room retains the original interior treatment, complete with ornate timber mantel and isially pressed-metal decorative ceiling and beam casings.

"Historical Notes:

The early history of the Bayswater Hotel is somewhat imprecise because the first application for a licence has not come to light. The actual building appeared between August 1899 and August 1900 on land owner by the prominent property investor, S W Copley. Its location at the time was in the main sphere of activity to the north of the railway line around Rose Avenue and Smeed's nursery. The hotel was reputed to have Hunt Club connections and to have begun as a gracious venue for afternoon teas, a possibility borne out by early complaints of Hunt Club members damaging Smeed Terrace."

"It subsequently became a working man's hotel, at which the Midland Workshops men congregated for a 'pint' after work and, during the 1930s, it had its own social club which held outings and social functions. The best known publicans were the Bartlett family, who acquired it toward the end of the Second World War and were reputed to be the only publicans in WA to turn on free beer on VJ Day"

"Extensive renovations were carried out in the 1960s and motel units constructed. The Bartlett family ran the hotel until 1984, Mrs Bartlett being especially remembered for her prominent role in the Girl Guide movement. Despite the extensive alterations, it is of major importance by virtue of its very early origin and because it is the only remnant of the times, when businesses (such as they were) were situated north of the railway line."

The MHI provides the following statement of significance for the subject place:

"The place has historic value, as it is representative of commercial expansion north of the railway line. The place has significance for its role in the social and cultural life of the local community. The place is a landmark feature along Beechboro Road."

The proposed alterations and additions to the hotel involve minor changes to the façade of the building facing Railway Parade and the addition of a timber verandah for alfresco dining. Two of the five existing windows on the ground floor are to be replaced with doors of the same width that match the existing door, leading from the existing hotel restaurant/dining area to the new timber verandah. The floor of the verandah ranges in height between 0.3 - 0.7m above pavement level with a 1.0m high stainless steel wire balustrade. The alteration to the upper level façade involves replacement of the existing solid balustrade on the balcony with a 1.0m high open timber balustrade. Timber moulding is also proposed for the existing balcony posts.

The State Heritage Office advised that it is unable to comment on the proposal because the Heritage Council has made no assessment of the significance of the place.

It is considered that the proposal is sympathetic to the heritage significance of the place. A more interesting and open building façade is created with the provision of additional doors on the ground level and an open balustrade with additional detailing on the upper level. The proposed verandah faces the street and provides further interest to the façade and the architectural style and materials are considered to be sympathetic to the existing building. Should the alfresco dining be discontinued at a later stage given the minor nature of the proposed alterations it is considered that it will be a straightforward matter to convert the proposed doors back to the original windows.

It is noted that the upper level balcony which fronts onto Railway Parade also continues for approximately 8m along the Rose Avenue frontage of the building. It is considered that similar alterations should also be made to the balcony on that side of the building in order to achieve a consistent façade, and a condition is accordingly included in the Officers Recommendation.

Appropriateness of Proposed Alfresco Dining Verandah

The proposed alfresco dining verandah is considered to be appropriate for the location of the site within the commercial area on the northern side of the Bayswater Town Centre. The proposal is also considered to be consistent with the initial community feedback received during the Bayswater Town Centre Structure Plan Community Visioning Workshop. Some of the matters raised in the workshop include:

- Balancing heritage and character protection with new, more intense forms of development (with an emphasis on quality architecture and design);
- Enhancing the streetscapes;
- Revitalising the town centre so that it supports more jobs, residents, services and activities; and
- Improving the connections between the north and south side of the railway line.

It is considered that the development of an active street front as proposed in this prominent position directly opposite the Bayswater Train Station would provide an appropriate outcome in accordance with the above principles.

Given the position of the verandah within the road reserve it is considered necessary to impose certain conditions to ensure its appropriate use and maintenance and also to indemnify the City from potential liability issues, as included in the Officers Recommendation.

Vehicle Sightlines

An assessment of sightlines for vehicles turning right into Railway Parade from Drake Street was undertaken at the request of the City's Technical Services given concerns and complaints received in the past from motorists that the current sightline is inadequate. The provided report concluded that both the existing sightline of approximately 80m and the post-development sightline of 71m comply with the relevant Australian Standards and the City's officers are satisfied with the report. However given the abovementioned concerns, various options to improve traffic safety for the right turning movement were discussed with the applicant. One option raised was to reduce the extent of the 4m encroachment of the verandah into the road reserve thereby reducing the impact of the verandah on the existing sightline. A second option considered was to provide a raised island plateau in the road prior to the existing pedestrian crossing on Railway Parade in conjunction with advisory speed limit signs, thereby further slowing down vehicles approaching the intersection with Drake Street. The applicant subsequently submitted amended plans reducing the extent of the encroachment by 0.5m to 3.5m and an amended sightline assessment report including the above mentioned traffic calming measures, which are considered acceptable by the City officers.

Variation to Minimum Street Setback Requirements

The Bayswater Hotel has an existing approved minimum setback of 0.5m from Railway Parade. The setback will be reduced to zero as a result of the proposed verandah addition which encroaches into the road reserve by 3.5m. Given the foregoing heritage and sightlines assessment of the proposed additions and alterations including the alfresco dining verandah it is considered that the variation to the minimum street setback requirements of TPS 24 will not have an undue impact on the existing streetscape. The proposed additions and alterations are considered to be an improvement to the existing streetscape and there is accordingly no objection to the proposed variation.

OPTIONS

The following options are available to Council:

1. Council approves the proposal with or without conditions.
2. Council refuses the proposal.

CONCLUSION

In light of the above assessment of the proposed development, the application is recommended for approval subject to appropriate conditions.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1: Streetscapes which allow for community interaction in an urban environment.
Outcome B3: High quality built form.

Theme: The Local Economy
Aspiration: Our vibrant business hubs provide opportunities for business growth, community activity, learning and employment opportunities.
Outcome E4: Town Centres which are vibrant community meeting spaces.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme No. 24; and
- City of Bayswater local law Activities on Thoroughfares and Trading in Thoroughfares and Public Places.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Plans for Development

OFFICER'S RECOMMENDATION TO COUNCIL

That Council grants planning approval for the proposed alterations and additions to Bayswater Hotel at Lot 700, 78-80 Railway Parade, Bayswater in accordance with planning application dated 19 March 2016 and plans dated 9 November 2016, subject to the following planning conditions:

1. Revised plan(s) addressing the following matters to the satisfaction of the City of Bayswater shall be submitted to and approved by the City prior to the lodgement of a building permit application, and not result in any greater variation to the requirements of Town Planning Scheme No. 24:
 - (a) The upper floor balcony on the Rose Avenue elevation being altered to be consistent with the proposed Railway Parade elevation.
2. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
3. The alterations and additions shall be in complementary materials, colours and design with the existing building(s) to the satisfaction of the City of Bayswater. Details shall be submitted to and approved by the City of Bayswater, prior to the submission of a building permit application.
4. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
5. All stormwater and drainage runoff produced onsite is to be disposed of onsite via the use of soak wells. The size of the soak wells is to be calculated by use of the formula $VOL(m^3) = AREA(m^2) \times 0.0125$, where VOL is total storage volume of soak wells and AREA is total roofed and paved areas. Connection to the City's stormwater system, where available, may be permitted as an overflow only, to the satisfaction of the City of Bayswater.
6. The alfresco dining verandah shall be maintained in a safe and serviceable condition at all times.
7. The alfresco dining verandah may only be used for dining purposes and any alcohol shall only be served with a bona fide meal.
8. Alfresco dining must be contained within the verandah area and not obstruct pedestrian movement on the existing footpath.
9. A permit shall be obtained by the applicant/owner for the alfresco dining in terms of the City's Local Law *Activities on Thoroughfares and Trading in Thoroughfares and Public Places*.
10. The City of Bayswater shall be fully indemnified from any potential liability issues resulting from the verandah being located within the road reserve. A liability insurance agreement in this regard shall be prepared by the City's solicitors and executed by all parties concerned prior to the lodgement of a building permit application, at the cost of the applicant/owner.
11. If work is required to be carried out to the roadway or footpath in Railway Parade, the applicant/owner shall be required to remove the verandah, at their expense, within a reasonable and a mutually agreed period of time, to allow the works to proceed.
12. Traffic calming measures in the Railway Parade road reserve adjacent to the Bayswater Hotel comprising provision of a raised island plateau prior to the existing pedestrian crossing in conjunction with advisory speed limit signs shall be implemented by and at the cost of the applicant/owner prior to the erection of the proposed verandah, to the satisfaction of the City of Bayswater.

Advice Notes:

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
4. The premises are to comply with the *Health Act 1911* as amended, *Food Act 2008*, *Environmental Protection (Noise) Regulations 1997*, *Health (Air Handling and Water Systems) Regulations 1994*, *Building Code of Australia* and the *City of Bayswater's Health Local Laws*.
5. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas must be adequately protected, maintained and reinstated if required, during and as a result of carting and all works associated with this development.

Council reconsidered this item at 7:57pm.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that point 7 of the officer's recommendation should be removed and two or more trees should be planted on the verge on Railway Parade and Drake Street.

COUNCIL RESOLUTION

That Council grants planning approval for the proposed alterations and additions to Bayswater Hotel at Lot 700, 78-80 Railway Parade, Bayswater in accordance with planning application dated 19 March 2016 and plans dated 9 November 2016, subject to the following planning conditions:

1. Revised plan(s) addressing the following matters to the satisfaction of the City of Bayswater shall be submitted to and approved by the City prior to the lodgement of a building permit application, and not result in any greater variation to the requirements of Town Planning Scheme No. 24:
 - (a) The upper floor balcony on the Rose Avenue elevation being altered to be consistent with the proposed Railway Parade elevation.
2. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
3. The alterations and additions shall be in complementary materials, colours and design with the existing building(s) to the satisfaction of the City of Bayswater. Details shall be submitted to and approved by the City of Bayswater, prior to the submission of a building permit application.
4. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.

5. All stormwater and drainage runoff produced onsite is to be disposed of onsite via the use of soak wells. The size of the soak wells is to be calculated by use of the formula $VOL(m^3) = AREA(m^2) \times 0.0125$, where VOL is total storage volume of soak wells and AREA is total roofed and paved areas. Connection to the City's stormwater system, where available, may be permitted as an overflow only, to the satisfaction of the City of Bayswater.
6. The alfresco dining verandah shall be maintained in a safe and serviceable condition at all times.
7. Alfresco dining must be contained within the verandah area and not obstruct pedestrian movement on the existing footpath.
8. A permit shall be obtained by the applicant/owner for the alfresco dining in terms of the City's Local Law *Activities on Thoroughfares and Trading in Thoroughfares and Public Places*.
9. The City of Bayswater shall be fully indemnified from any potential liability issues resulting from the verandah being located within the road reserve. A liability insurance agreement in this regard shall be prepared by the City's solicitors and executed by all parties concerned prior to the lodgement of a building permit application, at the cost of the applicant/owner.
10. If work is required to be carried out to the roadway or footpath in Railway Parade, the applicant/owner shall be required to remove the verandah, at their expense, within a reasonable and a mutually agreed period of time, to allow the works to proceed.
11. Traffic calming measures in the Railway Parade road reserve adjacent to the Bayswater Hotel comprising provision of a raised island plateau prior to the existing pedestrian crossing in conjunction with advisory speed limit signs shall be implemented by and at the cost of the applicant/owner prior to the erection of the proposed verandah, to the satisfaction of the City of Bayswater.
12. Two or more street trees on Railway Parade and two or more street trees on Drake Street are placed on the perimeter on the verge subject to the sightlines.

Advice Notes:

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
3. The premises are to comply with the *Health Act 1911* as amended, *Food Act 2008*, *Environmental Protection (Noise) Regulations 1997*, *Health (Air Handling and Water Systems) Regulations 1994*, *Building Code of Australia* and the *City of Bayswater's Health Local Laws*.

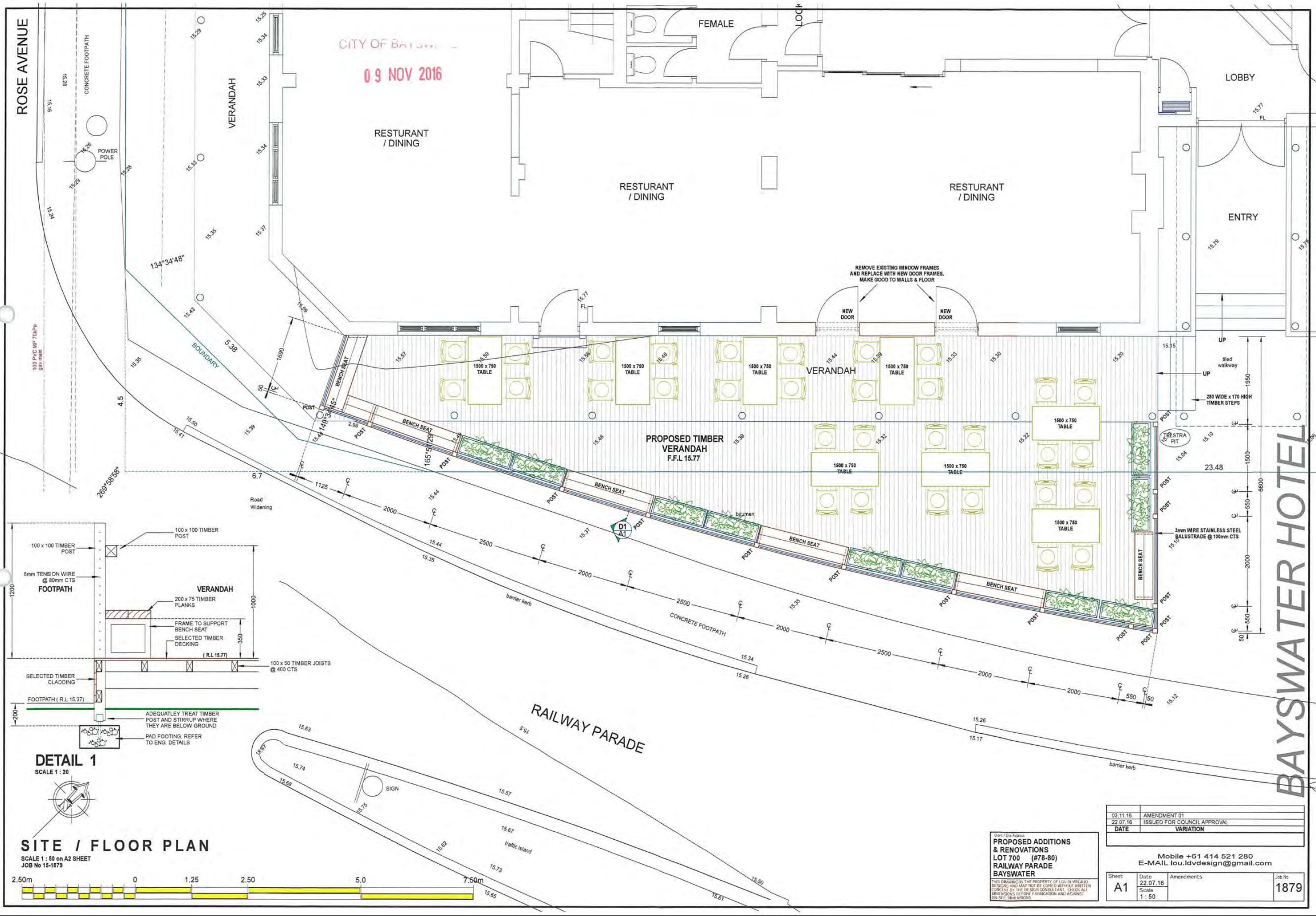
3. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas must be adequately protected, maintained and reinstated if required, during and as a result of carting and all works associated with this development.

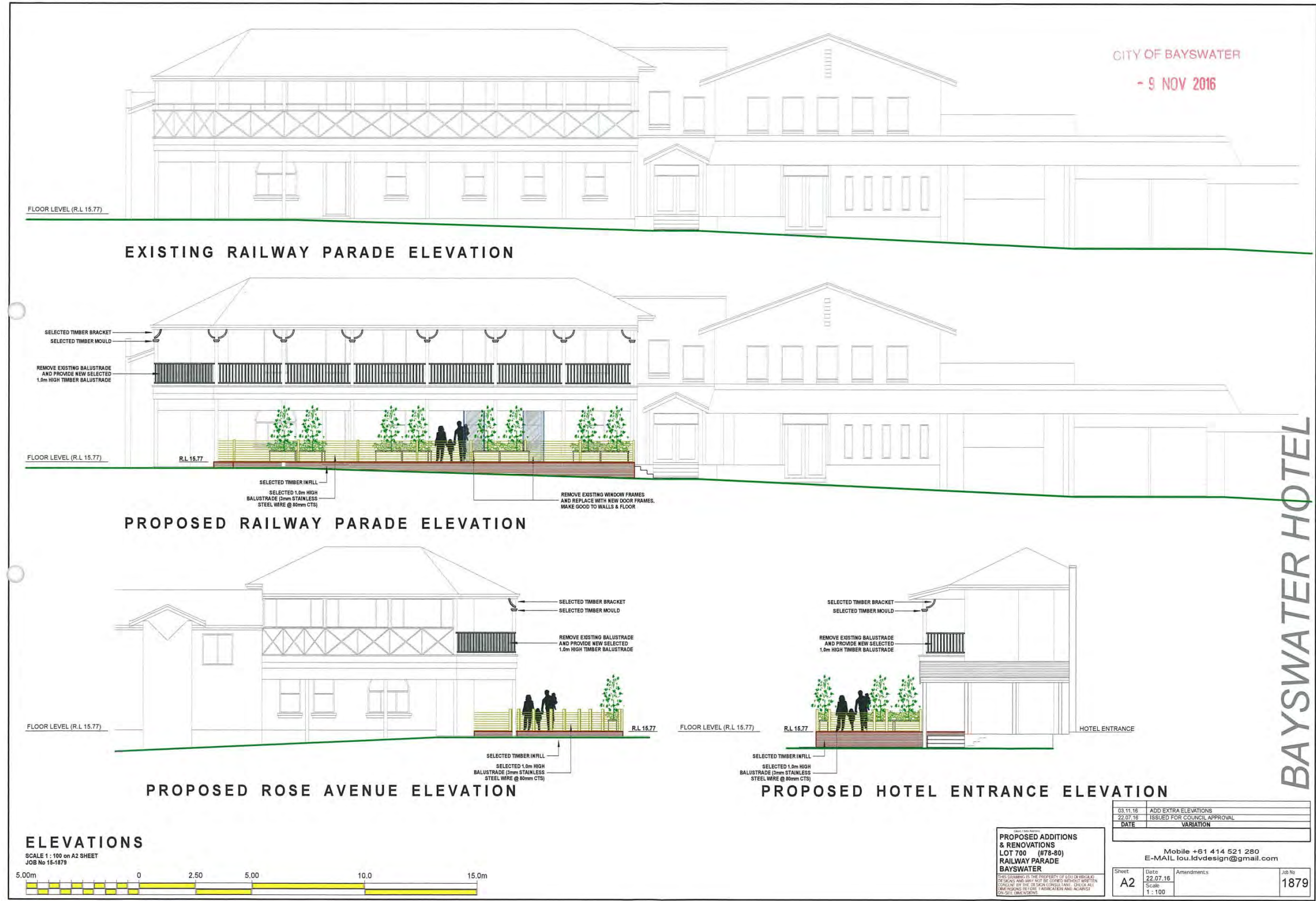
CR CATHERINE EHRHARDT MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY

At 8:22pm, Cr Bull returned to the meeting.

Attachment 1





BAYSWATER HOTEL

10.7 Proposed Alterations, Additions and Boundary Fencing to Existing Waste Transfer Facility

Location: Lot 2, 50-58 Clune Street, Bayswater
File Number: DA16-0458
Applicant: Stephen Jones
Owner: Keppel Holdings Pty Ltd
Officer: Director Planning and Development Services
Refer: Item 11.1.11: OCM 9.12.2014
 Item 11.1.7: OCM 26.8.2014
 Item 11.1.7: OCM 22.7.2014
 Item 11.1.11: OCM 24.6.2014
 Item 11.1.9: OCM 27.5.2014
 Item 8.2: SCM 8.11.2011

EXECUTIVE SUMMARY**Application:**

A planning application dated 17 August 2016 and plans dated 10 November 2016 have been received for proposed alterations, additions and boundary fencing to existing waste transfer facility at Lot 2, 50-58 Clune Street, Bayswater.

Key Issues:

- Waste transfer facility is a discretionary use under the current zoning and the proposal involves an extension of 108m².
- Proposed variation to the maximum wall height and fencing height requirements.
- Consideration of impact of proposal on the amenity of the area.

BACKGROUND

Town Planning Scheme No. 24 Zoning:	General Industry
Use Class:	Noxious Industry - 'D'
Lot Area:	14,714m ²
Existing Land Use:	Waste Transfer Facility
Surrounding Land Use:	General Industry
Size/Nature of Proposed Development:	Proposed 108m ² addition to enclose an existing vehicle loading bay.

Application has been made for a 108m² addition to enclose an existing vehicle loading bay and a 35.3m length of new boundary fencing on the subject property.

The primary consideration in relation to this application is the appropriateness of the proposed development on the amenity of the area, given that a waste transfer facility is a discretionary use under the current zoning.

Given that the proposed addition is in respect of a discretionary use which exceeds 50m², determination of the application falls outside the authority delegated by Council to City officers, hence the application has been reported to Council for determination.

The proposed development also does not meet the maximum wall height requirements of the City's Town Planning Scheme No. 24 (TPS 24) and the maximum fence height requirements of the City's Fencing and Floodlighting Local Law.



**ANALYSIS**

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks:			
Front	13.5m	44.0m	Compliant
Side (north west)	Nil for parapet wall	Nil	Compliant
Side (south east)	6.0m	106.0m	Compliant
Rear	3.0m	29.0m	Compliant
Maximum Building Height:			
Wall Height	9.0m	11.7m	Variation
Roof Pitch Height	12.0m	11.1m	Compliant
Maximum Plot Ratio	0.5 (7,357 m ²)	0.197 (2,903m ²)	Compliant
Minimum Parking	60 car bays	37 car bays	Variation*
Maximum Fence Height	2.4m	6.6m	Variation

*Previously approved variation

Appropriateness of Use

A waste transfer facility is a discretionary use under the 'general industry' zoning of the property in terms of TPS 24. The City has previously approved a waste transfer facility on the subject site and the applicant is proposing a 108m² extension to enclose an existing vehicle loading bay situated adjacent to an existing building. The applicant has advised that the enclosure is required as a dust suppression measure and to prevent cross contamination of products as well as to ensure occupational health and safety of personnel. It is considered that the proposed addition is appropriate because it is only required for purposes of enclosing an existing loading bay which will not intensify or expand the scale of the existing waste transfer facility and it also represents an improvement to the operation of the facility by reducing potential dust emissions and enhancing safety of personnel. The City's Environmental Health Services have no objection to the proposal subject to compliance with the relevant environmental protection and health regulations.

Building Wall Height Variation

The proposed maximum wall height of 11.7m is considered acceptable given that the existing building already has an approved maximum wall height of 12.5m. The proposed addition will therefore be slightly lower than the existing building and as such it is considered that it will not have an undue impact on the amenity of the area or the adjacent property. It is considered that the proposed addition should be constructed of complementary materials and colours to the existing building to reduce the visual impact of the addition and a condition in this regard is included in the Officer's Recommendation.

Fence Height Variation

The application includes a 6.6m high Colorbond fence along the north-west lot boundary which extends for a length of 35.3m. The fence is adjacent to a green waste recycling operation at 60 Clune Street, Bayswater.

The City's Fencing and Floodlighting Local Law allows for galvanised steel or aluminium sheet fencing behind the building line to a maximum height of 2.4m to the satisfaction of the Building Surveyor. The applicant is therefore seeking a variation of 4.2m to the local law.

The site is considered unique in terms of the existing use and associated dust and visual impacts of operations on the site and the locational context of the fence. The proposed fence is considered to provide an improvement in dust suppression and screening on the site through acting as a physical barrier at a location where dust is susceptible to exit the site. The fence will also assist with visual screening of the stockpiling and processing areas, particularly from Tonkin Highway.

The proposed fence has been designed to match an existing fence situated on the western lot boundary in terms of height, materials and the colour green and it is considered that it will not unduly impact the visual amenity of the locality.

OPTIONS

The following options are available to Council:

1. Council approves the proposal with or without conditions.
2. Council refuses the proposal.

CONCLUSION

In light of the above assessment of the proposed development, the application is recommended for approval subject to appropriate conditions.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

- Theme: Our Built Environment
- Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
- Outcome B1: Streetscapes which allow for community interaction in an urban environment.
- Outcome B3: High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme No. 24; and
- City of Bayswater Fencing and Floodlighting Local Law.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Plans for Development

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council grants planning approval for the proposed alterations, additions and boundary fencing to existing waste transfer facility at Lot 2, 50-58 Clune Street, Bayswater, in accordance with planning application dated 17 August 2016 and plans dated 10 November 2016, subject to the following planning conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
2. The approved parapet/boundary wall and footings abutting the boundary must be constructed wholly within the subject allotment. The external surface of the parapet/boundary wall shall be finished to a professional standard to the satisfaction of the City of Bayswater.
3. The Colorbond fence extension shall be consistent with the design, height and colour of the existing Colorbond fence on the western boundary of the site.
4. The Colorbond fence and its footings is to be wholly contained within Lot 2.
5. The extension and/or alterations shall be in complementary materials, colours and design with the existing building(s) to the satisfaction of the City of Bayswater. Details shall be submitted to and approved by the City of Bayswater, prior to the submission of a building permit application.
6. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
7. All stormwater and drainage runoff produced onsite is to be disposed of onsite via the use of soakwells. The size of the soakwells is to be calculated by use of the formula $VOL(m^3) = AREA(m^2) \times 0.0125$, where VOL is total storage volume of soakwells and AREA is total roofed and paved areas. Connection to the City's stormwater system, where available, may be permitted as an overflow only, to the satisfaction of the City of Bayswater.

Advice Notes

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. Where a permit is required under the provisions of the *Building Act 2011* and *Building Regulations 2012*, all relevant approvals and/or requirements are to be satisfied prior to the lodgement of a building permit application with the Permit Authority, otherwise prior to commencement of any building works on-site.
4. The development/use hereby permitted shall comply with the *Environmental Protection Act 1986*, the *Health Act 1911* and any relevant environmental protection or health regulations.
5. The property has been subject to a Bushfire Attack Level assessment whereby the resulting rating was determined as BAL - 12.5. Bushfire construction requirements are not applicable to this rating for purposes of a building permit application.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

CITY OF BAYSWAT
10 NOV 2016

SITE LAYOUT
Scale 1:200

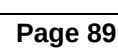
AMS
Resource Recovery Solutions
10/11 Chapel Street, Melbourne VIC 3000
PO Box 418, Melbourne VIC 3000
Tel: 03 9571 4172 Fax: 03 9571 0188
E: info@ams.vic.gov.au W: www.ams.vic.gov.au

Revisions:

Rev	Description	Date	By	Check
1	ISSUED FOR CONSTRUCTION	15.06.16	NG	NG
2	ISSUED FOR CONSTRUCTION	15.06.16	NG	NG
3	ISSUED FOR CONSTRUCTION	15.06.16	NG	NG
4	ISSUED FOR CONSTRUCTION	15.06.16	NG	NG

Scale: AS 1:1000 @ A1
Sub-Contractors to verify all dimensions on site

Notes:
This Drawing is the copyright of
AMS Resource Recovery Solutions
under the commonwealth copyright act



10.8 Proposed Increase in Student Numbers to Existing Educational Establishment and Incidental Out of School Care

Location: Lot 101, 86 Sussex Street, Maylands
File Number: DA14-0857.01
Applicant: P Hudson
Owner: Dimitrious Georgiou Pty Ltd & A & T Yannakis Family Trust
Officer: Director Planning and Development Services
Refer: Item 11.1.12: OCM 24.3.2015
 Item 11.1.13: OCM 24.2.2015
 Item 11.1.15: OCM 18.11.2014

Confidential Attachment(s) - in accordance with Section 5.23(2)(b) of the Local Government Act 1995 - personal affairs of any person.

EXECUTIVE SUMMARY**Application:**

A planning application dated 9 September 2016 and plans dated 13 September 2016 have been received for proposed increase in student numbers from 32 to 40 at the existing educational establishment and incidental out of school care on Lot 101, 86 Sussex Street, Maylands.

Key Issues:

- Three objections received during community consultation.
- The appropriateness of the proposal with respect to traffic management and the number of car parking bays provided on-site, and the resultant impact on the amenity of the locality.

BACKGROUND

Town Planning Scheme No. 24 Zoning:	General Industry
Use Class:	Educational Establishment - 'D'
Lot Area:	1,184m ²
Existing Land Use:	Educational Establishment
Surrounding Land Use:	Residential and Industrial
Size/Nature of Proposed Development:	Increase in Student Numbers at Existing Educational Establishment and Incidental Out of School Care

The application for proposed increase in student numbers at the existing educational establishment with incidental out of school care includes pre-kindergarten classes, out of school care, tuition and vacation care. The applicant proposes a maximum of 40 students and three staff members at any one time.



CONSULTATION

The City sought comment for the proposed variations from the adjacent affected property owners for a period of 14 days. At the completion of the advertising period, three objections were received. Details of the objections, applicant's responses and officer's comments are stated below.

ISSUE	NATURE OF CONCERN	APPLICANT RESPONSE	OFFICER COMMENT
Land Use	The use is considered inappropriate within a residential context.	<i>The Council has already approved the use of the land. It has had a positive impact in that improvements have been made and the local community has something obviously very much needed within the area. Other options for the area, such as mechanics or other machinery related businesses would be far more inclined to devalue properties in the location. An example would be the 'residential' property adjacent to York St Reserve which has a number of decrepit vehicles and would pose risks to people in the area as well as being an eyesore. Our philosophy is to provide care which is as close as possible to the children coming home. A residential style building provides this.</i>	Refer to 'Appropriateness of Use' section below.
Number of Students	Council is requested to reduce the number of students permitted at the educational establishment from 32 students to 16 students.	<i>The Council has already granted the use of the property with 32 students. The community is obviously desperate for good quality care for children. The other option which is provided by the City of Stirling is housed in the civic centre and provides a very sterile environment for children. We are providing quality, home style care and have very</i>	This is not a relevant planning consideration as the City is unable to condition a lesser number of students where 32 students have been approved.

		<i>happy children and parents, hence the need to increase our numbers. Latest figures released mentioned a figure of 74 000 Out of School Hours Care places being needed.</i>	
Traffic Management	The intersection of Nelson Street and York Street is unsafe for such a use.	<i>The intersection of Nelson and York has excellent vision and there have been no comments from over 100 parents, who regularly use the facility, that there has been any problem in the 16 months since we opened. Because it is a bend, rather than a corner, all traffic slows down at this point anyway. There will only be another 5 - 8 vehicles using the intersection over a 3.5 hour period. Most traffic appears to be during the day, from 9 until 3, to access the industrial area further down Sussex St.</i>	York and Nelson Streets are residential, with Sussex Street being Industrial, whereby the streets carry low volume traffic counts. The City has reviewed the crash statistics for the intersections, which does not indicate any major crashes or major traffic safety issues. The car parking area is located behind the existing property, and is considered appropriate in this instance.
Parking	It is considered the car parking provided onsite is not sufficient to cater for the proposed classes and number of students and teachers.	<i>The City of Stirling has a parking ratio of 1 bay for 7 students which is far greater than the City of Bayswater's 1 bay for every 5 students. Proposed enrolments of 40 students mean that there will be a maximum of 35 vehicles over a period of 3.5 hours, given that many parents have two children at the centre. Schools such as St Peter's in Bedford have around 200 vehicles in a 20 minute timeframe. I have spoken to a number of parents to see if they have any concerns with the number of bays and</i>	The proposed car parking complies with the provisions of the City's Town Planning Scheme No 24 (TPS 24).

		<i>all have commented that they have never seen the car park even close to full. The parking area is sometimes used by the community when they access York St Reserve on the weekend, and I am happy for this to continue. There is no official agreement for this.</i>	
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ANALYSIS

Key Scheme Provisions	Required	Provided	Assessment
Parking	11 car bays	11 car bays	Compliant

Site Context

The subject property is located between York Street and an industrial building. The affected streetscape is characterised as a mix of industrial buildings and single-storey and two-storey single houses and grouped dwellings.

The site contains an existing residential style building that appears as two attached single dwellings and a rear addition which appears as a workshop. The overall internal floor space of the subject property is approximately 178m².

Appropriateness of Use

An educational establishment is a discretionary use within the General Industry zone. The existing educational establishment was conditionally approved by Council at its Ordinary Meeting held on 24 March 2015. The educational establishment was approved to provide a maximum of 32 students at any one time.

The application proposes to increase the student numbers to a maximum of 40 students at any one time to facilitate an identified need (substantiated by the applicant) in additional educational classes within the area, which includes tuition, out of school care, pre-kindergarten and vacation care. The applicant has detailed that the existing out of school care and education establishment are at maximum capacity with significant waiting lists.

Objections have been received with respect to the appropriateness of the use within the area. The subject site is zoned General Industry and uses such as automotive panel beating and repairs, car wash and light, general and service industry uses are all permitted in accordance with the City's TPS 24. The existing use of educational establishment is considered to be a more appropriate use compared to the current permitted uses given the subject lot abuts existing residential zoned lots. Uses such as educational establishments, pre-primary schools, primary schools and high schools are synonymous in residential areas as they provide localised educational establishments for children, who live within and in surrounding areas.

The City's adopted Local Housing Strategy (LHS) has identified this portion of Sussex Street (zoned 'General Industry') as a focus area for change. The LHS states that given the precinct is surrounded by existing residential areas and its close proximity to the Maylands Activity Centre it would be more appropriately zoned as 'residential' or 'mixed-use'. The existing educational establishment will complement any future residential or mixed use rezoning of Sussex Street.

The proposed increase in student numbers to the educational establishment use is considered to be appropriate within the General Industry zoning and within close proximity to the surrounding residential uses. The proposal is not considered to unduly impact the amenity of the locality. Accordingly, the increase in student numbers to the existing use is supported.

OPTIONS

The following options are available to Council:

1. Council approves the proposal with or without conditions.
2. Council refuses the proposal.

CONCLUSION

In light of the above assessment of the proposed development, the application is recommended for approval subject to appropriate conditions.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1: Streetscapes which allow for community interaction in an urban environment.
Outcome B3: High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme No. 24; and
- City of Bayswater local planning policies.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Plans for Development
2. Submission Location Plan (*Confidential*)

OFFICER'S RECOMMENDATION TO COUNCIL

That Council grants planning approval for the proposed increase in student numbers from 32 to 40 at existing educational establishment and incidental out of school care on Lot 101, 86 Sussex Street, Maylands, in accordance with planning application dated 9 September 2016 and plans dated 13 September 2016, subject to the following planning conditions:

1. The development shall be carried out in accordance with the terms of the application as approved herein, and any approved plan.
2. The number of students being limited to a maximum of 40 students at any one time.
3. The number of staff members being limited to a maximum of three staff at any one time.

4. The hours of operation shall be limited to the following times: 6:30am to 6:30pm Monday to Friday, 9:00am to 4:00pm Saturday, and closed on Sundays and Public Holidays.
5. An updated car parking management plan addressing how car parking associated with the development will be contained within the subject property, shall be submitted to and approved by the City of Bayswater prior to the increase in student numbers, and implemented to the satisfaction of the City.
6. No street verge tree(s) shall be removed. The street verge tree(s) is to be retained, protected from any damage including unauthorised pruning. Any new crossover shall maintain a minimum clearance of 2.0m from the base of street trees.
7. A separate application including plans or description of all signs for the proposed development (including signs painted on a building) shall be submitted to and approved by the City of Bayswater, prior to the erection of any signage.

Advice Notes:

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two (2) years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. A building permit and occupancy permit for the correct classification may be required. The applicant/owner is to seek advice from a qualified certified building surveyor for further information, to ensure that the building complies with the *Building Act 2011* and the *Building Regulations 2012*.
3. Premises to comply with the requirements of the Health Act 1911 as amended and all relevant health legislation.
4. The noise and vibration generated by construction or operational activities is not to exceed the levels prescribed under the Environmental Protection (Noise) Regulations 1997.
5. Compliance with the Health (Air Handling and Water Systems) Regulations 1994 and relevant Australian Standards e.g. AS 1668.2 'the use of mechanical ventilation and air conditioning in buildings' and AS 3666 'Air-handling and water systems of buildings - microbial control part 1: Design, installation and commissioning'.
6. Compliance with the City of Bayswater Health Local Laws.
7. The building is to be registered and certified as a public building with the Environmental Health Section of the City of Bayswater, in accordance with the Health (Public Buildings) Regulations 1992.
8. Sanitary facilities to comply with the requirements of the Building Code of Australia (BCA).
9. This approval is not a building permit or an approval under any other law than the Planning and Development Act 2005. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.

ADDENDUM - Ordinary Council Meeting - 6 December 2016

Additional Information

Further to the Councillors Briefing Session held on 29 November 2016, the following additional information has been provided by the applicant in relation to the use of the York Street Reserve:

"This park is used by our centre approximately once a fortnight; sometimes two days in a row, and sometimes not for a month and usually with a group of ten or less. We have rarely taken all of the children to the park, only when we used to have much lower numbers. I am very conscious of other people who do use the park and have had a number of discussions with local users. The response has, without exception, been positive and they are very happy for the park to be used as it does discourage more anti-social behaviour.

I would also like to point out that most of the children who attend the centre have parents who live in the City of Bayswater and, as ratepayers, would have every right to make use of a local park.

The park is used following Department guidelines with a ratio of one staff member for 10 children, which means if we have 12 children, there are two staff members. We have a risk assessment and a policy governing our use of the park as it is considered an excursion by the department.

As a school teacher, I take supervision of school children very seriously and I believe the children are extremely well supervised and any untoward behaviour is quickly dealt with. My staff are all teachers, or have training in education so they also are very well equipped to supervise effectively".

Further to the above, the City's records indicate that there has been no complaints received in relation to traffic, parking or the use of the York Street Reserve associated with the educational establishment and incidental out of school care premises currently operating at the site.

Recommendation Implications

In light of the above, the officer's recommendation remains unchanged.

ADDENDUM 2 - ORDINARY COUNCIL MEETING - 6 DECEMBER 2016

ADDITIONAL INFORMATION

Further to the Councillors Briefing Session held on 29 November 2016, the following additional information has been provided by the applicant in relation to the number of staff operating from the site at any one time:

"Since opening in July 2015, I have inadvertently been under the impression that we were able to have four bays for staff parking. Because of this I have asked parents to only use the rear car park as the front bays were designated staff bays. Because of this assumption, I anticipated that the staff allocation would remain at four.

Because of the variation in times that parents collect their children, we may only have four staff between 3pm and 4pm. As soon as child numbers drop, staff leave the premises, leaving only one staff member by 5.30pm.

I also have a number of parents who live very close to the centre who walk or ride to collect their children.

*In approximately April next year, depending on relevant approvals currently with City of Stirling, I am hoping to open a second centre to accommodate our four year old children. This will impact on the ratio of staff to students required at Sussex St, meaning we **will** only need 3 staff and will maintain a maximum of 39 children once the younger children move. (Department regulations state that a ratio of one staff member for every 10 children if a four year old is present, or one staff member for every 13 children for those five and older)*

I am asking that the councillors allow a shortfall of one bay to enable our numbers to be increased to 40, keeping in mind that this is very likely to change to a situation that complies in the near future."

The approval granted by the Council at its Ordinary Meeting on 24 March 2015, required a maximum of three staff at any one time. As the proposal relates to an increase in student numbers from 32 to 40 and an increase in staff numbers from three to four at the existing educational establishment and incidental out of school care the analysis has been updated as follows:

Key Scheme Provisions	Required	Provided	Assessment
Parking	12 car bays	11 car bays	Variation

The Sussex Street roadway is approximately 11m wide which accommodates on street car parking in front of the subject site. The location of the subject site also accommodates a range of transportation options including walking, cycling and public transportation. It is considered that the additional employee will not generate additional car parking within the development site, given that the business is currently operating with four employees. In addition to the above, it is noted that the subject site is located within close proximity to public transport providing people with alternate forms of transport to the premises.

Notwithstanding the above, given the objections (three) received in relation to the proposal relating to traffic and car parking and given the intensification of the use and operations such that a car parking shortfall of one bay results, it is recommended that:

- The number of students be limited to a maximum of 35 students, and the number of staff be limited to a maximum of three staff, at any one time; or
- The number of students be limited to a maximum of 40 students, and the number of staff be limited to a maximum of four staff, at any one time.

RECOMMENDATION IMPLICATIONS

In light of the above, the preamble of the officer's recommendation is amended to read as follows.

That Council grants planning approval for the proposed increase in student numbers at existing educational establishment and incidental out of school care on Lot 101, 86 Sussex Street, Maylands, in accordance with planning application dated 9 September 2016 and plans dated 13 September 2016, subject to the following planning conditions:

Additionally, conditions 2 and 3 of the officer's recommendation is replaced with the following condition, and conditions 4 to 7 renumbered accordingly:

2. The number of students being limited to a maximum of 35 students, and the number of staff members being limited to a maximum of four staff; at any one time. Alternatively the number of students may increase to a maximum of 40 students, provided the number of staff members is limited to a maximum of three staff; at any one time.

COUNCIL RESOLUTION

That the motion be now put.

CR BRENT FLEETON MOVED, CR JOHN RIFICI SECONDED

LOST: 4/6

FOR VOTE - Cr Michelle Sutherland, Cr John Rifici, Cr Brent Fleeton and Cr Catherine Ehrhardt.

AGAINST VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Dan Bull and Cr Sally Palmer,

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that point 3 of the officer's recommendation was not required as the staff numbers would come under the jurisdiction of the State Government.

COUNCIL RESOLUTION

That Council grants planning approval for the proposed increase in student numbers at existing educational establishment and incidental out of school care on Lot 101, 86 Sussex Street, Maylands, in accordance with planning application dated 9 September 2016 and plans dated 13 September 2016, subject to the following planning conditions:

1. The development shall be carried out in accordance with the terms of the application as approved herein, and any approved plan.
2. The number of students being limited to a maximum of 40 at any one time.
3. The hours of operation shall be limited to the following times: 6:30am to 6:30pm Monday to Friday, 9:00am to 4:00pm Saturday, and closed on Sundays and Public Holidays.
4. An updated car parking management plan addressing how car parking associated with the development will be contained within the subject property, shall be submitted to and approved by the City of Bayswater prior to the increase in student numbers, and implemented to the satisfaction of the City.
5. No street verge tree(s) shall be removed. The street verge tree(s) is to be retained, protected from any damage including unauthorised pruning. Any new crossover shall maintain a minimum clearance of 2.0m from the base of street trees.
6. A separate application including plans or description of all signs for the proposed development (including signs painted on a building) shall be submitted to and approved by the City of Bayswater, prior to the erection of any signage.

Advice Notes:

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two (2) years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. A building permit and occupancy permit for the correct classification may be required. The applicant/owner is to seek advice from a qualified certified building surveyor for further information, to ensure that the building complies with the *Building Act 2011* and the *Building Regulations 2012*.

3. Premises to comply with the requirements of the *Health Act 1911* as amended and all relevant health legislation.
4. The noise and vibration generated by construction or operational activities is not to exceed the levels prescribed under the *Environmental Protection (Noise) Regulations 1997*.
5. Compliance with the *Health (Air Handling and Water Systems) Regulations 1994* and relevant Australian Standards e.g. AS 1668.2 'the use of mechanical ventilation and air conditioning in buildings' and AS 3666 'Air-handling and water systems of buildings - microbial control part 1: Design, installation and commissioning'.
6. Compliance with the City of Bayswater Health Local Laws.
7. The building is to be registered and certified as a public building with the Environmental Health Section of the City of Bayswater, in accordance with the *Health (Public Buildings) Regulations 1992*.
8. Sanitary facilities to comply with the requirements of the Building Code of Australia (BCA).
9. This approval is not a building permit or an approval under any other law than the Planning and Development Act 2005. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.

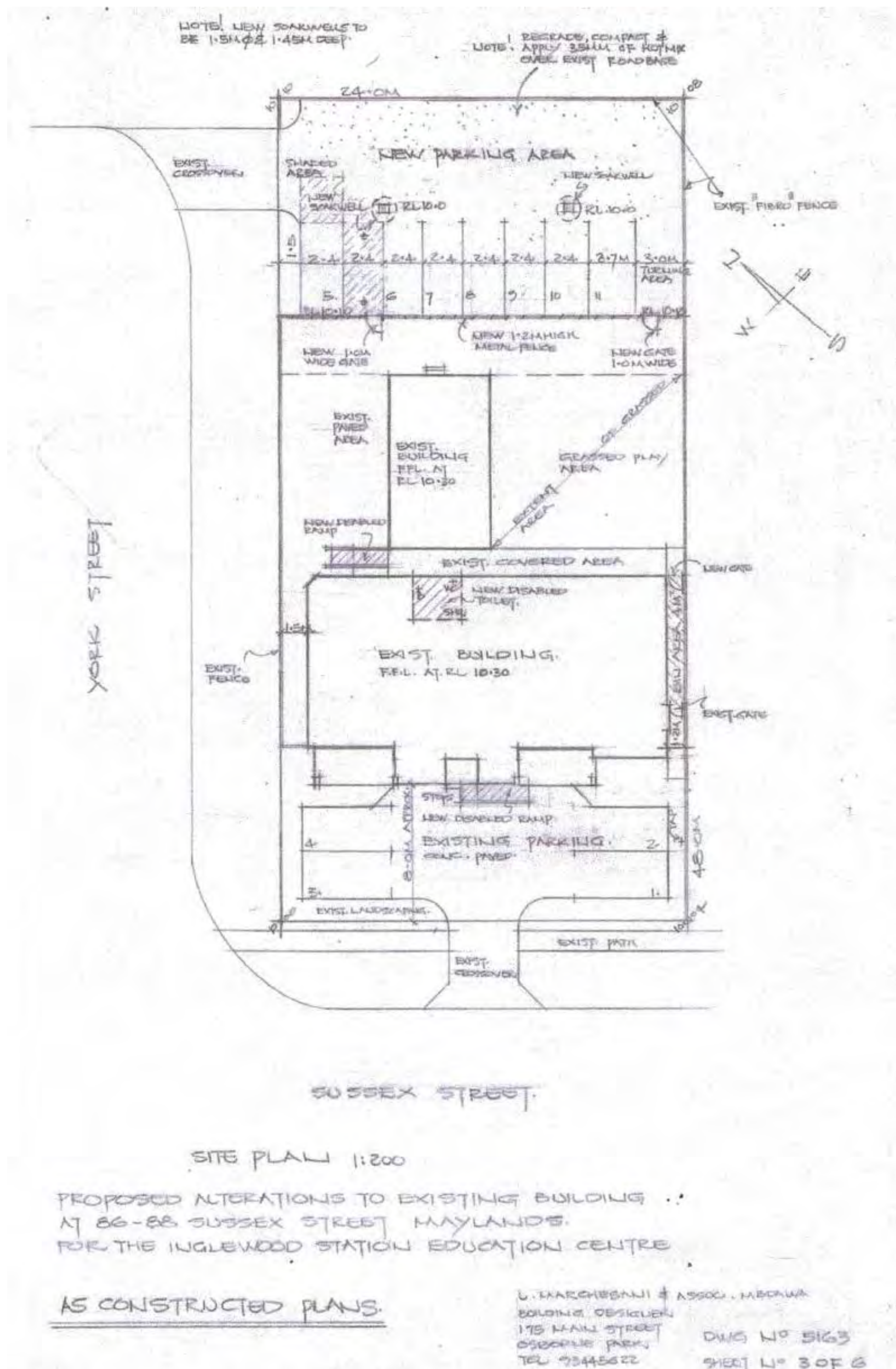
CR SALLY PALMER MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED: 8/2

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor,
Cr Chris Cornish, Cr Michelle Sutherland, Cr John Rifici,
Cr Sally Palmer, Cr Brent Fleeton and Cr Catherine Ehrhardt.

AGAINST VOTE - Cr Alan Radford and Cr Dan Bull.

Attachment 1



10.9 Proposed Change of Use from Office to Recreational Facility and Associated Alterations

Location: Lot 2, 222-230 Walter Road West, Morley
File Number: DA16-0492
Applicant: Peter D Webb & Associates
Owner: T & G Corporation Pty Ltd
Officer: Director Planning and Development Services

EXECUTIVE SUMMARY**Application:**

A planning application dated 2 September 2016 and plans dated 8 September 2016 have been received for proposed change of use from office to recreational facility and associated alterations at Lot 2, 222-230 Walter Road West, Morley.

Key Issues:

- Consideration of the proposal against the City's Town Planning Scheme 23 (TPS 23), and local planning policy relating to the Morley Activity Centre Structure Plan (MACSP).
- Impact of the proposal on the amenity and car parking in the area.

BACKGROUND

Town Planning Scheme No. 23 Zoning:	Morley City Centre - Residential R80 - City Centre
Use Class:	Recreation Facility: MACSP - 'P' TPS 23 - Unlisted
Lot Area:	8,787m ²
Existing Land Use:	Office
Surrounding Land Use:	Retail, Office, Fast Food Outlet and Restaurant
Size/Nature of Proposed Development:	Recreational Facility and Associated Alterations

The primary consideration in relation to this application is the suitability of the proposed land use under the City's Town Planning Scheme 23 (TPS 23), in consideration of the City's local planning policy relating to the Morley Activity Centre Structure Plan (MACSP) and Amendment 61 to City of Bayswater Town Planning Scheme 24 (AMD 61).

The purpose of AMD 61 is to enable the statutory implementation of land use, zoning and other provisions contained within the MACSP, repealing TPS 23 and expanding the City's Town Planning Scheme 24 in its place.



ANALYSIS

Key Scheme Provisions	Required	Provided	Assessment
Town Planning Scheme No. 23			
Land Use: Recreational Facility	Permitted	Unlisted	Discretionary
Minimum Parking	299 car bays	145 car bays	Variation
Morley Activity Centre Structure Plan			
Land Use: Recreational Facility	Permitted	Permitted	Compliant
Minimum Parking	145 car bays	145 car bays	Compliant
Bicycle Parking	10 bicycle bays	Nil bicycle bays	Variation

Site Context

The subject site is located within the Morley Activity Centre and adjoins various residential and commercial development, and local public open space. Some of the nearby notable developments include the Galleria Shopping Centre, Coventry Village, Morley Markets and the Morley Library.

The MACSP was prepared as part of the future vision for the Morley Activity Centre and is considered to be more relevant and in-line with the City's objectives and intentions for the area than TPS 23. As the MACSP has been adopted as a local planning policy and is the guiding document for the Morley Activity Centre endorsed by Council, the City's assessment has been primarily focused on the MACSP.

Appropriateness of Use

The proposed recreational facility relates to a gym, to facilitate a women's only health and fitness gym. The applicant advised that the gym provides a range of individual weight training and cardio equipment, group fitness studio, spin studio, member lounge, reception, office, appraisal room, dressing room, shower facilities and toilet facilities. The gym also provides a crèche for its members. A maximum of seven employees will work at the premises, which includes one club manager, one member manager, one receptionist, one group fitness trainer, one personal trainer, and two staff members for the crèche. Accordingly it is recommended that it be conditioned on any approval that the proposed recreational facility is limited to a maximum of seven staff at any one time.

The premises will operate as follows:

- 5.45am to 9.00pm Monday to Thursday;
- 5.45am to 7.00pm Friday;
- 7.00am to 4.00pm Saturday; and
- 8.00am to 3.00pm Sunday.

The applicant advised that the peak hours of the gym are anticipated to be between 6.00am and 8.00am and 5.00pm and 8.30pm on weekdays. The recreational facility is designed to cater for a maximum number of 70 patrons at any one time. Accordingly it is recommended that it be conditioned on any approval that the proposed recreation facility is limited to a maximum of 70 patrons at any one time.

The proposed recreational facility provides 650m² of net leasable area, and proposes to replace an existing office within the existing development. It is considered that the change of use will increase the diversity of uses at the site, providing a new element to the existing development which currently comprises retail and dining uses across a significant land holding in the centre.

The use is permitted within the central core precinct of the MACSP and is therefore considered consistent with the future intent for the area. Accordingly the proposed recreational facility use is considered supportable subject to appropriate conditions.

Car Parking

The MACSP takes a staged approach to car parking requirements as the activity centre transitions from a car based centre to one which accommodates and encourages a range of transportation options including walking, cycling and public transportation. In lieu of high capacity public transport, a sufficient car parking capacity is required to support retail, commercial and office land uses.

Additional measures are proposed to improve the efficiency of the parking supply. Shared parking between multiple land uses provides benefits where peak use times differ. Accordingly, the car parking requirements have been reduced from the current provisions in TPS 23. The MACSP's car parking standards require 145 car bays overall, which is met on the subject site.

It is considered that the recreational facility will not generate significant additional car parking within the development site, given that the peak periods are anticipated to be outside of the normal business hours of the surrounding businesses. In addition to the above, it is noted that the subject site is located within close proximity to public transport providing people with alternate forms of transport to the premises.

Bicycle Parking

A recreational facility does not require any bicycle parking to be provided for the subject tenancy when assessed under TPS 23. Under the MACSP a recreational facility requires 10 bicycle bays for the proposed recreational facility. Accordingly it is recommended that it be conditioned on any approval that the proposed recreational facility is to provide 10 bicycle bays in accordance with the MACSP.

OPTIONS

The following options are available to Council:

1. Council approves the proposal with or without conditions.
2. Council refuses the proposal.

CONCLUSION

In light of the above assessment of the proposed development, the application is recommended for approval subject to appropriate conditions.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme:	Our Built Environment
Aspiration:	We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1:	Streetscapes which allow for community interaction in an urban environment.
Outcome B3:	High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme No. 23;
- Amendment No. 61 to City of Bayswater Town Planning Scheme No. 24; and
- City of Bayswater local planning policies including Morley Activity Centre Structure Plan.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Plans for Development

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

That Council grants planning approval for the proposed change of use to recreational facility and associated alterations at Lot 2, 222-230 Walter Road West, Morley, in accordance with planning application dated 2 September 2016 and plans dated 8 September 2016 subject to the following planning conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
2. The number of staff members being limited to a maximum of seven staff at any one time.
3. The number of customers being limited to a maximum of 70 at any one time.
4. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
5. Also a separate application including plans or description of all signs for the proposed development (including signs painted on a building) shall be submitted to and approved by the City of Bayswater, prior to the erection of any signage.
6. 10 bicycle racks shall be installed at the applicant's cost and at a location to the satisfaction of the City of Bayswater.

Advice Notes:

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of two years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.

4. Noise emissions from the property must comply with the Environmental Protection (Noise) Regulations 1997.
5. Premises to comply with the requirements of the Health Act 1911 and all relevant health legislation.
6. Premises to comply with the Health (Public Building) Regulations 1992.
7. Ventilation is to comply with the requirements of the Sewerage (Lighting, Ventilation and Construction) Regulations 1971 and the Building Code of Australia.
8. Premises to comply with the requirements of the City of Bayswater Health Local Laws 2001.
9. Sanitary facilities to comply with the Building Code of Australia.
10. Compliance with the Health (Air Handling and Water Systems) Regulations 1994 and relevant Australian Standards e.g. AS 1668.2 'the use of mechanical ventilation and air conditioning in building' and AS 3666 'Air-handling and water systems of buildings - microbial control part 1: Design, installation and commissioning'.

**CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION**

Attachment 1



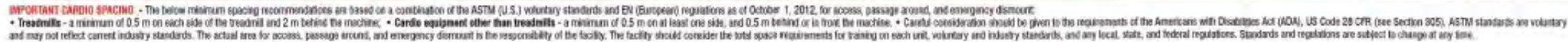
DEVELOPMENT SITE PLAN
 LOT 1 (#2/222-230) WALTER ROAD WEST
 MORLEY
 PREPARED FOR SISTA FITNESS

C2209 **FIGURE 1**

PETER D WEBB AND ASSOCIATES

CONSULTANTS IN TOWN PLANNING & URBAN DESIGN
 PO BOX 920 SUBIACO WA 6004 TEL: 9380 7111
 UNIT 2/15 YORK STREET SUBIACO FAX: 9388 7240

1:500 @ A3
 31-08-2016



10.10 Principle Shared Path and Associated Works at Bayswater Rail Station

Location: Rail Reserve Whatley Crescent
File Number: DA16-0577
Applicant: Public Transport Authority
Owner: State of Western Australia
Officer: Director Planning and Development Services
Refer: Item 10.14 OCM 21.6.2016
Item 10.5: OCM 22.3.2016

EXECUTIVE SUMMARY**Application:**

A planning application dated 10 October 2016, received on 24 October 2016 has been received for principle shared path and associated works at the Bayswater Rail Station.

Key Issues:

- Impact of the development on the amenity of the area, including in terms of landscaping, car parking, and universal access for the Bayswater Rail Station.

BACKGROUND

The City has for some time been advocating for a significant upgrading of the Bayswater rail station as part of the Forrestfield Airport Link. The matter was most recently referred to Council at its Ordinary Meeting 21 June 2016 where it resolved to endorse a list of 10 priorities for the upgrading of the Bayswater Rail Station.

The City has now received a development application for upgrade works to the Bayswater Rail Station which has been referred to the Western Australian Planning Commission (WAPC) for determination given the application is for public works. The City will forward its recommendation to the WAPC for consideration prior to determination of the application.

It is noted that the works subject to this application relate primarily to the principle shared path and are considered to be a separate matter from the overall upgrades of the Bayswater Rail Station which has been the subject of previous discussions and meetings. The application also seeks retrospective approval for works in the car parking area relating to reconfiguration of the bays, line marking, and tree removal.



ANALYSIS

The proposed works subject to this application consist of the following key components:

- Connecting the two existing paths which currently terminate either side of the station to create a continuous Principle Shared Path (PSP) which will include a bridge over the existing pedestrian underpass.
- A ramp to exit the PSP over part of the existing south-west adjoining car park, resulting in a loss of three car bays.
- Amendments to the car parking layout (retrospective).

The PSP is considered to be a positive addition to the Bayswater Rail Station and will improve the existing path system. There are a number of matters however which are not considered to be sufficiently addressed in the proposal, including landscaping, loss of car bays, the lack of ramp for persons with a disability connecting Hamilton Street with the station car park and bus stop and non-compliant bays for persons with a disability.

A number of existing trees have been removed from site at the east end of the parking area due to the PSP and parking reconfiguration. The City has requested the PTA consider replacement of these trees, noting the potential for trees to be located at the ends of the angled car bays adjoining the PSP (in a similar location to those removed). The PTA has advised the City of its intention to plant eucalyptus torquate trees within the verge along Whatley Crescent opposite the intersection with Slade Street, and consideration will be given to the City's suggested planting location however there are concerns this will impact CCTV sight lines and the level of light spill from the car park lighting which is intended to also light the PSP.

At this stage no landscaping plan has been provided, and the general location of verge planting opposite the Slade Street intersection is considered to be too far from the station to positively contribute to its amenity or provide shade for its users, while also potentially posing sight line issues for the intersection depending on the specific planting location. A condition is proposed to be imposed on approval that a landscaping plan is provided including the provision of landscaping within and around the station and associated car parking areas to the satisfaction of the City.

The PTA has advised that the works will not result in the loss of any parking on site, however a manual count of the car bays would appear to indicate that the three car bays lost due to the PSP ramp exit in the south-west car parking area have not been accounted for. In addition, no information has been provided detailing how the south-west car park will be amended/line marked to ensure compliant parking and access despite being affected by the proposed works.

The exit ramp is considered necessary to ensure convenient access for users of the PSP to the Bayswater Town Centre, however given the existing limited number of car bays and expected increase in the station usage following upgrades and the Forrestfield Airport Link is considered appropriate these bays be replaced. A condition is also proposed to be imposed requiring amended plans be provided prior to any works occurring demonstrating how the south-west car park will be modified to accommodate the ramp while complying with vehicle access and parking requirements.

There is concern that the parking bays for persons with a disability indicated do not meet the requirements of AS2890.6 due to the angle of the bays proposed. The PTA has advised this matter will be reviewed, however in any event it is recommended that a condition be applied to ensure compliance. Similarly while details of lighting have not at this stage been provided, the City officers consider it appropriate that a condition be imposed to ensure lighting complies with the requirements of AS1158.3.1.

The City officers had requested that the proposed works include provision of a ramp to facilitate universal access connecting Hamilton Street to the station. The PTA has advised that the requested ramp is not within the scope of this application, and the primary purpose is construction of the PSP. Although the City has been advised that a business case is currently being prepared for the upgrade of the Bayswater Rail Station which will include compliance with the *Disability Discrimination Act 1992*, it is considered necessary that an advice note be imposed on this application.

In light of the PTA's advice it is also considered that majority of the City's identified priorities for the Bayswater Rail Station relate to matters more appropriately addressed as part of the Bayswater Rail Station upgrade, and accordingly have not formed the basis of the recommended conditions for this proposal.

OPTIONS

The following options are available to Council:

1. Council recommends approval of the proposal to the WAPC with or without conditions.
2. Council recommends refusal of the proposal to the WAPC.

CONCLUSION

In light of the above assessment of the proposed development, the application is recommended for approval subject to appropriate conditions.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1: Streetscapes which allow for community interaction in an urban environment.
Outcome B3: High quality built form.

Theme: The Local Economy
Aspiration: Our vibrant business hubs provide opportunities for business growth, community activity, learning and employment opportunities.
Outcome E4: Town Centres which are vibrant community meeting spaces.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- Metropolitan Region Scheme

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Plans for Development

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council recommends planning approval to the Western Australian Planning Commission for the principle shared path and associated works at the Bayswater Rail Station, in accordance with the planning application dated 10 October 2016, received 24 October 2016, subject to the following planning conditions and advice notes:

1. Revised plan(s) addressing the following matters to the satisfaction of the City of Bayswater shall be submitted to and approved by the City prior to commencement of works:
 - (a) The south-west car park (affected by the proposed principle shared path exit ramp) being amended and line marked to comply with AS2890.1.
 - (b) The three car bays lost in the south-west car park being replaced within the immediate surrounds of the Bayswater Rail Station to ensure the total number of car bays on site is not reduced.
 - (c) All parking bays for persons with a disability to comply with AS2890.6.
2. A detailed landscape plan shall be submitted to and approved by the City of Bayswater, prior to the commencement of works. The landscaping plan shall include trees within and around the rail station car parking area with a view to increase the amenity of the site and provide shade to users of the station.
 Landscaping and any associated reticulation shall be completed in accordance with the approved detailed landscape plan and thereafter maintained to the satisfaction of the City of Bayswater.
3. Lighting within the Bayswater Rail Station and associated facilities shall comply with AS1158.3.1 to the satisfaction of the City of Bayswater.
4. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
5. No street tree(s) shall be removed. The street tree(s) are to be retained and protected from any damage including unauthorised pruning. Any new crossover shall maintain a minimum clearance of 2.0m from the base of street trees.

Advice Notes:

1. It is recommended the Public Transport Authority include a universal access ramp connecting the Hamilton Street with the Bayswater Rail Station as part of future Bayswater Rail Station upgrades.
2. In respect to the detailed landscaping plan, the applicant shall give consideration to including trees within the passive space at the front of the angled car bays in the car parking area adjoining the proposed principle shared path.

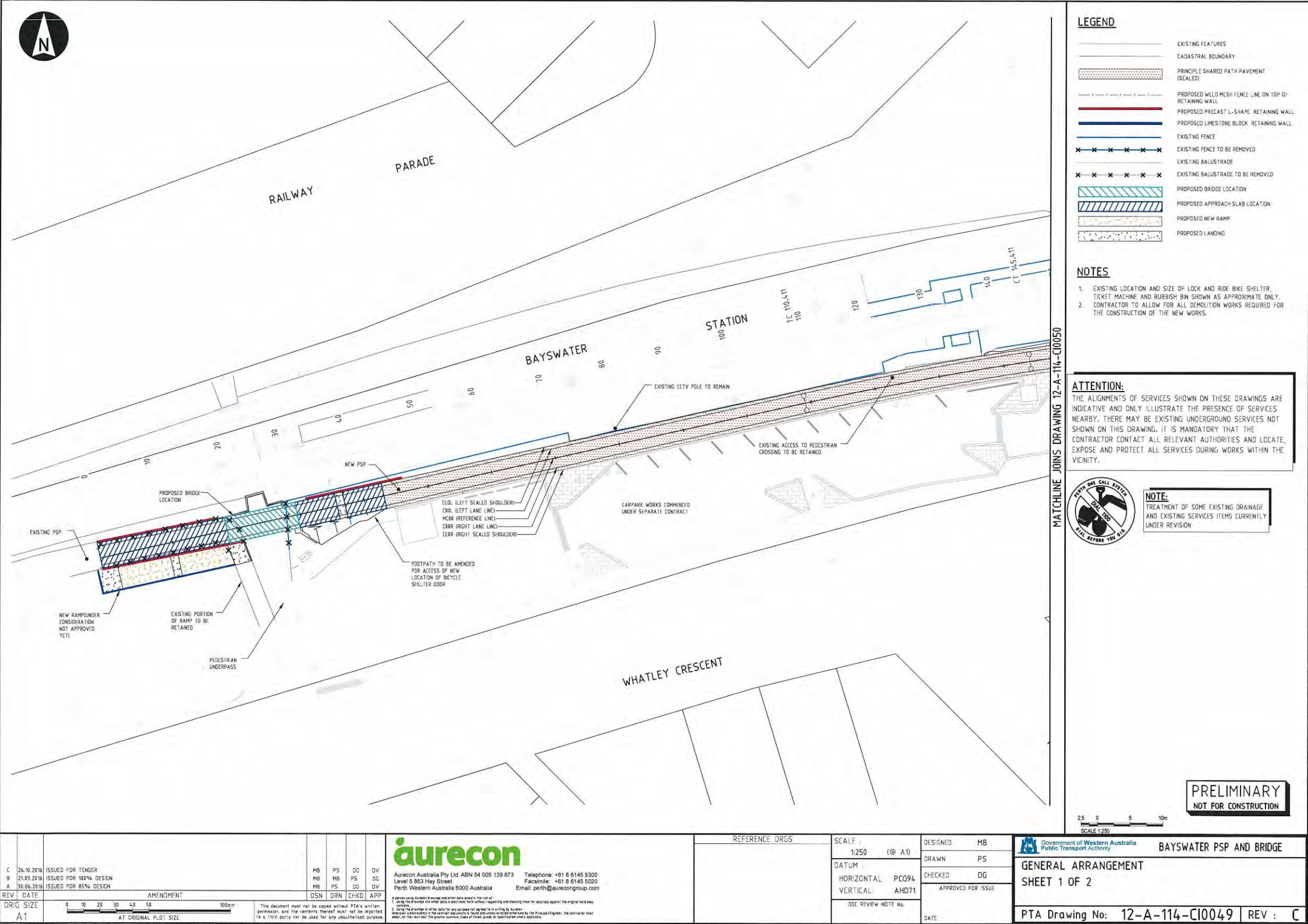
CR DAN BULL MOVED, CR STEPHANIE COATES SECONDED

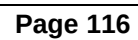
CARRIED: 9/1

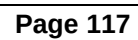
FOR VOTE - *Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor, Cr Alan Radford, Cr Michelle Sutherland, Cr John Rifici, Cr Sally Palmer, Cr Dan Bull, Cr Brent Fleeton and Cr Catherine Ehrhardt.*

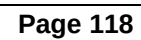
AGAINST VOTE - *Cr Chris Cornish.*

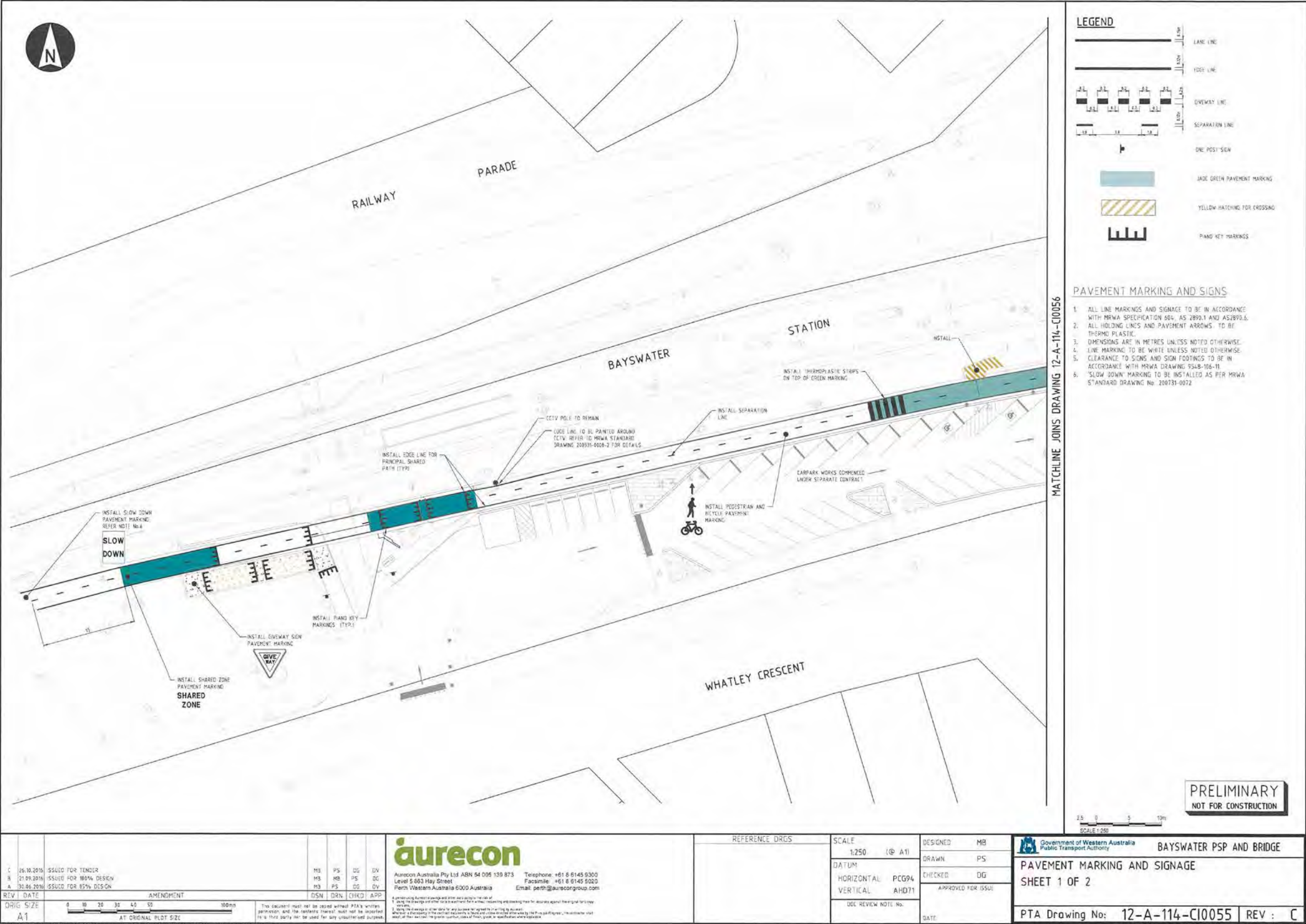
Attachment 1

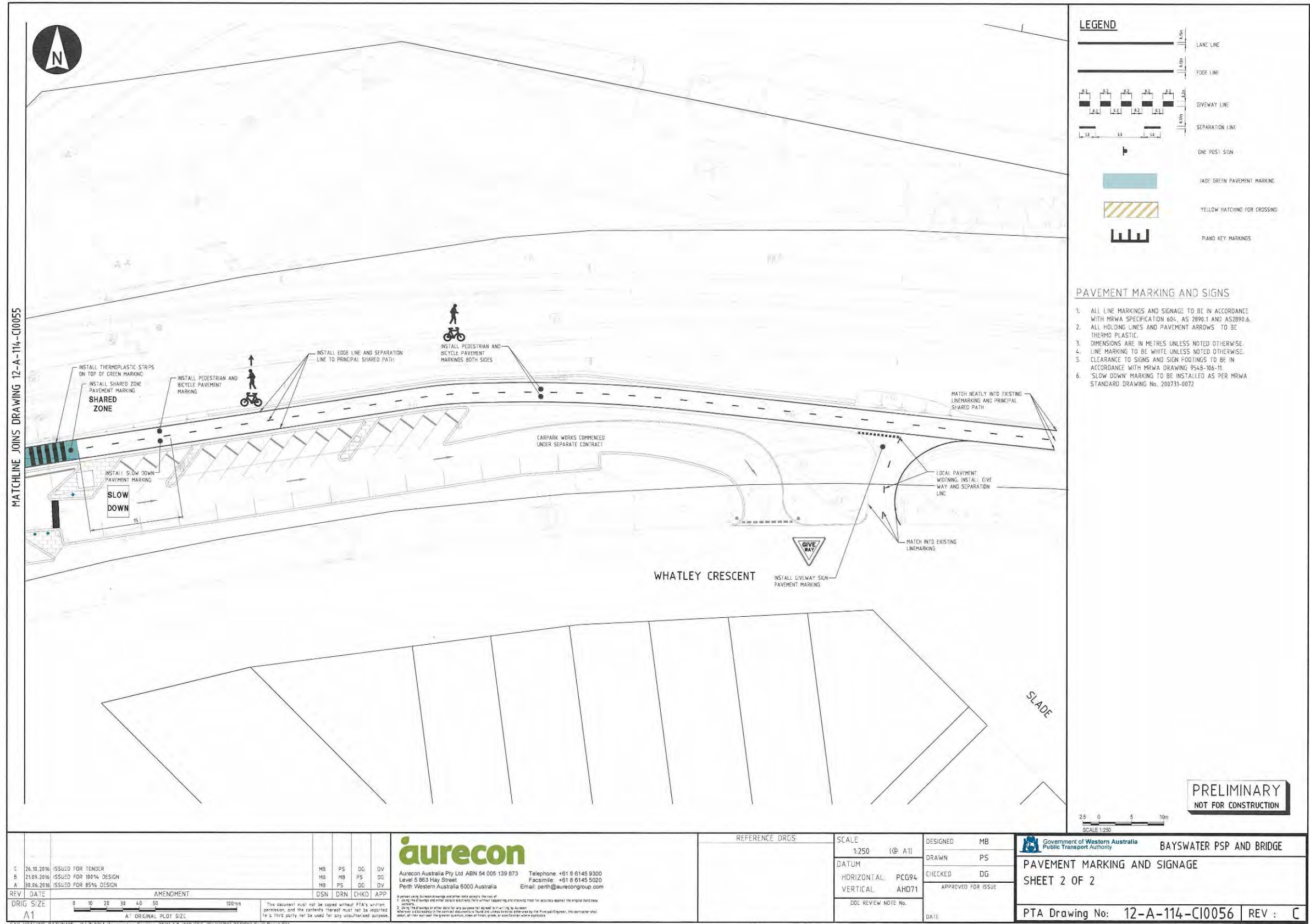












10.11 Final Approval of Modified Amendment No 62 to Town Planning Scheme No.24 - Restriction on Multiple Dwellings in Areas Coded R40**Officer:** Director Planning and Development Services**Refer:** Item 10.5: OCM 13.9.2016

Item 11.1.15: OCM 2.2.2016

Item 11.1.19: OCM 22.9.2015

Item 11.1.16: OCM 28.7.2015

Item 9.3: OCM 9.12.2014

Confidential Attachment(s) - in accordance with Section 5.23(2)(b) of the Local Government Act 1995 - personal affairs of any person.

EXECUTIVE SUMMARY**Application:**

Council consideration is sought for the final approval of Modified Amendment No. 62 to Town Planning Scheme No. 24 (TPS 24) to restrict the development of multiple dwellings outside the identified core areas.

Key Issues:

- Council on 13 September 2016 supported modifications to Amendment No. 62 to extend the Morley core area boundary and to permit multiple dwellings on R40 coded properties fronting Guildford Road.
- The proposed modifications were considered significant and therefore required advertising.
- The modifications were advertised for a period of 42 days and 13 submissions were received. Four were supportive of the proposed modifications, two provided no comment and seven opposed the proposed modifications.

BACKGROUND

Council at its Ordinary Meeting held 2 February 2016 resolved to initiate Amendment No. 62 to TPS 24. TPS 24 is proposed to be amended to restrict the development of multiple dwellings outside the identified core areas, and to prohibit the development of multiple dwellings in the Character Protection Areas (CPAs) (as per Amendment No. 65).

At its Ordinary Meeting held 13 September 2016 Council considered Amendment No. 62, and resolved as follows:

"That:

1. *Council adopts for advertising the following modification to Amendment No. 62 to the City of Bayswater Town Planning Scheme No. 24:*

(a) Modify the Morley core area boundary as detailed in Attachment 2.

(b) Modify proposed clause 8.5.9.1 as follows:

8.5.9.1 Notwithstanding the provisions of the Residential Design Codes, where land with a residential density code of R40 is located outside the core areas as shown on the scheme map or does not have any frontage to Guildford Road, the development of multiple dwellings on the land:

- (a) shall be subject to the average site area per grouped dwelling requirement specified by the Residential Design Codes for grouped dwellings on land with an R40 residential density code: and*
- (b) Shall not be subject to any maximum plot ratio requirements specified by the Residential Design Codes.*

2. *The modified amendment documentation be advertised for public comment for 42 days by way of:*
 - (a) *Notification being published in The Eastern Reporter newspaper.*
 - (b) *Those land owners considered to be impacted by the proposed modification being notified in writing of the modified amendment details;*
 - (c) *The relevant public authorities being notified in writing of the modified amendment details;*
 - (d) *Information being placed on the City's website and social media;*
 - (e) *Hard copies of the modified amendment documentation made available for inspection at the City of Bayswater Civic Centre and Max Tulley Office and Information Centre; and*
 - (f) *Notification being published in The Eastern Reporter newspaper.*
3. *The City advises all those who lodged submissions on the proposed scheme amendment of Council's resolution.*
4. *The modified amendment be referred to Council for further consideration following public advertising."*

The proposed modifications to the Morley core area boundary were in response to a number of concerns raised by the community during the initial consultation period. The modification extended the Morley core area boundary to align with the Council endorsed Morley Activity Centre Structure Plan. It was considered the modified boundary better reflected the City's vision of increased density for the area.

The proposed modifications were advertised as detailed below.

CONSULTATION

The proposed modifications to Amendment No. 62 were advertised for period of 42 days between 27 September 2016 and 7 November 2016.

Consultation occurred by way of:

- Notification being published in the Eastern Reporter and The Perth Voice newspapers on 27 September and 1 October 2016 respectively.
- 1,052 letters sent to land owners considered to be impacted by the proposed modification being notified in writing of the modified amendment details;
- The relevant public authorities being notified in writing of the modified amendment details;
- Information being placed on the City's website and social media; and
- Hard copies of the modified amendment documentation made available for inspection at the City of Bayswater Civic Centre and Max Tulley Office and Information Centre; and

Submissions

A total of 13 submissions were received during the consultation period. Four submissions supported the proposed modifications, two provided no comment and seven opposed the proposed modifications. The most common concerns raised by submissions opposing the proposed modifications related to traffic / on street parking and anti-social behaviour. The concerns raised are detailed in the analysis section below. A summary of submissions is contained in **Confidential Attachment 1**.

It is noted that no submissions were received regarding the proposed modification impacting Guildford Road.

ANALYSIS*Traffic and Parking*

Four submissions raised concerns that the proposed modified Morley core area boundary will increase traffic and on street parking issues.

In response it is considered that the Morley core area is well serviced by public transport and properties are generally within walking distance of the major bus interchange on Russell Street. Additionally, the Western Australian Planning Commission (WAPC) recently amended the Residential Design Codes (R-Codes) to increase the amount of on-site car parking required for multiple dwellings. It is considered that the increased on-site car parking and the ease of accessibility to public transport will reduce the amount of on-street parking and traffic issues.

Anti-social Behaviour

Four submissions raised concerns with anti-social behaviour in and around multiple dwellings.

In response it is noted that there is no evidence to substantiate that multiple dwellings cause more anti-social behaviour than single or grouped dwellings. Further, it is considered that the increase in population will increase the passive surveillance of the street and help to reduce the amount of anti-social behaviour occurring in the public realm.

Other

One submission raised concerns regarding the impact of overshadowing. In response it is noted that the overshadowing requirements detailed in the R-Codes permits 35% overshadowing of adjoining properties in R40 coded areas for single, grouped and multiple dwellings. It is considered that the impact of overshadowing from multiple dwellings will not be significantly greater than for single or grouped dwellings.

One submission raised concerns regarding the loss of tree canopy due to increased development. In response it is noted that the City is currently developing an Urban Forest Strategy in an effort to increase the tree canopy within the City. It is considered that the strategy will help reduce the impact of the loss of trees due to development. Additionally, it is considered that the development of multiple dwellings will not cause a significantly greater loss of trees than grouped dwellings.

One submission considered that multiple dwellings should only be permitted on major roads not back streets. In response it is considered that restricting multiple dwellings to major roads would be inconsistent with the State Government's Planning Bulletin 113/2015 which indicates the WAPC is unlikely to consider an amendment which proposes to prohibit multiple dwellings or restrict them within 800m of a train station, bus interchange or activity centre. Further it is considered that restricting multiple dwellings to major roads would significantly limit the ability of the area to meet the density targets endorsed by Council in the Morley Activity Centre Structure Plan.

One submission considered that the proposed modified boundary would result in over densification of the Morley area. In response it is noted the Morley area has been identified by the State Government as a Strategic Metropolitan Centre. In accordance with State Planning Policy 4.2 - Activity Centres for Perth and Peel, Morley should have a residential density of 30-45 dwellings per hectare. It is considered that the proposed modification to the boundary will ensure the Morley area meets this target.

One submission considered that the modified boundary should not include the Tonkin Highway side of Broun Avenue or extend down Collier Road. In response it is noted that in accordance with Amendment No.61 - Morley Activity Centre Scheme Provisions, the areas identified are proposed to be up-coded to R60/100. In the event Amendment No.61 is gazetted the area identified would not be impacted by Amendment No.62 as they are not coded R40.

One submission considered the proposed modified boundary will cause too much change too quickly. In response it is noted that the proposed scheme amendment will not force land owners to develop their properties, and that any changes which occur in the area will be gradual.

One submission raised concerns regarding overlooking of multiple dwellings. In response it is noted that in accordance with the R-Codes single, grouped and multiple dwellings can be built to a maximum of two storeys. Additionally, in accordance with the R-Codes major openings (windows/doors) are to be setback 4.5m and balconies are to be setback 7.5m from the boundary in R40 coded areas to minimise the impact of overlooking. It is noted that where these setbacks are not met permanent screening to restrict views must be provided. It is considered these requirements sufficiently reduce the overlooking of multiple dwellings on surrounding properties.

One submission suggested that the initial core area be defined as 'Morley Precinct Core Area 1' and that the modified area be included as 'Morley Precinct Core Area 2' with properties within area two to have some restrictions on the development of multiple dwellings. In response it is noted that the majority of properties within the initial core area are proposed to be coded R40/60 or above in accordance with Amendment No. 61 - 'Morley Activity Centre Scheme Provisions' and therefore will have the ability to be developed to a higher density. It is considered unnecessary to make a distinction between the two areas.

It is noted that of the seven submissions received which opposed the proposed amendment five are within areas proposed to be coded R40/60 under Amendment No.61 - 'Morley Activity Centre Scheme Provisions'. In the event the modified Morley core area boundary is not formalised multiple dwellings will still be permitted in these areas if they meet the R60 coding criteria in Amendment No.61.

It is considered that the modified boundary is in accordance with the anticipated densities outlined in the Council endorsed Morley Activity Centre Structure Plan and it is aligned with the State Government's Planning Bulletin 113/15.

OPTIONS

The following options are available to Council:

OPTION	BENEFIT	RISK
1. Adopt Modified Amendment No. 62 with no further changes and forward it to the WAPC for final approval Estimated Cost: \$1,000 (for Gazettal)	- It will meet the community's expectations on where multiple dwellings can be developed. - It is aligned with the WAPC's Planning Bulletin 113/15. - It will encourage higher density development in core areas identified within Perth and Peel @3.5million. - The development of multiple dwellings will be restricted outside of the core areas. - Will prohibit multiple dwellings in the Character Protection Areas.	The WAPC may not approve the proposed amendment as it recommends prohibition of multiple dwellings within areas identified for infill (the Character Protection Areas).
2. Adopt Modified Amendment No. 62 with further changes and forward it to the WAPC for final approval. Estimated Cost: \$1,000 (for Gazettal)	Dependent on the further changes proposed.	Dependent on the further changes proposed.

OPTION	BENEFIT	RISK
3. Advise the WAPC that the City does not wish to proceed with the amendment. Estimated Cost: Nil	Land owners will be able to develop multiple dwellings as per the current standards.	- Multiple dwellings will continue to be permitted at the current standards throughout the City. - It will not meet the community's expectations for multiple dwelling development in R40 coded areas throughout the City.

CONCLUSION

In light of the above it is recommended that Council proceed with Option 1 to adopt Modified Amendment No. 62 with no further changes, and forward it to the WAPC for final approval.

FINANCIAL IMPLICATIONS

The City's 2016-17 Budget contains funds for the gazettal of scheme amendments. The cost of the various options is detailed in the 'Options' section above.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2013-2026, the following applies:

Theme: Our Built Environment

Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.

Outcome B3: High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* prescribes the process for scheme amendments.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

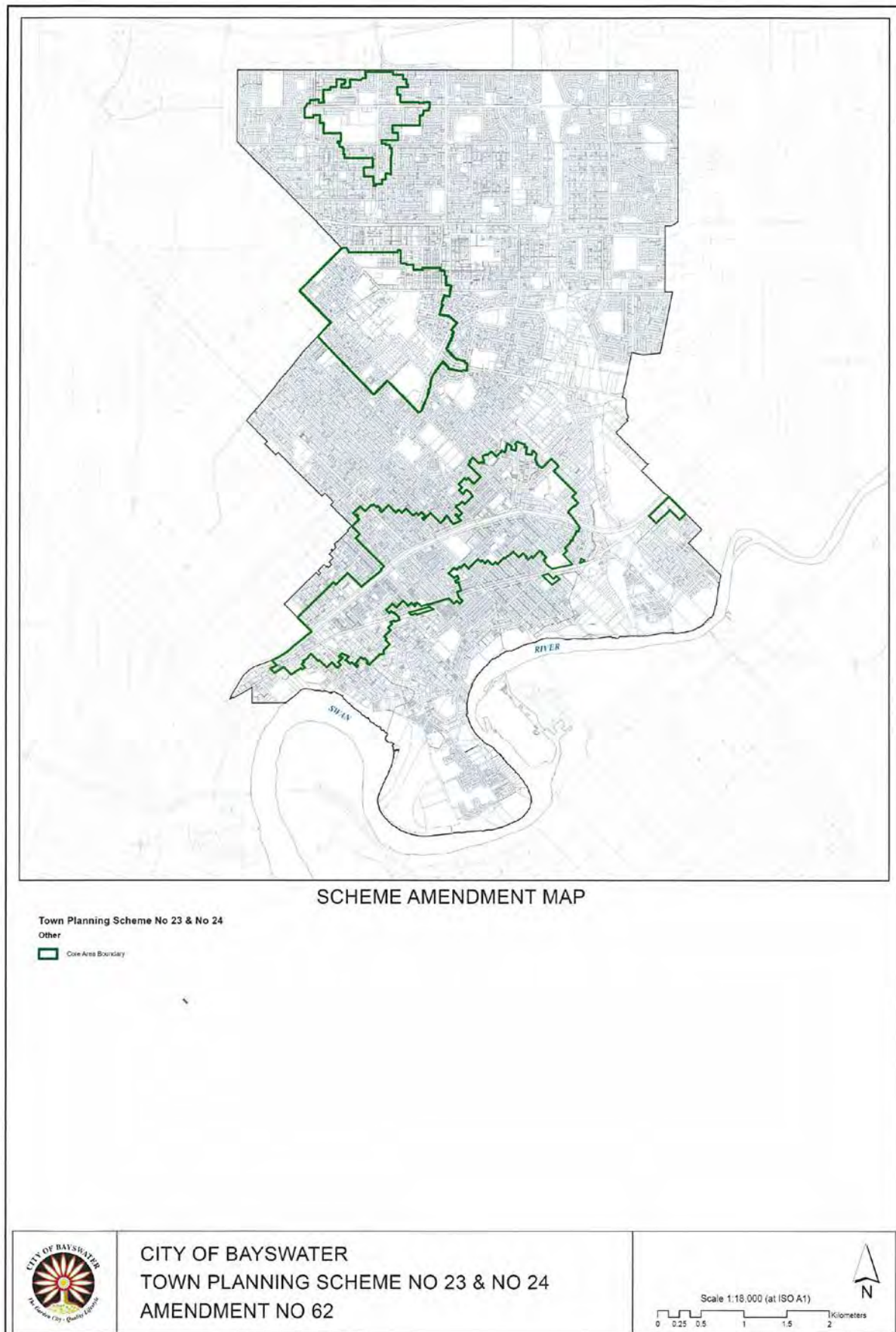
- Summary of Submissions (*Confidential*)
- Modified Amendment Map.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That:

1. Council grants final approval to Modified Amendment No. 62 to Town Planning Scheme No. 24, with no further changes.
2. Council authorises the affixing of the Common Seal to the modified scheme amendment document, and the documentation be forwarded to the Western Australian Planning Commission for final approval.
3. The City advises all those who lodged submissions on the proposed scheme amendment of Council's resolution.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

Attachment 2 - Modified Amendment Map

10.12 Morley Activity Centre Structure Plan - Final Approval of Modified Amendment No. 61 Town Planning Scheme No. 24 and Repeal of Town Planning Scheme No. 23

Officer: Director of Planning and Development Services
Refer: Item 9.2: SCM 6.9.2016
 Item 11.1.19: OCM 15.12.2015
 Item 11.1.18: OCM 28.4.2015
 Item 11.1.14: OCM 9.12.2014
 Item 11.1.13: OCM 28.1.2014

Confidential Attachment(s) - in accordance with Section 5.23(2)(b) of the Local Government Act 1995 - personal affairs of any person.

CR BARRY McKENNA DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Barry McKenna declared an impartial interest in this item as some of the people in this precinct are known to him. Cr McKenna remained in the room during voting on this item.

EXECUTIVE SUMMARY

Application:

Council consideration is sought for the final approval of Modified Amendment No. 61 to Town Planning Scheme No. 24 (TPS 24) to expand the boundary of TPS 24, introduce a new zone entitled 'Morley Activity Centre Zone', rezone the balance of the Morley Activity Centre Structure Plan Area as 'Morley Activity Centre Zone', and other minor modifications; and the consequent repeal of Town Planning Scheme No. 23 (TPS 23) Morley City Centre Scheme.

Key Issues:

- Amendment No. 61 would enable the statutory implementation of the land use, zoning and other provisions contained with the Morley Activity Centre Structure Plan (MACSP).
- Amendment No. 61 was further to reflect minor modifications proposed as a result of the initial community consultation regarding the zoning and permitted land uses on a small number of lots within the scheme amendment area.
- TPS 23 will be repealed and TPS 24 will be expanded in its place.

BACKGROUND

Town Planning Scheme No. 23 Zoning: Morley City Centre

Town Planning Scheme No. 24 Zoning: Various

Proposed TPS 24 Zoning: Morley Activity Centre Zone

Summary of Proposed Scheme Amendment:

1. Introduce new 'Morley Activity Centre Zone' and associated design provisions into section 9.4 of TPS 24;
2. Modify and expand TPS 24 Scheme Map to include entire Morley Activity Centre Structure Plan area;
3. Rezone the Morley Activity Centre Structure Plan area as 'Morley Activity Centre Zone', excluding all lots reserved 'Public Purpose' and 'Public Open Space';

4. Other textual modifications; and
5. Repeal of TPS 23.

Council, at its Ordinary Meeting of 28 April 2015 resolved, in part, to adopt the MACSP as both a Strategic planning document and as local planning policy No. TP-P 1.13 Morley Activity Centre Structure Plan.

Although the MACSP has been adopted by Council, it does not yet carry full statutory weighting. The proposed scheme amendment is required in order to facilitate the statutory implementation of the land use, zoning and other provisions contained with the MACSP.

Accordingly, at its Ordinary Meeting held on 15 December 2015 Council resolved in part that:

- "1. Council initiates a report to the Western Australian Planning Commission recommending the repeal of Town Planning Scheme No. 23 Morley City Centre Scheme.
2. Council initiates Amendment No. 61 to City of Bayswater Town Planning Scheme No. 24 to amend the scheme as follows:
 - (a) Modify and expand Town Planning Scheme No. 24 Scheme Map to include entire Morley Activity Centre Structure Plan area;
 - (b) Rezone Morley Activity Centre Structure Plan area as 'Morley Activity Centre Zone' excluding all lots reserved 'Public Purpose' and 'Public Open Space', in accordance with the zoning map as contained in Attachment 2.
 - (c) Insert a new Part 9.4 - Morley Activity Centre Zone into TPS 24 as included in Attachment 4.
 - (d) Include a new land use definition for convenience store as follows:

"convenience store means premises

 - used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
 - operated during hours which include, but may extend beyond, normal trading hours; and
 - the floor area of which does not exceed 300m² net lettable area."
 - (e) Insert new zone entitled 'Morley Activity Centre Zone' in Table No 1 - Zoning Table including the text "Refer to Table No 4" against all of the use classes under the zone.
 - (f) Insert new bullet point 'Morley Activity Centre Zone' under 'Other Zones' in part 7.1.1.
 - (g) Insert reference to 'Table No 4 - Morley Activity Centre Zoning Table' into part 7.2.1.
 - (h) Insert new part 8.1.3 as follows: 'The development standards specified in the Part 9.4 - Morley Activity Centre Zone prevail where inconsistencies arise with other provisions in this scheme'..."

In light of submissions made during the initial public advertising a number of minor modifications were developed regarding the zoning and permitted land uses on a small number of lots within the scheme amendment area. At its Ordinary Meeting held on 2 August 2016, Council deferred consideration of the proposed modifications to a Councillor Workshop. The proposed modifications were subsequently discussed at a Councillor Workshop on 9 August 2016. The amendment, including the proposed modifications were considered by Council at its Special Council Meeting held on 6 September 2016, where Council resolved in part that:

- "1. Council adopts for advertising the following modifications to Amendment No. 61 to the City of Bayswater Town Planning Scheme No. 24, as detailed in Attachment 5 of this report, that includes the following modifications:
 - (a) Rezone Lot 4, 55 Vera Street, Morley to 'Morley Activity Centre Zone' R40;

(b) *Modify residential density codes of the following properties to R60/100:*

- Lot 423, 176 Walter Road West, Morley
- Lot 110, 180 Walter Road West, Morley
- Lot 82, 182 Walter Road West, Morley
- Lot 82, 64 Kennedy Road, Morley
- Lot 82, 66 Kennedy Road, Morley
- Lot 83, 1-3/184 Walter Road West, Morley
- Lot 84, 186 Walter Road West, Morley
- Lot 75, 188 Walter Road West, Morley
- Lot 110, 4 Lovegrove Way, Morley

(c) *Modify the additional permitted uses table in clause 9.4.6 e) as follows:*

Location	Additional Uses
Lot 423, No. 176 Walter Road West, Morley; and Lot 110, No. 180 Walter Road West, Morley	Recreation Facility (Private & Public) - 'A' Medical Centre - 'A'
Collier Road, Morley, between Walter Road West and Johnsmith Street	Office 'P' Consulting Rooms - 'P' Convenience Store - 'P' Shop (maximum of 300m ² NLA) - 'P'
Lot 110, No. 4 Lovegrove Way, Morley; Lot 111, No. 47 Russell Street, Morley; and Lot 104, Nos. 231-235 Walter Road West, Morley	Dry Cleaning / Laundry Premises - 'D' Lunch Bar - 'D' Health Studio - 'A'

(d) *Modify the Scheme Map accordingly."*

CONSULTATION

Community Consultation

Community consultation of Modified Amendment No. 61 took place over 42 days commencing on 27 September 2016 and concluding on 7 November 2016 by way of:

- (a) Notification being published in the Eastern Reporter newspaper on 27 September 2016;
- (b) The relevant public authorities and the City of Stirling being notified in writing of the modified amendment details;
- (c) Those landowners considered to be impacted by the proposed modifications being notified in writing of the modified amendment details;
- (d) Information being placed on the City's website and social media; and
- (e) Hard copies of the modified amendment documentation made available for inspection at the City of Bayswater Civic Centre and Max Tulley Office and Information Centre.

Approximately 50 letters including information and feedback forms were sent to stakeholders and landowners adjacent to the lots impacted by the proposed modifications.

Submissions

A total of 14 submissions were received during the public advertising period (**Confidential Attachment 3**). Six government departments responded (Department of Education, Department of Environment Regulation, Department of Health, Main Roads Western Australia, State Heritage Office, and Tourism Western Australia) and raised no objections. Of the remaining eight submissions, four expressed opposition to the proposal specifically as it relates to Lot 110, 4 Lovegrove Way, Morley, while the remaining four provided neutral comments and/or comments unrelated to the amendment.

The submitters raised the following issues:

- Four submissions oppose proposed modifications regarding Lot 110, 4 Lovegrove Way because:
 - o It will allow commercial uses in a residential area which are considered unsuitable for a residential area and are already accommodated for within the city centre.
 - o Will exacerbate existing traffic problems.
 - o Will allow for apartment development and will attract a lower socio economic demographic to the area.
 - o One submitter also considers that Lovegrove Way should be for use by local traffic only.
- One submission proposes a 'left in left out' intersection at Wheeler Street and Walter Road to avoid an additional set of traffic lights. Proposes that a pedestrian crossing be installed from Galleria Shopping Centre to McDonalds west of Wheeler Street.
- One submission raises the impact of road widening on Russell Street and questions how footpath and services will be accommodated.
- One submission opposes the permissibility of any childcare or related uses in residential areas.

ANALYSIS

Based on an analysis of the submissions received it is considered that the proposal was generally received favourably notwithstanding some minor points of contention. The issues that were raised are addressed in the following section.

Lot 110, 4 Lovegrove Way

The primary opposition to the amendment relates to the proposed modifications to Lot 110, 4 Lovegrove Way. This site was originally proposed to be up-coded from R17.5/40 to R40 and will be located in the 'Inner City Residential Precinct'. However, the owner is currently in the process of amalgamating the site with two adjoining lots comprising Lot 111, 47 Russell Street, Morley, and Lot 104, 231-235 Walter Road West, Morley, into one large corner lot (approval granted by the Western Australian Planning Commission (WAPC) on 6 May 2016). As such, it was proposed that Lot 110, 4 Lovegrove Way be up-coded further to R60/100 in order to make the density code (R-Code) consistent with the adjoining sites. It is further considered that some additional uses would provide for a greater level of street level activation given the sites location abutting a major road. As such, the inclusion of 'Dry Cleaning / Laundry Premises' and 'Lunch Bar' as 'D' uses, and 'Health Studio', as an 'A' use on the site was supported.

It is noted that under TPS 24 'D' means that the use is not permitted unless the City exercises its discretion to grant planning approval. 'A' means that the use is not permitted unless the City exercises its discretion to grant planning approval after first having given special advertising notice.

As noted above, four submissions received oppose the proposed modifications regarding Lot 110, 4 Lovegrove Way for several reasons. Firstly, the submitters contend that the additional uses are unsuitable for a residential area. It is considered that although the site is located in the 'Inner City Residential Precinct', it is located on a busy intersection at the edge of the precinct and is directly adjacent to both the 'Central Core' and 'Outer Core' precincts. Accordingly it is considered that the additional uses proposed are suitable for the site given its transitional role between a lower density residential environment and a higher density mixed-use environment.

The second concern is that the proposal will exacerbate existing traffic problems. It is noted that while traffic volumes are expected to increase as the centre develops, traffic problems will be managed via upgrades to the road network as well as transport initiatives such as improved public transport and parking management. Additionally, given the small size of the subject lot, the individual impact of any future development on the wider transport network is considered to be minor. In light of the above no changes are recommended.

The third point of contention is that the modifications will allow for apartment development and will attract a lower socio economic demographic to the area. In accordance with the MACSP, a medium density apartment development with active ground level uses would constitute a good outcome for the site. Further, it is noted that the City aims to encourage the development of affordable and diverse housing options and as such no changes are recommended.

Other

One submission requests that Russell Street be blocked off to traffic (other than local traffic) at the corner of Russell Street and Lovegrove Way. The submitter cites perceived high traffic volumes and high vehicle speeds in support of the request and considers that the road is not able to support such high volumes and speeds. The City's Technical Services has considered the request and advises that the road, which is classified as a local distributor road, is capable of supporting current traffic levels at existing speed limits. Additionally, the road is important to the network and already features traffic calming measures. Further, the updated MACSP indicates that Russell Street will remain important to the network and is required to continue operating in its current format, albeit with some intersection upgrades to accommodate for future growth. Accordingly, the proposal is not considered to be required and is not supported.

One submission strongly objects to any childcare facility or similar land use being proposed for Vera Street in Morley. The submitter cites noise and disruption as reasons for objection. It is noted that 'Child Day Care Centre' is currently a 'D' use in residential areas across the City in TPS 24 and in the proposed 'Inner City Residential' precinct included in the proposed amendment. Notwithstanding the concerns raised, it is considered that 'Child Day Care Centre' is a valid and generally low impact use that should continue to be accommodated on appropriate sites in residential areas.

One submission proposes a 'left in left out' intersection at Wheeler Street and Walter Road West to avoid an additional set of traffic lights. They propose that a pedestrian crossing could be installed from Galleria Shopping Centre to McDonalds west of Wheeler Street. An additional submission raises the impact of road widening on Russell Street and questions how footpath and services will be accommodated. It is considered that both of the above matters are not directly relevant to Amendment No. 61 but rather to the MACSP. Accordingly the matters will be considered in a separate report to Council regarding the MACSP.

Future Development Application Assessment Process

In the event of the gazettal of the proposed amendment to TPS 24 and repeal of TPS 23, development applications will be assessed against the subject new provisions in TPS 24 whilst TPS 23 will cease to operate. Upon gazettal the statutory provisions derived from the MACSP will be inserted into Part 9.4 of TPS 24. Where there are inconsistencies between the development standards specified in Part 9.4 of the scheme and other parts of the scheme or the R-Codes (as amended), the development standards specified in Part 9.4 will prevail.

The MACSP will function as a strategic/policy document and will assist with the interpretation of the subject new provisions in TPS 24 by providing guidance, strategic context, and background information.

Summary

Final approval and gazettal of Amendment No. 61 would enable the statutory implementation of the land use, zoning and other provisions contained within the MACSP. TPS 23 will be repealed and TPS 24 will be expanded in its place. Based on the feedback received during community consultation the proposal is considered to have strong support. Some minor modifications are proposed to the amendment as a result of the initial community consultation regarding the zoning and permitted land uses on a small number of lots within the scheme amendment area.

Although some concerns were raised regarding aspects of proposed modifications, it is considered that the modifications are nonetheless supported by valid planning rationale. Further it is considered that the modifications will act to optimise the development potential of certain key sites in accordance with the objectives of the MACSP, without unduly impacting on the amenity of the area or prejudicing the MACSP.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Adopt modified scheme amendment with no further changes, and repeal of TPS 23. Estimated Cost: \$1,000 (for gazettal notice).	Facilitate the development of the Morley Activity Centre in line with the updated MACSP.	Does not reflect some community requests for minor changes over Lot 110, 4 Lovegrove Way.
2.	Adopt modified scheme amendment with further changes, and repeal of TPS 23. Estimated Cost: \$1,000 (for gazettal notice).	- Facilitate the appropriate development of the Morley Activity Centre in general alignment with the adopted MACSP. - Reflect some community requests for minor changes.	- Does not reflect some community requests for minor changes. - Potentially suboptimal development outcome for Lot 110, 4 Lovegrove Way.
3.	Adopt modified scheme amendment with other changes and repeal of TPS 23. Estimated Cost: \$2,000 (for public advertising and gazettal notice).	Depends on changes proposed.	Significant changes could require to be advertised.
4.	Do not proceed with the modified scheme amendment or repeal of TPS 23. Estimated Cost: Nil.	No cost for gazettal notice.	Would limit the development of the Morley Activity Centre in line with the updated MACSP.

CONCLUSION

In light of the above, it is recommended that Council grant final approval to Modified Amendment No. 61 to TPS 24 and repeal of TPS 23 (Option 1) as further advertised with the following modifications:

- (a) Rezone Lot 4, 55 Vera Street, Morley to 'Morley Activity Centre Zone' R40;

(b) Modify residential density codes of the following properties to R60/100:

- Lot 423, 176 Walter Road West, Morley
- Lot 110, 180 Walter Road West, Morley
- Lot 82, 182 Walter Road West, Morley
- Lot 82, 64 Kennedy Road, Morley
- Lot 82, 66 Kennedy Road, Morley
- Lot 83, 1-3/184 Walter Road West, Morley
- Lot 84, 186 Walter Road West, Morley
- Lot 75, 188 Walter Road West, Morley
- Lot 110, 4 Lovegrove Way, Morley

(c) Modify the Scheme Map accordingly.

(d) Modify the additional permitted uses table in clause 9.4.6 e) as follows:

Location	Additional Uses
Lot 423, No. 176 Walter Road West, Morley; and Lot 110, No. 180 Walter Road West, Morley	Recreation Facility (Private & Public) - 'A' Medical Centre - 'A'
Collier Road, Morley, between Walter Road West and Johnsmith Street	Office 'P' Consulting Rooms - 'P' Convenience Store - 'P' Shop (maximum of 300m ² NLA) - 'P'
Lot 110, No. 4 Lovegrove Way, Morley; Lot 111, No. 47 Russell Street, Morley; and Lot 104, Nos. 231-235 Walter Road West, Morley	Dry Cleaning / Laundry Premises - 'D' Lunch Bar - 'D' Health Studio - 'A'

FINANCIAL IMPLICATIONS

It is estimated that approximately \$1,000 will be required for publication of gazettal notice should Council choose to proceed with proposed modified scheme amendment to TPS 24 and repeal of TPS 23. The costs associated with gazettal can be accommodated within the City's 2016-17 budget.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

- Theme: Our Built Environment
 Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
 Outcome B1: Streetscapes which allow for community interaction in an urban environment.
 Outcome B3: High quality built form.
- Theme: The Local Economy
 Aspiration: Our vibrant business hubs provide opportunities for business growth, community activity, learning and employment opportunities.
 Outcome E4: Town Centres which are vibrant community meeting spaces.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- TPS 23 would be repealed and replaced by an expanded TPS 24.
- TPS 24 would incorporate a new Part 9.4 'Morley Activity Centre Zone' which would contain land use, zoning and other provisions to facilitate the redevelopment of the centre in accordance with the adopted MACSP.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Existing Zoning Map.
2. Proposed Zoning Map.
3. Summary of Submissions (*Confidential Attachment*).
4. Scheme Amendment Documentation (Including Advertised Modifications).
5. Scheme Repeal Documentation.

OFFICER'S RECOMMENDATION TO COUNCIL

That:

1. Council grants final approval to Modified Amendment No. 61 to the City of Bayswater Town Planning Scheme No. 24, as detailed in Attachment 4 of this report, with no further changes.
2. Council grants final approval to the repeal of City of Bayswater Town Planning Scheme No. 23 Morley City Centre Scheme, as detailed in Attachment 5 of this report.
3. Council authorises the affixing of the Common Seal to the modified scheme amendment and repeal documentation, and the documentation be forwarded to the Western Australian Planning Commission for final approval.
4. The City advises all those who lodged submissions on the proposal of Council's resolution.

AMENDMENT

Council grants final approval to Modified Amendment No. 61 to the City of Bayswater Town Planning Scheme No. 24, as detailed in Attachment 4 of this report, excluding the proposed modifications relating to Lot 110, No. 4 Lovegrove Way, Morley

CR DAN BULL MOVED, CR MICHELLE SUTHERLAND SECONDED

The Amendment was put and

CARRIED: 7/3

FOR VOTE - Cr Barry McKenna, Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland, Cr Dan Bull, Cr Brent Fleeton and Cr Catherine Ehrhardt.

AGAINST VOTE - Cr Stephanie Coates, Deputy Mayor, Cr John Rifici and Cr Sally Palmer.

The Amendment became part of the Substantive Motion.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that Lot 110, 4 Lovegrove Way, Morley is a side street next to a commercial precinct and the residents who bought into that area would have expected it to remain quiet and it's a significant change to the amenity of the street.

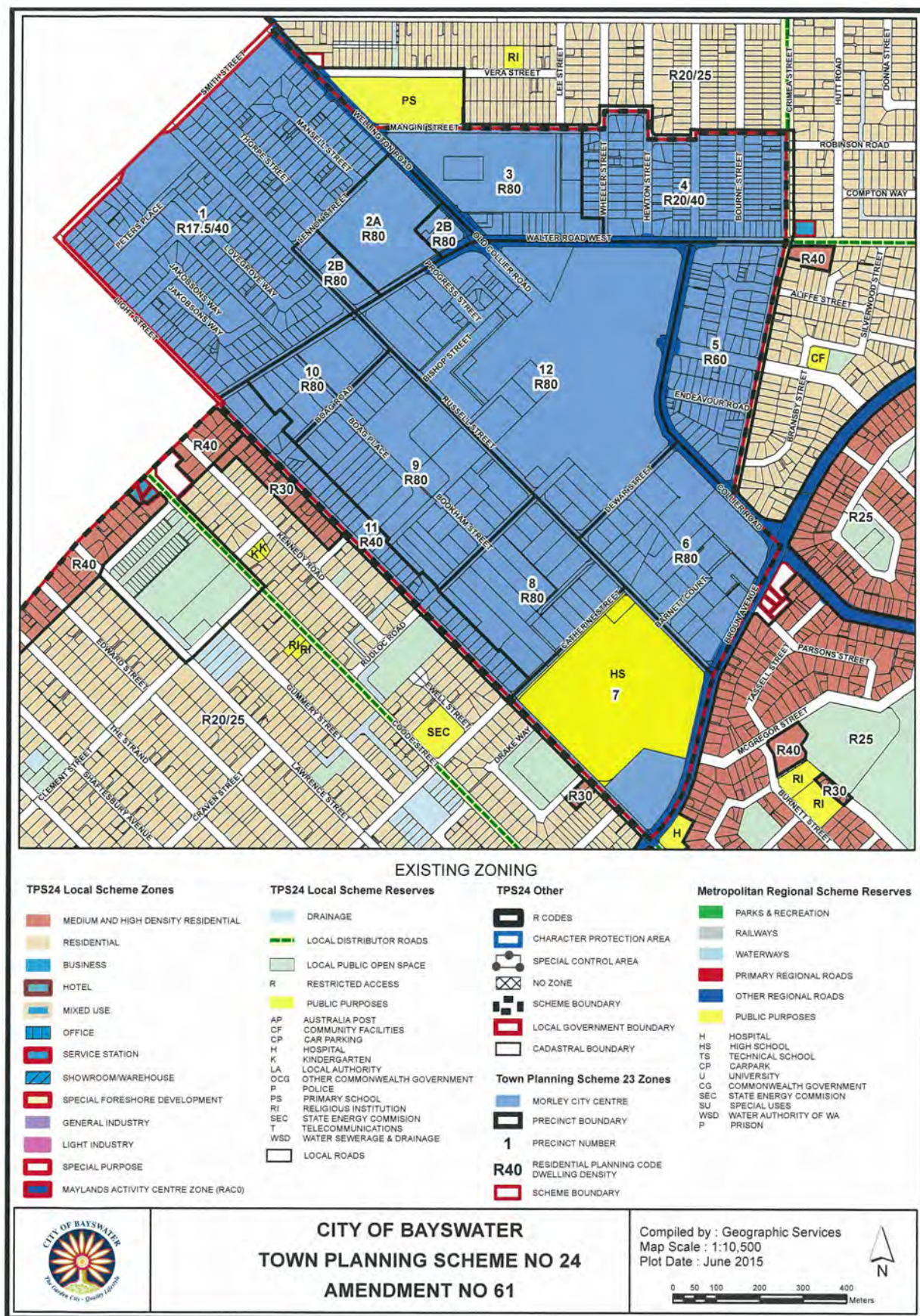
COUNCIL RESOLUTION

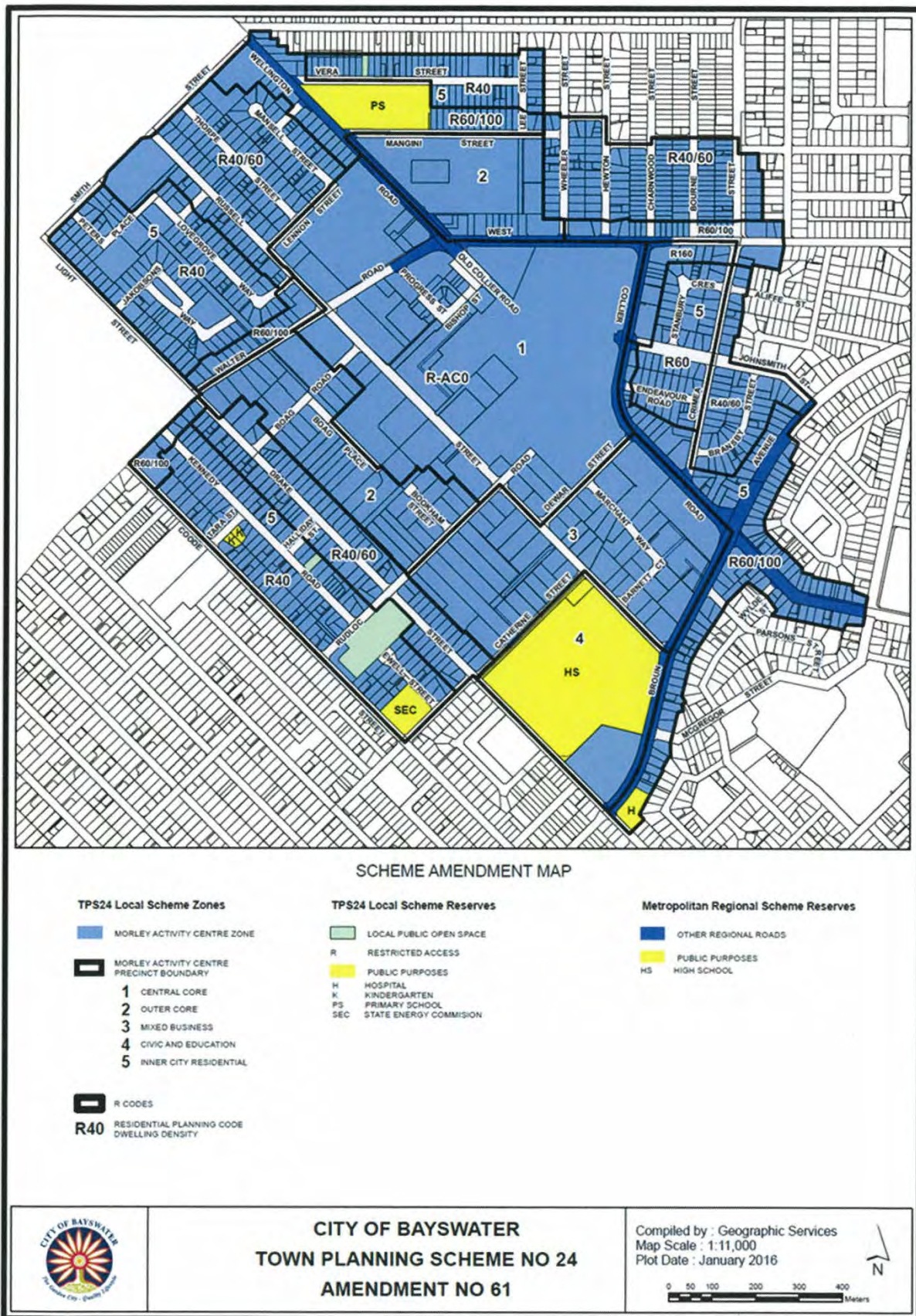
That:

1. Council grants final approval to Modified Amendment No. 61 to the City of Bayswater Town Planning Scheme No. 24, as detailed in Attachment 4 of this report, excluding the proposed modifications relating to Lot 110, No. 4 Lovegrove Way, Morley.
2. Council grants final approval to the repeal of City of Bayswater Town Planning Scheme No. 23 Morley City Centre Scheme, as detailed in Attachment 5 of this report.
3. Council authorises the affixing of the Common Seal to the modified scheme amendment and repeal documentation, and the documentation be forwarded to the Western Australian Planning Commission for final approval.
4. The City advises all those who lodged submissions on the proposal of Council's resolution.

CR SALLY PALMER MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY

Attachment 1 - Existing Zoning Map

Attachment 2 - Proposed Zoning Map

Attachment 4 - Scheme Amendment Documentation (Including Recommended Modifications)**9.4 MORLEY ACTIVITY CENTRE ZONE****9.4.1 PURPOSE**

The purpose of the Morley Activity Centre Zone is to facilitate the development of the Morley Activity Centre into a mature mixed use urban centre.

9.4.2 OBJECTIVES

The key objectives of the Morley Activity Centre Zone are:

a) Activity:

- (i) Create a compact, intensive and lively activity centre that is an active focus for the community.
- (ii) Encourage and foster a major urban centre with an existing high level of retail, balanced by increased commercial activity, employment and residential living.
- (iii) Encourage a diversity of retail, commercial and entertainment land uses that generate activity during both the day and night.
- (iv) Provide a local employment focus contributing to employment self-sufficiency targets for the local government area.

b) Movement:

- (i) Create a safe, comfortable and convenient pedestrian environment providing universal access.
- (ii) Facilitate access to public transport and cycle-ways which links the Morley Activity Centre to key regional centres and the Perth CBD.
- (iii) Facilitate access to improved bus services, cycling and pedestrian facilities connecting places within the Morley Activity Centre.
- (iv) Provide a balance between sufficient car parking bays to stimulate economic activity and not providing so many bays such that private car use is encouraged at the expense of public transport, cycling or walking.
- (v) Encourage the location of car parking in areas which allow coordinated access, reciprocal use of parking bays and rationalisation of crossovers, and ensure that car parking does not dominate the urban landscape.

c) Urban Form:

- (i) Create a visually attractive locality with appropriately scaled buildings and streetscapes, providing a diverse but unified urban centre characterised by high quality urban design.
- (ii) Create an urban centre with readily identifiable character throughout the activity centre.

- (iii) Encourage building design to address street frontages and public open spaces and maximise opportunities for passive surveillance.
 - (iv) Promote a diversity of housing types and tenure within the activity centre.
 - (v) Encourage the replacement of inappropriate uses and facilitate suitable development of underutilised sites.
 - (vi) Encourage landmark development sites which create interest in the community and promote legibility within the activity centre.
- d) Resource Conservation:
- (i) Encourage sustainable development principles in the detailed design of buildings including solar passive design, water sensitive urban design and resource conservation.
 - (ii) Require all stormwater to be contained onsite, unless otherwise approved through the preparation and approval of a Local Water Management Plan.
 - (iii) Facilitate an energy efficient urban environment in the Morley Activity Centre.
 - (iv) Reduce dependency on private car travel and encourage the use of public transport, cycling and/or walking.
- e) Services:
- (i) Encourage and facilitate infrastructure upgrades including but not limited to adequate public services such as transportation, streetscape improvements, pedestrian movement systems, telecommunications, drainage, underground power, public utility services, open space and public parks.
 - (ii) Provide services that are away from the direct view of the public and do not interrupt the urban landscape.
- f) Implementation:
- (i) Provide certainty to landowners and developers to enable investment decisions to be made with reasonable confidence, whilst offering flexibility to account for changing market conditions and community needs.

9.4.3 INTERPRETATION AND RELATIONSHIP TO OTHER DEVELOPMENT STANDARDS

- a) Where there are inconsistencies between the development standards specified in Part 9.4 of the Scheme and other parts of the Scheme or the Residential Design Codes (as amended), the development standards specified in Part 9.4 shall prevail.
- b) Unless otherwise specified in this part, the words and expressions used in this part shall have the respective meanings given to them in the

City of Bayswater Town Planning Scheme No. 24 including any amendments gazetted thereto. The following additional definitions apply to Clause 9.4 only:

Active frontage: means continuous commercial land uses (dining, entertainment and office land uses may also be considered) which open directly to the street boundary and are generally accessible to the public.

Articulation: means the three-dimensional detailing of external walls of a building including such measures as variation in construction materials, colours, architectural detailing, window size, entry features, projections, recesses and roof design.

End of trip facilities: means facilities which support the use of bicycle transport by allowing cyclists the opportunity to shower and change at the beginning or end of a trip.

Major development: a new building or extension to an existing building where the additional shop/retail nett lettable area (NLA) exceeds 10,000m².

Major opening: as defined under State Planning Policy 3.1 - Residential Design Codes (as amended).

Major road: means Broun Avenue, Collier Road, Walter Road West, Wellington Road, Russell Street (between Broun Avenue and Walter Road West), Crimea Street, Coode Street or Rudloc Road.

Non-retail commercial: means one or a combination of the uses listed under the 'Office', 'Dining' or 'Entertainment' sections of Table No. 4.

Sleeve: means to locate, design and scale buildings with an active frontage toward a street or public space, such that uses with inactive frontages (such as car parking) are screened from the direct view of the street and other public spaces.

9.4.4 DELINEATION OF THE ZONE

The Morley Activity Centre Zone is delineated and shown on the Scheme Map and referred to in the legend of the Scheme Map.

9.4.5 PRECINCTS ON SCHEME MAP

The Morley Activity Centre is divided into Precincts and the location and boundaries of the Precincts are shown on the Scheme Map.

9.4.6 LAND USE PERMISSIBILITY

- a) The Morley Activity Centre is divided into several precincts as defined on the Scheme map comprising:
 - (i) Central Core.
 - (ii) Outer Core.
 - (iii) Mixed Business.
 - (iv) Civic and Education.
 - (v) Inner City Residential.
- b) The Zoning Table (Table No. 4) identifies the use class permissibility within each of the designated precincts.
- c) Land uses are to be configured to promote land use compatibility and reduce potential for land use related conflicts.
- d) Land use permissibility shall be determined by reference to Table No. 4 and any additional land use requirements under the development standards of the relevant precinct.

TABLE NO. 4 – MORLEY ACTIVITY CENTRE ZONING TABLE

USE CLASSES	PRECINCT	CENTRAL CORE	OUTER CORE	MIXED BUSINESS	CIVIC AND EDUCATION	INNER CITY RESIDENTIAL
Residential						
Aged or Dependent Persons Dwelling	D	D	D	D	D	P
Caretaker's Dwelling	D	D	D	D	D	D
Cottage Industry	D	D	D	D	D	D
Display Home Centre	D	D	D	D	D	D
Family Day Care	P	P	D	D	D	P
Grouped Dwelling	X	D	D	X	P	P
Home Business	D	D	D	D	D	D
Home Occupation	P	P	P	P	P	P
Home Office	P	P	P	P	P	P
Home Store	P	P	D	D	D	D
Multiple Dwelling	P/X* ¹	P	P/X* ¹	D	P	P
Residential Building	D	D	D	A	A	A
Retirement Village	D	D	D	D	P	P
Single House	X	D	D	X	P	P

USE CLASSES	PRECINCT	CENTRAL CORE	OUTER CORE	MIXED BUSINESS	CIVIC AND EDUCATION	INNER CITY RESIDENTIAL
Short Stay Accommodation						
Bed and Breakfast		D	D	D	X	A
Caravan Park / Camping Area		X	X	X	X	X
Hostel		D	A	A	D	A
Hotel		P	A	A	X	X
Lodging House		D	A	A	A	A
Community Uses						
Car Park		P	D	D	P	D
Child Day Care Centre		P	P	P	P	D
Civic Buildings		P	P	P	P	D
Club Premises		P	P	D	P	A
Funeral Parlour		D	D	P	X	X
Occasional Uses		P	D	D	P	D
Public Amusement		D	D	D	D	X
Public Assembly		D	D	D	D	X
Public Utility		P	P	P	P	P
Public Worship		D	D	D	D	A
Zoological Gardens		D	D	D	P	X
Education						
Educational Establishment		D	D	D	P	D
Retail						
Convenience Store		P	P	P	D	D
Hire Service (Non-Industrial)		P	P	P	X	X
Kiosk		P	P	P	P	X
Market		P	D	D	X	X
Restricted Premises		A	A	A	X	X
Shop		P	D	D	P	A
Liquor Store - Large		A	A	D	X	X
Liquor Store - Small		P	P	D	X	A
Office						
Office		P	P	P	D	D
Entertainment						

USE CLASSES	PRECINCT	CENTRAL CORE	OUTER CORE	MIXED BUSINESS	CIVIC AND EDUCATION	INNER CITY RESIDENTIAL
Amusement Parlour	P	D	D	X	X	
Betting Agency	P	D	D	X	X	
Cinema / Theatre	P	P	P	D	X	
Reception Lodge	D	D	D	P	X	
Dining						
Fast Food Outlet	P	P	P	X	X	
Lunch Bar	P	P	P	D	X	
Small Bar	P	D	D	X	X	
Restaurant	P	P	P	X	A	
Tavern	P	A	A	X	X	
Recreation						
Health Studio	P	P	P	D	X	
Recreation Facility (Private & Public)	P	P	P	D	X	
Health						
Consulting Rooms (Medical)	P	P	P	D	D	
Health Centre	D	A	A	X	X	
Hospital	D	A	A	X	X	
Infant Health Clinic	P	P	P	P	D	
Medical Centre	P	P	P	P	X	
Veterinary Consulting Rooms	P	P	P	X	D	
Veterinary Hospital	D	X	D	X	X	
Bulky Goods, Showrooms and Services						
Car Wash	D	D	D	X	X	
Garden Centre	D	X	D	X	X	
Dry Cleaning / Laundry Premises	P	P	P	X	X	
Open Air Display	X	X	X	X	X	
Service Industry	D	D	P	X	X	
Showroom	D	D	P	X	X	
Showroom / Warehouse	X	X	D	X	X	
Industrial						
Automotive Panel Beating / Spray Painting	X	X	X	X	X	
Automotive Repairs	A*2	D	D	X	X	

USE CLASSES	PRECINCT	CENTRAL CORE	OUTER CORE	MIXED BUSINESS	CIVIC AND EDUCATION	INNER CITY RESIDENTIAL
Automotive Wrecking		X	X	X	X	X
Automotive & Marine Sales		X	D	D	X	X
Builders Yard		X	X	X	X	X
Extractive Industry		X	X	X	X	X
Factory		X	X	D	X	X
Factory Tenement Building		X	X	D	X	X
Fuel Depot		X	X	X	X	X
General Industry		X	X	X	X	X
Hire Service (Industrial)		X	X	D	X	X
Industry		X	X	X	X	X
Light Industry		X	X	D	X	X
Noxious Industry		X	X	X	X	X
Radio Equipment		D	D	D	D	A
Radio & Television Installations		D	D	D	X	X
Service Station		A/X* ³	D/X* ³	D/X* ³	X	X
Storage Yard		X	X	X	X	X
Trade Display		X	X	A	X	X
Transport Depot		D	X	X	X	X
Warehouse		X	X	D	X	X

***Notes:**

1. Multiple dwellings are not permitted on the ground floor of any development.
2. Where incidental to the overall use of the land and incorporated into the built form and/or parking areas so as not directly visible from any part of a street or public space.
3. Service stations are prohibited on landmark development sites identified in Clause 9.4.9b).

- e) In addition to the uses outlined in Table No. 4, the following land use permissibility is applicable:

Location	Additional Uses
Lot 423, No. 176 Walter Road West, Morley; and Lot 110, No. 180 Walter Road West, Morley	Recreation Facility (Private & Public) - 'A' Medical Centre - 'A'
Collier Road, Morley, between Walter Road West and Johnsmith Street	Office - 'P' Consulting Rooms - 'P' Convenience Store - 'P' Shop (maximum 300m ² NLA) - 'P'

Lot 110, No. 4 Lovegrove Way, Morley; Lot 111, No. 47 Russell Street, Morley; and Lot 104, Nos. 231-235 Walter Road West, Morley	Dry Cleaning / Laundry Premises - 'D' Lunch Bar - 'D' Health Studio - 'A'
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9.4.7 APPROVAL NOTWITHSTANDING NON-COMPLIANCE

Except for development for which the Residential Design Codes apply within the 'Inner City Residential' precinct, if a development application does not comply with the development criteria prescribed in the Morley Activity Centre Zone, the Council if it is satisfied that:

- a) such a variation will not prejudice the achievement of the objectives of the Morley Activity Centre Zone, and
- b) the orderly and proper planning and amenity of the precinct are maintained,

may vary any development criteria and approve the application unconditionally or subject to such conditions as it deems fit.

9.4.8 MAJOR DEVELOPMENT

- a) Where an application is made for a major development, in addition to the relevant requirements, the following elements shall be provided:
 - (i) Road and intersection upgrades which are required as a result of the proposed development; and
 - (ii) Precinct specific major development requirements.
- b) Where an application is made for a major development to be constructed on Lot 213, No. 4 Collier Road, Morley, in addition to the relevant requirements, the following elements are to be provided:
 - (i) A town square/piazza at the terminus of Progress Street and Bishop Street, of sufficient size to support the function of a town square, and comprised both of hard and natural landscaping and quality materials;
 - (ii) Buildings surrounding and fronting onto the town square/piazza on the Galleria Shopping Centre side of Bishop Street which accommodate land uses that encourage activity outside of normal business hours; and
 - (iii) Improved integration between the Morley Bus Station and surrounding land uses including building interfaces and a significantly visually appealing, integrated and covered

pedestrian connection between the bus station and Galleria Shopping Centre.

- c) Where the requirements of Clause 9.4.8 a) are unable to be provided prior to first occupation of the shop/retail floor space, the applicant/owner may enter into a legal agreement with the local government to defer these works to a reasonable time period as determined by the local government.
- d) If 2 or more development applications are received for the same site(s) within a period of 2 years, which collectively constitute a major development, then the requirements of Clause 9.4.8 a) shall apply in full to the latter application.

9.4.9 LOCAL DEVELOPMENT PLAN

- a) A local development plan shall be provided where required under the relevant precinct provisions in accordance with Part 6 — Local development plans of Schedule 2 — Deemed provisions for local planning schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and shall be approved by the local government prior to the lodgement of an application for planning approval.
- b) A local development plan shall be provided for development on Landmark Development sites which is to be designed to enhance the sense of arrival to the Morley Activity Centre. The following sites are considered Landmark Development sites:
 - (i) Lot 1, No. 243-253 Walter Road West, Morley.
 - (ii) Lot 213, No. 4 Collier Road, Morley.
 - (iii) Lot 1105, No. 70-84 Collier Road, Morley.
 - (iv) Lot 303, No. 65-79 Russell Street, Morley.
 - (v) Lot 28, No. 129 Russell Street, Morley.
 - (vi) Reserve 38328, No. 61 Broun Avenue, Morley.
 - (vii) Lot 2, No. 2 Progress Street, Morley.
- c) A local development plan shall address the general planning requirements of Clause 9.4.11 and the precinct specific planning requirements in Clauses 9.4.12 to 9.4.16 inclusive. The local development plan shall specify more detailed site specific development standards that meet the general and precinct specific objectives and are to include, where applicable, the following information:
 - (i) Building envelopes;
 - (ii) Distribution of land uses within a lot;
 - (iii) Private open space;
 - (iv) Services;
 - (v) Vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures;

- (vi) The location, orientation and design of buildings and the space between buildings;
 - (vii) Advertising signs, lighting and fencing;
 - (viii) Landscaping, finished site levels and drainage;
 - (ix) Protection of sites of heritage, conservation or environmental significance;
 - (x) Special development controls and guidelines; and
 - (xi) Such other information considered relevant by the City, including:
 - Building design features that address the general and precinct specific planning requirements and objectives;
 - Public open space;
 - Indicative locations of street front glazing, awnings and main entrances to buildings;
 - Details of how the interface between the proposed development and adjacent precinct/s will be treated;
 - Pedestrian pathways and connections to pedestrian movement network;
 - Indicative location and integration with bus stops or other public transport nodes;
 - Treatment of landmark sites; and
 - Where the proposed development comprises an initial stage of development, the local development plan will show indicatively how future stages of development can be accommodated consistent with the general and precinct specific objectives and development standards.
- d) Additionally, in the central core precinct the following is required to be shown on a local development plan:
- (i) Details as to the proposed development of the town square/piazza, including interface with surrounding buildings and natural and hard landscape treatments; and
 - (ii) Improved integration with the Morley Bus Station including pedestrian connections.
- e) The local government, at its discretion, may deem an application for planning approval to constitute a local development plan providing:
- (i) the application addresses each of the relevant requirements listed in Clause 9.4.9 c); and
 - (ii) it does not unduly affect the objectives of the Morley Activity Centre Zone or the relevant precinct.
- f) A local development plan may be prepared for one or more sites and may extend over precinct boundaries. Where a local development plan extends over adjacent properties, approval of the owners of the respective sites is required.

9.4.10 SUBDIVISION AND STRATA TITLE APPLICATIONS

Subdivision and/or strata title applications will only be supported following the completion of a development built in accordance with the provisions of this Zone, unless the local government is satisfied that the subdivision would not prejudice the objectives of this Zone.

9.4.11 GENERAL PLANNING REQUIREMENTS FOR MORLEY ACTIVITY CENTRE ZONE

New development/additions are required to satisfy these general planning requirements.

9.4.11.1 Design Elements

- a) Building elevations at street level shall be designed such that they provide the desired level of street activation.
- b) Building facades shall be articulated, coloured and detailed to contribute positively to the local streetscape and adjoining properties.
- c) Extensive blank walls, facades and featureless glazing which are directly fronting any part of a street or public space are not permitted.
- d) Feature elements which enhance the streetscape are strongly encouraged. These may include, but are not limited to, variations to colours and building materials, coloured or textured banding, recesses, ornamental details, verandahs, balconies, pillars, awnings and canopies.
- e) All buildings which are directly visible from the street or any other public space shall be constructed from brick, stone, concrete or glass, or a combination of one or more of these, or similar and/or innovative materials and applications.
- f) Corner buildings shall be designed to address both the primary and secondary streets, including at least one major opening which provides surveillance of each street.
- g) Development is to be designed in such a manner as to ameliorate noise and vibration from adjacent land uses and roads. The local government may require an acoustic assessment report detailing the likely noise effects of the development on its surroundings and/or external noise impacts on the development.

9.4.11.2 Parking

- a) Car parking and bicycle parking shall be provided in accordance with Table No. 5.

- b) Where the discretion of the local government is required in Table No. 5, the local government shall determine the parking rate having due regard to the following:
- (i) The provision of parking for similar land uses in the Morley Activity Centre;
 - (ii) The availability of public parking in the vicinity of the subject site; and
 - (iii) The objectives of the Morley Activity Centre Zone.
- c) To establish parking rates for a use which is not listed in Table No. 5, the local government may:
- (i) Determine that the use falls within one of the categories listed in Table No. 5 and apply those parking rates accordingly; or
 - (ii) Determine parking rates at its discretion having due regard to the factors listed in Clause 9.4.11.2 b).

TABLE NO. 5 - CAR PARKING AND BICYCLE PARKING STANDARDS

Land Use	Minimum Car Parking Requirement	Bicycle Parking Requirement	
		Minimum Employee Spaces (Long Term)	Minimum Visitor Spaces (Short Term)
Residential	As per Residential Design Codes	As per Residential Design Codes	As per Residential Design Codes
Short Term Accommodation	1 bay per 4 beds provided	1 bay per 40 bedrooms	2 spaces
Community Uses	At the discretion of the local government	At the discretion of the local government	At the discretion of the local government
Education	1 bay per 10 students	1 bay per 5 students over year 4	N/A
Retail	1 bay per 25m ² NLA	1 bay per 300m ² NLA	1 bay per 500m ² NLA
Office	1 bay per 50m ² NLA	1 bay per 200m ² NLA	1 bay per 750m ² NLA
Entertainment	1 bay per 25m ² NLA	1 bay per 4 staff members	1 bay per 200m ² NLA
Dining	1 bay per 25m ² NLA	1 bay per 100m ² NLA	2 spaces
Recreation	1 bay per 20m ² NLA	1 bay per 4 staff members	1 bay per 200m ² NLA
Health	3 bays per practitioner plus 1 bay per staff member	1 bay per 400m ² GFA	1 bay per 200m ² GFA
Bulky Goods, Showrooms and Services	1 bay per 50m ² NLA	1 bay per 750m ² NLA	1 bay per 1000m ² NLA
Industrial	1 bay per 50m ² NLA	1 bay per 150m ² NLA	N/A

Notes:

1. Land Use shall be in accordance with the corresponding Use Class headings in Table No. 4.
2. Onsite parking requirements to be rounded up to the nearest whole number.
3. 'Staff member' and 'practitioner' relates to the full-time equivalent.
4. NLA = Net Lettable Area.
5. GFA = Gross Floor Area.

Car Parking

- f) Multi-storey car parks shall incorporate screening devices and/or architectural features where directly fronting a street or public space.
- g) At-grade parking areas shall include a minimum 2 metre wide natural landscaping strip along all street boundaries.
- h) Large areas of car parking shall be located behind buildings and provided with safe and clearly sign-marked pedestrian routes to the building entrances.
- i) Where the minimum car parking requirements specified in Table No. 5 are not met, the applicant/owner shall pay the local government cash in lieu of the required car parking, in accordance with the relevant scheme and/or local planning policies, unless otherwise approved by the local government.

Bicycle Parking

- j) Employee/long term bicycle parking shall include a lockable, sheltered enclosure where the cyclist is able to store a bicycle throughout the day.
- k) Visitor/short term bicycle parking shall include bicycle rails or racks to which bicycles frames or wheels can be locked.
- l) End of trip facilities for pedestrians and cyclists shall be provided for any office development exceeding 250m² GFA.
- m) End of trip facilities for pedestrians and cyclists shall be provided for any development exceeding 500m² GFA involving a use or combination of uses which are categorised under Table No. 4 as retail, entertainment, dining, recreation or health.
- n) End of trip facilities as required by part l) or m) of this Clause shall:
 - (i) Include separate male and female changing facilities and showers;
 - (ii) Include lockers for the storage of personal items; and
 - (iii) Be located as close as possible to bicycle storage facilities.
- o) End of trip facilities are strongly encouraged for all non-residential uses which do not fall under the requirements of part l) or m) of this Clause.
- p) Where a proposal is for major development, the provision of bicycle parking is to be in accordance with a Transport Assessment Report.

9.4.11.3 Private Space

- a) A terrace, balcony or courtyard is to be provided for each multiple dwelling and shall:
 - (i) Be an area equal to 20% of the plot ratio area of that dwelling, or 10m², whichever is greater;
 - (ii) Have a minimum dimension (width and length) of 2.5 metres and shall be directly accessible from a habitable room; and
 - (iii) Be orientated to receive northern sunlight, wherever possible.
- b) Adequate private or communal external clothes drying areas are to be provided to meet the needs of residents and shall be concealed from direct public view.

9.4.12 PLANNING REQUIREMENTS FOR CENTRAL CORE PRECINCT

In addition to the general planning requirements under Clause 9.4.11, the following provisions shall apply to the area shown as 'Central Core Precinct' on the Scheme Map.

9.4.12.1 Precinct Objectives

- a) Encourage a retail environment with active street frontages and high quality streetscapes which provide a strong sense of place.
- b) Promote Progress Street as the 'Main Street' within the Precinct and encourage retail diversity and community activity around the town square/piazza.
- c) Encourage residential land uses as a vital component of the central core, whilst ensuring that these do not replace active ground floor uses.
- d) Encourage land uses which generate activity outside of normal business hours and which allow interaction with the street, such as alfresco dining.
- e) Allow the Morley Activity Centre to develop as a destination and an iconic tourist attraction.
- f) Create vibrant community meeting places.
- g) Encourage development which is compatibly located with the Morley Bus Station and encourages the use of public transport, walking and cycling.
- h) Reduce the amount and visual dominance of expansive at-grade parking areas.

- i) Ensure appropriate transition in development form and intensity between the Central Core precinct and adjacent Inner City Residential precincts.

9.4.12.2 Height

- a) No maximum height applies in the precinct.
- b) A minimum building height of 2 storeys is required, except for parcels adjoining Russell Street for which a minimum building height of 3 storeys or 12 metres is required. Minor variations in building height may be permitted along Russell Street where necessary to provide articulation.

9.4.12.3 Setbacks

Street Setbacks

- a) Buildings are required to have a nil setback for the first 2 storeys where adjacent to Progress Street, Bishop Street, Old Collier Road, Wellington Road, Walter Road West, Collier Road and Rudloc Road.
- b) Buildings are required to have a nil setback for the first 3 storeys where adjacent to Russell Street.
- c) Buildings adjoining all other streets are required to have a maximum setback of 2 metres.
- d) Any level above the fourth storey shall be set back a minimum of 5 metres from the street level building line.
- e) Minor recesses of up to 1.5 metres within the street setback area may be permitted where necessary to provide articulation, a forecourt, pedestrian piazza, alfresco dining, or another feature that complements the streetscape to the satisfaction of the local government.
- f) Street setbacks may be varied through an approved local development plan.
- g) Development on lots abutting Dewar Street, shall incorporate the primary frontage of the building toward Russell Street or Rudloc Road.

Side and Rear Setbacks

- h) Nil setbacks to side boundaries are required for the first 2 storeys for lots with frontage to Progress Street, Bishop Street and Old Collier Road.

- i) Buildings are to have a continuous frontage, therefore side setbacks are permitted only to accommodate vehicular access and servicing. Rear setback areas should be used for these purposes wherever practicable.
- j) Where rear access is available for vehicles, buildings shall have nil setbacks for the first 2 storeys.
- k) The side and rear setbacks of any level above the fourth storey is to be a minimum of 5 metres.

4.12.4 Commercial Development

- a) Side and rear setbacks may be varied through an approved local development plan.
- b) For building facades facing Progress Street, Bishop Street, Walter Road West (between Russell Street and Wellington Road) and Russell Street, a minimum of 80% of the surface area (not including side setbacks) at the ground floor level is to be devoted to visually permeable windows or doors. Percentage may be varied through an approved local development plan.
- c) For building facades adjoining all other streets, a minimum of 60 % of the surface area (not including side setbacks) at the ground floor level is to be devoted to visually permeable windows or doors.
- d) The amount of ground level glazing prescribed in part b) and part c) of Clause 9.4.12.4 may be varied where alternative design features are incorporated into the building facade. These alternative design features must result in an interesting building design, encourage interaction between the street and the proposed use and ensure sightlines into and out of the building are present.
- e) The use of reflective or obscure glazing is not permitted on ground floor street frontages.
- f) Floor to floor height at the ground floor shall be a minimum of 4 metres.
- g) The sill level of any ground floor window facing the street shall not be higher than 500mm above the ground level.
- h) Awnings are to be provided over pedestrian walkways on all properties abutting Progress Street and Bishop Street and along key pedestrian pathways. Awnings shall:
 - (i) Be designed at a pedestrian scale with preferably light framing with a maximum fascia height of 300mm;
 - (ii) Be generally continuous and provide an acceptable degree of shade and shelter;

- (iii) Have a minimum clearance of 2.75 metres above footpath level and a maximum clearance of 4.5 metres; and
- (iv) Have a minimum depth of 2.5 metres.
- i) Tenancy frontages directly abutting Progress Street shall not exceed 20 metres in width, unless varied through an approved local development plan.
- j) The ground floor level of any building fronting a primary or secondary street shall be no higher than 500mm above pedestrian level, and not below pedestrian level.
- k) Internalised shopping malls shall provide strong pedestrian connections at primary access points to external pathways and links to the greater pedestrian network.

9.4.12.5 Residential Development

Except as otherwise provided in this Zone, the following elements shall be assessed in accordance with the Residential Design Codes for the residential components of any development:

- a) Street Surveillance;
- b) Sightlines;
- c) Design of Car Parking Spaces; and
- d) Vehicular Access.

9.4.12.6 Solar Access

The design and development of new buildings should:

- a) Generally minimise overshadowing in the middle of the day on public open space, major pedestrian streets and adjacent properties, especially in the cooler months; and
- b) Minimise potential overshadowing of residential dwellings (both within the development itself and to neighbouring buildings).

9.4.12.7 Landscaping

- c) Where development is not required to have a nil setback to the street, a 2 metre wide landscaping strip (hard and/or natural) shall be provided.
- d) Shade trees in uncovered parking areas shall be provided at a rate of 1 tree for every 6 bays.

- e) Rooftop gardens and green walls with natural landscaping are strongly encouraged.

9.4.13 PLANNING REQUIREMENTS FOR OUTER CORE PRECINCT

In addition to the general planning requirements under Clause 9.4.11, the following provisions shall apply to the area shown as 'Outer Core Precinct' on the Scheme Map.

9.4.13.1 Precinct Objectives

- a) Encourage medium to large scale development characterised by a mix of commercial and residential uses.
- b) Encourage active land uses fronting Walter Road West and Wellington Road.
- c) Facilitate a seamless link between the Outer Core precinct and the Morley Bus Station.
- d) Ensure appropriate transition in development form and intensity between the Outer Core precinct and adjacent Inner City Residential precincts.

9.4.13.2 Land Use

Any residential or mixed use development shall be designed in a manner which limits its potential to be unduly affected by noise or emissions from existing industrial uses. The local government may consider variations to the requirements where necessary to provide a buffer or otherwise ameliorate such impacts.

9.4.13.3 Height

- a) A minimum height of 2 storeys is required for development abutting Walter Road West and Wellington Road.
- b) A maximum height of 8 storeys shall apply in this precinct.

9.4.13.4 Setbacks

Street Setbacks

- a) Buildings are required to have a minimum nil setback and a maximum setback of 4 metres for the first 2 storeys from the primary street.
- b) Any level above the fourth storey shall be set back a minimum of 5 metres from the street level building line.

Side and Rear Setbacks

- c) Buildings are to have a continuous frontage, therefore side setbacks are permitted only to accommodate vehicular access and servicing. However, rear setback areas should be used for these purposes wherever practicable.
- d) Where rear access is available for vehicles, buildings shall have nil side setbacks for the first 2 storeys.
- e) The side and rear setback of any level above the fourth storey shall be set back a minimum of 5 metres from the building line of the fourth storey.
- f) Notwithstanding the above, for sites which adjoin a lot situated in the 'Inner City Residential' precinct, buildings shall be setback as per the side and rear setback provisions under Clause 9.4.16.6.
- g) Side and rear setbacks may be varied through an approved local development plan.

9.4.13.5 Commercial Development

- a) A minimum of 50% of the surface area of a building facade facing a street at the ground floor level is to be devoted to visually permeable windows or doors.
- b) The use of reflective or obscure glazing is not permitted on ground floor street frontages.
- c) The sill level of any ground floor window facing the street shall not be higher than 500mm above the ground level.
- d) Pedestrian shelter shall be provided at the primary pedestrian entrance of all commercial buildings.

9.4.13.6 Residential Development

- a) Except as otherwise provided in this Zone, the following elements shall be assessed in accordance with the Residential Design Codes for the residential components of any development:
 - (i) Street Surveillance;
 - (ii) Sightlines;
 - (iii) Design of Car Parking Spaces;
 - (iv) Vehicular Access;
 - (v) Visual Privacy;
 - (vi) Dwelling Size;
 - (vii) Utilities and Facilities.

- b) All other elements of the Residential Design Codes not stated above do not apply within the Outer Core precinct.

9.4.13.7 Solar Access

- a) Development shall be designed such that the shadow cast at midday, 21 June does not exceed 35% of the site area of any property in the Inner City Residential Precinct.
- b) The design and development of new buildings should:
 - (i) Generally minimise overshadowing in the middle of the day on public open space, major pedestrian streets and adjacent properties especially in the cooler months; and
 - (ii) Minimise potential overshadowing of residential dwellings (both within the development itself and to neighbouring buildings).

9.4.13.8 Landscaping

- a) Where development is not required to have a nil setback to the street, a 2 metre wide landscaping strip (hard and/or natural) shall be provided.
- b) Shade trees in uncovered parking areas shall be provided at a rate of 1 tree for every 6 bays.
- c) Rooftop gardens and green walls with natural landscaping are strongly encouraged.

9.4.14 PLANNING REQUIREMENTS FOR MIXED BUSINESS PRECINCT

In addition to the general planning requirements under Clause 9.4.11, the following provisions shall apply to the area shown as 'Mixed Business Precinct' on the Scheme Map.

9.4.14.1 Precinct Objectives

- a) Offer an environment which is suitable for showrooms, sale of bulky goods and small scale light industry.
- b) Encourage a transition toward mixed use office, recreation entertainment and multiple dwellings in the area.
- c) Continue to recognise the importance of bulky goods retail along Russell Street.
- d) Encourage the replacement of inappropriate industrial uses.
- e) Ensure that new developments maintain a suitable buffer and interface with existing industrial uses.

- f) Facilitate pedestrian links between the Mixed Business Precinct and the Morley bus station.

9.4.14.2 Land Use

- a) Any residential or mixed use development shall be designed in a manner which limits its potential to be unduly affected by noise or emissions from existing industrial uses. The local government may consider variations where necessary to provide a buffer or otherwise ameliorate such impacts.
- b) When considering discretionary industrial uses, the local government shall have due regard to the impact on the streetscape. Where possible, industrial uses should be sleeved by commercial uses with an active frontage.

9.4.14.3 Height

A maximum height of 8 storeys shall apply in the precinct.

9.4.14.4 Setbacks

Street Setbacks

- a) Buildings fronting Russell Street and Collier Road are required to have a maximum setback of 2 metres.
- b) Buildings fronting all other streets shall have a minimum setback of 2 metres and a maximum setback of 6 metres, or a setback of 14 metres (specifically) to accommodate a maximum of 1 row of at-grade parking, drive aisle and landscaping strip.
- c) Any level above the fourth storey shall be set back a minimum of 5 metres from the street level building line.

Side and Rear Setbacks

- d) Setbacks are permitted for side and rear boundaries.
- e) The side and rear setback of any level above the fourth storey shall be set back a minimum of 5 metres from the building line of the fourth storey.
- f) Notwithstanding the above, for sites which adjoin a lot situated in the 'Inner City Residential' precinct, buildings shall be setback as per the side and rear setback provisions under Clause 9.4.16.6.
- g) Side and rear setbacks may be varied through an approved local development plan.

9.4.14.5 Car Parking and Access

- a) A maximum of 1 row of at-grade parking, and associated drive aisle, is permitted in the front setback area. All other areas of car parking shall be located behind the front building line.
- b) Vehicle access shall be limited to 1 crossover per lot, except where specified on an approved local development plan.

9.4.14.6 Landscaping

- a) A minimum of 10% of the area of a development site shall be designed, developed and maintained as natural landscaping.
- b) Shade trees in uncovered parking areas shall be provided at a rate of 1 tree for every 6 bays.
- c) A 2 metre wide natural landscaping strip shall be provided along all street boundaries, except where the building is situated within this area.

9.4.15 PLANNING REQUIREMENTS FOR CIVIC AND EDUCATION PRECINCT

In addition to the general planning requirements under Clause 9.4.11, the following provisions shall apply to the area shown as 'Civic and Education Precinct' on the Scheme Map.

9.4.15.1 Precinct Objectives

- a) Encourage the introduction of land uses which support the civic role of the precinct and activate the precinct outside of normal business hours.
- b) Encourage public open space which promotes surveillance and safety within the precinct.
- c) Provide a seamless and comfortable connection with the core of the Morley Activity Centre.
- d) Improve the quality and safety of existing pedestrian linkages within the precinct.
- e) Minimise the incidence of blank walls and areas with limited or no surveillance.
- f) Incorporate public art and high quality landscape elements.

9.4.15.2 Height

A maximum height of 4 storeys shall apply within the Civic and Education Precinct.

9.4.15.3 Setbacks

Setbacks to all boundaries shall be in accordance with an approved local development plan.

9.4.15.4 Car Parking and Access

Car parking areas shall be in accordance with an approved local development plan. In the instance that a local development plan is not required, car parking areas shall be in accordance with Clause 9.4.11.2.

9.4.15.5 Building Design

- a) Blank walls are to be avoided in favour of buildings that address the public realm and enable exchange to occur between the interior and exterior of the buildings through the use of windows, doors, terraces, colonnades or verandahs.
- b) Buildings are required to be situated to provide a visual and physical connection with open space elements.
- c) Public art shall be provided in locations that interact with the public domain.

9.4.15.6 Landscaping

- a) A variety of landscape treatments shall be provided to provide a balance of passive and active open space uses.
- b) Tree and plant species shall complement the existing flora within the precinct.
- c) Trees shall be provided to offer a canopy over car parks.

9.4.15.7 Servicing

Servicing and loading docks shall be located to minimise visual impacts upon busy pedestrian networks and the public realm.

9.4.16 PLANNING REQUIREMENTS FOR INNER CITY RESIDENTIAL PRECINCT

In addition to the general planning requirements under Clause 9.4.11, the following provisions shall apply to the area shown as 'Inner City Residential Precinct' on the Scheme Map.

9.4.16.1 Precinct Objectives

- a) Provide a wide range of dwelling size and type throughout the precinct.

- b) Encourage higher densities along major entry points to the activity centre to create a sense of arrival.
- c) Encourage compatible mixed use activities, particularly along major roads, which are complementary to residential uses.
- d) Encourage the amalgamation of sites to facilitate the development of multiple dwellings in close proximity to the city centre.
- e) Provide a sought after, pedestrian friendly precinct which attracts a diverse housing market.

9.4.16.2 Local Development Plan

A local development plan is required for development on school sites which involves an increase in student numbers of 20% or greater prior to the lodgement of a planning or subdivision application.

9.4.16.3 Land Use

- a) Non-residential uses may be considered appropriate where fronting a major road.
- b) The floor space for retail or dining uses shall not exceed 100m² NLA.

9.4.16.4 Residential Development

- a) Residential density (including subdivision and plot ratio requirements) shall be in accordance with the residential density codes shown on the Scheme Map.
- b) Any residential or mixed use development shall be assessed in accordance with the Residential Design Codes, except as otherwise outlined in this Zone.

Dual Coding

- c) Where a site is designated with a dual density code of R40/60 or R60/100, the higher code shall apply only to multiple dwellings, where the requirements of at least one of the criteria in Table No. 6 are met.

TABLE NO. 6 - DUAL DENSITY CODE CRITERIA

Criteria	Requirements
Energy Efficient / Sustainable Design	The development to meet at least three of the following requirements: • Provision of at least 50% of dwellings with an outdoor living area which is orientated to the north, in a manner which maximises northern sunlight. • The development being fitted with rainwater tank(s) with a capacity of at least 3,000 litres per dwelling. • The installation of a grey water re-use system that collects grey water from laundries and bathrooms and redirects it to garden irrigation/ground water recharge. • The provision of a vegetation wall or communal rooftop garden to the satisfaction of the local government. • The development meets an energy rating one star higher than that required under the National Construction Code.
Non-Conforming Use	The development meets the following requirement: • The removal of a non-conforming use from the development site.

9.4.16.5 Height

- a) Building height shall be in accordance with the Residential Design Codes.
- b) Non-residential uses shall not exceed 2 storeys unless multiple dwellings occupy the level(s) above the second storey.

9.4.16.6 Setbacks***Street Setbacks***

- a) The minimum primary street setback for the first 2 storeys shall be in accordance with the Residential Design Codes.
- b) The ground floor street facade of any building shall not be more than 6 metres from the primary street.
- c) Any level above the second storey shall be setback a minimum of 2 metres from the street level building line.
- d) Multiple dwelling developments require a minimum of 1 metre from the secondary street.

Side and Rear Setbacks

- e) The side setbacks for the first 2 storeys shall be in accordance with the Residential Design Codes.
- f) The side setback of any level above the second storey is to be a minimum of 5 metres.
- g) Properties coded R60/100 or R160 are permitted to have a boundary wall of no more than 7 metres in height and no more than two thirds the length of the boundary, where the boundary wall adjoins another property coded R60/100 or R160. In all other cases, boundary wall height and length shall be in accordance with the Residential Design Codes.
- h) Any boundary wall(s) abutting a side or rear boundary of a property outside of the activity centre shall be assessed in accordance with the Residential Design Codes that apply to the density code of the adjoining property.
- i) The rear setback for the first 2 storeys shall be in accordance with the Residential Design Codes.
- j) The rear setback of any level above the second storey shall be a minimum of 5 metres.

9.4.16.7 Car Parking

Any development on a site abutting a major road shall:

- a) Make provision for forward gear access for all vehicles entering and exiting the property;
- b) Limit access to 1 crossover per lot; and
- c) Where available, obtain access from a secondary street or right of way.

9.4.16.8 Private Space

Notwithstanding Clause 9.4.11.3 of this Zone, the following applies:

Grouped Dwelling/Single House

- a) Outdoor living areas for any grouped dwelling or single house shall be in accordance with the Residential Design Codes.

Multiple Dwellings

- b) A terrace, balcony or courtyard is to be provided for each multiple dwelling and shall:

- (i) Be an area equal to 20% of the plot ratio area of that dwelling, or 10m², whichever is greater;
- (ii) Have a minimum dimension (width and length) of 2.5 metres and shall be directly accessible from a habitable room; and
- (iii) Be orientated to receive northern sunlight, wherever possible.

All Dwellings

- c) Adequate private or communal external clothes drying areas are to be provided to meet the needs of residents and shall be concealed from direct public view.

9.4.16.9 Solar Access

- a) Solar access for adjoining sites is to be in accordance with the Residential Design Codes.
- b) Development within this Zone that overshadows any property outside this Zone shall be assessed in accordance with the solar access requirements of the Residential Design Codes that apply to the density code of the affected lot(s).

Attachment 5 - Scheme Repeal Documentation

PLANNING AND DEVELOPMENT ACT 2005

NOTICE OF REPEAL OF A LOCAL PLANNING SCHEME

CITY OF BAYSWATER

TOWN PLANNING SCHEME NO. 23

RESOLVED that the City of Bayswater under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* initiate a report to the Western Australian Planning Commission recommending the repeal of Town Planning Scheme No. 23 Morley City Centre Scheme.

Adopted by resolution of the Council of the City of Bayswater at the meeting of the Council held on 15 December 2015.

10.13 Modified Morley Activity Centre Structure Plan and Amended Morley Activity Centre Structure Plan Policy**Officer:** Director of Planning and Development Services**Refer:** Item 9.1: SCM 6.9.2016
Item 10.6: OCM 2.08.2016
Item 11.1.19: OCM 28.04.2015
Item 11.1.14: OCM 9.12.2014
Item 11.1.13: OCM 28.1.2014
Item 11.1.12: OCM 22.5.2012
Item 11.1.15: OCM 13.12.2011
Item 11.1.23: OCM 26.10.2010

Confidential Attachment(s) - in accordance with Section 5.23(2)(b) of the Local Government Act 1995 - personal affairs of any person.

EXECUTIVE SUMMARY**Application:**

Council consideration is sought regarding final adoption of the Modified Morley Activity Centre Structure Plan (MACSP) and the associated Amended Morley Activity Centre Structure Plan Policy.

Key Issues:

- Final adoption of the Modified MACSP is required prior to consideration and approval by the Western Australian Planning Commission (WAPC).
- The Modified MACSP includes a modified 'Movement' section based on updated transport modelling for the centre.
- The Amended Morley Activity Centre Structure Plan Policy will guide decision making prior to WAPC approval of the Modified MACSP.
- The Modified MACSP and amended policy was advertised and two submissions were received, primarily regarding the proposed road widening.

BACKGROUND

Council, at its Ordinary Meeting of 28 April 2015 resolved (in part) to adopt the MACSP as both a strategic planning document and as local planning policy TP-P 1.13 Morley Activity Centre Structure Plan.

Following Council adoption, the MACSP was submitted to the WAPC however the MACSP has not yet been endorsed by the State Government due to perceived inadequacies regarding the transport modelling that underpins the movement (transport) section of the structure plan. Accordingly, the preparation of a more detailed transport assessment report was required to support the MACSP. The City joined a transport working group containing consultants Uloth & Associates and representatives from Department of Transport, Main Roads WA and Public Transport Authority, in order to update the transport modelling and the movement (transport) section of the MACSP and associated local planning policy. This process was intended to improve transparency as well as interagency cooperation and was completed in September 2016 with the completion of the Transport Assessment Report 2016.

Although the MACSP has been adopted by Council, it does not carry statutory weighting. To facilitate the statutory implementation of the land use, zoning and other provisions contained with the MACSP, Council, at its Ordinary Meeting held on 15 December 2015 resolved in part as follows:

- "1. Council initiates a report to the Western Australian Planning Commission recommending the repeal of Town Planning Scheme No. 23 Morley City Centre Scheme.
2. Council initiates Amendment No. 61 to City of Bayswater Town Planning Scheme No. 24 to amend the scheme as follows..."

The proposed Amendment No. 61 to Town Planning Scheme No. 24 (TPS 24) and repeal of Town Planning Scheme No. 23 (TPS 23) is the subject of a separate report on the Agenda.

At its Special Meeting held on 6 September 2016, Council considered proposed modifications to the MACSP and associated local planning policy. Council resolved in part that:

- "1. Council adopts for advertising the modified Morley Activity Centre Structure Plan and associated local planning policy as included in Attachment 1 and Attachment 2.
2. Council authorises the public advertising of the modified Morley Activity Centre Structure Plan and associated local planning policy for 28 days..."

CONSULTATION

The draft MACSP was initially publicly advertised as both a strategic planning document and a local planning policy. Advertising took place over 28 days commencing on 27 January 2015 and concluding on 23 February 2015.

The Modified MACSP and associated amended local planning policy were advertised over 28 days commencing on 11 October 2016 and concluding on 7 November 2016 by way of:

1. Notification in The Eastern Reporter newspaper on 11 October 2016;
2. Correspondence sent to approximately 320 landowners and occupiers deemed likely to be affected by the proposed modifications to the MACSP and associated amended local planning policy;
3. Correspondence sent to relevant government agencies and adjoining local governments;
4. Information including a full version of the Modified MACSP and associated amended local planning policy and comments forms being placed on the City's website and on social media forums; and
5. Hard copies of the Modified MACSP and associated amended local planning policy being made available at the city of Bayswater Civic Centre, Max Tulley Office and Information Centre and the Morley Library.

Two submissions were received regarding the modified MACSP and associated amended local planning policy and both raised concerns regarding the proposed road widening. Additionally, two submissions relating to proposed Amendment No. 61 to TPS 24 raised issues that relate to the MACSP and thus will be considered in this report.

ANALYSIS

The key concerns raised in the submissions related to the impacts of the proposed road widening. Due to the site specific nature of the submissions (i.e. the impact of the proposed widening on the submitters property) they are addressed individually in the following section.

Submission 1

This submission relates to the impact of the proposed road widening on the submitters property on Walter Road West, Morley. The submitter claims that the proposed 4.9m wide road widening would have a catastrophic impact on their business including the demolition of a portion of a building. However, City officers note that the design of the proposed road widening has been modified (as publically advertised) to avoid the need for any demolition of the building in question.

The submitter also considers that the proposed road widening will have a detrimental impact on the aesthetics, dining experience and general amenity of their building and that there would be few opportunities to ameliorate such an impact. Further, the result would be a stark car-dominated environment, which would increase dust, vehicle exhaust, visual and noise pollution in the immediate area. Officers acknowledge that there will be some negative impacts associated with the proposed road upgrades including increased traffic, dust, vehicle exhaust, visual and noise pollution, although it is noted that the negative externalities associated with such roads are already present at the location. The proposed widening would accommodate a new shared bus/bicycle lane which would generally be less busy and thus less impactful than a standard mixed traffic lane. Additionally, it is considered that on balance the upgrades will be beneficial to the overall functioning and amenity of the activity centre including improved public transport operation and an enhanced cycling environment.

It is noted that the proposed widening would take approximately 568m² of the submitters front setback area resulting in a remaining setback width of between 4m and 18m. As such, it is noted that a significant setback area would remain (comprising approximately three quarters of the current setback land area equating to approximately 1,375m²) which could continue to operate for alfresco dining purposes etc., and contribute positively to the amenity of the site and streetscape. Finally, it is noted that City officers have since met with the submitter on site to explain the proposed widening in further detail and to answer additional submitter queries.

The submitter claims that the proposed road widening would compromise the fire safety integrity of Coventry Village and that it would necessitate the removal and relocation of the firefighting ring main and booster pump located on Walter Road West, (initial construction cost \$500,000) which provides the only access point for Fire and Emergency Services trucks. City officers note that the firefighting ring main and booster pump may need to be relocated in the event that the proposed road widening proceeds.

The submitter claims that the consequential economic impact from the loss of the land and effect on the business would be in the tens of millions of dollars in damages for injurious affection, severance and disturbance as outlined below. City officers note that any compensation triggered in relation to the resumption of land would be determined in accordance with the *Land Administration Act 1997*.

The submitter claims that the Transport Assessment Report fails to address the 'major plank' [sic] of "Transport @ 3.5 Million" comprising an underground heavy rail connection to Morley. They consider omission is a serious oversight that makes the report deeply flawed. City officers note that the Transport Assessment Report 2016 considers the transport network and required upgrades associated with the growth of the centre up until 2031. The State Government's *Perth Transport Plan for 3.5 Million People and Beyond* (draft for public consultation) identifies two new underground rail routes that will service the Morley Activity Centre in the medium to long term. Although these are only draft proposals they have been referenced in the updated MACSP as advertised.

The submitter raises concerns that if the road reserve was widened to accommodate more buses, cyclists, pedestrians and vehicles, there would be more potential for injury to pedestrians and cyclists. Further, the submitter raises concerns that the Transport Assessment Report makes no comment on traffic calming measures, alternative routes, improved safety measures, or reducing speed limits. City officers note that statistically speaking the number of traffic related incidents and injuries correlates positively with increases with the volume of traffic. However, it is noted that all road upgrades will be designed in accordance with relevant engineering standards and the MACSP does provide comment on matters such as traffic calming measures, and speed limits.

Finally the submitter raises concerns about an apparent conflict of interest that they claim undermines the Transport Assessment Report 2016 and MACSP. It is considered that the conflict stems from the preparation of both the Transport Assessment 2016 and the traffic and transport modelling for the Morley Galleria Shopping Centre redevelopment application by the same consultant (Uloth & Associates). City officers note that the City joined a transport working group containing consultants Uloth & Associates and representatives from Department of Transport, Main Roads WA and Public Transport Authority, in order to update the transport modelling and the movement (transport) section of the MACSP and associated local planning policy. During the process the working group reviewed the modelling methodology and outputs at all stages providing feedback and requesting changes where necessary. It is considered that this process provided a high level of oversight of the consultant work and transparency (as well as enhanced interagency cooperation) for the duration of the project which culminated with the finalisation of the Transport Assessment Report in September 2016. The Transport Assessment Report 2016 then informed modifications and updates to the MACSP which were reviewed and supported by City officers prior to Council consideration and approval for advertising. It is noted that the MACSP must still be considered and approved by the WAPC.

Submission 2

This submission relates to the impact of the proposed road widening on the submitters property on Walter Road West, Morley. The submitter objects strongly to proposed road widening as it will affect the submitter's property. Further the submitter claims that the City has failed to consult with ratepayers, considers that ratepayers should have special consultation, and claims that the proposal is causing a health risk, pain suffering and stress. Finally, the submitter claims that increased traffic will cause much danger. It is noted that the proposed 4m widening would result in the taking of approximately 56m² of the submitter's property and would necessitate the purchase and demolition of the submitter's dwelling should the road widenings occur in full.

City officers note that in this case and in similar cases should they arise, any compensation triggered in relation to the resumption of land would be determined in accordance with the *Land Administration Act 1997* and would account for the value of the land and the impact on any buildings. City officers note that the City has consulted with residents and stakeholders extensively over the past three years as detailed in the background section of this report. Further, the submission itself was received as part of the consultation period concerning the proposed modifications to the MACSP. Additionally, it is noted that all road upgrades have been designed in accordance with the relevant engineering standards and that the MACSP provides comment on matters such as traffic calming measures and speed limits which will further improve safety. City officers note that any compensation triggered in relation to the resumption of land would be determined in a fair manner that accords with the *Land Administration Act 1997*.

Amendment No. 61 Submissions

The two submissions relating to proposed Amendment No. 61 to TPS 24 raised issues that relate to the MACSP including road widening and intersection design. One submission raises the impact of road widening on Russell Street and questions how footpaths and services will be accommodated. The City's Technical Services have advised details regarding footpaths and relocation/accommodation of services will be determined at a later detailed design stage.

One submission proposes a 'left in left out' intersection at Wheeler Street and Walter Road to avoid an additional set of traffic lights. Proposes that a pedestrian crossing be installed from Galleria Shopping Centre to McDonalds west of Wheeler Street. Russell Street. The City's Technical Services has advised that the proposal for a 'left in left out' intersection is not supportable due to the requirement to accommodate a new entry/exit road from the Galleria Shopping Centre at the intersection of Walter Road West and Wheeler Street.

Implementation of Road Widenings

Some of the land takings and road, intersection and cycling infrastructure upgrading works outlined in the Morley Activity Centre Transport Assessment Report will be undertaken as conditions of approval as development occurs. However, the remaining land takings and works will be the responsibility of the City. There are a number of means by which this could be achieved.

The additional land required to widen the road reserves can be:

- Applied as a condition of subdivision and development approval. Once Council has identified the widening requirements in the MACSP and these have been advertised, the ceding by landowners of the land free of cost to the Crown can reasonably be implemented as a condition of subdivision or development approval.
- Taken through voluntary or compulsory acquisition by the City. Where no subdivision or development has occurred prior to the time that the City determines it wants to undertake the road widening works, it will be necessary to acquire the property and pay compensation to the landowner. This is achieved either through negotiation with the owner or utilising the City's powers under the *Land Administration Act 1997* to compulsorily acquire for a public work. The expected timeframe for the implementation of the proposed road widenings is between 2024 and 2031 depending on the rate of traffic growth in the activity centre.

The cost of land acquisition and the works can be funded in the following ways:

- Utilisation of municipal or reserve funds.
- Implementation of a Specified Area Rate (SAR) for the Morley Activity Centre. A local government may impose a SAR on rateable land within a portion of its district to meet the cost of providing specific works, services or facilities if the local government considers that the ratepayers or residents within that area:
 - o have benefited or will benefit from;
 - o have access to or will have access to; or
 - o have contributed to or will contribute to the need for that work, service or facility.
- Implementation of differential general rates for the Morley Activity Centre Zone. A local government may impose differential general rates according to the purpose for which the land is zoned. Amendment No.61 to TPS 24 introduces a single zone for the Morley Activity Centre and this could be a mechanism for a differential general rate.
- Implementation of a Development Contribution Plan (DCP) for the Morley Activity Centre to fund the required works. This option has been considered by the City in the past for Morley however it has a number of limitations in this context because of the low proportion of the additional traffic (and therefore contributions) that can attributed to development other than Galleria Shopping Centre. There is also a high administration cost associated with DCPs and their time is limited to 10 years. Accordingly, an increasing number of local governments are not pursuing DCPs.

Summary and Next Steps

It is noted that several concerns have been raised regarding the impact of road widening proposed in the MACSP. Notwithstanding the concerns raised, it is considered that the Modified MACSP achieves a good balance between competing priorities including the growth of the movement network and the amenity of the built environment and streetscapes.

Should Council adopt the Modified MACSP and associated amended local planning policy, the Modified MACSP will be submitted to the WAPC for consideration and approval and notification of final adoption of the policy will be advertised in accordance TPS 24.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Adopt the Modified MACSP and associated amended local planning policy with no additional changes. Estimated Cost: \$250 for public advertising of amended local planning policy.	Facilitate the development of the Morley Activity Centre.	Nil.
2.	Adopt the Modified MACSP and associated amended local planning policy with additional changes. Estimated Cost: \$250 to \$750 for public advertising of amended local planning policy and Modified MACSP (if required).	Depends on changes proposed.	- Depends on changes proposed. - May require that the MACSP be further advertised.
3.	Do not pursue modified MACSP and associated amended local planning policy. Estimated Cost: Nil.	Nil.	The strategic framework to guide the development of the Morley Activity Centre will not be updated to reflect modifications.

CONCLUSION

In light of the above, it is recommended that Council adopt the Modified MACSP and the Amended MACSP Policy with no additional changes (Option 1), and that the Modified MACSP be submitted to the WAPC for consideration and approval.

FINANCIAL IMPLICATIONS

As detailed above in the 'Options' section. This can be accommodated within the City's 2016-17 budget.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
 Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
 Outcome B1: Streetscapes which allow for community interaction in an urban environment.
 Outcome B3: High quality built form.

Theme: The Local Economy
 Aspiration: Our vibrant business hubs provide opportunities for business growth, community activity, learning and employment opportunities.
 Outcome E4: Town Centres which are vibrant community meeting spaces.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Once approved by Council the modified MACSP will become an amended local planning policy, and the MACSP will be submitted to the WAPC for final approval. If approved by the WAPC, the MACSP will become a 'due regard' document that will provide guidance for the development of the Morley activity centre.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Morley Activity Centre Structure Plan/ Morley Activity Centre Structure Plan Policy (provided to Councillors under memorandum dated 25 November 2016).
2. Summary of Submissions and Submitter Address Map (*Confidential Attachment*).

OFFICER'S RECOMMENDATION TO COUNCIL

That:

1. Council adopts the Modified Morley Activity Centre Structure Plan and the Amended Morley Activity Centre Structure Plan Policy as included in Attachment 1 (provided under memorandum dated 25 November 2016).
2. Notification of the final adoption of the Amended Morley Activity Centre Structure Plan Policy be published in the local newspaper in accordance with the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. The Modified Morley Activity Centre Structure Plan be submitted to the Western Australian Planning Commission for consideration and final approval.
4. The City inform those who made submissions of Council's decision.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that it needed further consideration.

COUNCIL RESOLUTION

That this item be deferred.

CR DAN BULL MOVED, CR CATHERINE EHRHARDT SECONDED

CARRIED UNANIMOUSLY

10.14 Mobile Food Vehicles at Crimea Park

Location: 2 McArthur Street, Morley
Owner: City of Bayswater
Officer: Director Planning and Development Services
Refer: Item 10.12: OCM 21.06.2016
Item 10.9: OCM 19.4.2016
Item 11.1.18: OCM 17.11.2015
Item 11.2.10: OCM 24.6.2015
Item 11.1.14: OCM 23.9.2014

CR CATHERINE EHRHARDT DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Catherine Ehrhardt declared an impartial interest in this item as she knows several of the food vendors through her volunteer work. Cr Ehrhardt remained in the room during voting on this item.

CR MICHELLE SUTHERLAND DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Michelle Sutherland declared an impartial interest in this item as one of the traders is known to her. Cr Sutherland remained in the room during voting on this item.

EXECUTIVE SUMMARY**Application:**

Council consideration is sought on management issues arising due to the high number of mobile food vehicles trading from Crimea Park.

Key Issues:

- Under the arrangements of the Mobile Food Vehicles Policy, the City has not set maximum numbers of vehicles at any location.
- There are currently 28 approved mobile food vehicles operators who have a permit for Crimea Reserve. Ongoing issues have been reported by nearby residents and internal service areas relating to:
 - o Litter / waste management;
 - o Illegal parking;
 - o Reservation of parking bays by mobile food vendors; and
 - o Alcohol use in public.
- Actions taken to date to mitigate the issues have only had limited results.

BACKGROUND

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 as well as a list of key principles and approval criteria in order to assess applications for mobile food vehicles.

In accordance with Council's resolution the City undertook the 12 month mobile food vehicle trial which concluded on 25 September 2015. The 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. The draft policy included feedback received from the operators and proposed to:

- Authorise operators to trade at more than one location within the City after payment of the permit fee; and
- Allow additional signage not attached to the vehicle to inform passing traffic of a mobile food vehicle location for that day.

At its Ordinary Meeting held on 19 April 2016 Council considered the draft policy 'Mobile Food Vehicles' and resolved the draft policy to be public advertised and to be referred back to Council following the public advertising process.

The draft policy was referred back to Council on 21 June 2016 for final adoption. The modified Mobile Food Vehicle Policy included amendments based on the submissions received during advertising and was approved by Council as a local planning policy.

CONSULTATION

No consultation has taken place on the issues with mobile food vehicles at Crimea Park. The City has received multiple complaints from at least 10 different people. Officers have had ongoing contact with the mobile food vehicle operators to attempt to resolve the issues.

ANALYSIS

After the successful introduction of the Mobile Food Vehicles Policy the City has seen a significant increase in mobile food vehicles operating within the City. Under the arrangements of the Mobile Food Vehicle Policy, the City has not set maximum numbers of vehicles at any location, preferring to leave it to the operators to self-regulate. There are generally no issues at nine out of the 10 pre-approved locations; only in Crimea Park there are ongoing concerns which are escalating as the number of mobile food vendors and patrons increase.

As the reserve is next to a busy street with high volumes of passing traffic, many food vehicles choose to operate from this site. There are currently 28 approved mobile food vehicles operators who have a permit for Crimea Reserve. The expiry dates on the permits vary with some up for renewal within coming days and others still having nine months left on their permit. Some days up to 15 vendors trade at the same time. As a result the City has had nearby residents filing complaints and internal service areas raising concerns.

The concerns being raised are in relation to:

- Overflowing rubbish bins and litter in nearby streets and gardens;
- Illegal parking causing safety issues in the area;
- Food vendors reserving parking bays by blocking them off with chairs when not trading; and
- Alcohol use in public.

Internal service areas have taken several measures to mitigate the issues raised, however these seem to have limited impact.

Actions Taken to Mitigate Issues

Nature of Concern	Actions Taken in Line With the Policy	Why Insufficient?
• Overflowing rubbish bins • Rubbish in nearby streets and gardens	• Food vendors have been reminded several times of their responsibility to provide appropriate number of rubbish bins for their customers and take rubbish home. • Increased number of City bins from one 240 litre bin to three 360 litre bins • Increased waste service from once a week to twice a week. • The total cost for above increased waste management services is approximately \$2,000 per annum (including purchase, maintenance, chains and poles to install).	• The food vendors trade six nights a week at the reserve. This attracts a big crowd especially on weekend days. The patrons often bring their own drinks, serviettes and other picnic items and often remain at the reserve after the vendors have left, leaving rubbish behind. • Baseball season has started bringing more people to the reserve using bins. • The nature of food vans is that customers do not always eat near the van; this means vans cannot collect all their rubbish as customers leave it elsewhere. • Some food vendors may not comply and utilise the City's bins.
• Illegal parking causing safety concerns in the area	• Installation of extra 'no parking' signs, at a cost of \$910. • Painting of a yellow 'no parking' line in areas where illegal parking is happening, at a cost of \$320. • Extra patrols by Rangers, this takes up approximately three hours of staff time every Friday. • Infringing drivers of dangerously parked cars.	• People continue to illegally park. A reason for this could be that the food vendors use up most of the bays of the reserve and nearby legal parking areas fill up quickly. However, there is still opportunity to park legally if patrons are willing to walk a bit further. • Rangers are not in a position to continuously patrol the area in light of resources and other priorities. • Rangers patrolling the area are sometimes met by abuse from patrons, hereby making it unsafe for Rangers to enforce the rules when a large crowd is present, especially when patrolling the area alone.

Nature of Concern	Actions Taken in Line With the Policy	Why Insufficient?
Food vendors reserving parking bays by blocking them off with chairs when not trading	- Officers have contacted all food vendors to inform them that blocking of bays is not permitted. - Officers have had conversations with specific food vendors who have been seen doing so.	This is a recent issue, which potentially could be resolved by monitoring and speaking to the vendors.
Alcohol use in public	Extra patrols by Rangers.	- None of the food vendors sell alcohol. It is patrons of the food vendors or other users on the reserve that bring their own alcohol. - Rangers patrolling the area are met by abuse from patrons, hereby making it hard for Rangers to enforce the rules when a large crowd is present especially when patrolling the area alone. - While drinking in parks is in violation to local laws, it is difficult for Rangers to enforce. Street drinking is primarily a Police issue; however is a low priority for Police.

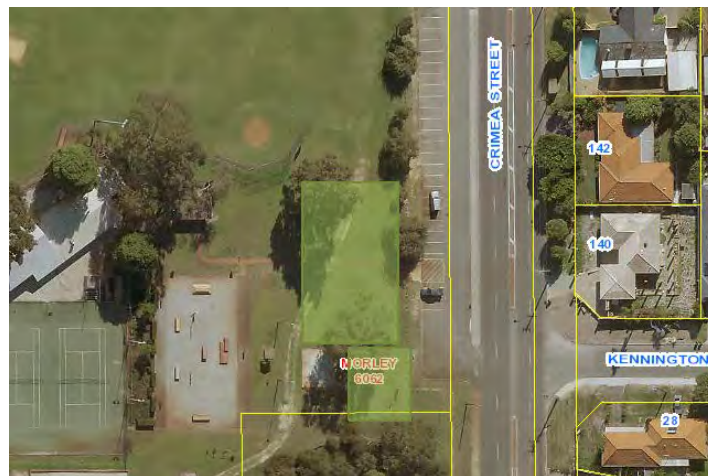
Overall the feedback from the community has been overwhelmingly positive. Especially during the weekend the food vans attract a large crowd of people who enjoy the food offering and bring their picnic blankets to relax in the park. The presence of the food vehicles has put Morley on the map as a street food destination for local residents and visitors. However, the concerns raised do affect the safety of the visitors and the liveability for nearby residents and as such it is considered that they need to be addressed.

It seems that more actions are needed to ensure that visitors and nearby residents can enjoy the presence of the mobile food vehicles in this park. Options that can be considered include having a maximum number of permits issued for Crimea Park, moving the food vendors from the carpark onto the reserve, increasing fees to include waste management services and providing incentives for food vendors trading at other locations.

Relocation onto the Reserve

Relocating the mobile food vehicles onto the reserve would free up approximately 40 parking bays on busy nights/afternoons. If Council wishes to progress this it is suggested to relocate the vehicles on Fridays, Saturdays and Sundays only as these are the busy days.

The area near the skate park is the most logical location; it does not damage the active sporting field, is still highly visible for passing traffic and remains at a significant distance from the nearest business.



Mobile food vehicles could operate in a market setting, mindful to not block any pathways. The mobile food vehicles would have to ensure the basketball court is still accessible.

The pictured area could accommodate approximately 10-15 mobile food vehicles. The turf may be impacted by the vehicles and patrons walking over it. Having said that, there were no issues with the turf after the three month period the mobile food vehicles were located on the reserve in Bert Wright Park in the winter of 2015.

The City's Parks and Gardens Services has advised that it is to be expected that the turf will be impacted if vehicles were to park on it. It is however unknown what extent of damage can be expected. It is likely there will not be as much damage in summer months as to be expected in winter months when the turf is more waterlogged.

The reserve would need to be opened to allow the mobile food vehicles to access the reserve. Given the toilets are cleaned daily the cleaners would be able to open up the reserve on Friday, Saturday and Sunday. The last mobile food vehicle operator leaving the reserve at night would need to lock the reserve by closing the padlock. There is a potential risk of damage being done to the turf by vandals if the operators forget to lock up after the last one leaves the reserve.

Limiting the Number of Mobile Food Vehicles

As briefly addressed in the report of the Ordinary Council Meeting of 21 June 2016 there are a few options that can assist in mitigating concerns associated with the presence of the mobile food vehicles at Crimea Park that include limiting the number of operators.

Limiting the number of permits for Crimea Park could decrease the parking issues and consecutive traffic issues. It also has the potential to mitigate waste management issues. To have a positive impact on the parking issues it is suggested that no more than six vehicles should be parking in the parking bays at any given time. Even then they would occupy approximately 15-18 parking bays.

If Council wishes to limit the number of food vehicles it is considered that there would be several ways to achieve this:

1. Revoke all permits; reimburse the vendors for the money left on their permit and go out for Expressions of Interest (EOI). There would be a daily maximum of six mobile food vehicles at any given time. Given not all mobile food vehicle operators would be trading every day it would be suggested to limit the total number of permits for Crimea Park to 12.

This would provide all the food vendors with an equal chance to be allowed to operate from Crimea Park. This approach would take some time to be set up as going out for EOIs would require a system to be put in place that includes objective criteria to decide on which mobile food vehicle operators would be given a permit. The City would monitor and act on complaints to ensure the limit is not exceeded. By marking out the bays (on the reserve) it would be clear for all mobile food vehicles when the limit has been reached.

2. Revoke all permits; reimburse the vendors for the money left on their permit and go out for Expressions of Interest (EOI) for parties (such as Bayswater StrEats) interested in 'managing' the operation of mobile food vehicles at Crimea Park.

There would be a daily maximum of six mobile food vehicles at any given time. Given not all mobile food vehicle operators would be trading every day it would be suggested to limit the total number of permits for Crimea Park to 12. The managing party would ensure the operators adhere to the maximum numbers specified and ensure the site is left clean after each day of trading. Given the managing party would decide which operators could apply for the permit, it would remove the level playing field for operators. This approach would take some time to be set up as going out for EOIs would require a system to be put in place that includes objective criteria to decide on which interested party will be allowed to manage the site.

3. Limit the number of permits to 12 at Crimea Reserve overall and a maximum of six at any given time on a first-in-basis or a voluntary roster by the food vendors. The City would not renew any permits nor accept new applications until there are only 12 left. As soon as spots open the City would go out for EOI.

This approach would have some immediate effects given no more than six food vendors would be allowed to trade at any given time. However, setting up the EOI system would take some time. This approach does not take into account that 28 food vendors have already paid for their permit expecting to be allowed to trade at Crimea Park. It may encourage mobile food vendors to set up first thing in the morning to secure a spot, hereby using up unnecessary parking bays during the day. This may negatively affect the baseball club and visitors. The City would monitor and act on complaints to ensure the limit is not exceeded. By marking out the bays (on the reserve) it would be clear for all mobile food vehicles when the limit has been reached.

4. Limit the number of food vendors to six at any given time on a first-in-basis or a voluntary roster by the food vendors. Permits would still be renewed and new applications accepted. The City would monitor and act on complaints to ensure the limit is not exceeded.

This approach is easy to implement and would have immediate effects. Similar to option two, this approach does not take into account that 28 food vendors have already paid for their permit expecting to be allowed to trade at Crimea Park. It may encourage mobile food vendors to be set up first thing in the morning to secure a spot, hereby using up unnecessary parking bays during the day. This may negatively affect the baseball club and visitors.

5. Do not accept any new mobile food vehicles operating at Crimea Park. This approach would only be considered effective in relation with other measures as it would be continuation of the status quo only ensuring issues would not increase. Permits would be renewed under this system.

If the mobile food vehicles were to be located onto the reserve, then the maximum number at any one time could be increased to 12. This way it will still improve existing waste management issues and given the vehicles are on the reserve would not impact parking.

Expiration Dates of Permits

The existing permits have different expiry dates. Most of the permits will expire within the next three months as demonstrated below:

- Expiring within 3 months - 21 permits;
- Expiring between 3 and 6 months - 4 permits; and
- Expiring between 6 and 12 months -3 permits.

Incentives to Trade Elsewhere

During the Councillor Workshop held on 8 November 2016 the issues at Crimea Park relating to the presence of the mobile food vehicles were briefly discussed. It was suggested officers consider price incentives for operators to trade at other locations, for instance by making Crimea Park more expensive and other locations cheaper, to operate from. Currently there are three month permits (\$375), six month permits (\$750) and 12 month permits (\$1,500). A different price system would need to be implemented given the existing permit system allows food vendors to operate from multiple locations under one paid permit. It would be possible to introduce a new permit system that separates a permit for Crimea Park and a permit for the other nine locations combined. The prices for the permits could be changed as follows:

Crimea Park	3 month permit	6 month permit	12 month permit
	\$500	\$1,000	\$2,000
All Other Locations	3 month permit	6 month permit	12 month permit
	\$250	\$500	\$1,000

Under this system setting up in any of the other nine locations would be half the price of a permit at Crimea Park. If vendors would like a permit for all 10 locations they would pay double the price they are currently paying, for instance \$250 + \$500 for a three month permit valid for 10 different locations.

As Crimea Park is the prime spot for the food vendors to trade from due to the high volume of passing traffic, officers consider that only introducing price incentives may not have the desired effect; food vendors may just accept the new additional fee system and pay.

Food Stall Holders

There are also food stall holders operating at Crimea Park which are not considered a mobile food vehicle. Food stall holders operating from a marquee have a different permit under the City's 'Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law'. Any decision taken on the mobile food vehicles should be transferable to the food stallholders to improve the situation at hand. Currently there are only two frequent food stall holders visiting Crimea Park, however, if the City would limit the number for Mobile Food Vehicles, food operators may decide to start trading from a marquee and apply for the food stall holders permit.

OPTIONS

The following options are available to Council:

OPTION	BENEFIT	RISK
1. Do not make any changes to the arrangements for mobile food vehicles at Crimea Park. Estimated Cost Nil	Continue and grow the mobile food vehicle cluster at Crimea Park which is popular with the community.	Issues at the reserve continue to exist and are likely to increase over the summer months as the warm weather attracts more vendors and patrons.
2. Limit the number of food vendors / stall holders to a maximum of six at any one time and/or include a maximum of 12 permits for Crimea Park. The City will continue to coordinate and manage the mobile food vehicles. Estimated Cost - If the City decides to revoke permits and reimburse food vendors this would cost approximately \$10,000. This could be partially offset by granting the 12 new permits. - In general there will be loss of income due to fewer permits.	- This may free up parking space for visitors. - This may limit waste generated by the food vendors / patrons - This will reduce the need for blocking off bays to reserve parking space.	- With baseball season continuing there will still remain some parking issues, especially on Sundays due to the high number of people visiting the park. - With the weather improving there still may be an increase in patrons visiting the food vendors or coming together for a picnic in the park due to the established activation of the area. This would decrease the positive effects generated by limiting the food vendors. - Food vendors who have already paid for their permit would be negatively impacted if a limit per day would be implemented. - It may require ongoing staff time to manage and enforce the maximum numbers of mobile food vehicles permitted.
3. Relocate the food vendors onto the reserve on Friday, Saturday and Sunday in the area next to the skate park without limiting the number of permits. Estimated Cost Nil.	- This would free up approximately 40 parking bays on busy trading days hereby improving safety. - This has the potential to activate the area in a safe way.	- The turf could be impacted by vehicles driving on it. - Does not resolve the issue if other days become popular trading days. - It may impact users of the park. - It may require ongoing staff time to manage and enforce the maximum numbers of mobile food vehicles permitted.

OPTION	BENEFIT	RISK
4. Introduce incentives for food vendors to trade at other pre-approved locations. For example, reduce the fees for other locations to \$1,000 for a 12 month permit of and increase the fees for Crimea Park to \$2,000 for a 12 month permit. The three and six month permit will be pro rata. Estimated Cost • \$950 for public notice of amended to adopted Fees and Charges.	• This system may activate other areas in the City. • The extra permit price for Crimea Park could be used to pay for extra waste management services if required.	• It is considered unlikely that this approach will have the desired effect given the popularity of this location; food vendors may just accept the new additional fee system and pay. • This will take some time before it has an impact because it can only be implemented as permits expire. • A new permit system would need to be introduced given the current permit system allows food vendors to trade from several locations on the one permit. • This system benefits permit holders who have more time left on their permit. • It requires the City's Fees and Charges schedule to be amended.
5. Increase fees to cover cost for traffic management marshals and waste management after Friday, Saturday and Sunday trading days. Estimated Cost • Cost of traffic management would be approximately \$1,000 per shift, \$3,000 per weekend. • Cost of cleaning would be approximately \$300 per weekend.	• It has the potential to resolve both waste management and illegal parking.	• It will not free up any parking bays currently occupied by the food vehicles. • This system benefits permit holders who have more time left on their permit as other vendors will be paying for the extra services in the interim. • The baseball club and their visitors also contribute to parking issues and waste management issues, the food vendors would be paying for that under this system. • It requires the City's Fees and Charges schedule to be amended.

	OPTION	BENEFIT	RISK
6.	Revoke all permits; reimburse the vendors for the money left on their permit and go out for Expressions of Interest (EOI) to see if parties (such as Bayswater StrEats) are interested in managing the operation of mobile food vehicles at Crimea Park. The numbers would be limited to a maximum of six at any one time and include a maximum of 12 permits for Crimea Park. Estimated Cost Revoking permits and reimbursing food vendors this would cost approximately \$10,000. This could be partially offset by granting the 12 new permits.	- The managing party would ensure that the mobile food vehicle operators comply to the maximum numbers specified and ensure the site is left clean every day. - This may free up parking space for visitors. - This will reduce the need for blocking off bays to reserve parking space.	- With baseball season continuing there will still remain some parking issues, especially on Sundays due to the high number of people visiting the park. - With the weather improving there still may be an increase in patrons visiting the food vendors or coming together for a picnic in the park due to the established activation of the area. This would decrease the positive effects of more parking bays being made available from limiting the food vendors. - The managing party would decide which mobile food vehicle operators can apply for a permit, hereby removing the level playing field for operators.

The above actions do not decrease the use of alcohol in public as this is difficult for Rangers to enforce. Street drinking is primarily a Police issue and as such will be discussed with the Morley local police team. To date the alcohol use in public has not identifiably led to any unsocial behaviour.

It is possible to implement different options at the same time to complement each other. A three month trial period until 6 March 2017 could be considered to review if the suggested options resolve the issues at hand and do not damage the turf too much if Council decides to trial relocation onto the reserve.

For the trial to be most beneficial it is considered that the new measures should be tested with the current number of mobile food vehicles. Given most of the permits will expire within the trial period it is considered that a pro-rata permit fee could be introduced that allows existing permit holders to renew their permit until the end of the trial date on 6 March 2017.

CONCLUSION

It is recommended to trial a combination of Options 2, 3 and 4 for three months until 6 March 2017. Furthermore in the interim, no applications from new mobile food vehicle operators will be accepted for Crimea Park and existing permit holders will only be able to renew their permit until 6 March 2017 for Crimea Park. It is also proposed to relocate the food vendors onto the reserve on Friday, Saturday and Sunday in the area next to the skate park, limit the number of food vehicles on any given time to 12 while trading from the reserve and to six while trading from the car park and increase fees for Crimea Park to cover extra costs to the City in that location.

It is considered this has the greatest potential to resolve parking issues and subsequent traffic issues. It also ensures that the positive activation of the area can be continued. Limiting the numbers to 12 at any given time while trading from the reserve and to six while trading from the car park should also improve waste management. If waste management issues continue to exist, the additional permit fee for Crimea Park could be used to cover the cost for additional services.

FINANCIAL IMPLICATIONS

As per the Options table.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: The Local Economy

Aspiration: Our vibrant business hubs provide opportunities for business growth, community activity, learning and employment opportunities.

Outcome E3: Growth of local and new business.

Theme: Our Community

Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.

Outcome C1: Cohesive community in which residents feel a sense of safety, pride and belonging.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

City of Bayswater Local Planning Policy, including the Mobile Food Vehicles Policy.
Environmental Protection (Noise) Regulations 1997.
Food Act 2008.

VOTING REQUIREMENTS

ABSOLUTE MAJORITY REQUIRED in relation to Point 2 (amendment to adopted Fees and Charges).

Simple Majority required for Points 1 and 3.

ATTACHMENTS

Nil.

At 8:40pm, Cr Bull withdrew from the meeting and returned at 8:41pm.

COUNCIL RESOLUTION (OFFICER'S RECOMMENDATION)

That:

1. Council approves the following measures to address the impact of mobile food vehicles operating at Crimea Park for a three month trial period ceasing on 6 March 2017.
 - (a) The City does not accept any applications for new mobile food vehicles operating at Crimea Park.
 - (b) The relocation of a maximum of 12 mobile food vehicles at any given time onto the Crimea Park reserve in a designated area near the skate park on Friday, Saturday and Sunday evenings. During this time no mobile food vehicles will be permitted to operate at the Crimea Park car park.

- (c) The City introduces a limit of six mobile food vehicles at any given time when operating in the Crimea Park carpark.
 - (d) The City does not renew any expiring mobile food vehicle permits for Crimea Park beyond the trial period ending on 6 March 2017.
2. Council amends the adopted 2016-17 Fees and Charges and gives public notice in accordance with section 6.19 of the *Local Government Act* as follows:
- Mobile Food Vehicle Permit for Crimea Park: three month permit - \$500, six month permit - \$1,000 and 12 month permit - \$2,000, or pro-rata during the trial period; and
 - Mobile Food Vehicle Permit for all other approved locations: three month permit - \$250, six month permit - \$500 and 12 month permit - \$1,000.
3. The City reviews and reports to Council on the outcomes of the trial and whether parking and waste management issues associated with the presence of the mobile food vehicles operating at Crimea Park are resolved.

CR SALLY PALMER MOVED, CR CHRIS CORNISH SECONDED

CARRIED BY AN ABSOLUTE MAJORITY: 8/2

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor,
Cr Alan Radford, Cr Chris Cornish, Cr John Rifici, Cr Sally Palmer,
Cr Dan Bull and Cr Brent Fleeton

AGAINST VOTE - Cr Michelle Sutherland and Cr Catherine Ehrhardt.

10.15 Street Festival / Ward Event - Funding Expressions of Interest**Officer:** Director Planning and Development Services**Refer:** Item 10.8: OCM 19.04.2016
Item 11.1.17: OCM 28.4.2015
Item 9.2: OCM 27.1.2015
Item 11.1.18: OCM 15.4.2014
Item 11.2.17: OCM 28.5.2013
Item 11.2.2: OCM 11.12.2012
Item 11.2.7: OCM 23.10.2012
Item 11.2.8: OCM 28.8.2012**EXECUTIVE SUMMARY****Application:**

Council consideration is sought on deferring the call for Expressions of Interest (EOI) for street festival funding while the Street Festival Policy is being reviewed.

Key Issues:

- Council resolved to review the Street Festival / Ward Event Policy at its Ordinary Meeting held on 19 April 2016.
- A review proposal was discussed at a Councillor Workshop on 7 November 2016 and feedback from the discussion will be included in the policy review. The development of the new draft policy and associated funding application form will take time to be developed.
- The current policy describes that the City will call for EOI in January each year. With the policy still under review Council is asked to consider deferring the call for EOIs.

BACKGROUND

The City recognises that street festivals and ward events organised by the community can play an important role in fostering community wellbeing and creating local identity. The benefits include bringing the local community together along with businesses to celebrate the significance of a place and to provide a family friendly social atmosphere.

The City has actively supported street festivals in the City's activity centres for several years and more consistently since the introduction of a Street Festival / Ward Event Policy in 2013. In the 2016-17 financial year the City is supporting street festivals in Morley, Noranda and Maylands.

At the Ordinary Council Meeting held on 19 April 2016 Council discussed the expressions of interest received for the organisation of street festivals in 2016-17 and decided on the support provided by the City. In the report to Council it was proposed to review the Street Festival / Ward Event policy based on feedback received from the applicants. Council resolved in part that:

"...5. The City reviews the Street Festival/Ward Event policy for discussion at a future Councillor Workshop."

Council discussed proposals for a reviewed policy during a Councillor Workshop on 7 November 2016.

CONSULTATION

No formal consultation has taken place on the matter. However, feedback provided by community groups and applicants has been instrumental in informing the review of the policy.

ANALYSIS

During the Councillor Workshop the following proposals from the policy review were discussed:

- Broadening the scope of the policy to promote not only street festivals but also major town centre placemaking events and activities attracting more than 2,000 patrons. The Street Festival / Ward Event Policy could be rebranded to 'Major Town Centre Events' or similar to encourage events and activities to take place in the town centre parks and other venues as well as on the streets;
- Shortening the timeframes for applicants. Currently the timeframe prescribed in the policy is resulting in community groups submitting an EOI up to 18 months in advance;
- Broadening the offered in-kind support to include reserve hire fees, stallholder permit fees and fees to construct, extend or alter a public building;
- Strengthening applicant's knowledge around responsibilities and obligations that come with event organisation by requiring attendance at a workshop that discusses environmental health regulations and risk management;
- Reducing the level of detail requested in the funding application as the funding application process is considered too extensive when there is no certainty that an application for funding will be successful. Moreover the current requirements to submit Risk Management Plans and Traffic Management Plans are deemed unnecessary given these plans also have to be submitted in a later stage as part of the Event Application package; and
- Introducing a funding application form to ensure applications can be more readily compared. This will also make the funding application process more user-friendly.

Feedback from Councillor Workshop

Discussion at the workshop included broadening the scope of the policy in line with the City's new direction for Place Management around town centres. There were differing views as to how broad the scope should be. It was also queried whether the rebranding should be focused on town centres as this would exclude initiatives in Embleton and Bedford.

Councillors also discussed the need to shorten the timeframes for applicants. Instead of introducing two funding rounds a year as was suggested in the workshop paper, opinions included maintaining one funding round per financial year. It was suggested to call for EOIs in August instead of January each year hereby shortening the lead time by six months. This could be achieved by setting a budget beforehand instead of following a review of the applications. This potentially may impact the number of months street festivals could take place. Given EOIs would open in August, close in September and Council consideration would not take place before October; a street festival would most likely not be organised before January in any given financial year.

Councillors encouraged making the funding application as user-friendly as possible and as such there was agreement to develop a funding application form. It was also suggested to include more templates for Traffic Management Plans and Risk Management Plans. This could be considered separately, however this is not part of the Street Festival / Ward Event Policy but part of the general event application package.

Lastly discussion was centred around eligibility; currently the policy only allows one application per group. It was questioned whether this should be a criteria or whether 'capacity to organise events' should be valued more.

A draft amended policy and funding application form are programmed to be presented to a Councillor Workshop in February or March 2017. As part of this discussion an appropriate budget allocation could be discussed and consequently brought to Council for consideration in an Ordinary Council Meeting.

Deferring the Call for Expressions of Interest

The current policy (**Attachment 1**) states that the City will call for applications in January each year. Given the policy is under review and it is possible that the timeframes will be amended it is suggested to consider deferring calls for EOIs until the policy is reviewed and the funding application form are developed and considered by Council.

Review of Community Funding Program

There is an action in the City's Corporate Business Plan (C.3.2.2) to develop a community funding program in 2017-18. To inform this, officers will be undertaking a review of existing community funding processes commencing in February 2017. There currently are areas of overlap between street festival / ward event funding and other grant programs of the City. This broader review can clarify the differences between the funding streams and as such the review of the street festival / ward event funding can be considered as part of this broader review.

OPTIONS

The following options are available to Council:

	OPTION	BENEFIT	RISK
1.	- Proceed with January 2017 Expressions of Interest for street festival / ward event funding. Estimated Cost - Nil	Community groups can submit their proposals as previous years	- The proposals may not be in line with the amended policy. - Existing issues raised by previous applicants will not be resolved while going out for EOIs. - Possible changes to timeframes as a result of amending the policy may not take place until the 2018-19 financial year.
2.	- Defer the January 2017 round of Expressions of Interest for street festival / ward event funding until the Street Festival / Ward Event Policy review has been completed. Estimated Cost - Nil	- Future applications can be assessed against the amended policy. - Issues raised by previous applicants can be resolved before going out for EOIs. - Possible changes to timeframes as a result of amending the policy can take place immediately after the review of the policy.	- Community groups may already be preparing their proposals for the January call for Expressions of Interest. - If timelines are not amended as part of the review a new call for Expressions of Interest will have to be organised directly after the review. - Festivals to be held between July and December 2017 could not be funded due to the delay

CONCLUSION

It is recommended to support deferring the call for Expressions of Interest until the policy is reviewed, the funding application form are developed and both are considered by Council (Option 2). This will allow the applications to be assessed against the amended policy or in conjunction with the general review of grants processes.

FINANCIAL IMPLICATIONS

Nil for the policy review.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: The Local Economy

Aspiration: Our vibrant business hubs provide opportunities for business growth, community activity, learning and employment opportunities.

Outcome E3: Growth of local and new business.

Theme: Our Community

Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.

Outcome C1: Cohesive community in which residents feel a sense of safety, pride and belonging.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Street Festival / Ward Event Policy.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Street Festival / Ward Event Policy

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

That Council defers the January 2017 call for Expressions of Interest for street festival / ward event funding until the Street Festival / Ward Event Policy is reviewed and the amended policy and funding application form are developed and both have been considered by Council.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

Attachment 1: Street Festival - Ward Event Policy**STREET FESTIVAL / WARD EVENT POLICY**

Responsible Division	Planning and Development Services
Responsible Business Unit/s	Economic Development Services
Responsible Officer	Director of Planning and Development Services
Affected Business Unit/s	Economic Development Services

**PURPOSE:**

To provide a framework for supporting street festivals/ward events in key business precincts within the City of Bayswater.

OBJECTIVES:

1. Facilitate street festivals/ward events which benefit the community;
2. Outline the eligibility criteria for applying to the City of Bayswater to support street festivals/ward events;
3. Outline the type of support the City can provide;
4. Outline the assessment process to receive support from the City; and
5. Define the responsibilities of the City and applicant.

POLICY STATEMENT:

The City of Bayswater recognises that street festivals/ward events play an important role in fostering community wellbeing and creating local identity.

The City may support street festivals/ward events in the circumstances where economic and social benefits are provided for the community and the eligibility criteria in this guideline are met.

The level of support will be determined by:

- Social and economic benefits for the community;
- Expressions of interest received in providing other street festivals/ward events within the City;
- Distribution of street festivals/events in all wards;
- Community/business financial support of the festival/ward event;
- The capacity of incorporated groups to event manage a street festival/ward event;
- The level of support of previous festivals/events in the location or organised by the same organisation; and
- Other demands on the City's annual budget.

The support provided by the City may include direct financial support or by providing 'in-kind' support. An in-kind contribution may, for example, include the provision of rubbish bins at an event or waive the venue hire for City facilities.

Any financial support which is provided is to be acquitted, in accordance with this Policy.

Eligibility Criteria

To be eligible for funding or support, the applicant is to meet the following eligibility criteria to the satisfaction of the City of Bayswater:

- Address the principles in this Policy;
- Have no existing debts to the City of Bayswater; and
- Submit the application in accordance with the requirements outlined in this Policy.

Ineligibility

The City of Bayswater will not provide funding for:

- Ongoing/recurrent staff salaries;
- More than one (1) request in any financial year;
- Festivals/events that will be used as a platform for political purposes;
- Retrospective costs; and
- Costs or activities already funded by another grant.

In-kind Support

The City of Bayswater may provide the following types of in-kind support without charge:

- Provision of increased security patrols by the City's Rangers and Security Services;
- Provision of waste and recycle bins;
- Assessment of applications for road closure permits (the cost of traffic management should be met by the applicants);
- Use of parks and reserves (however, any severe damage of parks and reserves will be charged to the festival/event organisers); and
- Provision of officer advice and assistance.

Assessment Criteria

The likelihood of a festival/event receiving funding will improve if the proposal addresses the below assessment criteria to the satisfaction of the City of Bayswater:

- Supports the key directions outlined in the City's Strategic Community Plan;
- Clearly defines aims, objectives and outcomes that are measurable;
- Is well planned and achievable within clear timeframes;
- Encourages community engagement; and
- Involves working in partnership with community and business organisations.

Assessment Process

Applications are to include the following information to the satisfaction of the City of Bayswater:

- Details of the organisation applying for support, outlining the ability to hold the festival/event;
- Details of the festival/event, the date, location and type of activities;
- A festival/event budget;
- Details of other external funding and assistance being sought, including in-kind support;
- Evidence that the required public liability insurance can be obtained; and
- A completed risk management plan and site plan for approval.



Application Timeframe and Approval Process

The City of Bayswater will in most cases advertise a call for 'Street Festival/Ward Event Applications' prior to the adoption of the Annual Budget, and will process the applications generally as follows:

January	Advertise in local newspaper(s) a call for applications and send out information to interested incorporated groups.
February	Applications close at the end of February.
March	Applications reviewed by the City's officers.
April	Recommendation presented to Council for endorsement.
June/July	Budget adopted and applicants notified in writing of Council's decision.

Once the City's budget is endorsed, the City's officers will present a subsequent report to Council to determine the Annual Street Festival/Ward Event programme.

City of Bayswater Responsibilities

The City of Bayswater will work cooperatively with successful festival/event organisers including:

- Providing a checklist of all required City approvals and timelines; and
- The City's officers having regular communication with the event organisers.

Funding Acquittal

- A funding acquittal report is required to be provided to the City of Bayswater within three (3) months of the festival/events completion, including:
 - A detailed event report; and
 - A statement of income and expenditure showing how the funds were spent, along with invoices and receipts.
- Any funds not spent in the agreed time are to be returned to the City of Bayswater; and
- Assistance is provided on a one-off basis with no commitment to future funding.

Non-Compliance

Failure to comply with the items set out in this Policy may result in the City of Bayswater enforcing the cancellation of the street festival/ward event.

The support from the City may be voided if the purpose of the festival/event alters significantly from the stated intention without prior approval from the City.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Nil



RELATED DOCUMENTATION:*Nil*

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	28 May 2013
Reviewed / Modified	Date	
Reviewed / Modified	Date	
Reviewed / Modified	Date	



10.16 Claim for Compensation for Injurious Affection

Location: Lot 661, 1 Foyle Road, Bayswater
File Number: DA16-0016
Applicant: Lavan Legal
Owner: JCM Property Group Pty
Officer: Director Planning and Development Services
Refer: Item 10.2: OCM 5.4.2016

Confidential Attachment(s) - in accordance with Section 5.23(2)(d) of the Local Government Act 1995 - legal advice obtained in relation to this matter.

EXECUTIVE SUMMARY**Application:**

A claim for compensation for injurious affection was received by the City on 28 September, submitted by Lavan Legal on behalf of Power Securities Pty Ltd for 1 Foyle Road, Bayswater to the sum of \$2,500,000.

Key Issues:

- Whether the land is injuriously affected by the public purposes (car park) reservation.
- In the event the land is affected, the amount of compensation payable.

BACKGROUND

Town Planning Scheme No. 24	Public Purposes (Car Park) Reserve:
Use Class:	N/A
Lot Area:	1,170m ²
Existing Land Use:	Vacant
Surrounding Land Use:	Commercial, Single Houses, Grouped and Multiple Dwellings
Size/Nature of Proposed Development:	Claim for Injurious Affection

A Development Assessment Panel (DAP) application for a proposed five-storey residential development comprising 19 multiple dwellings at 1 Foyle Road, Bayswater was refused by the DAP at its meeting held on 19 April 2016, in accordance with the City's officer's recommendation. The reasons for refusal were as follows:

- "1. The development is not considered to meet or be relevantly incidental or ancillary to the purpose intended for the reserve of public car parking.
2. The development is considered to obstruct the reserve from facilitating its intended purpose.
3. The development does not sufficiently address the following factors set out in clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015:
 - (a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;

- (b) *The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;*
 - (c) *In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;*
 - (d) *The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development; and*
 - (e) *The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses.*
4. *Approval would set an undesirable precedent for development to be considered on an ad hoc basis and on a founding of a projected future purpose and zoning without the required strategic planning framework and rezoning.*
5. *Approval would undermine and prejudice the Bayswater Town Centre Structure Plan."*

The claim for injurious affection lodged under section 177(1)(b) of the *Planning and Development Act 2005* (Act) directly relates to this refusal. The applicants stated reason for the claim reads as follows:

"The property has been injuriously affected by the existing reservation for public purpose (car park) preventing the approval of more appropriate development, in particular high density residential development."

Section 177(1)(b) of the Act states that a claim for compensation may be made when the responsible authority refuses an application made under the planning scheme for approval of development on the land. Compensation for injurious affection is payable only once, and is payable to the person who was the owner of the land at the date of the refusal. The application has been lodged on behalf of Power Securities Pty Ltd who were the owners at the time of the refusal, however it is noted that as at 1 November 2016 ownership was transferred to JCM Property Group Pty Ltd, who were the applicants of the refused development application.

The DAP refusal is currently being appealed at the State Administrative Tribunal (SAT). The first session of mediation took place on 13 June 2016 following which the matter was referred to a directions hearing on 7 October 2016. At the directions hearing orders were made to refer the matter back to mediation which is set to take place on 28 November 2016.



ANALYSIS

Claims for Compensation for Injurious Affection

Part 11, Division 2 of the Act details the process and requirements associated with compensation where land is injuriously affected by a planning scheme. Section 173(1) of the Act states any person whose land is injuriously affected by the making or amendment of a planning scheme is entitled to obtain compensation in respect of the injurious affection from the responsible authority.

Section 174 of the Act determines when land is injuriously affected, stating land is injuriously affected by reason of making or amendment of a planning scheme if that land is reserved under the planning scheme for a public purpose or if the scheme permits development on that land for no purpose other than a public purpose (amongst other instances). In this instance the land is currently reserved under Town Planning Scheme No. 24 (TPS 24) for a public purpose (car park).

Section 176 of the Act states that a claimant or responsible authority may apply to the SAT for determination of any question as to whether land is injuriously affected. Accordingly the City is not required to make a determination on this matter as the claim may also be referred directly to the SAT for determination. Any question as to the amount and manner of payment for compensation is to be determined by arbitration under and in accordance with the *Commercial Arbitration Act 2012*, unless parties agree on some other method of determination.

In the event the land is considered to be injuriously affected, the compensation payable for injurious affection (where no part of the land is purchased or acquired by the responsible authority) is not to exceed the difference between the value of the land as so affected by the existence of such reservation, and the value of the land as not so affected. The value is to be determined at the date on which the application for development of the land was refused, which in this instance is 29 April 2016.

Should the applicant be successful in their claim for compensation, the City could lodge a notification on the title of the property in accordance with Section 180 of the Act specifying the date of payment, amount of compensation paid, and the proportion (expressed as a percentage), which the compensation bears to the unaffected value of the land. The notification will ensure future owners are aware of the compensation paid, and will provide useful information in the event the City seeks recovery of compensation paid at a future date.

In accordance with Section 181 of the Act the City is entitled to recover paid compensation from the owner of the land if the reservation is revoked or reduced. In the event the reservation is removed, the City would be able to recover compensation paid. It is however noted that any such refund would not be payable by the owner until the land is first sold or subdivided.

Injurious Affection of the Subject Lot

There are currently two ongoing matters with potential to have significant implications on the validity of the claim for injurious affection; the Bayswater Town Centre Structure Plan (BTCSP), and the SAT appeal of the refused DAP application.

The City has engaged consultants who are currently preparing draft scenarios for the BTCSP. The BTCSP is significant as it may propose removal of the reservation from 1 Foyle Road. In the event the reservation is removed it is likely that this would invalidate any claim for injurious affection. The current timeline estimate for the draft BTCSP to be prepared and advertised is March 2017.

The SAT appeal of the refused development application is closely tied to the outcome of the BTCSP. The future zone/reserve proposed for the subject lot could significantly impact the likelihood of the DAP to reconsider its original decision and considerations of the SAT in the event the matter proceeds to a final hearing. If the DAP refusal is overturned and the application is approved, this would also likely invalidate any claim for injurious affection.

Legal advice obtained by the City indicates that it may be worth approaching the applicant, acknowledging the claim, however raising the issue of whether consideration of the claim should await the outcome of the BTCSP and SAT appeal.

In light of the above it is not considered appropriate to make a determination on the claim for injurious affection prior to the impending outcomes of the BTCSP and SAT appeal given their potentially significant implications on the validity of the claim for injurious affection.

Compensation Payable

The applicant is making the claim for a sum of \$2,500,000 from the City, based on a value of \$2,136.75 per square metre. At this stage no further documentation has been provided detailing how this value was determined, however in the event the land is determined to be injuriously affected the City will need to obtain its own valuation of the land to aid in determining whether or not the proposed amount is reasonable.

The refused development application which the claim is based on utilised projected future zoning to determine development potential of the site. It is considered that in the event the applicant's valuation is similarly based on projected future zoning of the lot, the value would not accurately represent the true development potential and market value of the lot.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Council defers determination of the claim pending the outcome of the BTCSP and SAT appeal.	Deferral allows outcomes of the BTCSP and SAT appeal to be considered in determining whether the land is injuriously affected.	The applicant may opt to refer the claim to the SAT for determination.
2.	Council determines the land is not injuriously affected.	The City is not required to pay compensation unless the determination is overturned by the SAT.	The applicant may opt to refer the claim to the SAT for determination.
3.	Council determines the land is injuriously affected.	Nil	The City is liable to pay compensation for injurious affection.
4.	Council refers the claim to the SAT to determine if the land is injuriously affected.	A definitive decision will be made on whether the land is injuriously affected.	SAT may determine injurious affection prior to the outcome of the BTCSP and SAT appeal.

CONCLUSION

In light of the above, it is recommended that Council defers determination of the claim for compensation for injurious affection, and the City writes to the applicant advising a determination will not be made by Council prior to the outcome of the BTCSP and SAT appeal.

In the event determination of the claim is deferred, the next steps will likely follow one of two scenarios. In the first instance both parties agree to the deferral and await the outcome of the BTCSP and SAT appeal, following which the claim is referred back to Council for reconsideration or the applicant withdraws the claim. Alternatively the applicant may elect to refer the matter directly to the SAT to make a determination.

FINANCIAL IMPLICATIONS

The applicant's claim is for a sum of \$2,500,000, however in the event the land is deemed to be injuriously affected, the sum to be paid as compensation is to be determined by arbitration under and in accordance with the *Commercial Arbitration Act 2012*, unless the parties agree on some other method of determination.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- Planning and Development Act 2005;
- Planning and Development (Local Planning Schemes) Regulations 2015; and
- City of Bayswater Town Planning Scheme No. 24.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Claim for Injurious Affection
2. Legal Advice (*Confidential*)

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

That Council defers determination of the claim for compensation for injurious affection in relation to Lot 661, 1 Foyle Road, Bayswater dated 27 September 2016 as determination of the claim for injurious affection is considered to be premature for the following reasons:

1. The lot is subject to the Bayswater Town Centre Structure Plan currently being prepared. In the event the structure plan proposes to remove the reservation the claim may be considered invalid.
2. The claim is being made on the basis of a refused development application currently subject to a review/appeal application with the State Administrative Tribunal (SAT). In the event SAT approves the application the claim may be considered invalid.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

Attachment 1**By Courier**

Our ref: BRM:CHW:1154355
 Contact: Brian McMurdo
 Direct Line: (08) 9288 6893
 Email: brian.mcmurdo@lavanlegal.com.au
 Partner: Craig Wallace
 Direct Line: (08) 9288 6828
 Email: craig.wallace@lavanlegal.com.au

27 September 2016

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



The Quadrant
 1 William Street, Perth
 Western Australia 6000
 GPO Box F338, Perth
 Western Australia 6841
 Tel +61 8 9288 6000
 Fax +61 8 9288 6001
 www.lavanlegal.com.au

CITY OF BAYSWATER DOCUMENT REGISTRATION	
SUBJ:	
HWM	CAI
CEO	IT
HRM	PLG
ADM	BLD
PLS	OTS
LR	MEH
WAV	DEP
COM	
REC	
DOF	
DOCUMENT No.	
ATTENTION: 304RS	
ATT:	

LAVAN LEGAL
 Leaders in Law

DA16-0016

Dear Sir

Claim for Compensation – Lot 661 (No 1) Foyle Road Bayswater (Certificate of Title Volume 1759 Folio 484)

I refer to the decision of the Metro Central Joint Development Assessment Panel on 19 April 2016 to refuse the application for development approval under the City of Bayswater Town Planning Scheme No 24.

Please find enclosed a Claim for Compensation for Injurious Affection signed on behalf of the owner (Power Securities Pty Ltd) in the approved form pursuant to Regulation 75 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. The right to claim compensation arises as a result of the refusal of the responsible authority of an application for development approval under TPS24, pursuant to section 177(2) *Planning and Development Act 2005*.

Please provide written acknowledgement of receipt of this letter. Please also refer this matter to the next available meeting of the Council of the City for its consideration and response.

Please contact Brian McMurdo of this office if you have any questions.

Yours sincerely

Craig Wallace
 Partner

Encl

4810-9697-7465_1154355, v.1 GT



Western
Australian
Planning
Commission

Form 4 (Regulation 75)

Claim for Compensation for Injurious Affection

City of Bayswater Planning Scheme No. 24 *

To: The City of Bayswater

.....*

Owner details*	
Name: Power Securities Pty Ltd CAN 009 003 972	
Address: C/- Lavan Legal, The Quadrant 1 William Street, Perth	
	Postcode: 6000
Phone (home): N/A	
(work): (08) 9288 6893	Fax: (08) 9288 6001
(mobile): N/A	E-mail: brian.mcmurdo@lavanlegal.com.au

[* If the claim is made under the *Planning and Development Act 2005* section 177(1)(a), the details are to be those of the owner of the land at the date of reservation or alteration of the reservation, as the case requires.

If the claim is made under the *Planning and Development Act 2005* section 177(1)(b), the details are to be those of the owner of the land at the date of date of the application for approval to carry out development.]

Contact person: Brian McMurdo, Special Counsel – Lavan Legal		
Signature:	Date: 27/09/16	
Signature:	Date: 27-09-2016	
The signature of the owner(s) is required on all applications. This application will not proceed without that signature.		
Details of property in respect of which claim for compensation for injurious affection is made		
Lot No.: 661	House/Street No.: 1	Location No.:
Diagram or Plan No.: Plan 3403	Certificate of Title Vol. No: 1759	Folio: 484
Diagram or Plan No.:	Certificate of Title Vol. No:	Folio:



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Commission

Title encumbrances (e.g. easements, restrictive covenants):	
Street name: Foyle Road	Suburb: Bayswater
Nearest street intersection: Raleigh Road	
Existing building/land use: Casual parking	
Description of proposed development and/or use: Proposed 5 storey residential apartments with 19 multiple dwellings	
Nature of any existing buildings and/or use: N/A	
State reasons for the claim that the property has been injuriously affected	
The property has been injuriously affected by the existing reservation for public purposes (car park) preventing the approval of more appropriate development, in particular high density residential development	
State amount of compensation claimed	
The amount of compensation claimed is: \$2,500,000 [two million five hundred thousand dollars]	
which is made up as follows: Property of 1,170 sqm area at per square metre \$2,136.75 per sqm	

* delete whichever is not applicable



10.17 Tender 03 - 2016 Tender Valuation for Servicing and Maintenance of Fire Control Equipment and Devices in City of Bayswater Facilities

Officer: Director Planning and Development Services

Confidential Attachment(s) in accordance with Section 5.23(2) of the Local Government Act 1995 - a matter that if disclosed, would reveal information on the commercial value to and financial affairs of a person.

EXECUTIVE SUMMARY

Application:

For Council to assess and award Tender 03-2016 for the servicing and maintenance of fire control equipment and devices that are installed within many of the City's buildings for a period of three years with two options to further extend the contract for twelve months at a time which could extend the total contract period up to five years.

Key Issues:

- The City is responsible for ensuring the servicing and ongoing maintenance of fire control equipment and devices within and around 93 of the City's owned facilities.
- The tender for the provision of servicing and ongoing maintenance was advertised on 16 July 2016 and closed on 16 August 2016 with 13 submissions being received at the close of tender.
- An analysis of the tenders received has been undertaken by an evaluation team and the officer's recommendation is to award the tender to the most cost effective submission being that received from Hirotec Maintenance Pty Ltd.

BACKGROUND

The City currently has 93 of its buildings which have both electrical and potable fire systems installed within them that require ongoing maintenance in order to keep the buildings safe so as to ensure the safety of the occupants of the building in accordance with the relevant Australian Standards.

The City has a responsibility to ensure that its buildings are maintained so as to ensure that they are safe and fit for purpose for the community, and as part of this process the City must ensure that regular testing and maintenance of the fire systems and devices within the buildings is undertaken in accordance with relevant Australian Standards.

This type of work is undertaken by specialised accredited contractors, with relevant skills to test and maintain the equipment in accordance with the requirements of the relevant compliance standards.

The City does not have the expertise or capacity in house to undertake the specialised servicing and maintenance of its fire control equipment, thus the need for the engagement of a suitable contractor specialised in the testing and maintenance of fire control systems.

Tender 3-2016 for the Servicing and Maintenance of Fire Control Equipment and Devices in the City of Bayswater Facilities, was advertised in the "West Australian" newspaper on Saturday, 16 July 2016 and the tender submission period closed on 16 August 2016.

At the close of tender, 13 submissions were received from the contractors as listed below:

- FCF Fire and Electrical WA South;
- HIROTEC Maintenance Pty Ltd;
- Keyoak Pty Ltd;

- Essential Fire Services;
- Chubb Fire Safety;
- E Fire and Safety;
- Protection Engineering Pty Ltd;
- Critical Fire Protection and Training;
- Protector Fire Services;
- ARA Fire Protection Services Pty Ltd;
- Engie Services;
- Wormald Fire Protection Solutions; and
- Fire Safe Australia and NZ Pty Ltd.

The tender evaluation panel consisting of the Manager Corporate Services, Senior Building Projects Officer and Project Management Coordinator have evaluated the tenders in accordance with the following criterion:

CRITERION		
ITEM	DESCRIPTION	WEIGHTING
1	Price for routine services, repairs and maintenance	60%
2	Relevant experience in the industry, including ability to meet the City's work program	15%
3	Demonstrated occupational health and safety and environmental management processes	10%
4	Sufficient resources to meet the tender schedule including key personnel skills and experience	15%

CONSULTATION

As part of the tender evaluation process, reference checks were conducted on the three top ranking tenders (**Confidential Attachment 2**) and their comments were recorded.

ANALYSIS

Each tenderer was required to submit a schedule of rates to carry out the specified inspection/function testing and maintenance of;

- Group 1 - Suppression and evacuation systems;
- Group 2 - Alert and switching devices; and
- Group 3 - Portable fire suppression devices;

to a number of buildings as listed within the tender documents.

Price for Routine Services

Prices submitted by each individual tenderer (**Confidential Attachment 1**) was evaluated by examining those sections of the schedule of rates, and then applying those rates to the unit quantities and frequency of servicing of fire control equipment and devices within City buildings over one calendar year.

Indicative Costs for Unplanned Repairs and Works

The cost (**Confidential Attachment 1**) provided by tenderers is made up of the scheduled servicing and an estimated list of repairs, call outs and supply of new fire control equipment and devices. This list was developed from the last three years' service requirements and represents a typical snapshot of works that could be expected to be required into the future. The schedule of rates were then applied to this list and evaluated to provide the indicative costs for unplanned repairs and works for each Tender.

Relevant Experience in the Industry and Ability to Meet the Work Program

All tenderers were able to demonstrate the ability to undertake the schedule maintenance program, however some of the responses indicated that some tenderers needed to engage several sub-contractors to meet the City's requirements. The depth and breadth of the workforce assessed varied substantially, which was reflected in the scoring.

Demonstrated Occupational Health and Safety and Environmental Management Processes

The tenders provided varying levels of information to address this requirement; however the preferred tenderer has gained compliance accreditation in the following areas:

- Quality System ISO 9001:2008;
- Occupational Health and Safety Management Systems AS/NZS 4801:2001;
- Environmental Management Systems ISO 14001:2004; and
- Environmental Management Systems Eco Warranty: 2010.

These four accreditation standards are considered significantly effective when assessing tenderers in this area.

Sufficient Resources to meet the Tender Schedule including Key Personnel Skills and Experience

Experience of key staff was seen as an important factor in assessing the tender and a thorough review of key staff experience and qualifications, subcontractors and size of their workforce for each area of work to be maintained was undertaken.

TENDERER	PRICE (60%)	EXPERIENCE AND SKILLS (15%)	SAFETY (10%)	RESOURCES/ CAPABILITY (15%)	TOTAL (100%)
Hirotec Maintenance	60	12	10	10.5	92.5
Protector Fire Services	52	15	10	13.50	90.5
ARA Fire Protection Services Pty Ltd	58	10.5	9	12.0	89.5
Engie Services	52	13.5	9	13.5	88
Chubb Fire Safety	50	15	10	10.5	85.5
Wormald Fire Protection Solutions	49	15	10	10.5	84.5
Keyoak Pty Ltd	56	10.5	8	9	83.5
Protection Engineering Pty Ltd	47	13.5	9	13.5	83
Essential Fire Services	43	15	9	15	82
Critical Fire Protection and Training	54	9	7	9	79
E Fire and Safety	43	13.5	9	13.5	79
Fire Safe Australia and New Zealand Pty Ltd	57	6	9	4.5	76.5
FCF Fire and Electrical WA South	54	7.5	5	7.5	74

In light of the above scores, Hirotec Maintenance Pty Ltd has been evaluated as the number one ranked tender.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Award tender to the highest ranked tenderer, Hirotec Maintenance Pty Ltd. Estimated Cost: \$ 74,144.28 per annum \$304,066.05 total cost over the term of the contract (5 years)	- Fully compliant fire equipment and devices specialist. - Large Australian wide support network. - Provides the lowest cost solution over the life of the contract.	Contractor unable or unwilling to undertake the works as tendered. Very low risk in current economical environment.
2.	Select an alternative tenderer. Estimated Cost: Dependent on tenderer's price.	Dependent on tenderer.	- Dependent on tenderer. - Additional costs to undertake the same works. - Higher ranked tenders may contest the decision as not in compliance with Tender Regulations.
3.	Not award the tender. Estimated Cost: Nil	Existing Contract may be negotiated with incumbent Contractor and Contract extended.	City may not benefit from current market competition between contractors.

CONCLUSION

The tender submission from Herotec Maintenance Pty Ltd has been evaluated as the highest ranked tender in accordance with the selection criteria and weightings as detailed in the tender specification. It is therefore recommended, that Council accepts the submission from Herotec Maintenance Pty Ltd for the servicing and maintenance of fire control equipment and devices in the City of Bayswater facilities for a period of three years with the option to extend the contract for two 12 month periods.

FINANCIAL IMPLICATIONS

The 2016-17 Budget allocates \$44,700 for the servicing and maintenance of fire control equipment and devices within the City's buildings, with the unplanned repairs/breakdowns being costed against each individual building asset as part of the annual building maintenance budget allocation for the building. It is considered that there are sufficient funds within the current 2016-17 budget to fund the preferred tender.

In future budgets sufficient funds are required to be allocated based on the preferred tender.

STRATEGIC LINK

From the City of Bayswater's Strategic Community Plan 2016-2026, the following applies:

Theme: Our Community
Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome C1: Facilities that offer a sense of community, that caters for a range of affordable services and social amenity.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Within the Corporate Business Plan, Building Services are to ensure health, safety and amenity in the City of Bayswater through building control, and maintain City owned buildings in accordance with Asset Management Plan.

Australian Standards for Fire Equipment Systems and Devices define the legislated requirements to undertake ongoing testing and maintenance.

The Local Government (Function and General) Regulations 1996 require tenders to be called for works or services over \$150,000 unless deemed exempted.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Tender Evaluation Qualitative Criteria Schedule (*Confidential*)
2. Tender Reference Report (*Confidential*)

COUNCIL RESOLUTION

That this item be dealt with at the end of the meeting.

CR CHRIS CORNISH MOVED, CR ALAN RADFORD SECONDED

CARRIED UNANIMOUSLY

Council reconsidered this item at 11:56pm.

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

That Council awards Tender No. 03-2016 for the Servicing and Maintenance of Fire Control Equipment and Devices in the City of Bayswater Facilities to Hirotec Maintenance Pty Ltd for the period November 2016 to 31 October 2019 in accordance with the tender specifications with the option to extend for a further two 12 monthly periods at the discretion of the City.

CR CHRIS CORNISH MOVED, CR STEPHANIE COATES SECONDED

CARRIED UNANIMOUSLY

11. REPORTS FOR COMMUNITY SERVICES**11.1 Appointment of Recruitment Agency and Selection Panel for Chief Executive Officer**

Officer: Director Community Services
Refer: Item 9.4 SCM: 6.9.16
Item 8.1 OCM: 13.9.16
Item 20.2: OCM 15.11.16

Confidential Attachment(s) - in accordance with Section 5.23(2)(e) of the Local Government Act 1995;

(e) a matter if disclosed, would reveal -

(iii) information about the business, professional, commercial or financial affairs of a person

MS CARISSA BYWATER DECLARED A FINANCIAL INTEREST

In accordance with section 5.60A of the Local Government Act 1995, Ms Carissa Bywater declared a financial interest in this item as she is the Acting Chief Executive Officer and possible applicant for the CEO position. At 8:50pm, Ms Carissa Bywater withdrew from the meeting. At 8:51pm, Ms Bywater returned to the meeting. At 11:57pm, Ms Bywater withdrew from the meeting when the item was reconsidered.

MS JO SADLER DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Ms Jo Sadler declared an impartial interest in this item as a number of the respondents to the expression of interest are known to her. Ms Sadler remained in the room during voting on this item.

EXECUTIVE SUMMARY**Application:**

To recommend the appointment of a recruitment agency to assist in the process of selecting a Chief Executive Officer, and for Council to appoint a selection panel to work alongside the recruitment agency and provide recommendations to full Council.

Key Issues:

- Council has resolved to seek expressions of interest for a suitable recruitment agency to assist in the recruitment and selection of a new Chief Executive Officer.
- This report presents the recommendation from the expression of interest process for Council consideration.
- This report recommends the appointment of a selection panel to work alongside the recruitment agency and provide recommendations to full Council.

BACKGROUND

Under this legislation, an employment consultant may be involved in the following aspects of the selection process:

- development or review of the position description;
- development of selection criteria;
- drafting of the advertisement;
- preliminary assessment of the applications;

- final shortlisting;
- drafting of the questions for interview;
- coordinating interviews; and
- finalising the contract.

These aspects were considered in the expression of interest for a recruitment agency which included the following criteria for assessment (each of which were equally weighted):

- Market presence and skills of key personnel;
- Experience and track record;
- Recruitment methodology and timing; and
- Fee structure.

The expression of interest was advertised in the West Australian newspaper paper for two weeks and closed at 11:00am on Thursday, 20 October 2016.

At the Ordinary Meeting of Council held 15 November 2016 Council considered this report and resolved as follows;

"That this item be deferred to the next Council Workshop with all Councillors being given the full submissions of all the applicants."

All submissions have subsequently been provided to Councillors and at the time of writing this report, these are planned to be considered at a Councillor workshop on 30 November 2016.

Appointment of a Selection Panel

For practical purposes, Council may wish to establish a committee or panel to coordinate the preliminaries of the selection process. This committee or panel would liaise with the recruitment agency to develop the detail of the selection criteria and agree on a program for advertising and managing the responses. The recruitment agency would do the preliminary screening and testing of candidates and develop a shortlist of candidates for interview by the panel or committee. The committee or panel would then seek formal endorsement from full Council to proceed to a final selection.

To ensure clarity during the process, it is recommended that the respective roles of the recruitment consultant, Council committee/panel and full Council be clear during the process.

CONSULTATION

The engagement of an employment consultant is provided for under legislation. The Department of Local Government and Communities has released a guideline on appointing a CEO (*Local Government Operational Guideline 10* of August 2012).

ANALYSIS

Recruitment Agency

Six submissions were received on time as follows:

- Hays Executive;
- Hudson Global Resources (Aust);
- WALGA Recruitment;

- PWR Consulting;
- Beilby recruitment; and
- Lester Blades.

A submission from Lo-Go Appointments was also received. However, as this was submitted after the advertised closing time, it was not accepted and Lo-Go has been advised of this.

An internal panel comprising the Director Community Services, Manager Corporate Services (currently Acting Director Finance and Corporate Services) and the Governance Advisor assessed the responses against the criteria.

The six responses are summarised below, and the detailed evaluation against the criteria of submissions and scoring matrix and panel summary comments are included as ***Confidential Attachments 1 and 2.***

Each criterion was scored out of 10.

QUALITATIVE CRITERIA (equally weighted)	PWR	HAYS	HUDSON GLOBAL	WALGA	BEILBY	LESTER BLADES
Market presence and skills of key personnel	3	3	6	7	8	9
Experience and track record	3	4	6	7	7	9
Recruitment methodology and timing	3	4	7	6	7	9
Fee structure	3	6	5	6	5	6
TOTAL	12	17	24	26	27	33
RANKING	6	5	4	3	2	1

As outlined in the above, Lester Blades is evaluated as the number one respondent of the EOI process.

Feedback from Council

As Council were advised during a briefing session on 8 November 2016, the fees for this procurement were evaluated by the panel utilising a method of analysing the proposed fee in conjunction with the value proposition.

Council subsequently provided feedback that it may have been more appropriate to evaluate fees independent of the value proposition (ie. the qualitative criteria). Officers have considered this feedback and have undertaken a secondary method of analysis ranking fees independent of the qualitative criteria. The overall scores utilising this method, are as follows:

QUALITATIVE CRITERIA (equally weighted with price assessed independent of qualitative criteria))	PWR	HAYS	HUDSON GLOBAL	WALGA	BEILBY	LESTER BLADES
TOTAL	19	16.2	21.1	23.4	26.3	30.2
RANKING	6	4	3	5	2	1

The revised method of fee evaluation does not alter the ranking of the top two respondents and on that basis the Officers recommendation from the OCM of 15 November 2016 remains unchanged.

Selection Process

In respect to the selection process for the candidate, Council has the option to establish a panel (effectively working party) or a more formal committee with terms of reference to work with the recruitment agency.

If Council establishes a formal committee (in accordance with the Act), then it can delegate some powers and duties to that committee and the City's meeting procedures as per the *Standing Orders Local Law 2013* would be apply. It should be noted however that the actual appointment of a Chief Executive Officer, including development of the related employment conditions, cannot be delegated.

If Council establishes a less formal selection panel, powers cannot be delegated to this group but it can however make recommendations and provide advice to full Council.

To ensure that full Council has oversight of the recruitment process and to provide the recruitment consultant with a smaller group of Councillors to guide the process, Officers recommend that Council consider the appointment of a selection panel to work alongside the recruitment agency.

In considering nominations for the selection panel, Council may wish to consider the following matters:

- Male and female representation on a selection panel is contemporary practice; and
- Skills and experience in recruitment and selection would be beneficial but is not essential.

The proposed roles and responsibilities of the recruitment agency, a proposed selection panel and full Council are outlined below:

Task	Recruitment agency	Panel	Full Council
Preparation of Job Description	✓	✓	✓
Advice and confirmation of salary and conditions	✓	✓	✓
Preparation of candidate information pack	✓		
Recruitment / advertising / executive search	✓		
Preliminary shortlist and preliminary interviews	✓		
Interviews with shortlisted candidates	✓	✓	
Due diligence and reference checking	✓		
Final interview with preferred candidate(s)	✓	✓	✓
Offer of employment	✓		
Finalisation and report to Council	✓		✓

OPTIONS

In respect to the selection of a recruitment consultant, the following options are available to Council:

OPTION		BENEFIT	RISK
1.	Council endorses recommendation for engaging Lester Blades.	Assessed by panel as number one respondent to EOI process.	75 percent cancellation fee will apply if Council does not proceed beyond shortlist stage.
2.	Council does not endorse Lester Blades and selects another employment consultant.	Some cost savings might be realised by using another consultant	Less experience, relative to Lester Blades, may result in weaker candidates for the CEO position. Higher ranked consultants may be aggrieved by the Council decision.

In respect to the appointment of a selection panel for the recruitment process, the following options are available to Council:

OPTION		BENEFIT	RISK
1.	Council appoints a selection panel comprising up to five members.	Would expedite the process for developing the selection criteria and conducting preliminary interviews. Recommendations would pass to full Council for endorsement.	No authority to act on behalf of Council - able to make recommendations only.
3.	Council does not set up a selection panel or committee.	All Councillors would be equally engaged throughout the process.	May prove impractical for purposes of conducting interviews and failure to reach timely consensus could delay the appointment process.

CONCLUSION

At earlier meetings, Council resolved to go to market through an expression of interest process to appoint a recruitment consultant to support the recruitment process for a new CEO, and six responses were received of which Lester Blades has been ranked as the strongest in terms of specific experience in band 1 CEO placement.

To ensure the recruitment process can be expedited, it is also recommended that Council appoint a selection panel of up to five Councillors to work with the recruitment consultant.

FINANCIAL IMPLICATIONS

The costs of engaging the employment consultant can be accommodated through available funds of \$20,000 in the advertising of vacancies account (201300-4560) and \$15,000 in the consultancy fees for governance account (201100-4228), however adjustments are likely to be required as part of the mid-year budget review.

STRATEGIC LINK

From the City of Bayswater's Strategic Community Plan 2016-2026, the following applies:

Theme: Leadership and Governance.
Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
Outcome L1: Accountable and good governance.
Outcome L4: Strong stewardship and leadership

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

There are legislative requirements for appointment of a CEO. Essentially the final decision must vest with Council, and the process must be fair and equitable. The detailed legislative references are set out in **Attachment 3**.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Detailed evaluation worksheet for employment consultant (*Confidential*)
2. Summary of panel assessment (*Confidential*)
3. Legislative requirements for setting up a committee

OFFICER'S RECOMMENDATION TO COUNCIL

That Council:

1. Appoints Lester Blades Pty Ltd as the recruitment consultant to assist Council in the recruitment and selection of a Chief Executive Officer.
2. Notes that the cost of recruitment consultancy services and advertising will be funded from the Advertising Vacancies account 201300-4560 and the Consultant Fee account 201100-4228 with mid-year budget adjustment as required.
3. Appoints a selection panel to work with Lester Blades and make recommendations to full Council comprising of the following members:
Cr _____
Cr _____
Cr _____
Cr _____
Cr _____

At 8:50pm, Cr Rifici withdrew from the meeting.

COUNCIL RESOLUTION

That this item be moved to the end of the meeting.

CR STEPHANIE COATES, DEPUTY MAYOR MOVED, CR BRENT FLEETON SECONDED

CARRIED: 8/1

**FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor,
Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland,
Cr Sally Palmer, Cr Brent Fleeton and Cr Catherine Ehrhardt.**

AGAINST VOTE - Cr Dan Bull.

At 8:54pm, Cr Rifici returned to the meeting as referenced on page 227.

Council reconsidered this item at 11:56pm. Cr Ehrhardt was not in Chambers at this time.

At 11:59pm, Cr Bull withdrew from the meeting.

At 11:59pm, Cr Ehrhardt returned to the meeting.

At 12:00am, Cr Bull returned to the meeting.

REASON FOR CHANGE

Council changed the Officers recommendation as it was of the opinion that Beilby Consulting has sufficient skills and experience to undertake the recruitment of its new Chief Executive Officer, and is more competitive on price.

COUNCIL RESOLUTION

That Council:

1. Appoints Beilby Consulting as the recruitment consultant to assist Council in the recruitment and selection of a Chief Executive Officer.
2. Notes that the cost of recruitment consultancy services and advertising will be funded from the Advertising Vacancies account 201300-4560 and the Consultant Fee account 201100-4228 with mid-year budget adjustment as required.
3. Convenes a Special Meeting of Council where the capabilities Council seeks in a new Chief Executive Officer will be discussed with the recruitment consultant.

CR JOHN RIFICI MOVED, CR CHRIS CORNISH SECONDED

CARRIED: 9/1

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor,
Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland,
Cr John Rifici, Cr Sally Palmer, Cr Dan Bull and
Cr Catherine Ehrhardt.

AGAINST VOTE - Cr Brent Fleeton.

At 12:05pm, Ms Bywater returned to the meeting.

Attachment 3**Legislative Requirements for Appointing a CEO**

Section 5.36(2) (a) and (b) of the Local Government Act 1995 provides that a local government is not to employ a person to fill the position of CEO unless Council believes that the person is suitably qualified for the position and is satisfied with the provisions of the proposed employment contract.

Section 5.39 contains provisions for the contracts of CEOs. Section 5.40 requires that all employees are to be selected in accordance with the principles of merit and equity.

In addition to the above provisions of the Act the Local Government (Administration) Regulations 1996, regulations 18A, 18B, 18C, 18E, and 18F and 19A also deal with advertising, contracts, and the selection and appointment process.

The process to recruit a Chief Executive Officer must be approved by Council prior to advertising, as prescribed under the *Local Government (Administration) Regulations 1996 (18c)*.

In respect to the selection process, Section 5.8 of the act provides that local governments may establish committees of three (3) or more persons to assist the Council in performing its responsibilities

The Act does not provide a definition for the term 'Committee' and as such some local governments refer to Committees as advisory groups or working parties.

Section 5.9 of the Act states that Committees may comprise:

- a) Council Members only;
- b) Council members and employees;
- c) Council members, employees and other persons;
- d) Employees and other persons; or
- e) Other persons only.

The appointment of other persons as a member on a Committee, results in them becoming a relevant person for the purpose of the sections of the Act which deal with the disclosure of interests.

All Council and Committee meetings are governed by the *Local Government Act 1995*, associated regulations and the City's *Standing Order Local Law 2013*.

The roles and tasks of committees are varied. Council's establish committees to:

- Inquire into matters and make recommendations to the Council on matters within the Committee's responsibilities.
- Carry out a specific project or task on behalf of the Council.
- Oversee the management of property, facilities or activities on behalf of Council.
- Oversee works on behalf of Council.
- Exercise, perform or discharge delegated powers, functions or duties on behalf of the Council.

Each Committee has a defined Terms of Reference which stipulates:

- The purpose of the Committee;
- Committee membership;
- Meeting location; and
- Meeting frequency.

Section 5.17 of the Act provides that Council may delegate some of its powers or duties to its Committees. A Committee may only make decisions and pass resolutions about matters falling within its jurisdiction, otherwise it will be deemed to be acting 'ultra vires' - in other words - acting beyond its powers, and for that reason, Council cannot delegate the appointment of the CEO to a committee. Council's current committees do not have delegated powers.

11.2 Maylands Waterland - Extension of Trading Hours

Location: 32 Clarkson Rd, Maylands
Owner: City of Bayswater
Officer: Director Community Services
Refer: Item 16.2: OCM 25.10.2016

EXECUTIVE SUMMARY**Application:**

To seek Council direction on an extension to the opening hours of Maylands Waterland.

Key Issues:

- At Ordinary Council Meeting 25 October 2016 Council supported the following motion:
"That Officers prepare a report by December 2016 detailing the cost implications of extending the opening hours of Maylands Waterland by one hour per day from the first opening day in January 2017. Should additional costs be identified, Officers are also requested to identify source funding from the current budget to meet these."
- Following an assessment of attendance data, an extension to the operating hours for Maylands Waterland is proposed for the busiest periods of the season: January and the weekends in February.

BACKGROUND

Maylands Waterland is a seasonal water playground and is located on the end of the Maylands Peninsula. The facility is suitable for small children between the ages of six months to approximately ten years old and their families. The shallow pool depths and supporting facilities are tailored towards this demographic.

The facility consists of:

- Five pools of varying depths up to sixty centimetres and a zero depth pad with a fountain;
- Children playground;
- BBQ's;
- Kiosk; and a
- Pool plant room.

Maylands Waterland currently operates from 10:00am - 5:00pm daily for the summer season between the start of November until the end of April.

The annual cost to the City to operate Maylands Waterland is currently budgeted as a net operating deficit of \$271,152. During budget deliberations, increasing the operating hours was not proposed.

There are no restrictions on modifying the operating hours which were previously governed by the Maylands Waterland Hours of Operation policy which was deleted at Ordinary Council Meeting of 25 October 2016.

A significant portion of operating costs for the facility is allocated to staff wages with a budget of \$142,717 for the 2016/17 season. The budgeted staff resource allocation ensures compliance with guidelines specified in the *Code of Practice for the Design, Construction, Operation, Management and Maintenance of Aquatic Facilities*. Under this Code of Practice the facility requires one technical pool operator and one other suitably qualified staff member to be on duty at the facility during opening hours. The facility must also maintain a minimum supervision ratio of one lifeguard for every one hundred patrons. Additional staff are rostered in expected busy periods to comply with this requirement.

In 2015, a condition report compiled by Norman Disney and Young was commissioned by Council. The report identified a number of maintenance requirements and areas of non-compliance in relation to the structures, plant and amenities of the facility. To refurbish and repair the facility to meet areas of non-compliance would require funds allocated of up to \$2.7 million. Faced with a significant capital outlay to refurbish the ageing site the City is facilitating a Community Consultation and Communication plan to identify options for the future of Maylands Waterland.

Correspondence from the Maylands Ratepayers and Residents Association was received on 27 September 2016 requesting increased operating hours for Maylands Waterland. Whilst this correspondence did not meet the requirements of a petition as per the City's Standing Orders, it does include the names and postcodes of 261 people.

At the Ordinary Council Meeting held 25 October 2016 Council supported the following motion:

"That Officers prepare a report by December 2016 detailing the cost implications of extending the opening hours of Maylands Waterland by one hour per day from the first opening day in January 2017. Should additional costs be identified, Officers are also requested to identify source funding from the current budget to meet these."

CONSULTATION

Following the release of a condition report, recommending significant upgrade to the site to allow for continued operation, a community consultation process has commenced to identify options for the future of Maylands Waterland. Throughout Council's deliberation of this engagement, increasing the operating hours was not proposed.

ANALYSIS

Correspondence from the Maylands Ratepayers and Residents Association has detailed a number of specific comments in regards to the current operating hours for Maylands Waterland.

These comments have two common themes:

- The existing opening time does not allow use before a mid-morning nap for small children
- An earlier opening time would help avoid the midday sun

According to www.raisingchildren.net.au children may require a mid-morning nap up until the age of five. Opening Maylands Waterland an hour earlier at 9:00am would suit the target demographic of parents with pre-school age children by allowing them to use the facility prior to a mid-morning nap, also avoiding the sun during the middle of the day.

As outlined in Figure 1 below, entry records show that 46% of entries for the 2015/16 season occurred between 10:00am and 10:59am with entries decreasing as the day progresses. This information supports the conclusion that there is likely to be a demand for an earlier opening time for the facility:

Figure 1:



Based on this analysis, Officers recommend that any consideration of extended trading be considered in the earlier part of the day.

It is also important to note that 51% of all entries in the 2015/16 season occurred on the weekend. The January school holiday period has a more even distribution of attendance over all days of the week; however Saturday and Sunday were still the busiest days. Furthermore, there is a distinct correlation between temperature and entry numbers as shown in the table below:

2015 / 2016	Nov	Dec	Jan	Feb	March	April
Total Entries	4238	5680	9305	4773	2517	372
Average Temperature (°C)	28.42	29.41	32.03	32.23	29.65	24.98

None of the water features at Maylands Waterland are temperature controlled so water temperature is only increased by the sun. This explains the relationship between the average temperature and visitation. The two months of the season where average temperatures exceed 30°C record over half of all visitations for the full season. As the season progresses and the average temperatures drop, the water temperature will become a larger factor for patrons.

Whilst extending the opening hours of Maylands Waterland over the entire season may increase total entries there will be an increase to operational costs. These costs are summarised in the table below:

Cost Area	Value
Staff wages	\$17,236
Marketing - Promotion and signage to communicate change	\$2,500
Electricity	\$600
Total additional expenses	\$20,336

As outlined above, the total cost for increasing the operations of Maylands Waterland by one hour per day is estimated to be \$20,336 for the full season. The most significant of these costs; staff wages, are required to comply with the *Code of Practice for the Design, Construction, Operation, Management and Maintenance of Aquatic Facilities*. The above calculations are based on causal staff rates and include applicable weekend / public holiday penalties.

The additional marketing budget of \$2,500 is required to modify existing opening hour signage at the site to promote the changes to the community. The promotion will include advertising in the local newspaper and the printing of information flyers to be distributed at City facilities and public venues. The changes will also be highlighted on the City's website and on various related Facebook pages. This expense is likely to be incurred for any modification to the existing opening hours.

Additional electricity costs are related to the extra hour of running water features and equipment that is only in operation during open hours such as the fountain, kitchen appliances and computers. This cost will be proportionate to the change in total open hours.

Income sufficient to cover the above additional expenses (for the whole season) equates to an average of twelve child and guardian entries each day of the season. In the last operating season Maylands Waterland there was an average of 74 child and guardian entries each day of operation. Given the effect on attendance for one additional hour of operation cannot be accurately predicted, an assessment of whether this attendance will offset the additional operating expenditure cannot accurately be determined.

A number of options are available to Council which include:

Option 1 - Do not extend the existing opening hours of Maylands Waterland this season.

Selecting this option would mean that Maylands Waterland would operate as budgeted for the remainder of the 2016/17 season. A review of the operational budget and opening hours for the 2017/18 season could then be carried out as part of the annual budget process.

This option is not recommended as it does not address community requests backed up by historical entry demand.

Option 2 - Modify the Maylands Waterland opening time to 9:00am instead of 10:00am from the first day in January for the remainder of the 2016/17 season.

Additional operating costs associated with this change of opening hours are estimated at \$12,064 which has been calculated as follows:

Cost Area	Value
Staff wages	\$9,174
Electricity	\$390
Promotion and signage to communicate change	\$2,500
Total additional expenses	\$12,064

The costs are lower than the above indicative full season costs given the change would be implemented half way through the season. It is still unlikely that these unbudgeted costs would be recouped by additional entry fees collected particularly given the low utilisation when children go back to school and during March and April. This option is not recommended as there is little historical evidence to support opening earlier in the cooler, quieter months towards the end of the season.

Option 3 - Modify the Maylands Waterland opening time to 9:00am during the January school holiday period and weekends in February.

It is estimated that operational costs will increase by \$5,950 which has been calculated as follows:

Cost Area	Value
Staff wages	\$3,326
Electricity	\$139
Promotion and signage to communicate change	\$2,500
Total additional expenses	\$5,965

This amount is more likely to be recouped through additional entry fees generated by the extended opening hours during the busiest period of the season. This option would also address the requests of members of the community and allow officers to assess the success of opening time changes for possible consideration in future budgets - noting that future budgets will be dependent on the future of Maylands Waterland following the current community consultation process that is being undertaken.

This option is recommended.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Continue to operate Maylands Waterland as budgeted <i>Estimated Cost: As per existing budget</i>	The City will not incur additional expenses or increased operating deficit.	Negative community sentiment if requests for change is ignored.
2.	Change the Opening time from 10.00am to 9.00am for the remainder of the 2016/17 season <i>Estimated Cost: \$12,064</i>	- The City will address community requests in regards to Maylands Waterland opening hours. - The results of the increased hours will inform future budgeting processes.	It is likely that additional entry fees raised by increasing the opening hours will be insufficient to cover associated and unbudgeted operation costs.
3.	Change the Opening time from 10.00am to 9.00am for the January School Holiday period and weekends in February for the 2016/17 season <i>Estimated Cost: \$5,965</i>	- The City will address community requests in regards to Maylands Waterland opening hours. - The results of the increased hours will inform future budgeting processes. - Additional operating costs are minimised and will yield the best additional entry fee benefit.	It is possible that additional entry fees raised by increasing the opening hours will be insufficient to cover associated and unbudgeted operation costs.

CONCLUSION

Option 3 - Change the opening time for Maylands Waterland from 10:00am to 9:00am for the January School holiday period and weekends in February is recommended as it provides a minimal risk trial period of extended opening hours for Maylands Waterland that addresses community request.

Additional entry fees collected due to the extended hours can be assessed and inform future budget allocations for the site. The additional opening hour is adjacent to the current most popular entry hour for the facility and is likely to provide the most benefit of increased entries of any changes to the time schedule.

FINANCIAL IMPLICATIONS

Council adopted its 2016/17 budget on 30 June 2016 and this included an estimated budget deficit of \$271,152 to operate Maylands Waterland.

Should Council wish to extend the opening hours of Maylands Waterland in accordance with the Officers recommendation, it is estimated that operational costs will increase by a maximum of \$5,965. However, this amount (or a significant proportion of) may be able to be recouped through additional entry fees generated by the extended opening hours during the busiest period of the season. Given the variation is likely to be nominal; source funding (if required) can be identified within the City's operating budget.

The following financial implications are applicable:

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT/LIFE EXPECTANCY OF ASSET
\$271,152	Up to a maximum of \$277,102	TBA	Nil	TBA

STRATEGIC LINK

In accordance with the City of Bayswater's Strategic Community Plan 2016-26, the following applies:

Theme: Our Community
 Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.
 Outcome C1: Facilities that offer a sense of community, that cater for a range of affordable services and social amenity.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

Nil

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Approves an extension to the Maylands Waterland opening hours from 10:00am - 5:00pm to 9:00am - 5:00pm for the period 1 - 31 January 2017 and for each weekend in February 2017.
2. Notes that source funding (if required) for the extended operating hours can be identified from the City's operating budget.
3. Notes that marketing of the change of hours for the period 1 - 31 January 2017 and for each weekend in February 2017 will be conducted via updated signage, local print media, fliers at out stations and related Facebook pages.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

11.3 National Disability Insurance Scheme

Officer: Director Community Services
Refer: Item 11.2: OCM 4.10.2016

EXECUTIVE SUMMARY**Application:**

For Council to consider new information received, and not register as a service provider with the Commonwealth National Disability Insurance Agency (NDIA) National Disability Insurance Scheme (NDIS).

Key Issues:

- New information available about the potential pitfalls to the City registering as a Provider with the NDIA NDIS.
- Transition of City of Bayswater eligible NDIS clients to new Providers prior to June 2017.
- The Bayswater Leisure and Information Service (BLIS) program will be ceased as at 30 June 2017.

BACKGROUND

Following the Councillor Workshop held on 30 August 2016, Councillors were informed of the implications to participating in the NDIA NDIS as a registered or non-registered provider.

On 6 September 2016, the City was advised that HACC funding for the City's HACC clients under the age of 65 will continue to 30 June 2017.

At its Ordinary Meeting held on 4 October 2016, Council resolved the following:

"That Council:

- 1. Authorises the City to register as a service provider with the National Disability Insurance Agency (NDIA) National Disability Insurance Scheme (NDIS).*
- 2. Notes that a review of the City's overall Home and Community Care (HACC) program will be undertaken this calendar year".*

Since the above Council resolution, the City has received new information advising of potential pitfalls if the City registers as a provider with the NDIA NDIS. This new information was shared with Councillors at a workshop on 7 November 2016.

CONSULTATION*National Disability Insurance Agency (NDIA)*

City Officers have consulted with NDIA and attended their information sessions on several occasions.

The key messages are summarised as follows:

- Uncertain of the timeframe for a Provider to be registered however, the time period is becoming longer as more providers attempt to sign up.
- All potential participants/clients will be contacted for a telephone interview to commence their interim care plans.
- None of the City's seventy potential NDIS clients have been contacted to date.
- Information given can be superseded at any time.
- 'To make it work', registered local governments (LGs) are expected to attract clients from outside their boundaries.

Not-for-profit Service Provider

City Officers have liaised with a large not-for-profit NDIA NDIS registered service provider, and been advised that:

- Registering can take up to 15 weeks.
- Clients should not accept the offer of telephone assessments, but advise NDIS that they wish to have a face-to-face interview.
- The scheme as a whole is an opportunity for councils to look at community partnerships, in delivering services on the behalf to their residents.

Other Local Governments

In sharing information within the local government sector, LGs are questioning their role in the direct service delivery space, including that of a registered NDIS provider.

ANALYSIS

New information has been received about registration with the NDIA NDIS. It suggests that the registering process will take up to 15 weeks to complete, placing the City well into the six month trial period (1 January 2017 to 30 June 2017). Considering the potential withdrawal of services on 1 July 2017, this would potentially create unnecessary anxiety and a false sense of security for the City's vulnerable NDIS eligible HACC clients. Furthermore, the City's internal processes, including its financial systems, would need to undergo significant change to support the process; a possible sacrificial exercise at a significant cost.

If the City does not register with NDIS, but assist clients who are eligible for NDIS funding to transition to participating NDIS providers between January and June 2017 instead, this would pose a more compassionate and responsible approach. It would enable a smooth transition for clients (and staff) and allow the City to be an advocate rather than a provider on their behalf. Furthermore, there would be no financial consequences to the City.

Not registering would also allow the City to apply its learnings to the future of other services to partner with the community, for the best long-term options.

The landscape for local governments is changing. The current trend is a shift away from direct service delivery to advocacy work. This advocacy work includes facilitation of service delivery by other organisations. Many can provide services at more competitive prices and rely on the benefits derived from economies of scale approaches. In respect to NDIS service provision for City of Bayswater residents, the larger private and/or not for profit organisations could be considered well equipped and more appropriate, to manage quality NDIS service provision, rather than the City. The City is uniquely positioned to partner with its clients/residents during this transition phase.

HACC Review

An internal formal review of the City's overall HACC program will be undertaken this year, due to the changing landscape as follows:

- The introduction of the NDIS;
- Aged care reform;
- Increasing provision and competition for services for frail aged people and people with disabilities by large scale organisations;
- The relevance of local government's role in the provision of services in this space; and
- The withdrawal of HACC funds completely within the next couple of years.

The outcome of the review and recommendations will be presented at a future Council Meeting, to determine the City's ongoing role in the provision of services for frail aged seniors, and people with a disability. However, what is proposed now, is that the City does not register with the NDIA NDIS and ceases the delivery of one component of the HACC program (the BLIS program) for its current clients under the age of 65, on or before 30 June 2017.

City's HACC clients under the age of 65

At this time, the City has approximately 70 clients under the age of 65 years. Whilst they attend all of the City's HACC funded programs, the BLIS program is by far the most popular attracting 63% of these people. BLIS provides a variety of activities such as excursions, entertainment, presentations, music, disco's, arts and crafts and is especially designed for disabled people under the age of 65.

On 1 January 2016, the NDIA NDIS trial will be extending to the City of Bayswater and most of these clients will be eligible to participate. Furthermore, HACC funding (that includes a staff salary component) ceases for these NDIA NDIS people on 30 June 2017.

(It is important to note that the City's other HACC programs and the cost effective and extremely popular BLIS 'Disco nights', can still be offered to the under 65 age group, until HACC funding ceases entirely).

An early transparent decision to transition these clients to service providers of their choice is in their best interest, as it is with their parents, carers and the City's three staff who manage the BLIS program.

BLIS Program exit costs

Should Council resolve not to register as a provider with the NDIA NDIS as at 30 June 2017, there may be a number of program exit costs (and savings) that will need to be considered as a part of the 2017/18 budget. The program exit costs may be staffing costs (pending natural attrition and, or redeployment over the next six months), asset disposal (one bus and one car) and the ongoing implementation of a communication strategy. Given the current BLIS program operates from the RISE, there is the potential to either utilise the current office space for another purpose or offer this as an additional community lease. The City has already received some interest from a key provider of NDIA NDIS services in this regard.

Communication and Transition Plan

Should Council resolve not to register the City as a provider with the NDIA NDIS, Officers would develop and implement a comprehensive communication and transition plan to support existing clients with a disability under the age of 65 make a transition to new service providers.

The plan would include the provision of advice underpinned by key messages for all stakeholders, including the City's current eligible NDIS clients, parents, carers, staff, alternative providers, the Department of Health and the NDIA NDIS:

Given the demographic of clients and carers impacted by this change, the communication plan will include the provision of messages via multiple mediums, with a focus on face to face communication. The first in a series of information sessions for clients, carers and staff are planned immediately following the December Council meeting.

Pending Council's decision on this matter, the overall key messages to communicate the change will be as follows:

- The NDIS provides more choice for people with a disability and makes a wider range of services available
- The new service model means clients can tailor the services they access to match their specific needs

- This means clients have more control and can access services that enhance the quality of life they enjoy
- The City will work with the new service providers to ensure a smooth transition and will continue to advocate on behalf of existing clients

OPTIONS

The following options are available to Council:

OPTION	BENEFIT	RISK
1. • Not register as a provider with the National Disability Insurance Agency (NDIA) National Disability Insurance Scheme. • Not contend in the free market for its under 65 client base • Cease the delivery of the City's HACC BLIS program as at 30 June 2017. • Develop and implement a communication and transition plan with key stakeholders.	Provides a compassionate and robust approach for the City's eligible NDIS clients. Provides a clear and transparent pathway to transitioning clients to quality NDIS service providers. Is in keeping with current thinking in local government approaches to service delivery. Facilitates the forming of positive partnerships with other service providers. Provides staff with clarity going forward. Avoids unnecessary anxiety and false sense of security for clients (and staff).	Clients and carers may be outraged. New NDIS service providers may not deliver what the clients want.
2. Register as a provider with the National Disability Insurance Agency (NDIA) National Disability Insurance Scheme	Provides continuity of services. Would receive referrals from NDIA.	Could raise expectations beyond June 2017. Will raise anxiety with clients and carers.

CONCLUSION

Option 1 is recommended as it would enable a compassionate, responsible and forward-thinking approach in supporting some of the City's most vulnerable residents. It would provide clients, carers, parents and staff with clear and transparent pathways to planning for their future in a timely and responsive fashion. Furthermore, it would allow City Officers to develop and implement a communication and transition plan that would enable early notification of Council's decision, presentations by quality service agencies to clients, and permit the transitioning to these services, once clients are confident and registered.

Option 1 will also facilitate the application of learnings to the future of HACC services in the City of Bayswater.

FINANCIAL IMPLICATIONS

The following financial implications are applicable to the Bayswater Leisure and Information Service (BLIS) program only. This HACC funded program, is exclusive to the City's 70 disabled clients under the age of 65, however, due to roll out of the NDIA NDIS, this funding will cease for those clients (estimated at approximately 70% of the City's under 65 HACC client base), who will be eligible to participate with NDIA NDIS, on 30 June 2017.

There is an informal indication that HACC funding after June is set to support HACC clients who are 65 years of age and older, as well as a small percentage of funding to support current clients under the age of 65, who fail NDIA NDIS eligibility.

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2016/17 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT - LIFE EXPECTANCY OF ASSET
\$299,500 Nett budget after expenses \$59,798	N/A	N/A	N/A	N/A

STRATEGIC LINK

From the City of Bayswater's Strategic Community Plan 2016-2026, the following applies;

Theme: Our Community
 Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.
 Outcome C5: Services, children, youth, families and seniors.

Theme: Leadership and Governance
 Aspiration: We will provide responsible governance and be recognised for operating with integrity and delivering quality services.
 Outcome L4: Strong stewardship and leadership

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Not applicable.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Councillor Workshop report - 30 August 2016
2. Councillor Workshop report - 7 November 2016

***At 8:52pm, Cr Sutherland withdrew from the meeting and returned at 8:54pm.
 At 8:54pm, Cr Rifici returned to the meeting.***

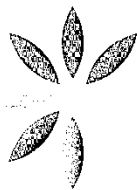
COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Authorises the City to not register as a service provider with the National Disability Insurance Agency (NDIA) National Disability Insurance Scheme (NDIS).
2. Approve the cessation of the City's Home and Community Care (HACC) Bayswater Leisure and Information Service (BLIS) as at 30 June 2017.
3. Authorises the City's Officers to develop and implement a communication and transition plan with key stakeholders.

CR CHRIS CORNISH MOVED, CR DAN BULL SECONDED

CARRIED UNANIMOUSLY

Attachment 1

Councillor Workshop National Disability Insurance Scheme (NDIS)



Date: 30 August 2016

Issues for Discussion:

- The roll out of the Commonwealth National Disability Insurance Agency, National Disability Insurance Scheme (NDIA NDIS) and its implications for the City of Bayswater this financial year.
- Participation in the NDIA NDIS as a registered or non-registered service provider.

Background:

The City has been participating in the delivery of Home and Community Care (HACC) services for many years. HACC services assist eligible frail aged people and also people with an intellectual and physical disability under the age of 65, to continue living at home and in the community. HACC is part-funded by the State and part-funded by the Commonwealth. However, it is administered by the State Department of Health.

The current 2016/17 budget outlines that the City will receive \$1,552,000 HACC (Received in quarterly instalments). The HACC income (including fees and charges), is approximately \$1,676,000, with an approximate expenditure of \$1,654,000. For this year, the currently anticipated surplus for the program is approximately \$23,000. There have been years where the budget has resulted in a deficit. This has mainly been due to the delivery of the City's Meals on Wheels program now ceased. The City does not set aside a formal budget to contribute to the delivery of its HACC services or payment of HACC staff salaries.

The following table depicts the City's HACC programmes and the number of people under the age of 65, who attend these programmes:

Service	No. of clients
Bayswater Leisure and Information Service (under 65 years of age (BLIS))	38
Domestic Assistance	14
Community Transport	3
Centre-based day care	1
Food Services	15
Social Support	3
Counselling Services	13

The City's HACC clients under the age of 65, participate in all of the City's HACC programmes. However, the BLIS is by far the most popular programme, attracting 63% of these clients. BLIS provides a variety of activities such as excursions, entertainment, presentations, music, arts and crafts and is especially designed for eligible people under the age of 65.

In August 2013, the Commonwealth Government (Department of Social Services) and the Western Australian Government (Disability Services Commission) jointly introduced the National Disability

Insurance scheme (NDIS) for people with a disability under the age of 65. The NDIS is a free government scheme that looks to assist people in getting the support they need to build a 'full' life at home and in the community. This scheme is on trial, is being rolled out across Australia and will eventually replace all HACC programmes for people with a disability under the age of 65 such as BLIS.

Unlike HACC services where funds are aligned to the Service Provider (e.g. City of Bayswater) NDIS funds are aligned to the individual participant (under the scheme, clients are called 'participants'). This model is often referred to as a person centred approach.

In June 2017, the scheme will have been rolled out nationally, and will be officially adopted. This means that full responsibility for all people in Australia under the age of 65 with disabilities will fall under the remit of the NDIS. HACC funding will cease for all people with a disability under the age of 65. (HACC funding for people over the age of 65 will also eventually cease. This will be referred to in a separate report)

Current Status

The NDIS is currently on trial in Western Australia. The roll-out of the trial is being implemented by way of targeted Local Government areas called 'trial sites'. Furthermore, the NDIS is being offered in two slightly different models to help determine the eventual best approach. One model, facilitated by the State (via the Disability Services Commission), is known as the West Australian National Disability Insurance Scheme (W.A. NDIS). The other model is facilitated by the Commonwealth (via the Department of Social Services) and is known as the National Disability Insurance Agency, National Disability Insurance Scheme (NDIA NDIS).

HACC funding for all people with a disability under the age of 65 living in trial sites will cease at the time of roll out.

- W.A. NDIS

This scheme is currently being trialled in the lower south-west of WA, and Cockburn/Kwinana. This trial is only applicable to eligible people under the age of 65, who live in these districts. They must register as a 'participant' to enable access to funds to pay for their services.

- NDIA NDIS

This scheme is currently being trialled in the Perth Hills, namely the City of Swan and Shires of Kalamunda and Mundaring. This trial is only applicable to eligible people under the age of 65 who live in these districts. They register as a 'participant' to enable access to funds to pay for their services. In April 2016, an announcement was made that commencing 1 January 2017, the NDIA NDIS trial site will be expanding to the City of Bayswater and Shires of Bassendean, Chittering, Toodyay, York and Northam.

The announcement about the expansion of the trial site was made in April 2016. However, details in regards to how the scheme works for the participant were not formally advised until early August. Information regarding logistics such as financial implications for service providers was sourced by Officers - thus the reason for this briefing.

On the 25th August, the NDIA NDIS contacted the City with an offer to meet with Council.

NDIA NDIS Service Providers

Under the NDIA NDIS approach, service providers i.e. Private, Not for Profit, Local Government or Government organisations, do not need to be based in the trial site to deliver services to participants, who do need to be living in the trial site. Service providers choose whether to be a registered NDIA NDIS provider or not.

Being a 'Registered Provider' means that the provider:

- is restricted to charging participants set fees for units/hours of service (these fees are dictated by NDIA NDIS).
- has their services promoted on the NDIA NDIS website and receives referrals by NDIA NDIS.

Being a 'Non-registered Provider' means that the provider:

- can deliver services to NDIA NDIS participants.
- is not restricted by set fees for service dictated by NDIA NDIS.
- does not have their services promoted on the NDIA NDIS website, and does not receive referrals by the organisation.

Implications for the City

Commencing 1 January 2017, the NDIA NDIS trial site will be expanding to the City of Bayswater and Shires of Bassendean, Chittering, Toodyay, York and Northam. The City's portion of HACC funding for all people with a disability under the age of 65 living in these trial sites will be withdrawn at this time.

This means that approximately 70 of the City's current HACC clients under the age of 65 years will be eligible to register as participants for the NDIA NDIS trial in January 2017. These clients, who mainly access the City's BLIS programme, will need to register in preparation for this transition to enable access to funds to pay for continued services. Participants can self-manage their own funds or pay a fee to NDIA NDIS, to do it for them.

In the short term, Council needs to consider its commitment to continuing services for its current HACC clients under the age of 65, and consider whether it wants to register with NDIA NDIS or not.

In the longer term, Council needs to consider whether, given the changing landscape of HACC funding, it wants to continue to be a provider of services for eligible frail aged people and people with an intellectual and physical disability under the age of 65. Officers are in the process of preparing a further report for Council outlining a service review model in consideration of this change.

Registering with NDIS

As a registered provider with NDIA NDIS, the City would only be permitted to charge participants the fixed hourly fee for service set by NDIA NDIS. These fees are much lower than full recovery costs for current City of Bayswater HACC services. For example, the City of Bayswater's full cost recovery fee for its BLIS programme, equates to \$30.00 per hour, per client, whilst the hourly fee for service set by NDIA NDIS is \$19.37. This would be a loss to the City of \$10.63 per hour of service, per client.

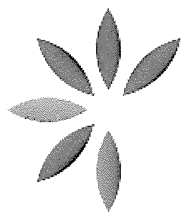
The BLIS program delivers 12,000 collective hours of service across its client base, per year. If the City was to fund the difference between the set NDIS NDIA fee of \$19.37 and the City's full cost recovery fee of \$30.00 per hour for 12,000 hours of service per year, it would need to set aside a new annual budget of approximately \$127,560 to uphold the program in its current form.

As the Department of Health will withdraw HACC funding for 70 of the City's clients under the age of 65 in January 2017, half of this amount (approximately \$64,000) would need to be sourced to enable continuation of the BLIS program to the end of the 2016/17 financial year. This would provide time to deliberate on future budgeting, staffing matters, transitions and the City's role in service provision of this nature, going forward.

It would also provide time for the NDIA to meet with Council at a convenient time, to discuss the scheme to ensure further understanding.

Not registering with NDIS

If the City does not register as a provider with NDIS NDIA, it could still offer services to participants but would not be restricted to the set prices per hour/unit of service per participant, as dictated by NDIA NDIS. The City would be free to charge participants full cost recovery fees to enable financial viability. However, the City would not receive referrals from NDIS NDIA and would have to contend in the free

Attachment 2

Councillor Workshop

National Disability Insurance Scheme (NDIS)



Date: 7 November 2016

Issues for Discussion:

- New information that has become available about the National Disability Insurance Scheme (NDIS) registration and pitfalls since Council's decision on this matter at its Ordinary Meeting on 4 October 2016.
- Best NDIS transition for City of Bayswater residents.
- Scenarios/case studies for consideration.
- Timeframes for future decisions.

Background:

At its Ordinary Meeting held on 4 October 2016, Council was presented with new information advising that Home and Community Care (HACC) funding for the City's HACC clients who are eligible to register as participants with the National Disability Insurance Agency, National Disability Insurance Scheme (NDIA NDIS), will continue to 30 June 2017.

A decision was also made by Council at that meeting for the City to register as a service provider with the NDIA NDIS.

A commitment was given to bring recommendations to a future Council meeting to determine the City's ongoing role in the provision of services for eligible frail aged seniors, and people with a disability.

Analysis:

Since that meeting, the City has received additional information from NDIA and other local governments going through similar transition periods. More information will be presented at the workshop but importantly recent advice is that it will take up to 15 weeks to register for NDIS services which will impact on our ability to support clients in the interim. Further, once registered we would be required to accept any eligible clients from any location, not just within the City of Bayswater.

As a result, Officers have prepared various scenarios for Council to consider regarding the consequences for City residents as a result of different decisions that may be made in the short-term.

In the longer term, it is proposed to bring the following decisions to Council for consideration.

- * November/December 2016 - future involvement in service delivery for people with disabilities under 65 years.
- * May 2017 - future involvement in service delivery for Home and Community Care.

Desired Outcome:

- Council report in November/December 2016 recommending not to register for NDIS as a result of the new information received.
- Support for an early and transparent decision to assist disabled clients under 65 to transition to service providers of their choice by 30 June 2017.
- Developing a program for NDIS transition that can be used as a model for other services.
- Greater understanding of benefits and risks to clients/residents and the City.
- Developing timeframes for future decisions about City delivery of HACC services to give clarity and confidence to residents and clients.

Attachments:

1. Scenarios based on different client needs and expectations.

NATIONAL DISABILITY INSURANCE SCHEME (NDIS) - SCENARIO 1**Jane and Bill – transitioning from Home and Community Care (HACC) model of care to NDIS model**

Under the HACC subsidy model, Jane receives the following services for a minimal fee contribution:

Three times per week:

- Transport to Day Program
- Five hours of care per day at Day Program
- Transport home from Day Program

Jane is now eligible for NDIS, which means she will no longer receive services under the HACC model once her NDIS Plan is in place.

Jane meets with an NDIS approved planner and an individualised plan is developed for her. Jane's NDIS Plan will run for 12 months before it is reviewed again. The Plan looks like this:

To be used for Reasonable and Necessary NDIS support**Assistance with daily life in the community**

Budget: \$7,000

Reference number: 0001

How will the supports be paid: NDIS will pay ***** directly for these supports

This support budget can only be used from: 1 January 2017 to 1 January 2018

Purpose of support: Two hours per week assistance to access the community as attending Day Program.

Note – Transport is not included as part of Jane's Plan.

Bill, who used to receive exactly the same HACC service (Day Program) as Jane, is now also eligible for NDIS, which also means that he will no longer receive services under the HACC model. Bill's NDIS Plan looks like this:

To be used for Reasonable and Necessary NDIS Support**Assistance with daily life in the community**

Budget: \$17,000

Reference number: 0001

How will the supports be paid: NDIS will pay ***** directly for these supports

This support budget can only be used from: 1 January 2017 to 1 January 2018

Purpose of support: Five hours of assistance, twice per week, to access the community as attending Day Program.

Transport to access daily activities

Budget: \$2,651

Reference number: 0002

How will the supports be paid: NDIS will deposit funds in Bill's nominated bank account each fortnight.

This support budget can only be used from: 1 January 2050 to 1 January 2051

Purpose of support: Transport allowance – currently attending Day Program.

NDIS Scenario 1 - Observations

- Under the HACC model, both Jane and Bill could access the same service for the same set time frames and also received transport as part of the service.
- With NDIS, the idea is that everyone's support needs are different and that each person can exercise choice and control over what services and supports they receive. So, this is why Jane and Bill's NDIS Plan look different to each other. It is an individualised plan.
- Jane does not have transport under her NDIS Plan, so she will need to find a way of getting to and from the Day Program (Uber, taxi, bus, family etc).
- Jane cannot have transport added to her plan until 12 months have lapsed. NDIS plans are reviewed every 12 months unless there are exceptional circumstances. Example: a plan would not be reviewed to 'add transport' to it because the participant/carer thinks it is lacking. A service would only be added before the 12 month review if it seriously affects the participant's daily living.
- Jane's plan only includes 1 day of Day Program for a total of 2 hours whilst Bill's plan includes three days per week of Day Program for a total of five hours each day with transport included. However, under the HACC model they both went to the Day Program 3 days per week for 5 hours each time. This will be an adjustment for both Jane, who will no longer go as often and for Bill who will no longer see Jane as often during the week.

NDIS SCENARIO 2**Jane and Bill receiving NDIS services as per their Individualised Plan.**

Jane and Bill both attend the Day Program on Wednesdays. As per Jane's Individualised Plan, she attends for two hours and Bill attends for five hours.

Bill receives transport as part of his plan.

Jane does not receive transport as part of her plan but has managed to get a family friend to drop her off and pick her up at the Day Program on Wednesdays, as she does not wish to spend money on a taxi/Uber and does not feel confident catching public transport on her own.

The family friend assisting Jane with transport is on a tight schedule due to her own personal work commitments.

On this day, the Day Program has a cinema outing planned for its participants, followed by lunch at Nando's.

Once at the cinema, Jane has to leave the movie early, as her two hours of Day Program time are up and her friend has come to pick her up from the cinema.

NDIS Scenario 2 Observations

- Jane's transport arrangement is not very flexible and she cannot have transport added to her Individualised Plan until her review in 12 months' time, when it can be justified- if it is justified.
- Jane may have felt quite inadequate leaving the cinema early and not being able to enjoy lunch with friends afterwards.
- NDIS Plans are individualised and everybody's plan is different- very different from the block funding they were used to with HACC services.

Points to Ponder

- If it is fair to expect Jane and Bill's parents to experience some concern over the transport situation, how does the City of Bayswater respond to this?
- The NDIS model is vastly different from the HACC model which many participants and their families got used to. The differences can be perceived as inconsistencies. How does the City of Bayswater respond to this?
- If the City of Bayswater becomes an NDIS provider for six months (until June 2017), how does the City plan to transition participants to other providers in a short time span?

With that in mind, would it be best for the City to transition clients to other providers over the next six months rather than take on a short lived role of NDIS provider?

- If the City of Bayswater became an NDIS provider, how would it respond to participants outside the City of Bayswater boundaries? In order to remain competitive the City would need to open its doors to anyone wishing to receive a service by Bayswater, regardless of where they live.
- Does becoming an NDIS provider have any implications on the Local Government Act? The City of Bayswater would need to provide services to anyone wanting the City of Bayswater to provide them, regardless of where they live.

11.4 2017 Citizen of the Year Nominations

Officer: Director Community Services

Confidential Attachment(s) - in accordance with Section 5.23(2)(b) of the Local Government Act 1995 - personal affairs of any person.

CR DAN BULL DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Dan Bull declared an impartial interest in this item as he is on the Board of Hillcrest Primary School. Cr Bull remained in the room during voting on this item.

EXECUTIVE SUMMARY**Application:**

To consider the nominations received for the 2017 Community Citizen of the Year Awards.

Key Issues:

- Nominations have been sought for the 2017 Community Citizen of the Year Awards.
- Council consideration of the nominations is now required to determine Citizen of the Year Awards across a number of categories.

BACKGROUND

The Australia Day WA, Community Citizen of the Year Awards (formally known as the Premier's Australia Day Active Citizenship Awards) is now being promoted by the Australia Day Council of Western Australia (ADCWA). The Patron of the Citizen of the Year Awards is Her Excellency the Governor of Western Australia.

The Awards reward and recognise individuals and organisations making a notable contribution during the current year, and/or those who have given outstanding service over a number of years. Outstanding, contribution and community services includes areas such as; education, health, fundraising, charitable and voluntary services, business, sport, arts, the environment or any other area that contributes to the advancement and wellbeing of a community.

Council selected one winner for the 2016 Awards. The winner, Miss Venera Uculano, was awarded the 'Premier's Australia Day Active Citizen Award' on Australia Day 2016.

CONSULTATION

A call for nominations for 2017 was promoted on the City's website and Facebook Page during October 2016. Additionally, the award opportunities were further promoted across the state on Channel 9, radio station 6PR 882 and via the Community Newspaper Group.

ANALYSIS

from 19 September 2016 to 31 October 2016 for the Australia Day WA, Community Citizen of the Year Awards. All advertising is now complete and the deadline for nominations has now closed.

Community members can be nominated for the following awards:

- City of Bayswater Citizen of the Year 2017;
- City of Bayswater Youth Citizen of the Year 2017;
- City of Bayswater Senior Citizen of the Year (note this is a new awards for 2017); and
- City of Bayswater Active Citizenship of the Year 2017 (group or event).

Participating local governments have been asked to forward their final selections to ADCWA by Friday, 9 December 2016. ADCWA will then produce all certificates and medals in order for the 2017 Awards to be presented as part of the City's Australia Day celebrations. In previous years, certificates have been provided by ADCWA and local governments have provided medals. Medals and new gold foil certificates signed by the Governor will now be provided by ADCWA. Winners are invited to a number of City of Bayswater civic events throughout the year.

The following selection and eligibility criteria should be noted when considering nominations for the awards:

Selection Criteria

The winners have been judged to have shown active citizenship and:

- Significant contribution to the local community;
- Demonstrated leadership on a community issue resulting in the enhancement of community life;
- A significant initiative which has brought about positive change and added value to community life; and
- Inspiring qualities as a role model for the community.

Eligibility Criteria

- Nominees should reside or work principally within the local authority making the award.
- Awards may be granted posthumously in recognition of recent achievements.
- Groups of people or couples will not normally be eligible except when meeting the criteria for a community group.
- A person may receive an award on more than one occasion in recognition of their particularly outstanding community contribution or involvement in an alternative initiative.
- Unsuccessful nominees may be nominated in future years.
- Sitting members of State, Federal and Local Government are not eligible.

A number of nominations were received across the following categories:

- Citizen of the Year 2017
- Senior Citizen of the Year 2047
- Active Citizenship of the Year 2017

It should be noted that no nominations were received for the Youth Citizen of the Year 2017. Council have the option of nominating any additional candidate for all awards at any point during the selection process to be forwarded to ADCWA by 9 December 2016.

A summary of the nominations and the complete nomination forms are included as Confidential Attachments to this report.

Council's nominations from the submissions received or any additional nomination agreed by Council will be forwarded to Australia Day WA. The City of Bayswater award winners will be presented with certificates and medallions at the City of Bayswater Australia Day Citizenship Ceremony to be held at the City of Bayswater Civic Centre on the morning of 26 January 2017.

Given Council's commitment to transparency this report, which in previous years' has been confidential, has been included in the open agenda. However, to maintain the confidentiality of the recipients of the Citizen of the Year awards until Australia Day, it is suggested that Council should move behind closed doors when discussing this item.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Council select candidates from the nominations received. Estimated Cost: Nil	- Acknowledges community contribution and participation. - Council acknowledges the community nominations that have been received.	Nil
2.	Council select a new candidate for any or all categories at OCM 6 December 2016. Estimated Cost: Nil	Council acknowledges community contribution and participation.	May not acknowledge the nominations that have been received from community members.
3.	Council rejects the nominations and does not progress with the 2017 Community Citizen of the Year Awards. Estimated Cost: Nil	Nil	- No awards will be presented at the Australia Day Citizenship Ceremony - Does not acknowledge the community nominations received.

CONCLUSION

Council received seven nominations, four of which were nominations for Citizen of the Year. The Senior Citizen of the Year category received one nomination and the Active Citizenship Award received two nominations.

Council have the option of nominating any additional candidate for any awards category at any point during the selection process to be forwarded to ADCWA by 9 December 2016.

Given that the awards have been promoted extensively and a number of community nominations have been received, Option 1 is recommended.

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT/LIFE EXPECTANCY OF ASSET
\$450	Nil	\$450	Nil	Nil

STRATEGIC LINK

From the City of Bayswater's Strategic Community Plan 2016-2026, the following applies;

Theme: Our Community

Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.

Outcome C1: Cohesive community in which residents feel a sense of safety, pride and belonging.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Not applicable.

VOTING REQUIREMENTS

Simple Majority Required

ATTACHMENTS

1. Summary of nominations received (*Confidential*)
2. Collated Citizen of the Year Nominations 2017 (*Confidential*)
3. Senior Citizen of the Year Nomination 2017 (*Confidential*)
4. Active Citizenship of the Year Nomination 2017 (*Confidential*)

ADDENDUM - ORDINARY COUNCIL MEETING - 6 DECEMBER, 2016

Confidential Attachment(s) - in accordance with Section 5.23(2)(b) of the Local Government Act 1995 - personal affairs of any person.

Additional Information

Further to the information provided in agenda item 11.4 of the Ordinary Council Meeting agenda for 6 December 2016, the following information is provided for consideration.

On further review, one of the nominations outlined in the confidential attachment was included in the category for Citizen of the Year (individual) when it should have been included in the Active Citizen of the Year Award (group or event).

Accordingly, the following changes have been identified within the report to Council:

CONCLUSION

Council received seven nominations, four of which were nominations for Citizen of the Year. The Senior Citizen of the Year category received one nomination and the Active Citizenship of the Year Award received two nominations.

and

Attachment 1 has been updated accordingly and is attached for your reference.

Voting Requirements

Simply Majority Required

Recommendation Implications

In light of the above, the Officer's recommendation remains unchanged.

OFFICER'S RECOMMENDATION TO COUNCIL

That Council:

1. Awards the 2017 City of Bayswater Citizen of the Year to _____.
2. Awards the 2017 City of Bayswater Senior Citizen of the Year to _____.
3. Awards the 2017 City of Bayswater Active Citizenship of the Year to _____.
4. Approves that resolutions one, two and three within this report that include the successful recipients of Citizen of the Year awards remain confidential until after the presentation ceremony to be held on 26 January 2017.
5. Presents the award to the successful nominees at the Australia Day Citizenship Ceremony to be conducted on 26 January 2017 at the City of Bayswater Civic Centre.

COUNCIL RESOLUTION

That this item be moved to the end of the meeting.

CR CHRIS CORNISH MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY

Council reconsidered this item at 12:06pm.

At 12:06pm, Cr Fleeton returned to the meeting.

REASON FOR CHANGE

Council selected award recipients.

COUNCIL RESOLUTION

That Council:

1. Awards the 2017 City of Bayswater Citizen of the Year to _____ .

CR ALAN RADFORD MOVED, CR BRENT FLEETON SECONDED

CARRIED: 8/2

2. Awards the 2017 City of Bayswater Senior Citizen of the Year to _____ .

CR ALAN RADFORD MOVED, CR BRENT FLEETON SECONDED

CARRIED UNANIMOUSLY

3. Awards the 2017 City of Bayswater Active Citizenship of the Year to _____ .

CR ALAN RADFORD MOVED, CR BRENT FLEETON SECONDED

CARRIED: 9/1

4. Approves that resolutions one, two and three within this report that include the successful recipients of Citizen of the Year awards remain confidential until after the presentation ceremony to be held on 26 January 2017.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

5. Presents the award to the successful nominees at the Australia Day Citizenship Ceremony to be conducted on 26 January 2017 at the City of Bayswater Civic Centre.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

11.5 Request to Conduct Circus Performances - Circus Royale

Officer: Director Community Services
Refer: Item 11.1: OCM 05.04.2016

EXECUTIVE SUMMARY**Application:**

To consider a request from Circus Royale to conduct circus performances at Broun Park, Embleton from 20 March 2017 to 2 April 2017 inclusive.

Key Issues:

- To consider the request to conduct circus performances.
- To consider an applicable reserve hire fee and ground bond for performances of this nature.

BACKGROUND

Circus Royale are requesting to conduct circus performances at Broun Park, Embleton during late March to early April 2017 (**Attachment 1**). Broun Park is an appealing site for touring circus companies given its size, location next to high volume passing traffic on Broun Avenue and its proximity next to Bayswater Waves attracting families to the site. Broun Park is classed as a passive reserve and acts as an overflow car park area for Bayswater Waves during the busy summer months. The reserve is available during the requested period.

Council had previously considered other sites to accommodate circus visits such as Pat O'Hara Reserve, Hillcrest Reserve and Riverside Gardens. All locations are of an appropriate size to accommodate a touring circus but lack either the volume of passing traffic to attract business or sufficient safe parking on site for visiting patrons.

Circus Royale is a professional touring circus company dedicated to providing family entertainment of a world class standard, including acts such as juggling, hand balancing, acrobatics and aerial displays. Circus Royale feature both Australian and International performers and feature domestic animals in their acts such as geese, horses, dogs and camels. The circus also offers a small cup and saucer ride, bouncy castle and a mobile food van operating on site.

The Circus Royale's Big Top has a seating capacity 750 people. Approximately 250 people are expected to attend each performance. Performances are proposed to be scheduled:

- Wednesday, Thursday and Friday Evening - 7.00pm
- Saturday afternoon - 2.00pm
- Saturday Evening - 7.00pm
- Sunday morning - 10.30am
- Sunday afternoon - 2.00pm

The 2016/17 fees and charges provide that Council determines any fee applicable for large scale community events such as fairs and circus acts.

It should be noted that at the Ordinary Council Meeting held 5 April 2016 Council approved a request from Circus Joseph Ashton to perform at Broun Park during 2016. Council included a condition that *"no promotional media or open requests asking the paying public to vote on their circus website for other or further additional animal entertainment at circus events"*.

Following the inclusion of the above condition Circus Joseph Ashton did not progress their application or visit the City.

CONSULTATION

No consultation has yet occurred with the public or other agencies on this matter. Council has requested previously that Circus operators conduct a letter drop to residents living around the reserve to advise of the Circus operating on site.

ANALYSIS

The Circus Royale is seeking permission to conduct circus performances at Broun Park, Embleton. The Circus requires placing of pegs in the ground to secure the Big Top and requires a number of large vehicles to access the reserve:

Access to power is required and will be provided via an arrangement between the operator and Western Power. Toilets will be provided by the Circus organiser.

An area of the reserve will be set aside for parking in addition to any available on street parking. The reserve reticulation is required to be turned off for the duration of the visit. This is consistent with previous visits and is not expected to impact the turf and surrounds.

Circus Royale has recently operated at a number of other Local Governments around Australia and within Western Australia, these include:

- City of Perth;
- City of Bunbury;
- City of Albany;
- City of Wanneroo; and
- City of Swan.

Officers contacted the City of Perth, the City of Albany and the City of Swan. All Local Governments noted the professionalism and the cleanliness of Circus Royale's operations.

The City of Perth recently charged a \$5,000 bond to Circus Royale and reserve hire was calculated as a percentage of admission takings. Hire fees averaged \$165.00 per performance. The Circus was required to provide evidence of how many people attended each performance.

The City of Albany did not charge the circus any fees for reserve hire and no bond was taken. The City of Swan charged an event application fee of \$871.00, a bond of \$1,000 and a daily reserve hire fee of \$230.00.

Council has previously approved circus performances at Broun Park, Bayswater in both 2014 and 2015 and applied a \$10,000 ground bond and a \$300 per day reserve hire fee.

Pending Council approval, Circus Royale will be required to:

- Operate under current state and federal legislation relevant to the welfare of animals, health and public buildings.
- Provide evidence of appropriate public liability cover.
- Comply with the City of Bayswater External Event Application process.
- Provide to the City before the circus is held, a certificate from a Qualified Structural Engineer certifying that temporary structures including seating is safe and secure.
- Adhere to any additional conditions/legislation deemed appropriate by Officers that may be applicable to conducting such an event on Council Property within the City of Bayswater.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Approve the request and charge a \$10,000 bond and \$300.00 per day hire fee. <i>Estimated Cost: Nil</i>	Provide community with an opportunity to visit the Circus in the City.	Possible risk of damage to the reserve
2.	Approve the request and set a daily reserve hire fee and applicable ground bond. <i>Estimated Cost: Nil</i>	Provide community with an opportunity to visit the Circus in the City.	Possible risk of damage to the reserve
3.	Do not approve the request. <i>Estimated Cost: Nil</i>	Nil	No community opportunity to visit the circus in the City.

CONCLUSION

Officers recommend Option 1 as it is consistent with previous fees set by Council. The recommended fee is in line with fees charged by other Local Governments and provides an opportunity for the local community to visit a professional touring circus within the City.

FINANCIAL IMPLICATIONS

The recommended fee for the period 20 March - 2 April 2017 will generate an income of \$4,200.

The following financial implications are applicable:

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT/LIFE EXPECTANCY OF ASSET
Nil	\$4,200 Income	Nil	Nil	Nil

STRATEGIC LINK

From the City of Bayswater's Strategic Community Plan 2016-2026, the following applies;

Theme: Our Community
 Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.
 Outcome C5: Services for children, youth, families and seniors.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simply Majority Required

ATTACHMENTS

1. Circus Royale Event Application form.

OFFICER'S RECOMMENDATION TO COUNCIL

That Council:

1. Approves the use of Broun Park by Circus Royale with a bond of \$10,000 and a \$300.00 per day reserve hire fee for the period 20 March 2017 - 2 April 2017 inclusive.
2. Requires that Circus Royale:
 - a) complies with current state and federal legislation relevant to the welfare of animals, health and public buildings.
 - b) demonstrates full compliance with all requirements of Public Liability Insurance.
 - c) complies with the City of Bayswater External Event Application process
 - d) provides the City, before the circus is held, a certificate from a Qualified Structural Engineer certifying that temporary structures including seating is safe and secure.
 - e) provides any additional conditions/legislation deemed appropriate by Council Officers that may be applicable to conducting such an event on Council Property within the City of Bayswater.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that a \$5,000 bond was a reasonable amount and every extra point added to the conditions adds another level of complexity.

COUNCIL RESOLUTION

That Council:

1. Approves the use of Broun Park by Circus Royale with a bond of \$5,000 and a \$300.00 per day reserve hire fee for the period 20 March 2017 - 2 April 2017 inclusive.
2. Requires that Circus Royale:
 - a) complies with the City of Bayswater External Event Application process.
 - b) provides any additional conditions/legislation deemed appropriate by Council Officers that may be applicable to conducting such an event on Council Property within the City of Bayswater.

CR CHRIS CORNISH MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED: 8/2

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor,
Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland,
Cr John Rifici, Cr Sally Palmer and Cr Brent Fleeton.

AGAINST VOTE - Cr Dan Bull and Cr Catherine Ehrhardt.

Attachment 1

CITY OF BAYSWATER EVENT APPLICATION FORM

If you need guidance completing this form then please have a look at [the City of Bayswater Event Guidelines](#), or contact the City's Event Coordinator via 9272 0694 for any questions you might have.

Most event applications can be assessed within **30 days**; however some events may require Council approval. For instance, if a donation from Council is requested or when planning approval is required. Council approval is also required when your event does not comply with noise regulations or when it is considered a major event of 5000 people or more attending. In these instances it is necessary to get your application in at least **60 days** prior to the event date.

If you plan to have your event at a City of Bayswater venue or reserve it is recommended to check its availability before completing the Event Application Form.

After lodging the event application and accompanying forms the City will determine if any further information is required. For instance, a noise management plan or risk management plan.

CONTACT DETAILS

Event Contact (Must be over 18 years)	Title: Mr ☒ Mrs ☐ Ms ☐ Miss ☐	
Surname: SYRED	Given Name: DAMIAN	
Name of Organisation: (if applicable) CIRCUS ROYALE		
Is the organisation not-for-profit? (if yes, please provide evidence) Yes ☐ No ☒		
Postal Address: PO BOX 1448 GEELONG VIC		Postcode: 3220
Phone (W/H): 0410 669 253	Phone (M): 0414 017 314	
Email: circus@circusroyale.com.au		
Alternative Contact:		
Phone (W/H):	Phone (M):	





EVENT DETAILS			
Name of Event:	CIRCUS ROYALE		
Location of Event:	BROUN PARK – BAYSWATER		
Description of event including the type of entertainment provided (for instance, bands, amusement rides, petting zoos): Traditional family circus featuring International and Australian performers including domestic animals; geese, horses, dogs and camels. Also includes laughing clowns, small jumping castle, cup & saucer ride and mobile food van.			
Event Date:	March 20 to April 2, 2017		
Start Time:	Earliest 10am	Finish Time: Latest 9.30pm	Event Duration: 2 hours
Set-up Date:	8am		Set-up Time: 10pm
Expected Maximum No. of persons attending the event at any one time:			Max 750 per show (av 250).
Expected No. of persons attending over the duration of the event:			Approx. 2000
Target audience (please give approximate percentages): Families			
Youth: 10%	Family: 80%	General: 10%	
Do you have the owner's consent:	If so, please have them sign:		
EVENT HISTORY N/A ☒			
Has this event operated previously?		Yes	No ☒
If yes, how many persons attended the previous event?			
Were there any complaints received regarding the previous event?		Yes	No ☒



If yes, please provide details of complaint(s) and the outcome (for instance, was it resolved?):	
VENUE BOOKING	N/A ☐
Is the venue a City of Bayswater reserve/facility?	Yes ☒ No ☐
If yes, have you checked the availability of the venue?	Yes ☒ No ☐
USE OF PARKS & RESERVES	N/A ☐
Will your event require any holes dug or tent pegs driven into the ground?	Yes ☒ No ☐
If yes, please provide details:	
Pegs driven into the ground to secure the big top	
Will you be doing any line marking on grass areas for your event?	Yes ☒ No ☐
If yes, please provide details:	
We will mark the ground to indicate where we are putting pegs etc. We will require council to mark any underground services that they know of (ie irrigation) and will also conduct a Dial Before You Dig search prior to setting up.	
Will you need access to the reserve for vehicles, trucks, or heavy machinery?	Yes ☒ No ☐
If yes, please provide details (for instance, estimated number of vehicles on the reserve):	
4 semi trailers, approx. 14 truck and caravan combinations, 10 cars	



Will you need access to power?	Yes ☒ No ☐
Will you need access to toilets?	Yes ☐ No ☒
Will you need access to clubrooms?	Yes ☐ No ☒
If you answered yes to any of the above questions, please provide details:	
3 phase power (if available). Circus Royale portable toilet trailer to be used.	
PUBLIC BUILDING	
Will you be constructing a Public Building ?	Yes ☒ No ☐
If yes, please complete the Application to construct a public building form. See event guidelines for relevant fees.	
FOOD STALLS	
Will you - or anyone else - be serving or selling food at your event?	Yes ☒ No ☐
If yes, each food stall holder will need to provide a Temporary Food Business Application form. The City also requires a copy of the 'public liability insurance' for each of the food stalls.	
PUBLIC LIABILITY INSURANCE	
The City requires a copy of your current Public Liability Insurance (Certificate of Currency) with a cover of at least \$10 million	
Does your Public Liability Insurance cover your organisation for this proposed event?	Yes ☒ No ☐
SITE PLAN	
The City requires a site plan for the event. For more information about the site plan, please refer to	



section 2.2 from the Event Guidelines	
Have you attached a site plan indicating the layout of your event?	Yes ☒ No ☐
WASTE MANAGEMENT	
It is important to have an adequate waste management plan in place to ensure there are sufficient bins for the disposal of general waste, recycling and green waste (if applicable).	
How many bins will be available at the event? Skip bin from local contractor plus approx. 6 circus owned wheelie bins.	
Will you need to hire bins from the City of Bayswater?	Yes ☐ No ☒
If yes, how many will you need?	
If no, who will be providing them? SUEZ	
TRAFFIC MANAGEMENT, ROAD CLOSURE & PARKING	
Make sure you have proper arrangements in place to manage a safe traffic flow and parking. If in doubt whether a traffic management plan is needed, please refer to section 2.12 of the Event Guidelines or contact the Events Coordinator on 9272 0694. Please note that when your event is on a road or part of a road you should contact the WA Police to discuss your event before lodging your Event Application Form with the City.	
Please note: It is not the responsibility of WA Police or City of Bayswater Rangers to manage traffic on the day of your event, they will only enforce traffic and parking laws.	
What arrangements are in place for vehicle parking at the event?	
Existing car park on-site to be utilised plus additional overflow parking to be set up on a small portion of the park (if required).	
Is your event likely to have an impact on surrounding residents, such as road closures, crowd movement or traffic congestion?	Yes ☐ No ☒
If yes, please provide a Traffic Management Plan	
Are there any accessible parking (disabled bays) facilities available?	Yes ☒ No ☐



If yes, how many bays?	No.: 4		
Have you organised any parking wardens?	Yes	☒	No ☐
Do you require a road closure?	Yes	☐	No ☒
If yes, have you obtained the necessary approvals from the WA Police?	Yes	☐	No ☐
	N/A	☒	
SANITARY FACILITIES			
The number of people expected to attend the event will impact the number of toilets and hand basins required onsite. Please refer to the table in section 3.6 of the Event Guidelines to see how many sanitary facilities are required. Please indicate how many of the following will be provided:			
Male Toilets:	2	Urinals:	4
		Male Hand basins:	2
Female Toilets:	6	Female Hand basins:	2
How many accessible toilets for people with a disability will you have?	No. 1 Unisex		
PLEASE NOTE: • If the event is happening after sunset please ensure that the toilet blocks have lights. • The number of toilets provided may determine how many people will be permitted at the event.			
FIRST AID PROVISION			
The number of people expected to attend the event will impact the number first aid posts and qualified first aid officers required onsite. Please refer to the table in section 3.9 of the Event Guidelines to see what is required for your event.			
No. and contact details of Qualified First Aid attendants:	2 qualified first aid staff on-site		
Will the first aid be through an accredited agency, for instance St John Ambulance?	Yes	☐	No ☒
If yes, please provide details: Full time staff			



Agency Name:	Phone:
PLEASE NOTE: Details of the first aid post and the access for emergency vehicles should be shown on the event site plan.	
SECURITY	
It is important to make adequate security arrangements for your event. Please refer to the table in section 3.7 of the Event Guidelines to see how many crowd controllers are required for your event.	
Please provide details of security arrangements for the event:	
N/A	
PLEASE NOTE: The ultimate responsibility to ensure the safety of people attending the event lies with the Event Organiser.	
FIREWORKS	
N/A ☒	
If you wish to discharge fireworks you will require approval from the <u>Department of Mines and Petroleum</u> , Fire Authorities, the Police and the City of Bayswater. Please refer to section 2.10 of the Event Guidelines for more information.	
If you have fireworks planned for your event then please provide details:	
Company:	
Phone:	
Have you got an approval for fireworks at this event? Yes ☐ No ☐	
If no, please provide an explanation:	



EMERGENCY EVACUATION	
The City requires an Emergency Evacuation Plan prepared for the Emergency Evacuation of persons at your event regardless of the size of your event – even if it is a small event. Please refer to section 2.3 Emergency Management of the Event Guidelines for more information.	
Have you attached an emergency evacuation plan for your event?	Yes ☒ No ☐
Have you notified the Local Police in writing of your event?	Yes ☒ No ☐
Have you notified Fire and Rescue Services of your event?	Yes ☒ No ☐
LIQUOR LICENCE	
Will liquor be sold at the event?	Yes ☐ No ☒
If yes, have you obtained a liquor licence for the event?	Yes ☐ No ☐
If not, why not? :	
AMUSEMENT RIDES	
Will you have Amusement rides at your event?	Yes ☒ No ☐
PLEASE NOTE: If so, they must comply with AS 3553. Please provide a copy of the 'public liability insurance' and 'evidence of plant registration' from Worksafe for each amusement ride.	
NOISE	
Will there be amplified music at the event?	Yes ☒ No ☐
If yes, please provide details: No outside amplification. All music confined within circus bigtop. Speakers positioned away from residential houses. Music levels of Leq 88 dB(A) at the sound mixing desk will comply with the noise limit.	
If yes, what will the noise level dB(A) potentially be at the sound mixing desk? (This is best estimated by the sound technician: Maximum at sound mixing desk 84dB(A).	
Will the noise from your event potentially exceed the assigned noise levels as stated in the Environmental Protection (Noise) Regulations 1997?	Yes ☐ No ☒



Do you have a complaints procedure?		Yes	☒	No	☐
PLEASE NOTE: If you expect to <u>exceed</u> the Assigned Noise Levels then please request an approval as a Non-complying Event in accordance with regulation 18 of the <i>Environmental Protection (Noise) Regulations 1997</i>. This written request will need to be submitted minimal 60 days prior to the event date. Please refer to the Event Guidelines for relevant fees					
PLANNING APPROVAL					
Will your event: - take place on private land? - run over a period of time or are you holding a series of consecutive events? - change the use of an area? (For instance, change parking facilities into a public events space?					
		Yes	☒	No	☐
If yes, you might need planning approval. Planning approval is not required if your event is in existence for less than 48 hours (over a 12 month period).					
In all other situations, please complete a planning application MRS Form 1 . Please be aware that planning applications require consideration by Council. This means the application should be lodged minimal 60 days prior to the event.					
GENERAL SAFETY REQUIREMENTS					
Are you aware of the relevant fire safety, electrical installations, evacuation procedures, lighting and seating requirements?		Yes	☒	No	☐
If no, please refer to section 3.1 - 3.5 of the Event Guidelines					
COMMUNITY INFORMATION					
The City of Bayswater posts information about upcoming public events on a community events calendar on our website at www.bayswater.wa.gov.au .					
Would you like your event to be listed on the calendar?		Yes	☒	No	☐
If so, please provide us with a short paragraph describing your event:					
DECLARATION					
I certify that the information provided in this application is true and correct to the best of my					



knowledge. I agree to notify the City of Bayswater of any changes to the information provided in this application.	
Have you read a copy of the City of Bayswater Event Guidelines? Yes ☒ No ☐	
Name: DAMIAN SYRED	Position DIRECTOR
Signature: 	Date: 03/11/2016

12. REPORTS FOR TECHNICAL SERVICES**12.1 Cleaning & Gardening Services for Bayswater State Emergency Services****Officer:** Director of Technical Services**Refer:** Correspondence from Bayswater State Emergency Services**EXECUTIVE SUMMARY****Application:**

For Council to consider a request from the Bayswater State Emergency Service (SES) to provide a cleaner and gardening services at 27 Clavering Road, Bayswater.

Key Issues:

- The premise at 27 Clavering Road, Bayswater is owned by the City of Bayswater and is utilised by the Bayswater State Emergency Service (SES) under a lease agreement.
- Costs of contract cleaners and gardening maintenance are not considered eligible expenditure items under the Local Government Grants Scheme (LGGS) which funds the operation of all SES Units.
- Bayswater SES has been fortunate to have these costs inadvertently funded up to and including 2015-16 via the LGGS, however following a recent audit and advice such funding has ceased.

BACKGROUND

The premise at 27 Clavering Road, Bayswater is owned by the City of Bayswater and is utilised by the Bayswater State Emergency Service (SES) under a lease agreement.

The Bayswater SES consists of volunteers who provide a range of very valuable services to assist the community in coping with the impact of disasters.

The Bayswater SES operations are funded by the Department of Fire & Emergency Services (DFES) through the Local Government Grant Scheme and the City of Bayswater is responsible for administering these funds.

The Bayswater SES 2015/16 Annual Grants Acquittal contained the following annual cleaning and gardening costs incurred by the Bayswater SES Unit:

- | | | |
|---------------------------|--------|---|
| • Cleaning | \$1064 | Average monthly cost of \$88.66 (approx. 2-3 hrs) |
| • Lawn/Garden Maintenance | \$489 | Average monthly cost of \$40.75 (approx. 1 hr) |

This year following an audit, the costs which totalled \$1,553 were deemed ineligible by the Emergency Services Levy Grants Administrator.

On Friday, 28 October 2016, the City of Bayswater received correspondence from the Bayswater SES (**Attachment 1**) requesting that the City undertakes cleaning of the building at 27 Clavering Road, Bayswater and maintenance of the lawns and gardens as this is not covered under the Grant Scheme.

In information provided by the Bayswater SES, they have advised that:-

- A roster system is currently run amongst the volunteers for cleaning;
- Volunteers are required to stay back an extra 1/2hr after training (which finishes at the earliest 2130hrs) to empty bins, sweep floors, vacuum and mop;

- They have historically absorbed the additional costs through donations and good will,
- Contract cleaners only represent a part of their cleaning regime and requirements;
- Although the responsibility for cleaning and garden maintenance lies with the Bayswater SES, the lease agreement was made prior to the current funding regulations and other units with newer agreements have their cleaning and garden maintenance covered by their Local Government Authority; and
- It is unreasonable to expect volunteers to continue to clean the building and maintain the lawn and gardens.

The Bayswater SES have therefore requested that the City provides a cleaner for approximately two to three hours per week and a gardener once a month to cut the lawns and weed etc.

CONSULTATION

The City has liaised with the Bayswater SES, DFES LGGS Grants Administrator and other Local Governments

ANALYSIS

The Bayswater SES volunteers are currently undertaking cleaning and garden maintenance at 27 Clavering Road, Bayswater in accordance with their existing lease agreement with the City.

The direct costs incurred (\$1,553) by Bayswater SES for cleaning and maintenance were not covered under the DFES Local Government Grant Scheme. DFES do however cover the costs of cleaning and gardening equipment (ie. mops, brooms, vacuums, lawnmowers) as they have an expectation that SES units will be self-sufficient.

The Bayswater SES have requested that the City undertake future cleaning and gardening maintenance of the facility at 27 Clavering Road as they believe the current lease agreement is outdated and some other Local Government Authorities are providing these services for their SES units.

The SES has advised that the cleaning and garden maintenance is currently being undertaken by a combination of contract providers and in-house volunteer support. Should the City assume these services entirely, the costs are expected to be in the vicinity of ~\$9,900 per annum.

The Bayswater SES volunteers provide a range of very valuable services to the community and it is therefore important that the City provides them with an appropriate level of support.

It should be noted that the City has provided a significant level of support to the SES over the last few years as follows:

October 2016	Motorising Two Roller Doors at 27 Clavering Road (\$4,000)
March 2016	Honour Board (\$200)
January 2015	Carpark Construction (\$18,000)
May 2014	Construction of Retaining Wall (\$20,000)
May 2014	Construction of Rooftop Training Facility (\$40,000)

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	The City provides ongoing cleaning & gardening services to the Bayswater SES for 27 Clavering Road Bayswater Estimated Cost: - Cleaning 3hrs x 52 weeks x 45/hr = \$7,020 - Gardening (4hrs x 12 months x \$60/hr = \$2,880 - Total Cost of ~\$9,900 pa	Support the volunteers at the Bayswater SES.	- Additional ongoing cost to the City of Bayswater. - Bayswater SES being less self-sufficient and more reliant upon the City of Bayswater. - Additional burden placed upon the City's already stretched resources.
2.	The City does not provide cleaning & gardening services to the Bayswater SES for 27 Clavering Road Bayswater Estimated Cost: Nil	No additional ongoing cost	- Places increased burden on volunteer members. - City not seen as supporting volunteers.
3.	The City to provide an annual allocation in the budget to cater for cleaning, garden maintenance and other valid but ineligible LGGS expenditure and/or any future minor/ miscellaneous requests to Council. Estimated Cost: \$5,000 pa	- Council not directly involved with contractors. - Council funding capped at set amount. - SES able to manage own affairs. - SES able to increase annual LGGS grant via valid overspends.	- Additional ongoing cost to the City of Bayswater. - SES viewing the City as a second funding source. - Transfer if funding responsibility from the State

CONCLUSION

There is no common approach among local governments as to how these services are provided and funded. The LGGS position means the responsibility defaults to either the SES Unit or local government. However a joint approach may provide a more desirable outcome.

Option 3 facilitates the SES continuing to manage their cleaning and gardening responsibilities with a level of flexibility in respect of delivery options. It also offers a contingency for additional minor SES expenses that may arise throughout the financial year and will assist the SES in justifying increases for future LGGS grant funding.

This option also recognises the City's close relationship with and the responsibility for the Bayswater SES. It also provides a reasonable ceiling limit for the ongoing financial impact to the City's budget from additional SES requests.

FINANCIAL IMPLICATIONS

There will be ongoing costs of approximately \$9,900 per annum associated with Option 1.

There will be ongoing costs of \$5,000 per annum associated with Option 3.

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT* LIFE EXPECTANCY OF ASSET
New Account	SES Miscellaneous Support	\$5,000	\$5,000	\$0

STRATEGIC LINK

In accordance with the City of Bayswater's Strategic Community Plan 2016-2026, the following applies:

Theme: Leadership and Governance
Aspiration: We will provide responsible governance and be recognised for operating with integrity and delivering quality services.
Outcome L2: Prudent management of financial resources.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Nil.

VOTING REQUIREMENTS***ABSOLUTE MAJORITY REQUIRED*****ATTACHMENTS**

1. Correspondence from Bayswater SES

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council approves:

1. A budget allocation of \$5,000 in the 2016/17 Budget and for subsequent financial years, to facilitate cleaning, garden maintenance and other valid expenditure not covered under the Local Government Grant Scheme.
2. The 2016/17 Budget being amended to include the following:-

ACCOUNT	DESCRIPTION	ORIGINAL BUDGET	REVISED BUDGET	SURPLUS/ DEFICIT
New Account	SES Miscellaneous Support	\$0	\$5,000	\$5,000

3. The City administering the release of funds to the Bayswater SES to facilitate cleaning, garden maintenance and other valid expenditure not covered under the Local Government Grant Scheme.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED BY EN BLOC RESOLUTION BY AN ABSOLUTE MAJORITY: 10/0

Attachment 1

From: BayswaterSES Local Manager [<mailto:localmanager@bayswaterses.com.au>]
Sent: Friday, 28 October 2016 1:11 PM
To: Eric Graham
Cc: Alan Hawke; Adrian Lynch; Lawrence Billson
Subject: Cleaner and Gardener

Hi Eric,

Historically we have organised and paid for cleaners and gardeners for the Unit; however I am now told that this is not covered by the LGGS and after consulting with a range of other Units I find they are all getting this done by their shires.

I feel it is unreasonable to expect the volunteers to clean the Unit and maintain the gardens so I am left with no other option but to ask you to organise the cleaners and gardeners used by the COB to include our premises in the future. (I'm happy to supply extra keys for this purpose)

Ideally we need a cleaner once a week for about 3 hours and a gardener once a month to cut the lawns and weed etc. Obviously we will continue to put in our own time to resolve minor issues as they arise.

(This is something that we will no doubt have to include in the new Memorandum of understanding)

My apologies for dropping this on you. Apparently DFES send details of changes to the capital and operating grants to the Shires, but this information has not prior to your time been passed to us.

Kind regards,
Nic

Nic Wilkinson
Local Manager
Bayswater SES
01298 50090

localmanager@bayswaterses.com.au



Bayswater
State Emergency Service

12.2 Supply, Upgrade, Install and Maintain Bench Seats with Advertising Rights**Officer:** Director of Technical Services**Refer:** OMC February 2001

Confidential Attachment(s) - in accordance with Section 5.23(2)(b) of the Local Government Act 1995 - a matter that if disclosed, would reveal -

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

CR MICHELLE SUTHERLAND DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Michelle Sutherland declared an impartial interest in this item as her husband has a contract with this business. At 9:15pm, Cr Sutherland withdrew from the meeting.

CR JOHN RIFICI DECLARED A FINANCIAL INTEREST

In accordance with section 5.60A of the Local Government Act 1995, Cr John Rifici declared a financial interest in this item as he has used the company to promote himself in Fremantle. At 9:16pm, Cr John Rifici withdrew from the meeting.

EXECUTIVE SUMMARY**Application:**

For Council to consider a proposal from the City's current contractor to extend the current contract for a further 10 years with a further 5 year option.

Key Issues:

- There is currently in excess of 500 bench seats and 10 park picnic settings of which the City owns 75 bench seats. The remaining seats and picnic settings are owned by a contractor.
- The current contractor has been with the City for approximately 30 years.
- The current contractor's offer can be viewed as unique in its nature in accordance with Regulations 1996 - Regulation 11(2) part (f).
- The offer for a further 10+5 years will avoid disruption to the community.

BACKGROUND

The Council in February 2001 awarded Tender Number 9-00/01 for the supply and maintenance of bench seats with advertising rights to Streetside Advertising for a period of 10 years plus an option of a further 5 years.

The City as part of the tender finalised the contractual agreement and the period commenced in earnest on 1 July 2001 and continued to 30 June 2011. A further 5 year option was granted bringing the contract to 30 June 2016.

The City was preparing to re-call tenders in April of this year, however the contractor requested that they be given time to put a package together as they contended that, the City does not require to call a tender as the contract primarily, is an income-based contract for the City for the right to advertise.

The contractor has consulted the Department of Local Government and states that other Councils do not call tenders and has provided a full report with a proposal for a further 10 years plus a 5 year option (**Confidential Attachment 1**).

The City currently earns \$8,246 per annum for the right to advertise on bench seats across the City. Of the 500 bench seats, the contractor is advertising on 22 sites across the City; mostly at major intersections and around the Morley Galleria shopping precinct. It is pointed out that \$8,246 is based on 30 seats having advertising and any more will result in the annual payment to Council increasing an extra \$225 per seat per annum.

In the 15 years of the current contract, the contractor has never been able to attract any more than 22-23 advertising locations. Streetside Advertising was also the contractor during the previous 15 years prior to 2001 and has thus been with the City for in excess of 30 years.

Of the existing 500 seats, 75 of them are technically owned by the City which was born out of the previous contract that finished in 2001. The benches are predominantly the historic concrete framework with timber slats that are evident at a majority of bus stops within the City and have been in place approximately 30 years. Also, Streetside Advertising own 10 park picnic table and bench settings that are distributed within the City.

CONSULTATION

No consultation with the public or other agencies has been undertaken on this matter.

ANALYSIS

In terms of the requirement to call tenders, due to the ambiguity of whether the consideration of the contract is expected to be more than \$150,000 would be a matter of conjecture. However it would appear that at least one other Council has not done so, on the basis of a mutual benefit to the community as shown by the contractor's submission.

In terms of the value of consideration of the contract it would be difficult to determine, based on if the City were to keep the seats on a lease basis what would be part of the value of consideration over 15 years.

It is evident however, that this form of advertising is now competing with a multitude of forms of advertising including the internet and other forms of electronic avenues where in the early 1980's, it was an attractive option for Council to obtain revenue and seating facilities for no cost to the community.

The City currently has other forms of advertising allowable in the form of illuminated street signs where by the City obtains approximately \$10,520 in revenue and some space on the sign for a community message. Also, the City allows for illuminated bus shelters but receives no revenue, only the placement of modern, illuminated shelters at locations determined by Adshell.

The City did also allow for advertising on the City's concrete bus shelters, however the contractor, Streetside Advertising, at the time did not obtain enough advertising clients.

As the contract has certain uniqueness to it and any new contractor would ultimately need to supply 500 seats and amortise the seats over the next 15 years, the contract model is in a sense unique to the specific area of seat advertising only.

The contractor is also offering as part of the new 10+5 year package the following:

- Continue to provide and maintain the 500 seats and 10 community settings already in place within the City free of charge;

- Upgrade all advertising seats to either the Margaret or Amanda styles as shown in the following "Range of Advertising Seats" document (**Confidential Attachment 1**);
- Upgrade all community seats on selected major thoroughfares to the Caroline style as shown in the following "Range of Community Seats" document (**Confidential Attachment 1**);
- Provide sufficient additional seats to furnish every bus stop with a boarding daily patronage with the type of seat that is applicable to that location under the above terms; and
- Pay the City a fee of \$9,200 per annum (the current adjusted sum rounded up), with CPI adjustments.

Over the period of the tender, the only issues that have arisen have been in relation to the location of seats (prime advertising sites are not necessarily sites where public seating is needed) and the use of the seats for political advertising.

Accordingly, the Council may wish to consider tightening up any minor anomalies such as no political advertising and issues such as location having two seats side by side.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Not accept the proposal and remove all advertising within the road reserve. <i>Estimated Cost: \$400,000</i>	• No proliferation of advertising within road reserve.	• The Council will need to fund 500 seats to replace existing. • Transition period of replacement will dissatisfy residents.
2.	Re-call tenders for supply, install and maintain seats with advertising rights. <i>Estimated Cost: \$1,200</i>	• Test market. • Ensure compliance with legislative requirements.	• May only be one other company interested. • The City may receive a less attractive offer. • Transition of replacement seats will dissatisfy residents. •
3.	Accept Streetside Advertising's offer of a 10+5 year contract on the same terms and conditions of the existing contract. <i>Estimated Cost: Nil</i>	• Minimise disruption to seats placed throughout the City. • Save on calling of Tender advertising.	• May be interpreted as favouring existing contractor without going to market.
4.	Enter into negotiations with Streetside Advertising for entering into a new contract with conditions suitable to Council.	• Save on calling of Tender advertising. • Avoid issues relating to location and advertising type.	• May be interpreted as favouring existing contractor without going to market.

CONCLUSION

As the contract is unique in the sense of an extensive number of seats already existing within the City, it may be more advantageous to the City to agree to a 10+5 year contract. This would also save the City on advertising costs and advising residents of any transition period of replacing the seats over an extended period of time.

Notwithstanding this given the length of time the contract has been in place, it is considered appropriate that provision of this service be retendered to ensure that the City is receiving maximum benefit.

Accordingly option 2 is recommended. As it is unlikely that any other service provider can provide the community seats in the intervening period. It is proposed to continue with the current contract until 30 June 2017.

FINANCIAL IMPLICATIONS

2016/17 BUDGET ALLOCATION	2016/17 BUDGET CONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT LIFE EXPECTANCY OF ASSETT
\$8,300	9,200	\$9,200+CPI	Nil	15 years

STRATEGIC LINK

In accordance with the City of Bayswater's Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
 Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
 Outcome B4: Roads and civil infrastructure is maintained to a high level.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Section 11(2) part (f) of the *Local Government Act (Functions and General) Regulations 1996* allows for exemptions to requirement to call tenders due to the unique nature of the goods or services required.

VOTING REQUIREMENTS

Simple Majority Required

ATTACHMENTS

- Streetside Advertising Information & Proposal (*Confidential*)

OFFICER'S RECOMMENDATION TO COUNCIL

That Council:

- Calls tenders for a contractor to supply, upgrade, install and maintain seats with advertising rights within the City of Bayswater for a period of 10 years with a 5 year option at Council's discretion, from 1 July 2017.
- Continues with the current contract with Streetside Advertising until 30 June 2017.

CR BRENT FLEETON MOVED, CR ALAN RADFORD SECONDED

LOST UNANIMOUSLY

At 9:33pm, Cr Ehrhardt withdrew from the meeting.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that the contract was of a unique nature. Streetside Advertising know the area, they check everything through, they've been loyal to the City and provided a cost effective service so it was better to keep it simple and enter into negotiations for a new contract with Streetside Advertising.

COUNCIL RESOLUTION

That Council:

- 1. Enters into negotiations with Streetside Advertising for entering into a new contract with conditions suitable to Council.**
- 2. Continues with the current contract with Streetside Advertising until 30 June 2017.**

CR STEPHANIE COATES MOVED, CR SALLY PALMER SECONDED

CARRIED UNANIMOUSLY

At 9:40pm, the Mayor, Cr Barry McKenna, adjourned the meeting in accordance with Council's resolution at its Ordinary Meeting held on 17 November 2015 (Item 9.3) and Clause 8.6(1) of the City of Bayswater's Standing Orders Local Law 2013.

At 9:50pm, Mayor, Cr Barry McKenna, reconvened the meeting in accordance with Clause 8.6(2) of the City of Bayswater's Standing Orders Local Law 2013 and continued from the point at which it was adjourned.

At 9:50pm, all Councillors returned to the meeting with the exception of Cr Cornish and Cr Ehrhardt.

12.3 NorthLink Action Group**Officer: Director of Technical Services****EXECUTIVE SUMMARY****Application:**

To advise Council of traffic safety concerns from a group of Morley residents in relation to traffic modifications that have been undertaken as part of the NorthLink WA project.

Key Issues:

- The NorthLink WA project is currently underway and involves the grade separation of the following Tonkin Highway intersections:
 - Collier Road;
 - Morley Drive; and
 - Benara Road.
- As part of the Morley Drive intersection works the closure of Abbey Street was necessary. This has resulted in local residents needing to utilise the Hammersley Avenue/Beechboro Road North intersection to access their properties.
- The residents have safety concerns with the intersection and have requested traffic improvements in the area.
- Main Roads WA (MRWA) have committed to monitor the situation and consider any modification identified during this review.

BACKGROUND

NorthLink WA will provide a vital, state of the art transport link between Morley and Muchea. It will reduce travel times and congestion, and provide significant productivity benefits to the economy, industry, motorists and local communities.

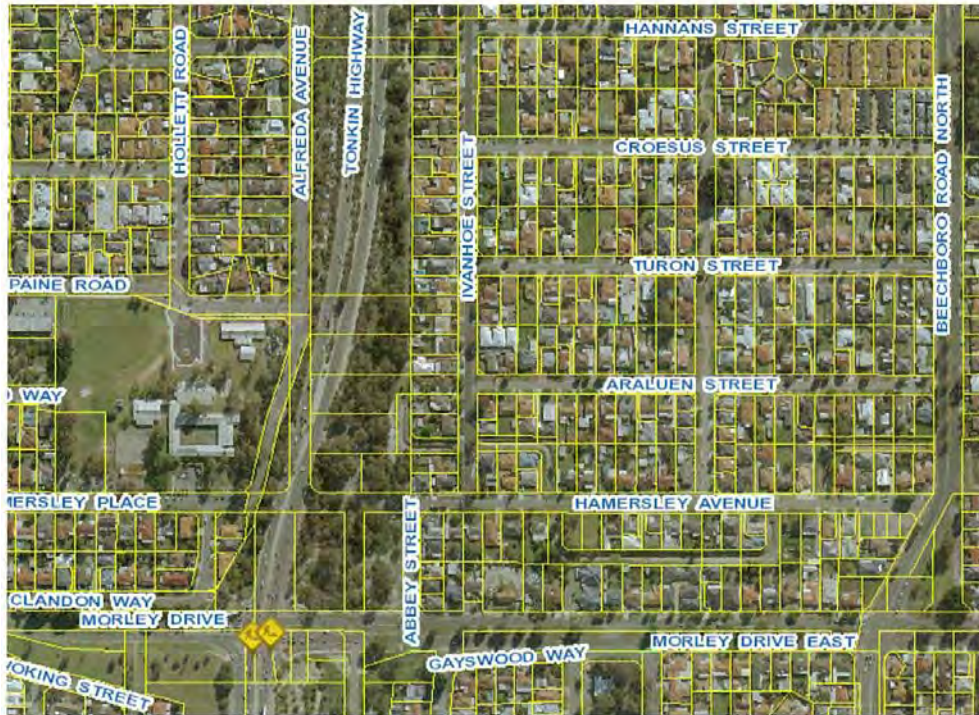
The \$1.12 billion NorthLink WA will link to Gateway WA, servicing regional traffic movements to commercial and industrial areas such as Malaga, Kewdate, Perth Airport and the Perth CBD.

Jointly funded by the Federal and State Government, NorthLink WA is a key element in guiding a stronger and more prosperous economy for Western Australia.

Within the City of Bayswater the project will involve grade separation of Tonkin Highway intersections at:

- Collier Road;
- Morley Drive; and
- Benara Road.

To facilitate the grade separation at Morley Drive, it was necessary to close Abbey Street at Morley Drive. This closure has meant that residents in the vicinity of Hammersley Avenue now have to rely more heavily on the intersection of Hammersley Avenue and Beechboro Road North to access/exit their properties.



Residents in the area are concerned with traffic safety at the Hamersley Avenue/Beechboro Road North intersection and have formed the NorthLink Action Group to pursue traffic safety improvements in the area. The group has held public meetings which were attended by the Mayor and local MLA Dave Kelly and has also met with City officers to discuss options. Correspondence from the group and from MLA Dave Kelly to the Minister for State Development; Transport; Innovation, has also been forwarded to the City (**Attachment 1 & Attachment 2**).

CONSULTATION

As detailed above, the Mayor has attended public meetings and staff have met with the NorthLink Action Group.

ANALYSIS

The Hamersley Avenue/Beechboro Road North intersection does present some constraints due to its alignment and its proximity to Morley Drive. Observations to date have shown that one of the main issues is traffic blocking the intersection during the morning peak period.

As detailed in the correspondence from the Northlink Action Group, two changes are proposed to improve the traffic concerns, being:

1. Installation of 'keep clear' road workings on Beechboro Road North at Hamersley Avenue.
2. Installation of a U-turn facility on Beechboro Road North between Hamersley Avenue and Turon Street.

These proposals are details in (**Attachment 3 & Attachment 4**).

With respect to the 'keep clear' proposal, it should be noted that staff discussed this notion with MRWA and it was determined that the proposal would have limited benefit; as cars exiting Hamersley Avenue would not be legally entitled to stop in the area, which is the intent of keeping it clear. In addition, observations to date indicate that cars queuing on Beechboro Road North are generally allowing space for cars to exit Hamersley Avenue during the morning peak period.

The proposed U-turn facility would allow residents to turn left out of Hamersley Avenue and then do a U-turn to travel south, rather than attempting a right turn at the intersection. It should be noted that similar U-turns can be executed at intersections further to the north, however the proposed U-turn facility would potentially be more convenient to residents of Hamersley Avenue. It should be noted that provision of the U-turn facility will require the removal of at least one mature median tree.

City staff met with MRWA representatives to discuss the safety concerns at the intersection and MRWA have committed to undertake a video survey of the intersection during peak periods to give an indication of the issues being experienced. It is proposed that MRWA will meet with City officers again to review the situation further once the performance of the intersection has been evaluate via the video survey.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Note the information in this report and receive further advice following evaluation of performance of the intersection. <i>Estimated Cost: Nil</i>	Further investigation will allow identification of most appropriate treatments.	Residents may be dissatisfied with outcome.
2.	Write to the Minister for State Development; Transport; Innovation, supporting the residents proposed traffic safety improvements. <i>Estimated Cost: Nil</i>	Will meet desires of residents.	- May not provide the best solution. - Will result in loss of mature tree(s)

CONCLUSION

In order to ensure that an appropriate solution is found, it is felt that further investigation would be beneficial. Accordingly option 1 is recommended.

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT/LIFE EXPECTANCY OF ASSET
Nil	Nil	Nil	Nil	NA

STRATEGIC LINK

In accordance with the City of Bayswater's Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
 Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
 Outcome B4: Roads and civil infrastructure is maintained to a high level.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Not applicable

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Correspondence from Morley - NorthLink Action Group
2. Correspondence from Minister for State Development; Transport; Innovation
3. Beechboro Road North proposed Keep Clear
4. Beechboro Road North proposed U-Turn Lane

OFFICER'S RECOMMENDATION TO COUNCIL

That Council:

1. Receives the report in relation to the NorthLink Action Group and their traffic safety concerns in relation to the intersection of Hamersley Avenue and Beechboro Road North.
2. Considers the matter further following investigation by MRWA and the City.

At 9:51pm, Cr Cornish returned to the meeting.

At 9:52pm, Cr Ehrhardt returned to the meeting.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that the City the safety issues raised.

COUNCIL RESOLUTION

That Council:

1. Receives the report in relation to the NorthLink Action Group and their traffic safety concerns in relation to the intersection of Hamersley Avenue and Beechboro Road North.
2. Supports the changes as discussed by the City and Northlink Action Group and writes to the Minister asking for support for the following.
 - (a) Installation of 'keep clear' road workings on Beechboro Road North and Hamersley Avenue.
 - (b) Installation of a U-turn facility on Beechboro Road North between Hamersley Avenue and Turon Street.

CR ALAN RADFORD MOVED, CR SALLY PALMER SECONDED

CARRIED: 6/4

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor, Cr Alan Radford, Cr John Rifici, Cr Dan Bull and Cr Brent Fleeton.

AGAINST VOTE - Cr Chris Cornish, Cr Michelle Sutherland, Cr Sally Palmer and Cr Catherine Ehrhardt

Attachment 1

Morley – NorthLink Action Group

Hon. Bill Marmion MLA
Minister for State Development; Transport; Innovation
10th Floor London House
216 St Georges Terrace
PERTH WA 6000

Dear Minister

I write on behalf of local residents who have been negatively impacted by the closure of Abbey St, Morley, which is part of the NorthLink Project. The closure of Abbey St has created a dangerous traffic issue at the intersection of Hamersley Ave and Beechboro Rd North, Morley. We will lose lives if the situation is not fixed.

Residents feel that your Government didn't do enough public consultation with the community before closing Abbey St. The Morley NorthLink Action Group (MNAG), which is made up of local residents, has been formed to ensure the local community is consulted and a solution found.

MNAG has held two public meetings. We have also twice met with Dave Kelly, Member for Bassendean and City of Bayswater Mayor, Barry McKenna find a solution. As a result of these discussions we propose two changes be made. These are:

1. Install "Keep Clear" road markings across the intersection to prevent north bound cars on Beechboro Rd North blocking cars wanting to turn right out of Hamersley Ave and
2. Install a "U-Turn" facility on Beechboro Road between Hamersley Ave and Turon Street. This would allow cars to turn left out of Hamersley Ave and then do a safe U-turn to head south on Beechboro Rd North. A second of these "U-Turn" facilities could be installed further north to assist cars exiting roads north of Araluen Street.

We would like the opportunity to meet with you to discuss this issue. The changes need to be made as a matter of urgency.

I look forward to your favourable response.

Yours sincerely



Ray Fallerio
On Behalf of the Morley NorthLink Action Group
24 October 2016

Cc: Dave Kelly, MLA, State Labor MP
Cc: Barry McKenna, Mayor, City of Bayswater

Attachment 2

Shadow Minister for Water; Fisheries; Youth

Hon. Bill Marmion MLA
Minister for State Development; Transport; Innovation
10th Floor London House
216 St Georges Terrace
PERTH WA 6000

NorthLink Project Gives Rise to Dangerous Morley Intersection

Dear Minister

Recently I was contacted by residents in my electorate about a dangerous consequence of closing Abbey St, Morley to accommodate changes at the Tonkin Highway and Morley Drive interchange which is part of NorthLink WA. The closure of Abbey St means there is a large increase in traffic needing to turn right out of Hamersley Ave onto Beechboro Rd North. This has created a serious safety issue and unless action is taken lives will inevitably be lost.

Residents are so concerned they have formed the Morley NorthLink Action Group (MNAG) to fix the problem. Members of MNAG, Mayor of the City of Bayswater, Barry McKenna and I have held two public meetings and twice met with City of Bayswater engineering staff to find a solution.

As a result of this consultation the community proposes two changes be made to improve safety at the Hamersley Ave and Beechboro Rd North intersection. The two changes are:

1. Install "Keep Clear" road markings across the intersection to prevent north bound cars on Beechboro Rd North blocking cars wanting to turn right out of Hamersley Ave and
2. Install a "U-Turn" facility on Beechboro Road between Hamersley Ave and Turon Street. This would allow cars to turn left out of Hamersley Ave and then do a safe U-turn to head south on Beechboro Rd North. A second of these "U-Turn" facilities could be installed further north to assist cars exiting roads north of Araluen Street.

The community believes the NorthLink project has created a very dangerous situation in their streets. I therefore ask that you implement the two proposed changes as soon as possible before a serious accident happens.

Dave Kelly
Your Representative in **State Parliament**
6 Old Perth Road, Bassendean WA 6054
Phone: (08) 9279 9871 | Email: dave.kelly@mp.wa.gov.au
www.davekellymp.com | Facebook: DaveKellyMLA | Twitter: @davekellymp

The Morley NorthLink Action Group and I would be happy to meet with you to discuss this issue with you if that is necessary. Otherwise please advise when the proposed changes will be made.

I look forward to your favourable response.

Yours sincerely

Dave Kelly MLA

A handwritten signature in black ink, appearing to read 'Dave Kelly', written over a circular stamp.

State Labor MP for Bassendean

18 October 2016

Attachment 4



12.4 Baigup Wetland/Lightning Swamp Built Environment Masterplan

Location: Baigup Wetland Reserve
Lightning Swamp Bushland
Applicant: Baigup Wetland Interest Group
Friends of Lightning Swamp
Officer: Director of Technical Services

EXECUTIVE SUMMARY**Application:**

To allow Council consideration of requests from the Baigup Wetland Interest Group (BWIG) and Friends of Lightning Swamp Bushland (FOLSB) for the allocation of funds, for the development of built environment masterplans for the respective natural areas.

Key Issues:

- BWIG and FOLSB have independently approached Council seeking consideration of funding for the development of built environment masterplans to encourage and manage the use of their adopted natural areas.
- The estimated costs to develop the masterplans are:
 1. Baigup Wetland Reserve \$60,000
 2. Lightning Swamp Bushland \$35,000

BACKGROUND**Baigup Wetland Reserve**

Baigup Wetland Reserve is located on the Swan River, south of Stone Street. The City historically worked with the Friends of Baigup Reserve to restore the site; however this group disbanded in the mid 2000's. More recently the City has worked with BWIG to develop and implement an environmental management plan at the site.

BWIG has recently approached the City (**Attachment 1 & Attachment 2**) requesting:

- i) The City consider allocating Cash in Lieu (CIL) funds to upgrade the built environment at the reserve, and
- ii) Funding support to develop a built environment master plan with the community group to guide future funding approaches and ensure built environment upgrades are undertaken in a coordinated manner.

Baigup Wetland Reserve has a number of complex environmental challenges including acid sulphate soils, increasing salinity, weeds and declining swamp paperbarks. A 10 year environmental management plan has been developed and adopted based on what is known about the site, what can be undertaken now and what further research is required to better understand the processes occurring at the site. The management plan is not fully funded within the yearly operating budget for the reserve, and will be reliant upon further grant funding to implement the plan in full. The plan focuses on managing the environmental elements of the reserve.

Although the City has worked at restoring the reserve over a number of years, the land consists of multiple parcels vested to the Department of Lands and the Western Australian Planning Commission (WAPC). The WAPC is the State Government agency responsible for managing state lands. The WAPC have expressed a strong desire to transfer the land management of the site to the City.

The City has discussed this matter with the WAPC over a considerable timeframe and met with representatives from the WAPC on 5 October 2016. In the meeting, the WAPC officers committed to send a formal letter clarifying their desire to transfer Baigup Wetland Reserve to the City (under a management order) and identify if any funding would be available as part of that transfer.

Once this letter has been received the matter will be referred to a future Council workshop for discussion. Historically, the concern of Council was that the land was the responsibility of the State and transferring that land to the City would transfer the management responsibility of that land to the City.

Lightning Swamp Bushland Reserve

Lightning Swamp Bushland is located in Noranda, north of Mathews Close. The City has worked with the FOLSB for the past 20 years to restore, and now conserve and protect the site. The group would like to develop a built environment master plan, which would help to manage the increasing number of people using the site. This is hoped to be achieved through pathways and providing access via a boardwalk.

The FOLSB have approached the City and requested it consider developing a built environment master plan at the site with the community group, to guide future grant funding approaches and to encourage access, whilst ensuring the bushland is conserved and protected.

Lightning Swamp Bushland is a class A reserve, owned by the Crown with a management order to the City of Bayswater.

Masterplan Details and Costs

In developing a master plan for each site, the main elements that would likely need to be considered are:

- Project management and coordination;
- Project setting and brief finalisation;
- Stakeholder consultation;
- A design workshop;
- Design development and drawings;
- Cost estimation; and
- Masterplan presentation and finalisation.

Beyond identifying how the sites can be used and protected, both groups have expressed the desire to construct structures like boardwalks in the natural areas. Previous experience in building structures in the City has demonstrated the need for a higher level of concept planning, which the costings would need to include.

The costs to engage a consultant to develop these plans are estimated as follows:

- Baigup Wetland Reserve \$60,000
- Lightning Swamp Bushland \$35,000

CONSULTATION

The masterplans would be developed with the environmental community groups and include a stakeholder workshop.

ANALYSIS

As residential density intensifies within the City, the community are expecting to have better use and access to the City's environmental areas. Lightning Swamp and Baigup Wetland Reserve are the City's two largest bushland areas with active environmental community groups. To undertake best built environment management of natural areas, a built environment masterplan is required.

Essentially the masterplans will help to identity a comprehensive vision of future built works for the subject areas. Plans such as these provide a significantly higher chance of grant application success.

For the City to undertake further built environment upgrades at either reserve, a masterplan is required which clearly identifies what should be done, how much it would cost and what are the environmental implications of those upgrades.

The masterplan at Baigup Wetland Reserve would enable the clear identification of built environment upgrades desired by the BWIG and the resources required to deliver those upgrades. The plan would then be used in the consideration to apply CIL funding at the site or in applying for grant funding.

In considering developing and implementing a masterplan for Baigup Wetland Reserve, resolution of who will ultimately control management and vesting of the land will also be important. At this time it is expected that this should be resolved prior to the end of the financial year. If however the Council did not want to take over vesting of the land, the WAPC may not approve the City undertaking any amenity upgrades at the site.

The masterplan at Lightning Swamp Bushland would help to identify how to best protect the bushland whilst still retaining and promoting access. The plan would also be used for future grant funding applications.

CIL funds cannot be used for the preparation of the masterplans and these would need to be resourced through alternative funding such as municipal funds. To implement works at the sites a range of environmental and aboriginal heritage approvals will also be required.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Consider funding the masterplans for Baigup and Lightning Swamp Bushland in the 2017/2018 draft budget. Estimated Cost: \$95,000	BMP for planning the built environment in an environmental reserve.	- Transferred opportunity cost from other priorities of Council. - By placing the masterplan in the 2017/2018 budget, the City delays any future works or grant applications by 6 months.
2.	Consider funding the masterplan for Baigup Wetland Reserve and Lightning Swamp Bushland in the midyear budget review. Estimated Cost: \$95,000	- BMP for planning the built environment in an environmental reserve. - Faster completion of plans may allow funding attraction sooner.	Transferred opportunity cost from other priorities of Council.

OPTION		BENEFIT	RISK
3.	Consider only one of the masterplans at the midterm budget review or 2017/2018 draft budget. Estimated Cost: \$60,000 or \$35,000	BMP for planning the built environment in an environmental reserve for one reserve only.	Political concern by the environmental group which did not receive funding.
4.	Not fund the masterplans. Estimated Cost: Nil	Funds could be used for a competing priority project.	- Political concern by both environmental groups. - Restrict future funding options and project delivery for built environment projects at the reserve. - There will not be a plan for how resident's access to the reserve.

CONCLUSION

The Council has set a new direction for excellence in managing the environment. This was demonstrated in the implementation of the Eric Singleton Bird Sanctuary Project. Built environment masterplans are considered the best management practice for providing infrastructure for access into natural areas. The built environment masterplans will complement existing environmental management plans for the areas and provide the foundation required to seek and most efficiently use future grant or CIL funding.

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT/LIFE EXPECTANCY OF ASSET
Nil	Nil	\$95,000	Nil	20 years

STRATEGIC LINK

In accordance with the City of Bayswater's Strategic Community Plan 2016-2026, the following applies:

Theme: Our Natural Environment

Aspiration: We conserve and manage our natural environment, which makes the City of Bayswater a great place and we live in a sustainable way to protect our environment for future generations.

Outcome N1: Natural environment and biodiversity which is conserved and protected.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Proposal for Cash in Lieu expenditure Baigup Wetland Reserve
2. Baigup Built Environment project identified by BWIG

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

That Council:

1. Supports the development of built environment masterplans at Baigup Wetland Reserve and Lightning Swamp Bushland.
2. Considers the allocation of funding for the development of built environment masterplans for Baigup Wetland Reserve and Lightning Swamp Bushland during the development of the City's Corporate Business Plan and draft budget for 2017/2018.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

Attachment 1**Proposal for Cash in Lieu (Public Open Space) expenditure at Baigup Wetland**

Submitted by Baigup Wetland Interest Group 28 July 2016

Background:

At our consultation with Mayor Barry McKenna and Director of Planning Des Abel on 7 July the Mayor requested Baigup Wetland Interest Group:

- 1) establish priorities for expenditure of existing CiL funds to enhance the public open space potential of Baigup Wetland, and
- 2) discuss these priorities with Environment Coordinator, Jeremy Maher, and Strategic Planning Projects Coordinator, Matt Turner.

The BWIG committee met on July 14. Bearing in mind the current population growth in the area and consequent ever expanding use of Baigup Wetland by walkers, cyclists, fishers, bird watchers, runners, photographers and families, we focused on the importance of providing safe, attractive, interesting and controlled access to those sections of Baigup most used by different sectors of the public. The ideas listed below are well supported in the recommendations of the 2015 *Baigup Wetland Management Plan* commissioned by City of Bayswater. The Plan, in turn, incorporated recommendations generated during a community consultation workshop in late 2014.

Our overall priority is a Master Plan designed by landscape architects that will encompass the current and future built environment within Baigup and the way the community will interact with it to ensure incremental enhancement and provision over time of safe controlled public access within the reserve.

These provisions could include in order of priority:

- * Professionally designed crescent shaped entrance statements to guide visitors at each end of Baigup onto the existing high use sealed walkway/cycle path that runs longitudinally through the reserve from Garratt Road Bridge in Bayswater to the Kelvin St/Swan View Tce junction in Maylands. These entrance statements would include information about the history and significance of the reserve and also incorporate information about courtesy using the joint path, dogs on lead, snakes in summer, fragility of vegetation, etc.
- * Landscaping at both entrances and picnic facilities between the bridge and the Bayswater entrance.
- * Information about the fragility and ecological value of the federally listed and protected *Coastal Saltmarsh Threatened Ecological Community* (TEC), aka the extensive sedge plain along the entire riverside length of the reserve.
- * Upgrades and extensions to the existing boardwalk near the bridge currently used by fishers, bird watchers and artists. Protection of the entire shoreline/river bank will eventually be necessary due to trampling and boat wash damage to the TEC already

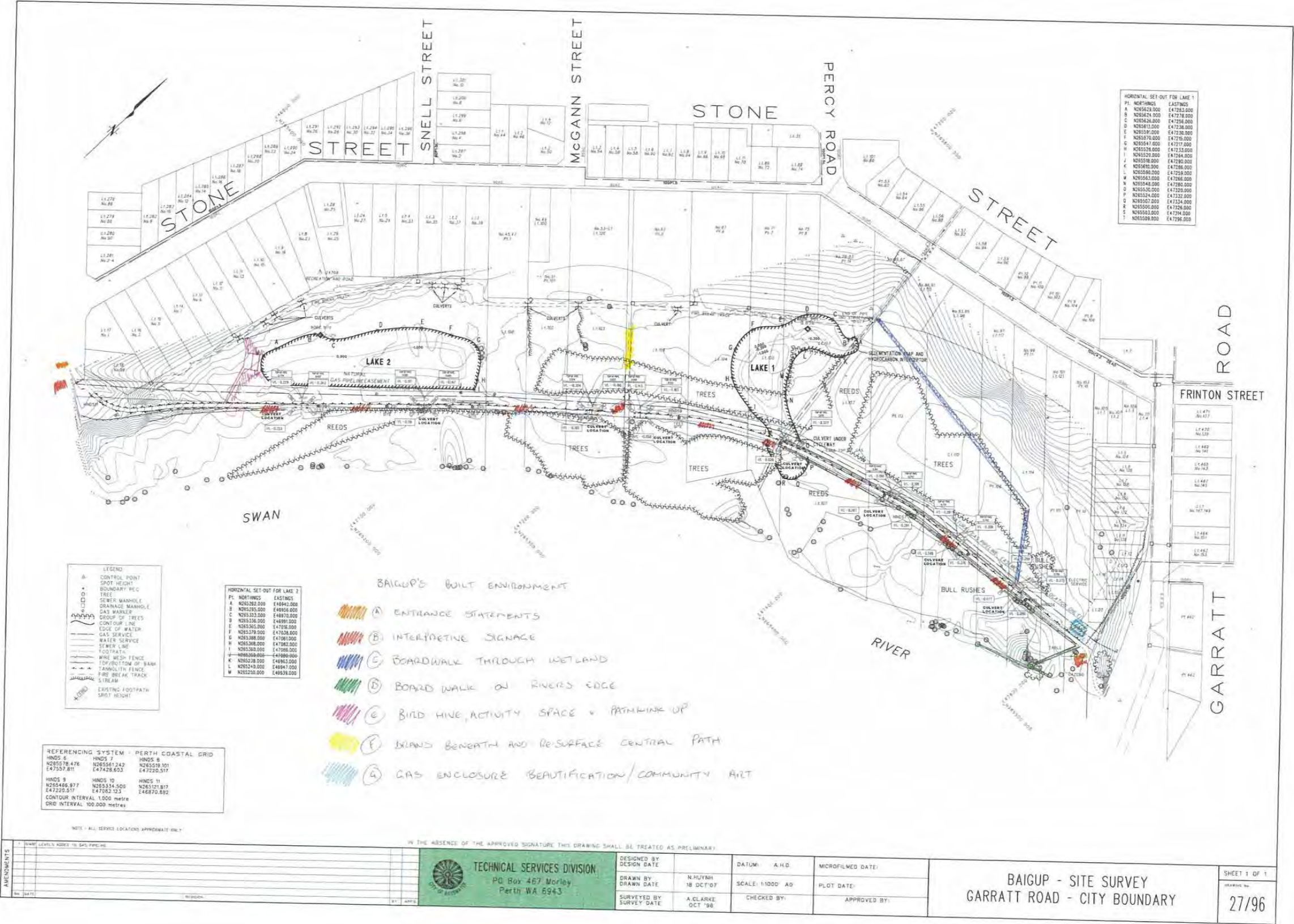
taking place. This can occur in stages, starting from the most heavily utilized section at the eastern end of Baigup.

- * Fish Attraction Devices (FADs) to protect the shoreline and enhance fishing opportunities (must use strategies that do not damage the river bed).
- * Solar lights at fishing spots along the boardwalk and the Judy's Seat location on the river's edge in the centre of Baigup.
- * Removal of dilapidated bollards along the sealed path and landscaping of path shoulders.
- * New loops at both ends of Baigup connecting the sealed path with the increasingly used limestone track at the back of the reserve to enhance access in a safe manner.
- * *Maylands loop* (Zone 6 west): A universal access boardwalk incorporating a bird watching shelter extending from the sealed path at the foot of the Kelvin Street hill across the swampy section to the limestone track. The track itself would remain inaccessible to wheelchairs for the time being.
- * Information about birds likely to be seen at Baigup (86 species officially recorded in the BirdLife WA database for the area since mid 2012, plus some others known to visit but not identified during official surveys).
- * Surface upgrade to rear limestone track to improve access for service vehicles and walkers.
- * *Bayswater loop* (Zone 8):
Stage 1: A quiet, informal, winding limestone track through bush adjacent to Garratt Road with seats for reflection, bird watching, meditation, drawing or painting, etc. This track to enter and leave from the existing footpath extending from the last house in Garratt Road down to the entrance of Baigup. There is currently no safe access through this clump of mature trees which includes Banksia and Marri amongst others.

Information re traditional bush tucker, Black Forest Cockatoos (and their Marri and Banksia food sources, market gardening in this area etc.

Final stage: A raised boardwalk extending east from the existing turnaround at the eastern end of the back limestone track, across the creek beside the turnaround and across the swamp around the base of the Stone Street scarp, through the trees opposite the last houses in Garratt Road to join the new limestone track and the existing footpath. There is currently no safe access from the rear limestone track to the bridge area and the sealed path.

Attachment 2



13. REPORTS FOR FINANCE AND CORPORATE SERVICES**13.1 Financial Reports for the Period Ended 31 October 2016**

Officer: Acting Director of Finance and Corporate Services

EXECUTIVE SUMMARY**Application:**

For Council to note the financial reports for the period ended 31 October 2016.

Key Issues:

- At its meeting on 30 June 2016, Council adopted the Annual Budget for the 2016-17 financial year. The figures in this report are compared to the adopted budget.
- The financial reports for the period ended 31 October 2016 comprise **Attachments 1 - 3.**

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 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 variance adopted by the Council for the 2016-17 Budget is 10%.

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.

ANALYSIS

The financial statements for the reporting period are submitted in the form of:

- Financial Activity Statement Report (**Attachment 1**);
- Reserve Fund Statement (**Attachment 2**); and
- Capital Works Statement (**Attachment 3**).

The Financial Activity Statement reports the financial position of the City to programme level. It discloses the current liquidity position of the City after adjustment for non-cash items (depreciation, provisions, etc.).

The Detailed Statement of Financial Activity by Programme including Nature or Type Classifications discloses reportable variances and defines the description and purpose of each financial activity. Revenue is disclosed in this statement as negative (-).

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.

The projects summarised in the Capital Works Statement (**Attachment 3**) detail the capital expenditure for the period 1 July to 31 October 2016. A detailed overview of the status of these projects is the subject of a separate quarterly report to Council.

OPTIONS

Not applicable.

CONCLUSION

That Council notes the financial reports for the period ended 31 October 2016.

FINANCIAL IMPLICATIONS

All amounts quoted in this report are exclusive of GST

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

Theme: Leadership and Governance.
Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
Outcome L1: Accountable and good governance.
Outcome L2: Prudent management of financial resources.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

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.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Financial Activity Statement Report.
2. Reserve Fund.
3. Capital Works.

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

That Council notes the financial reports for the period ended 31 October 2016, forming **Attachments 1 - 3.**

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

Attachment 1

CITY OF BAYSWATER				
FINANCIAL ACTIVITY STATEMENT REPORT				
FOR THE PERIOD 1 JULY 2016 TO 31 OCTOBER 2016				
REVENUE	REVISED BUDGET 2016-2017	YEAR TO DATE BUDGET	ACTUAL	% YTD BUDGET
General Purpose Funding	47,010,496	43,656,805	43,447,201	99.52
Law Order & Public Safety	292,148	97,383	82,480	84.70
Health	229,380	76,460	160,989	210.55
Welfare & Education	10,786,315	3,595,438	3,632,783	101.04
Housing	98,450	32,817	32,656	99.51
Community Amenities	11,895,340	10,857,473	10,745,940	98.97
Recreation & Culture	8,143,849	2,714,616	2,115,948	77.95
Transport	428,917	142,972	104,737	73.26
Economic Services	550,200	183,400	160,773	87.66
Other Property & Services	(77,887)	(25,962)	13,969	-53.80
LESS	\$79,357,208	\$61,331,402	\$60,497,476	98.64%
OPERATING EXPENDITURE				
General Purpose Funding	1,068,630	356,210	340,206	95.51
Governance/Admin	5,906,610	1,968,870	2,398,982	121.85
Law Order & Public Safety	2,490,733	830,244	896,521	107.98
Health	1,706,430	568,810	473,909	83.32
Welfare & Education	11,895,273	3,965,091	4,114,108	103.76
Housing	122,867	40,956	33,338	81.40
Community Amenities	13,519,073	4,506,358	4,017,096	89.14
Recreation & Culture	28,338,194	9,446,065	8,399,299	88.92
Transport	8,295,899	2,765,300	2,836,154	102.56
Economic Services	1,521,082	507,027	488,895	96.42
Other Property & Services	2,071,470	690,490	1,005,194	145.58
	\$76,936,261	\$25,645,420	\$25,003,702	97.50%
ADD				
CONTRIBUTIONS/GRANTS FOR THE DEVELOPMENT OF ASSETS				
Law Order & Public Safety	195,000		66,693	
Welfare & Education				
Community Amenities	20,500		19,000	
Recreation & Culture	65,202		(84,890)	
Transport	2,044,649		242,424	
	\$2,325,351	\$0	\$243,227	
Funding for Operations	\$4,746,298		\$35,737,001	
ADD				
DISPOSAL OF ASSETS	680,300	226,767	214,374	
RESERVES MOVEMENT	312,239	104,080	(135,943)	
PRINCIPAL LOAN RECOVERIES	10,825	3,608	4,090	
EMPLOYEE PROVISIONS	(224,500)	(74,833)		
DEPRECIATION	10,288,420	3,429,473	3,429,473	
	\$11,067,284	\$3,689,095	\$3,511,994	
LESS				
CAPITAL EXPENDITURE	19,002,355	6,334,118	2,891,076	
AGED PERSONS HOMES MOVEMENT			190,355	
REPAYMENT OF DEBT	10,825	3,608	7,649	
PROFIT/LOSS ON DISPOSAL OF ASSETS	(204,238)	(68,079)		
	\$18,808,942	\$6,269,647	\$3,089,080	
OPENING BALANCE	\$4,309,558		\$5,583,678	
CLOSING BALANCE	\$1,314,198		\$41,743,593	

NET CURRENT ASSET POSITION AS AT 31 OCTOBER 2016

	City of Bayswater	Aged Persons Homes	Total 2016/2017
SURPLUS SUMMARY REPRESENTED BY			
CASH AT BANK	\$64,305,418	\$28,490,076	\$92,795,494
DEBTORS/INCOME DUE NOT RECEIVED	\$13,845,154	\$1,072,653	\$14,917,807
STOCK	\$102,334		\$102,334
PREPAID EXPENSES	\$367,501		\$367,501
	\$78,620,407	\$29,562,729	\$108,183,136
G.S.T. CLEARING ACCOUNT (Cleared at time of lodging B.A.S. return)	\$174,896	-\$296	\$174,600
FIRE & SERVICES LEVY CREDITORS	(\$6,934,007) (\$7,375,896)	(\$5,116)	(\$6,939,123) (\$7,375,896)
Deferred Movement -Other	\$3,127		\$3,127
BALANCE AS AT 31 OCTOBER 2016	\$64,488,527	\$29,557,317	\$94,045,844
RESERVES - GENERAL RESERVES/RESTRICTED - AGED	\$22,744,934	\$29,557,317	\$52,302,251
CLOSING BALANCE AS AT 31 OCTOBER 2016 AS PER FINANCIAL ACTIVITY REPORT	\$41,743,593		\$41,743,593

STATEMENT OF FINANCIAL ACTIVITY BY PROGRAMME FOR THE PERIOD ENDING 31 OCTOBER 2016 (Excludes Administration Allocation & Non-Cash Items)				
<i>Program</i>	<i>YTD Budget Revenue</i>	<i>Revenue Actual</i>	<i>YTD Exp Budget</i>	<i>Expenditure Actual</i>
GENERAL PURPOSE FUNDING				
Objective: To collect revenue to allow for the provision of services.				
Activities: Rates, general purpose government grants, and interest revenue.				
1003	-\$15,602,301 	-\$43,281,308	\$356,210 	\$340,207
<i>This revenue variance can be attributed to the levy of annual council rates.</i>				
GOVERNANCE/ADMINISTRATION				
Objective: To provide a decision making process for the efficient allocation of scarce resources.				
Activities: Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district.				
Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.				
1004	-\$67,865 	-\$125,471	\$3,120,684 	\$3,522,988
<i>This expenditure variance can be attributed to the deed of settlement costs for the Chief Executive Officer.</i>				
LAW, ORDER, PUBLIC SAFETY				
Objective: To provide services to help ensure a safer and environmentally conscious community.				
Activities: Supervision and enforcement of various local laws relating to fire prevention, animal control and protection of the environment and other aspects of public safety including emergency services and community policing.				
1005	-\$166,547 	-\$149,173	\$753,418 	\$812,890
<i>This revenue variance can be attributed to the levy of annual dog licences occurring later this year.</i>				
<i>This expenditure variance can be attributed to the annual payment of the ESL levy on council owned properties.</i>				
HEALTH				
Objective: To provide services to achieve community and environmental health				
Activities: Maternal and infant health facilities, immunisation, inspection of food outlets, noise control and pest control services.				
1007	-\$81,577 	-\$160,989	\$491,044 	\$403,989
EDUCATION AND WELFARE				
Objective: To provide services to children, youth, the elderly and disadvantaged persons				
Activities: Pre-school and other education services, child minding facilities, playgroups, senior citizens centres, meals on wheels, home care services and aged care facilities.				
1008	-\$645,438 	-\$3,632,783	\$990,722 	\$3,565,173
<i>The significant variance for this program can be attributed to the timing of Aged Care receipts and payments</i>				

STATEMENT OF FINANCIAL ACTIVITY BY PROGRAMME FOR THE PERIOD ENDING 31 OCTOBER 2016				
Program	YTD Budget Revenue	Revenue Actual	YTD Exp Budget	Expenditure Actual
HOUSING				
Objective: To provide and maintain community housing.				
Activities: Provision and maintenance of community housing.				
1009	-\$32,817 	-\$32,656	\$35,292 	\$27,709
COMMUNITY AMENITIES				
Objective: To provide services required by the community.				
Activities: Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes.				
1010	-\$3,971,863 	-\$10,764,940	\$4,401,675 	\$3,915,982
RECREATION AND CULTURE				
Objective: To establish and effectively manage infrastructure and resources which will help the social wellbeing of the community.				
Activities: Maintenance of public halls, civic centre, aquatic centre, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds.				
Operation of library, museum and other cultural facilities.				
1011	-\$2,728,638 	-\$2,031,058	\$7,657,673 	\$6,631,852
<i>This revenue variance can be attributed to pending recovery of sporting club reserve hire</i>				
TRANSPORT				
Objective: To provide safe, effective and efficient transport services to the community.				
Activities: Construction (if not capitalised) and maintenance of roads, streets, footpaths, depots, cycleways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting, etc.				
1012	-\$826,783 	-\$347,161	\$1,240,972 	\$1,286,181
<i>This revenue variance can be attributed to prior year adjustments for outstanding grant income</i>				

STATEMENT OF FINANCIAL ACTIVITY BY PROGRAMME FOR THE PERIOD ENDING 31 OCTOBER 2016				
Program	YTD Budget Revenue	Revenue Actual	YTD Exp Budget	Expenditure Actual
ECONOMIC SERVICES				
Objective: To help promote the city and its economic wellbeing.				
Activities: Tourism and area promotion.				
Building control.				
1013	-\$183,400 ●	-\$160,773	\$390,251 ●	\$371,362
OTHER PROPERTY & SERVICES				
Objective: To monitor and control Council's overheads operating accounts.				
Activities: Private works operation, costs not elsewhere classified.				
1014	-\$28,333 ●	-\$13,969	\$423,577 ●	\$695,454
	-\$24,328,995 ●	-\$60,700,282	\$19,861,517	\$21,573,787
<i>Variances can be attributed to pending allocation of overhead costs to other programmes.</i>				

Nature or Type Classifications				
REVENUE	YTD Budget Revenue	Revenue Actual	YTD Exp Budget	Expenditure Actual
Rates				
All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates. Excludes administration fees, interest on instalments, interest on arrears, waste services.				
1011	-\$14,131,653	-\$42,130,356		
Operating Grants, Subsidies and Contributions				
Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.				
	-\$1,709,703	-\$4,195,832	\$0	
Non-Operating Grants, Subsidies and Contributions				
Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.				
1012	-\$775,117	-\$243,227		
<i>This revenue variance can be attributed to outstanding prior year grants.</i>				
Waste Management Fees				
The levy of rates for the provision of sanitation services including domestic, commercial.				
1010	-\$3,446,180	-\$10,524,030		
Fees and Charges				
Revenue (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees.				
	-\$3,676,316	-\$3,140,384		
<i>This revenue variance can be attributed to pending recovery of sporting club reserve hire.</i>				
Interest Earnings				
Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.				
	-\$597,926	-\$468,136		
<i>Interest is received on investment maturity.</i>				
Other Revenue				
Other revenue, which cannot be classified under the above headings, includes Aged Persons bond retention income.				
	\$7,900	\$1,684	\$0	\$0
TOTAL ALL REVENUE	-\$24,328,995	-\$60,700,282		

Nature or Type Classifications				
EXPENDITURE	YTD Budget Revenue	Revenue Actual	YTD Exp Budget	Expenditure Actual
Employee Costs (Excluding Provisions)				
All costs associated with the employment of persons such as salaries, wages, allowances, benefits such as vehicle and superannuation expenses, workers compensation insurance and training costs, conferences, safety expenses, medical examinations, fringe benefits tax etc.				
11 Salaries			\$10,629,201	\$10,630,951
Utilities (Gas, Electricity, Water, etc.)				
Expenditures made to respective agencies for the provision of power, gas or water. Excludes expenditure incurred for the re-instatement of works associated with these agencies.				
1014 Electricity, Gas & Water			\$779,983	\$581,296
1012 Street Lighting			\$416,000	\$419,540
			\$1,195,983	\$1,000,836
Interest Expenses				
Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and re-financing expenses.				
1003			\$712	\$638
Insurance				
All insurance other than worker's compensation.				
1014			\$251,635	\$211,950
Material and Contracts				
All expenditure on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc.				
			\$7,783,987	\$9,729,411
			\$19,861,517	\$21,573,787

Attachment 2

CITY OF BAYSWATER				
RESERVE FUNDS				
BUDGET 16/17				
		2016-17 Budget	2016-17 Actual 31 Oct 16	
		\$	\$	
(a) City Buildings & Amenities				
Opening Balance		1,969,305	1,944,065	
Interest		49,200	18,065	
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		2,018,505	1,962,130	
(b) Bore & Reticulation				
Opening Balance		609,747	609,331	
Interest		15,240	5,739	
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		624,987	615,070	
(c) Building Furniture & Equipment				
Opening Balance		618,983	619,503	
Interest		15,475	5,835	
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		634,458	625,338	
(d) Major Capital Works				
Opening Balance		4,328,985	4,213,698	
Interest		108,225	39,611	
Transfer from Municipal				
Amount Used / Transfer from Reserve		(119,174)	(33,917)	
		4,318,036	4,219,392	
(e) Plant & Works Equipment				
Opening Balance		189,884	186,714	
Interest		4,747	1,758	
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		194,631	188,472	
(f) Workers Compensation				
Opening Balance		476,753	477,008	
Interest		11,920	4,493	
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		488,673	481,501	

CITY OF BAYSWATER				
RESERVE FUNDS				
BUDGET 16/17				
			2016-17	2016-17
			Budget	Actual 31 Oct 16
			\$	\$
(g) Long Service Leave & Entitlements				
Opening Balance			1,160,271	1,286,149
Interest			29,000	12,114
Transfer from Municipal			0	
Amount Used / Transfer from Reserve			(130,000)	
			1,059,271	1,298,263
(h) Bayswater Aquatic Centre Replacements				
Opening Balance			470,517	471,226
Interest			11,760	4,439
Transfer from Municipal				
Amount Used / Transfer from Reserve			(407,405)	
			74,872	475,665
(i) The Rise				
Opening Balance			550,669	550,956
Interest			13,770	5,189
Transfer from Municipal				
Amount Used / Transfer from Reserve				
			564,439	556,145
(j) Maylands Waterland				
Opening Balance			55,067	55,096
Interest			1,375	519
Transfer from Municipal				
Amount Used / Transfer from Reserve				
			56,442	55,615

CITY OF BAYSWATER				
RESERVE FUNDS				
BUDGET 16/17				
			2016-17	2016-17
			Budget	Actual 31 Oct 16
			\$	\$
(k) Civic Centre				
Opening Balance			550,669	550,956
Interest			13,765	5,189
Transfer from Municipal				
Amount Used / Transfer from Reserve				
			564,434	556,145
(l) Roads & Drainage & Traffic Management				
Opening Balance			474,801	474,134
Interest			11,870	4,466
Transfer from Municipal				
Amount Used / Transfer from Reserve			(124,667)	
			362,004	478,600
(m) Footpath/Cycleway				
Opening Balance			550,669	550,956
Interest			13,765	5,063
Transfer from Municipal				
Amount Used / Transfer from Reserve			(250,000)	(54,691)
			314,434	501,328
(n) Playground & Parks				
Opening Balance			1,561,385	1,571,156
Interest			39,035	14,654
Transfer from Municipal			0	
Amount Used / Transfer from Reserve			(95,000)	
			1,505,420	1,585,810
(o) Golf Courses				
Opening Balance			1,098,139	1,098,314
Interest			27,453	10,313
Transfer from Municipal				
Amount Used / Transfer from Reserve			(500,000)	
			625,592	1,108,627

CITY OF BAYSWATER				
RESERVE FUNDS				
BUDGET 16/17				
			2016-17 Budget \$	2016-17 Actual 31 Oct 16 \$
(p) StreetScapes				
Opening Balance			647,548	651,750
Interest			16,190	6,139
Transfer from Municipal				
Amount Used / Transfer from Reserve				
			663,738	657,889
(q) Information Technology				
Opening Balance			112,555	75,474
Interest			2,815	711
Transfer from Municipal			112,555	
Amount Used / Transfer from Reserve				
			227,925	76,185
(r) Eric Singleton Bird Sanctuary				
Opening Balance			1,101,639	1,101,913
Interest			27,541	10,379
Transfer from Municipal				
Amount Used / Transfer from Reserve				
			1,129,180	1,112,292
(s) Les Hansman Centre Development				
Opening Balance			4,657,801	4,660,643
Interest			116,445	43,899
Transfer from Municipal				
Amount Used / Transfer from Reserve				
			4,774,246	4,704,542
(t) Senior Citizens Building				
Opening Balance			330,392	330,574
Interest			8,260	3,114
Transfer from Municipal				
Amount Used / Transfer from Reserve				
			338,652	333,688
(u) Morley City Centre				
Opening Balance			550,669	550,956
Interest			13,765	5,189
Transfer from Municipal				
Amount Used / Transfer from Reserve				
			564,434	556,145

CITY OF BAYSWATER				
RESERVE FUNDS				
BUDGET 16/17				
		2016-17 Budget \$	2016-17 Actual 31 Oct 16 \$	
(v) Landfill Restoration				
Opening Balance		322,832	550,956	
Interest		8,070	5,189	
Transfer from Municipal				
Amount Used / Transfer from Reserve		(55,408)	0	
		275,494	556,145	
(w) Sustainable Environment				
Opening Balance		550,669	550,956	
Interest		13,765	5,189	
Transfer from Municipal				
		564,434	556,145	
(x) Morley Sport & Recreation Centre				
Opening Balance		550,669	550,956	
Interest		13,765	5,189	
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		564,434	556,145	
(y) Community Housing				
Opening Balance		31,504	31,520	
Interest		790	296	
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		32,294	31,816	
(z) General Waste Management				
Opening Balance		25,564	25,577	
Interest		640	240	
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		26,204	25,817	
(aa) River Restoration Reserve				
Opening Balance		165,133	166,717	
Interest			1,570	
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		165,133	168,287	

CITY OF BAYSWATER				
RESERVE FUNDS				
BUDGET 16/17				
		2016-17 Budget \$	2016-17 Actual 31 Oct 16 \$	
(ab) Bayswater Bowling Club Capital Improvements				
Opening Balance				
Interest				
Transfer from Municipal		84,000		
Amount Used / Transfer from Reserve		(74,000)		
		10,000		0
(ac) Bayswater Tennis Club				
Opening Balance				
Interest				
Transfer from Municipal		150,000		
Amount Used / Transfer from Reserve		(50,000)		
		100,000		0
Opening Balance		23,712,819		23,907,254
Interest		822,646		224,551
Transfer from Municipal		112,555		0
Amount Used / Transfer from Reserve		-1,681,654		-88,608
Closing Balance (Excluding Aged Homes)		\$22,966,366		\$24,043,197
AGED PERSONS HOMES				
Aged Persons Homes - General Reserves				
Opening Balance		15,245,721		15,875,689
Interest		483,214		149,535
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		\$15,728,935		\$16,025,224
Aged Persons Homes - Prudential Requirements				
Opening Balance		2,415,000		2,417,402
Interest		75,000		22,770
Transfer from Municipal				
Amount Used / Transfer from Reserve				
		\$2,490,000		\$2,440,172

Attachment 3**CAPITAL LISTING 2016-2017 - AS AT 31 OCTOBER 2016**

			<i>Revised Budget</i>	<i>Actual</i>	<i>Committed</i>	<i>Total</i>
Division: 10 - Community Services						
Furniture & Equipment						
N39900	Administration Office Improvements	(Budget Review)	\$0	\$0	\$1,520	\$1,520
			\$0	\$0	\$1,520	\$1,520
Ranger & Security Services						
N40000	Graffiti Grant	(Grant Funding)	\$0	\$0	\$8,282	\$8,282
			\$0	\$0	\$8,282	\$8,282
Recreation Development						
L12900	Active Reserve Floodlight Upgrade - / Recreation Development		\$113,334	\$0	\$0	\$0
M11200	Upper Hillcrest Floodlights	(Budget Review)	-\$9,948	-\$9,948	\$0	-\$9,948
M11400	Playground Replacements		\$95,000	\$55,838	\$200	\$56,038
N10900	Synthetic Cricket Wicket Replacements		\$20,000	\$0	\$0	\$0
N11000	Corroded Floodlights		\$40,000	\$0	\$0	\$0
N11100	Change room Entrance Path Extension Lighting Park		\$10,000	\$0	\$0	\$0
N11200	Defibrillators x 2 Golf Courses		\$5,000	\$0	\$0	\$0
N11300	Riverside Gardens Playground Softfall Replacement		\$10,000	\$0	\$0	\$0
N11400	Playground Replacements		\$365,000	\$21,930	\$18,821	\$40,751
N11500	Goal Replacements Emberson Elstead Reserves		\$10,000	\$0	\$0	\$0
N11600	Golf Course Perimeter Fencing		\$50,000	\$0	\$0	\$0
N11700	Frank Drago Reserve Perimeter Fencing		\$25,000	\$0	\$0	\$0
N11800	John D'Orazio Memorial		\$40,000	\$0	\$0	\$0
N11900	Bayswater City Soccer Club - Widen Main Pitch		\$95,000	\$0	\$0	\$0
N12000	Bayswater Petanque club - Upgrade Rink		\$19,500	\$0	\$0	\$0
N12100	Morley Bowling Club - Scoreboard		\$7,260	\$0	\$0	\$0
N12200	Morley Bowling Club - New Bowls		\$6,415	\$0	\$0	\$0
N12300	Morley Bowling Club - Renovate Office Space		\$5,500	\$0	\$0	\$0
N12400	Noranda Jnr Cricket - Upgrade Nets		\$18,150	\$0	\$0	\$0
N12500	Casa Mia Playgroup - Fence 2 Hudson St		\$1,000	\$600	\$0	\$600
N12600	Bayswater Tennis Club - Hard Courts		\$13,200	\$0	\$0	\$0
N12700	Bike rack Railway Parade		\$1,500	\$0	\$0	\$0
N12800	Embleton Golf Course - Gate		\$5,000	\$0	\$0	\$0
N12900	Bedford Bowling Club - Replace Synthetic Green		\$40,000	\$40,000	\$0	\$40,000
N13000	Embleton Reserve - Floodlighting		\$150,000	\$0	\$0	\$0
N39700	Bayswater Bowling Recreation Club - Green		\$74,000	\$74,000	\$0	\$74,000
N40200	Bayswater Tennis Club - Design & Approvals		\$50,000	\$0	\$0	\$0
			\$1,269,859	\$182,421	\$19,021	\$201,441
The RISE						
N13200	Data Projector	Replacement of data projector	\$6,000	\$0	\$0	\$0
N13300	RFID Door Entry	Expand the existing electronic	\$5,000	\$0	\$4,701	\$4,701
N13400	Audio Visual Upgrade	Refurbish the Audio visual set	\$15,000	\$0	\$0	\$0
N13500	Group Fitness Stage	Replacement of inadequate st	\$6,000	\$5,702	\$0	\$5,702
N13600	Sports Equipment	Purchase of table tennis tables	\$4,000	\$3,904	\$0	\$3,904
N13700	Health and Fitness Equipment	Upgrade of existing equipment	\$10,000	\$0	\$0	\$0
N13800	Stage Trolleys	Purchase of stage trolleys to s	\$2,000	\$0	\$0	\$0
			\$48,000	\$9,606	\$4,701	\$14,307
Bayswater Waves - Furniture & Equipment						
M12700	Repair/Replacement of PA and Fire	Replacement of current broken	(Budget Review)	\$21,594	\$0	\$21,594
M13600	Re-sand 50m pool filter	Replace sand in 50m pool filter	\$68,515	\$48,885	\$6,800	\$55,685
M13700	Main Office Reconfiguration	Reconfiguration of main office t	(Budget Review)	\$913	\$0	\$913
N13900	Boiler Replacement	Replacement of ageing pool bc	\$100,000	\$0	\$0	\$0
N14000	Electrical equipment upgrade and rep	Address PLC issues for all po	\$170,000	\$1,620	\$5,630	\$7,250
N14100	Chemical storage shed	Construction of new chemical	\$100,000	\$915	\$0	\$915
N14200	Outdoor and hydrotherapy area refurb	Works consistent with the first	\$920,000	\$0	\$75,100	\$75,100
N14300	Wave sand filters	Replace sand and laterals in 3	\$60,000	\$22,355	\$540	\$22,895
N14400	Pool Blankets	Replace worn pool blankets	\$25,000	\$0	\$0	\$0
N14500	Automatic pool cleaner	Replace pool cleaner at the en	\$18,000	\$14,299	\$14,299	\$28,598
N14600	Replace slide booster pump	Replace existing corroded purr	\$15,000	\$0	\$13,195	\$13,195
N14700	Gym strength equipment replacement	Replace strength and resistanc	\$45,000	\$23,229	\$18,075	\$41,305
N14800	Gym small equipment replacement	Replace worn minor equipment	\$15,000	\$869	\$10,872	\$11,741
			\$1,536,515	\$134,679	\$144,511	\$279,190

CAPITAL LISTING 2016-2017 - AS AT 31 OCTOBER 2016

			<i>Revised Budget</i>	<i>Actual</i>	<i>Committed</i>	<i>Total</i>
Bayswater Library Furniture & Equipment						
N14900	Bayswater Library -Public PC Service replacement desks and c		\$5,000	\$0	\$0	\$0
			\$5,000	\$0	\$0	\$0
Morley Library Furniture & Equipment						
N15000	Morley Library - Mobile pop-up furnitu	Mobile pop-up furniture for Libr	\$25,000	\$0	\$0	\$0
N15100	Internal signage - relocated Morley Library		\$5,000	\$0	\$0	\$0
N15200	Morley Library - Seating for young adult area		\$3,000	\$0	\$2,270	\$2,270
N15300	Morley Library - Study carrels (6)		\$3,750	\$0	\$0	\$0
			\$36,750	\$0	\$2,270	\$2,270
Maylands Library Furniture & Equipment						
N15400	Maylands Library - Shelving - Junior /Additional shelving for the junic		\$4,600	\$0	\$2,207	\$2,207
			\$4,600	\$0	\$2,207	\$2,207
Community Services - Capital						
N37900	Olive Tree House	Dining Table/drip system outdc	\$2,000	\$0	\$308	\$308
N38000	Morley Senior Citizen Centre	Flooring hairdressing room/che	\$2,000	\$538	\$0	\$538
N38100	Maylands Senior Citizen	Safe	\$500	\$0	\$0	\$0
N38200	Bayswater Senior Citizen	Safe	\$500	\$0	\$0	\$0
			\$5,000	\$538	\$308	\$847
Security Services						
L11700	CCTV Wotton Reserve and Skate Pa	Ranger & Security Services	\$42,000	\$857	\$29,969	\$30,826
L12300	CCTV Maylands Library	Ranger & Security Services	\$46,000	\$0	\$0	\$0
L32200	CCTV General	Ranger & Security Services	\$61,572	\$53,524	\$42,355	\$95,879
M30700	Mobile Infringements	Hand held devices	\$59,288	\$0	\$0	\$0
N38400	Cat Transfer Cage	Walk in cage for transferring c:	\$5,000	\$0	\$0	\$0
N38500	CCTV Bayswater Town Site	CCTV for Bayswater Town Site	\$195,000	\$0	\$38,248	\$38,248
N38600	Microchip scanners	Portable microchip scanners tr	\$6,000	\$0	\$0	\$0
N38700	CCTV Maylands War Memorial	Additional CCTV around Mayla	\$10,000	\$586	\$0	\$586
N38800	CCTV Bayswater Waves	Further CCTV coverage at Bay	\$20,000	\$0	\$0	\$0
N38900	CCTV olive Tree House	Further CCTV coverage at Oliv	\$20,000	\$0	\$1,752	\$1,752
			\$464,860	\$54,966	\$112,324	\$167,291
Maylands Waterland - Equipment						
N39000	Maylands Waterland - Table and cha	Replace damaged tables and c	\$2,000	\$0	\$0	\$0
			\$2,000	\$0	\$0	\$0

CAPITAL LISTING 2016-2017 - AS AT 31 OCTOBER 2016

			<i>Revised Budget</i>	<i>Actual</i>	<i>Committed</i>	<i>Total</i>
Division: 20 - Planning & Development Services						
Bayswater Waves Building Improvements						
M14100	Waves Building Improvement	Replacement of floor tiles (sta	\$68,792	\$31,032	\$71	\$31,103
N15500	Waves - Replace slide platform	Replace slide	\$50,000	\$102	\$0	\$102
N15600	Waves - Earthing pools	Provide earthing to pools	\$180,000	\$0	\$3,380	\$3,380
N15700	Waves - Re tile wall to wash down ar	Wash down area upgrade	\$8,000	\$5,492	\$5,600	\$11,092
N15800	Waves - Upgrade parent rooms	Upgrade Indoor parent rooms	\$60,000	\$57,760	\$9,040	\$66,801
N15900	Waves - Steam room renovations	Replace ceiling and tiles to ste	\$15,000	\$12,167	\$2,976	\$15,143
N16000	Waves - Replacement of water servic	Replace damaged aquathem p	\$15,000	\$15,505	\$0	\$15,505
			\$396,792	\$122,059	\$21,068	\$143,127
Buildings						
K33900	Morley Noranda Recreation Club Ren	Building Addition & Renovation	\$14,540	\$0	\$0	\$0
M14700	Civic Centre	Emergency Power to Technica	\$91,000	\$4,350	\$3,120	\$7,470
M15500	Maylands Yacht Club	Upgrade power and relocate sv	(Budget Review)	\$3,010	\$0	\$3,010
M16100	Noranda Soccer Club	Construction of Equipment Sto	\$30,723	\$0	\$0	\$0
M16207	Morley Library Relocation - Les Hans	Ground Floor - Fit Out	\$72,939	\$1,083	\$0	\$1,083
M16600	Maylands Boat Ramp Toilet Block	Upgrade Septic System	\$151,133	\$0	\$0	\$0
M17200	Claughton Reserve Public Toilets	Upgrade of internal fittings and	\$8,000	\$350	\$0	\$350
M18600	Maylands Boat Ramp Toilet block	Internal/external paint and rep	\$5,500	\$0	\$0	\$0
M33200	Mens Shed	(Budget Review)		\$12,857	\$790	\$13,647
N16100	466 Guildford Road	Demolition	\$20,000	\$15,280	\$2,691	\$17,971
N16200	468 Guildford Road	Demolition	\$20,000	\$15,280	\$0	\$15,280
N16300	411 Guildford Road	External paint	\$3,000	\$0	\$0	\$0
N16500	Bayswater Bowling Club	Replacement of window treatm	\$3,500	\$0	\$0	\$0
N16600	Bayswater Bowling Club	Upgrade switchboard and powe	\$50,000	\$0	\$0	\$0
N16700	Bayswater Croquet Club	Upgrade switchboard and circi	\$28,000	\$0	\$0	\$0
N16800	Bayswater Croquet Club	Connection of stormwater	\$3,000	\$28	\$560	\$588
N16900	Bayswater Family Centre	Replacement of air conditioner	\$3,000	\$0	\$1,500	\$1,500
N17000	Bayswater Library	Upgrade of staff toilets	\$20,000	\$0	\$20,270	\$20,270
N17100	Bayswater Senior Citizens	Replacement of air conditioner	\$2,000	\$0	\$0	\$0
N17200	Bayswater Senior Citizens	Replacement of floor coverings	\$15,000	\$7,496	\$0	\$7,496
N17300	Beaufort Hall	Internal repaint	\$5,500	\$0	\$0	\$0
N17400	Beaufort Hall	Replacement of non compliant	\$4,500	\$0	\$4,091	\$4,091
N17500	Bedford Bowling Club	Upgrade/replacement of bound	\$21,000	\$19,857	\$0	\$19,857
N17600	Bedford Bowling Club	Internal paint and Bar upgrade	\$1,700	\$3,289	\$0	\$3,289
N17700	Bedford Bowling Club	Upgrade toilet facilities	\$60,000	\$0	\$0	\$0
N17800	Bedford Bowling Club	Replacement of lighting to LEC	\$9,000	\$0	\$0	\$0
N17900	Bedford Filipino Club	Replacement of floor coverings	\$6,000	\$0	\$5,856	\$5,856
N18000	Bedford Filipino Club	Upgrade of emergency exits	\$8,000	\$0	\$0	\$0
N18100	Bedford Filipino Club	Replacement of damage doors	\$27,000	\$0	\$13,909	\$13,909
N18200	Bert Wright Park	Removal of old septic system	\$4,500	\$0	\$0	\$0
N18300	Carramar Community Centre	Ceiling repairs and replacemer	\$8,000	\$1,234	\$0	\$1,234
N18400	Carramar Community Centre	Upgrade security screens to w	\$12,000	\$7,000	\$0	\$7,000
N18500	Crimea Reserve Clubrooms	Upgrade Bar and internal paint	\$21,000	\$0	\$0	\$0
N18600	DeLacy Reserve Change rooms	Replace tapware and internal f	\$8,500	\$324	\$0	\$324
N18700	DeLacy Reserve Change rooms	Replacement of roof cover	\$35,000	\$0	\$500	\$500
N18800	Drill Hall	Internal and external paint	\$24,000	\$0	\$0	\$0
N18900	Drill Hall	Connection of stormwater	\$3,500	\$0	\$0	\$0
N19000	Ellis House	Treatment to fence	\$15,000	\$0	\$9,817	\$9,817
N19100	Gibbney Res Pavilion	External paint	\$20,000	\$0	\$0	\$0
N19300	Halliday Park Lacrosse	Upgrade switchboard and powe	\$26,000	\$0	\$0	\$0
N19400	Hampton Park Scout Hall	Repoint brickwork to store roo	\$2,000	\$0	\$0	\$0
N19500	Hinds Reserve Sea Scout Hall	Replace access ramp	\$3,000	\$0	\$0	\$0
N19600	Houghton Park Pavilion	Upgrade toilets	\$35,000	\$0	\$0	\$0
N19700	Houghton Park Pavilion	Repoint brickwork to shelters	\$5,000	\$0	\$0	\$0
N19800	Maylands Golf Course Kiosk	Replacement of Gutters and D	\$1,500	\$0	\$0	\$0
N19900	Maylands Brick Kiln	Replacement of boundary fenc	\$63,000	\$0	\$41,925	\$41,925
N20000	Maylands Hall	Internal paint	\$20,000	\$0	\$0	\$0
N20100	Maylands Old Police Station	Replacement of air conditioner	\$15,000	\$0	\$13,393	\$13,393
N20300	Maylands Sport and Recreation	Replacement of air conditioner	\$6,500	\$0	\$6,227	\$6,227
N20400	Maylands Tennis Club	Sand and seal floor	\$2,000	\$0	\$0	\$0
N20500	Maylands Yacht Club	Replacement of rusted door fra	\$8,000	\$0	\$0	\$0
N20600	Maylands Yacht Club	Installation of roof access syst	\$10,000	\$0	\$0	\$0
N20700	Morley Noranda Little Athletics	Upgrade tapware and internal f	\$9,200	\$843	\$0	\$843
N20800	Morley Infant Health Clinic	External repaint	\$3,500	\$0	\$0	\$0
N20900	Morley Scout Hall	Upgrade windows and total rep	\$12,000	\$0	\$2,682	\$2,682

CAPITAL LISTING 2016-2017 - AS AT 31 OCTOBER 2016

			<i>Revised Budget</i>	<i>Actual</i>	<i>Committed</i>	<i>Total</i>
N21000	Morley Scout Hall	Replacement of roof sheeting	\$12,000	\$0	\$7,450	\$7,450
N21100	Morley Senior Citizens Centre	Upgrade lighting to LED	\$5,500	\$2,642	\$0	\$2,642
N21200	Morley Senior Citizens Centre	Replacement of floor cover and	\$4,500	\$0	\$1,591	\$1,591
N21300	Morley Sport and Recreation	Replacement of main hall light:	\$6,000	\$0	\$0	\$0
N21400	Morley Sport and Recreation	Replacement of sheeting to ha	\$15,000	\$338	\$0	\$338
N21500	Morley Sport and Recreation	Replacement of external fence	\$17,500	\$0	\$12,064	\$12,064
N21600	Noranda Soccer Club Change rooms	Replacement of roof sheeting	\$18,000	\$0	\$3,000	\$3,000
N21700	Morley Noranda Sports Club	Replacement of roof sheeting	\$15,000	\$0	\$0	\$0
N21800	Morley Noranda Sports Club	Upgrade lighting to LED	\$8,000	\$1,122	\$0	\$1,122
N21900	Outcare Centre	Upgrade of kitchen and toilet fa	\$30,000	\$13,537	\$433	\$13,970
N22000	Pat O'Hara Rugby Club	Repaint external of Clubrooms	\$6,500	\$0	\$0	\$0
N22100	Rangers and Security Offices	Internal renovations and replac	\$18,500	\$14,993	\$0	\$14,993
N22200	Sheam Park Public Toilet	Upgrade shower and toilet facil	\$40,000	\$0	\$0	\$0
N22300	Upper Hillcrest Pavilion	Replacement of carpet	\$5,000	\$0	\$5,000	\$5,000
N22400	Upper Hillcrest Pavilion	Renovate external paths, retai	\$11,000	\$0	\$2,293	\$2,293
N22500	Upper Hillcrest Pavilion	Replacement of external secur	\$5,000	\$6,030	\$0	\$6,030
N22600	Whatley Hall	External paint	\$4,500	\$0	\$0	\$0
N22700	Administration Centre	Replacement of back up air co	\$12,000	\$4,500	\$0	\$4,500
N22800	Les Hansman Community Centre	Upgrade kitchen	\$6,000	\$0	\$0	\$0
N22900	Les Hansman Centre	External Fire Escape	\$30,000	\$0	\$0	\$0
N23000	ANA Rowing Club	Upgrade Toilets Showers	\$14,000	\$0	\$0	\$0
N23100	Public Toilet - Auto Doors	Various	\$25,000	\$0	\$18,058	\$18,058
N23200	Hinds Reserve	Toilet Facility Upgrade	\$60,000	\$500	\$0	\$500
N23300	Beaufort Park - Community Hall	Ceiling Heat Insulation	\$20,000	\$0	\$19,468	\$19,468
N23400	Pat O'Hara - Rugby Club	Transportable Changing Room	\$97,000	\$0	\$0	\$0
N23500	Noranda Family Centre - Garson Cou	Blinds	\$9,325	\$0	\$0	\$0
N23600	Dog Exercise Areas	Drinking Fountains	\$18,000	\$4,639	\$8,224	\$12,863
N40300	Bayswater SES - Roller Doors		\$4,000	\$0	\$0	\$0
			\$1,574,560	\$140,582	\$204,912	\$345,494
Major Strategic Projects						
M18900	Halliday Park	Heritage significance review (In	\$9,800	\$1,350	\$1,350	\$2,700
M19000	Town Planning Scheme Review	Local Planning Strategy	\$93,055	\$0	\$0	\$0
M19100	Morley Activity Centre - Streetscape	Detailed Plan (outsource)	\$50,000	\$0	\$0	\$0
M19200	Maylands Town Centre	Car Parking Strategy	\$25,400	\$0	\$0	\$0
M31700	Bayswater Town Centre	Structure Plan	\$119,174	\$33,480	\$437	\$33,917
N23700	Significant Tree Register	Develop Register & compliance	\$25,000	\$0	\$0	\$0
			\$322,429	\$34,830	\$1,787	\$36,617
Morley City Centre						
L20100	Morley City Centre - Infrastructure Pl	Detailed Design and Approvals	\$55,401	\$3,718	\$6,569	\$10,287
			\$55,401	\$3,718	\$6,569	\$10,287

CAPITAL LISTING 2016-2017 - AS AT 31 OCTOBER 2016

			<i>Revised Budget</i>	<i>Actual</i>	<i>Committed</i>	<i>Total</i>
Division: 30 - Technical Services						
Arterial Road Construction						
M19400	Broun Ave/Coode	Resurface Intersection	\$26,808	\$0	\$0	\$0
N23800	Whatley Crs	Garratt to Meltham	\$8,000	\$0	\$0	\$0
N23900	Whatley Crs	Subway	\$67,000	\$0	\$0	\$0
			\$101,808	\$0	\$0	\$0
Other Road Construction						
M19500	McGann St ROW NO 1	Upgrade ROW	\$45,000	\$0	\$0	\$0
M19600	Shaftesbury Ave & Arundel St ROW	Upgrade ROW	\$20,000	\$0	\$0	\$0
N24000	ROW No 98 -East St	East/Elizabeth/Central/Peninsl	\$70,000	\$2,065	\$0	\$2,065
N24100	ROW No 11-Frinton St	Frinton/Roberts/Neville/Milne	\$12,000	\$0	\$0	\$0
N24200	ROW No 12 - Williamson St	Williamson/Milne/Roberts/Frini	\$15,000	\$0	\$0	\$0
N24300	ROW NO 41- Hamilton st	Hamilton/Olfe/Station/Slade	\$24,000	\$0	\$0	\$0
N39600	Abbey Street - Northlink	Northlink	(Grant Funding)	\$57,920	\$0	\$57,920
N39800	Lightning Park Access Rd - Northlink	Northlink	(Grant Funding)	\$165,574	\$213,707	\$379,281
			\$186,000	\$225,559	\$213,707	\$439,266
Other Road Grants						
M19900	Rudloc Rd	Coode to R/B	(Budget Review)	\$7,807	\$0	\$7,807
M20000	Broun Ave	Collier to Ellice	(Budget Review)	\$3,811	\$0	\$3,811
M20100	Coode/Broun	Protected right turn	\$499,200	\$0	\$5,250	\$5,250
M20200	Railway Pde	Install Pelican Crossing	\$200,000	\$37,751	\$18,285	\$56,036
N24400	Peninsula Rd	Sixth to Kirkham hill Tce	\$228,229	\$0	\$0	\$0
N24500	Walter Rd West	Grandprom to Coode	\$419,799	\$0	\$0	\$0
N24600	Beaufort St	Broun to The Strand	\$138,059	\$0	\$0	\$0
			\$1,485,287	\$49,370	\$23,535	\$72,905
Base Grant Road Reconstruction						
N24700	Toms Pl	Brooks To Cul-de-sac	\$14,000	\$0	\$0	\$0
N24800	Nolan Pl	Moore to Cul-de-sac	\$25,000	\$29	\$0	\$29
N24900	Mahdi St	Guildford To Kitchener	\$8,000	\$0	\$0	\$0
N25000	Railway Pde	Rail crossing Ramps	\$24,000	\$0	\$0	\$0
N25100	Mitchell St	50 % Cont Town of Vincent Ell	\$30,000	\$0	\$0	\$0
N25200	Hardey Rd	Johnson to Clarkson	\$42,000	\$0	\$0	\$0
N25300	Hall Ave	Clarkson to cul-de-sac	\$11,000	\$0	\$0	\$0
N25400	Alma St	Crawford To Stuart	\$11,000	\$0	\$0	\$0
N25500	Harrow St	Crawford to Kennedy	\$16,000	\$0	\$0	\$0
N25600	Marlborough St	Crawford To Kennedy	\$16,000	\$0	\$0	\$0
N25700	Crowther St	Guildford to Neville	\$49,000	\$0	\$0	\$0
N25800	Oval St & Carpark	Murray to Cul-de-sac	\$36,000	\$0	\$0	\$0
N25900	Bowden St	Grandprom to Stuart	\$6,000	\$0	\$0	\$0
N26000	Wright St	Pickett to Depot	\$46,000	\$0	\$0	\$0
N26100	Hinds Reserve Access Rd	Access Rd	\$45,000	\$20,061	\$0	\$20,061
N26200	Riverside Gdns Slade St	Access Rd	\$158,000	\$168,775	\$0	\$168,775
N26300	Stanley St	50 % Cont Town Vincent	\$16,000	\$0	\$0	\$0
N26400	Drainage /Kerbing	Various	\$90,000	\$19,096	\$0	\$19,096
N26500	Carpark-Peninsula Golf Course	Peninsula Golf Carpark	\$70,000	\$0	\$0	\$0
N26600	Replace Brick Paved Entries	Continue Prog	\$40,000	\$2,995	\$0	\$2,995
			\$753,000	\$210,957	\$0	\$210,957

CAPITAL LISTING 2016-2017 - AS AT 31 OCTOBER 2016

			<i>Revised Budget</i>	<i>Actual</i>	<i>Committed</i>	<i>Total</i>
Roads to Recovery						
M24100	Widgee Road	Resurface Adelphi to Railway	\$64,753	\$2,683	\$0	\$2,683
N26700	Mcalinden Rd	Burgess to Cul-de-sac	\$30,000	\$24,646	\$1,060	\$25,706
N26800	Peerless Pl	Machined to Cul-de-sac	\$14,800	\$8,535	\$0	\$8,535
N26900	McPherson Ave	Emberson to Alfreda	\$49,000	\$39,478	\$0	\$39,478
N27000	Granville Gr	McPherson to Cul-de-sac	\$13,000	\$11,481	\$0	\$11,481
N27100	Burgess St	McPherson to Bend	\$23,400	\$19,786	\$0	\$19,786
N27200	Hickey Pl	Alfreda to Cul-de-sac	\$13,000	\$10,669	\$0	\$10,669
N27300	Henley Pl	McPherson to Cul-de-sac	\$13,000	\$12,764	\$0	\$12,764
N27400	Batt Ct	Alfreda to Cul-de-sac	\$8,000	\$6,441	\$0	\$6,441
N27500	Lovett Pl	Lindsay to Cul-de-sac	\$13,000	\$11,310	\$0	\$11,310
N27600	Della Rd	Benara to Mathews	\$58,400	\$2,990	\$37,415	\$40,405
N27700	Tait Ct	Souter to Cul-de-sac	\$7,000	\$0	\$3,858	\$3,858
N27800	Belstead Ave	Della to Sewell	\$56,000	\$12,750	\$41,406	\$54,156
N27900	Wells Ct	Belstead to Cul-de-sac	\$22,000	\$0	\$16,365	\$16,365
N28000	Beavis Ct	Wells to Cul-de-sac	\$19,000	\$0	\$12,905	\$12,905
N28100	Lyons Ct	Belstead to Cul-de-sac	\$7,000	\$0	\$5,056	\$5,056
N28200	Sewell Ct	Belstead to Cul-de-sac	\$23,400	\$0	\$18,626	\$18,626
N28300	Granger Way	Belstead to Sewell	\$22,000	\$3,053	\$13,834	\$16,887
N28400	Incana Pl	Beechboro to Cul-de-sac	\$19,000	\$0	\$14,369	\$14,369
N28500	Marks Pl	Incanna to Cul-de-sac	\$12,200	\$795	\$10,644	\$11,438
N28600	Holdhurst Way	Ardagh to Holdhurst	\$35,000	\$0	\$0	\$0
N28700	Rusham Pl	Godstone to Cul-de-sac	\$23,400	\$0	\$0	\$0
N28800	Coston Pl	Fitzgerald to Cul-de-sac	\$12,900	\$0	\$0	\$0
N28900	Bruce Rd	Robinson to Woking	\$38,400	\$0	\$0	\$0
N29000	Clarke Rd	Robinson to Fitzgerald	\$38,000	\$0	\$0	\$0
N29100	Dorking Pl	Clarke to Cul-de-sac	\$12,200	\$0	\$0	\$0
N29200	May Street	Railway to Adelphi	\$99,000	\$2,589	\$0	\$2,589
N29300	Dawson Cl	Widgee to Cul-de-sac	\$12,600	\$0	\$10,248	\$10,248
N29400	Mayer Cl	Malaga to Cul-de-sac	\$32,500	\$4,945	\$22,434	\$27,379
N29500	Marconi St	Morley to Wheatstone	\$45,800	\$3,947	\$35,619	\$39,565
N29600	Morse Pl	Marconi to Cul-de-sac	\$13,200	\$1,615	\$12,797	\$14,412
N29700	Fleming Cl	Marconi to Cul-de-sac	\$27,200	\$3,986	\$23,017	\$27,003
N29800	Bell Ct	Flemming to Cul-de-sac	\$13,200	\$2,419	\$9,845	\$12,264
N29900	Solas Rd	Morley to Wheatstone	\$40,900	\$11,210	\$32,316	\$43,526
N30000	Brunel Pl	Wheatstone to Cul-de-sac	\$19,300	\$0	\$17,562	\$17,562
N30100	Linton Pl	Beechboro to Cul-de-sac	\$18,700	\$5,884	\$14,422	\$20,307
N30200	Cannon St	Grey to Purley	\$10,700	\$0	\$0	\$0
N30300	Headley Pl	Broadway to Broadway	\$32,200	\$0	\$0	\$0
N30400	Peters Pl	Smith to bend	\$13,900	\$0	\$0	\$0
N30500	Light St	Jacobson to Walter	\$29,200	\$0	\$0	\$0
N30600	Coombe St	Grafton to Moore	\$24,900	\$0	\$0	\$0
N30700	Piaggio Ct	Grafton to Cul-de-sac	\$13,600	\$1,172	\$0	\$1,172
N30800	Moore St	Haywood to Nolan	\$14,600	\$0	\$0	\$0
N30900	Hayward St	Grafton to Cul-de-sac	\$36,800	\$0	\$0	\$0
N31000	Brooks Dve	Grafton to Nolan	\$33,391	\$0	\$0	\$0
N31100	Souter Way	Della to Granger	\$17,800	\$0	\$12,506	\$12,506
			\$1,197,344	\$205,147	\$366,304	\$571,450
Footpath/Slab Replacement Programme						
M25000	Morley Dr	New Path: Crimea to Timms P	\$27,090	\$0	\$0	\$0
M26500	Cardwell Ave	New Path: Crimea to Corderoy	\$8,000	\$0	\$0	\$0
M26900	COB Cycle Plan	COB Cycle report Various	\$78,240	\$25,375	\$282	\$25,657
N31200	5 Year Footpath Program	5 Year Footpath Program	\$590,000	\$54,604	\$43,510	\$98,114
			\$703,330	\$79,979	\$43,792	\$123,771

CAPITAL LISTING 2016-2017 - AS AT 31 OCTOBER 2016

			<i>Revised Budget</i>	<i>Actual</i>	<i>Committed</i>	<i>Total</i>
Parks Development						
M27100	Post and Rail replacement	Post and Rail replacemnet	(Budget Review)	\$4,967	\$0	\$4,967
M27300	Irrigation replacement	Irrigation replacement	(Budget Review)	\$46,723	\$0	\$46,723
M27400	PumpService, maintenance and repl	Pump service, maintenance ar	(Budget Review)	\$5,878	\$0	\$5,878
M27600	Streetscape upgrades	Streetscape upgrades	\$190,957	\$190,194	\$3,749	\$193,943
N31300	Halliday Park	Replace Gazebo	\$15,000	\$0	\$0	\$0
N31400	Donald Square Park Shelter	Replace dilapidated park shel	\$6,500	\$653	\$5,500	\$6,153
N31500	McKenzie Reserve Park Shelter	Replace dilapidated park shel	\$6,500	\$5,990	\$5,990	\$11,980
N31600	Charles/Belgrave Park	Replace dilapidated park shel	\$6,500	\$5,990	\$5,990	\$11,980
N31700	Alf Brooks Reserve Park Shelter	Replace dilapidated park shel	\$6,500	\$0	\$5,500	\$5,500
N31800	Crimea Res Park Shelter	Replace dilapidated park shel	\$6,500	\$0	\$5,500	\$5,500
N31900	Replace park benches various	Replace dilapidated park benc	\$20,000	\$660	\$0	\$660
N32000	Bardon Park entry gate	Replace dilapidated park entry	\$3,000	\$1,260	\$1,372	\$2,632
N32100	Robert Thompson access gate	Replace dilapidated park acce	\$3,000	\$12,592	\$1,395	\$13,987
N32200	Houghton Res Gate	Replace dilapidated access ga	\$3,000	\$47	\$4,120	\$4,167
N32300	Shearn Res Gate	Replace dilapidated access ga	\$3,000	\$0	\$1,361	\$1,361
N32400	Pat O'Hara Gate	Replace dilapidated access ga	\$3,000	\$0	\$1,395	\$1,395
N32500	RA Cook Gates	Replace dilapidated double ac	\$7,500	\$0	\$2,479	\$2,479
N32600	Robert Thompson Res Park Fence	Replace dilapidated pine perim	\$40,000	\$18	\$16,892	\$16,910
N32700	Joan Rycroft Fence replace	Replace dilapidated pine perim	\$25,000	\$0	\$12,013	\$12,013
N32800	DeLacy Res fence replace	Replace dilapidated pine perim	\$35,000	\$0	\$18,860	\$18,860
N32900	Lightning Park	Additional grassing	\$25,000	\$0	\$0	\$0
			\$405,957	\$274,972	\$92,117	\$367,089
Bore & Reticulation Development						
N33000	Bert Wright Park Water Tank	Installation water tank and pun	\$65,000	\$186	\$0	\$186
N33100	Peninsula Golf Course Irrigation repla	Replace dilapidated and unreli	\$1,100,000	\$13,883	\$0	\$13,883
N33200	Bayswater Tennis Club irrigation	Replace dilapidated and unreli	\$45,000	\$69	\$0	\$69
N33300	Works Depot Nursery Irrigation	Replace dilapidated and unreli	\$35,000	\$0	\$0	\$0
N33400	Charles/Belgrave Res Irrigation	Replace dilapidated and unreli	\$40,000	\$0	\$0	\$0
N33500	Morley Drive West Median Irrigation	Replace dilapidated and unreli	\$110,000	\$0	\$0	\$0
N33600	Tom Cameron Res Irrigation	Replace dilapidated and unreli	\$35,000	\$156	\$0	\$156
N33700	Silverwood Res Irrigation	Replace dilapidated and unreli	\$12,000	\$0	\$0	\$0
N33800	Boxhill Res Irrigation	Replace dilapidated and unreli	\$15,000	\$0	\$0	\$0
N33900	Allan Hill Res Irrigation	Replace dilapidated and unreli	\$15,000	\$0	\$0	\$0
N34000	Birkett Res Irrigation	Replace dilapidated and unreli	\$25,000	\$0	\$0	\$0
N34100	McPherson Res Cubicle	Replace obsolete retic cubicle	\$11,000	\$0	\$0	\$0
N34200	McWhae Gardens Cubicle	Replace obsolete retic cubicle	\$10,000	\$455	\$0	\$455
N34300	Swan Lake Res Cubicle	Replace obsolete retic cubicle	\$11,000	\$0	\$0	\$0
N34400	Alf Brooks Res Cubicle	Replace obsolete retic cubicle	\$10,000	\$0	\$0	\$0
N34500	Sherbrook Res Cubicle	Replace obsolete retic cubicle	\$10,000	\$0	\$0	\$0
N34600	Logan Res Cubicle	Replace obsolete retic cubicle	\$10,000	\$0	\$0	\$0
N34700	Peninsula Golf Course Pump Station	Replace obsolete and unservic	\$45,000	\$0	\$0	\$0
N34800	Bore and Pump Maintenance	Annual bore and pump prevent	\$135,000	\$87,017	\$35,553	\$122,570
			\$1,739,000	\$101,766	\$35,553	\$137,318
Gardens & Landscaping						
N34900	Tree Planting	Various	\$200,000	\$780	\$963	\$1,743
N35000	Central Irrigation Expansion Various	Allows Depot based centralise	\$135,000	\$21,618	\$0	\$21,618
N35100	Civic Centre Gardens	Landscape re-development. Cu	\$15,000	\$0	\$0	\$0
N35200	Guildford Rd Median Planting	Most existing plants unsuitabl	\$35,000	\$0	\$0	\$0
N35300	Maylands Town Hall Landscaping	Landscape corner Guildford an	\$12,500	\$0	\$0	\$0
N35400	Lake Brearley, Lake Bungana	Relocate fountains	\$6,000	\$0	\$0	\$0
N35500	Noranda Wall	Screen Planting	\$10,000	\$4,400	\$0	\$4,400
			\$413,500	\$26,798	\$963	\$27,761

CAPITAL LISTING 2016-2017 - AS AT 31 OCTOBER 2016

			<i>Revised Budget</i>	<i>Actual</i>	<i>Committed</i>	<i>Total</i>
Environmental Development						
K32100	Eric Singleton Bird Sanctuary	Wetland rehabilitation	\$249,868	\$4,925	\$1,000	\$5,925
L27200	Clarkson and Tranby House Stabilisation	Environmental Development	\$11,100	\$0	\$0	\$0
M28200	Cloughton Reserve Toilet Block upgrade	Art Upgrade of Toilet Block	\$79,000	\$19,200	\$0	\$19,200
M28500	Morley Senior Citizens Centre	Energy Efficiency Upgrade	\$38,102	\$13,077	\$0	\$13,077
M28600	Bayswater Library	Solar Panels Energy Efficiency Upgrade	\$26,149	\$5,745	\$0	\$5,745
M28700	Russell Street Park	Temporary Park	\$49,279	\$0	\$0	\$0
M31400	Baigup - Swan Canning Rivers Recovery Project		\$28,441	\$24,355	\$4,426	\$28,780
N35600	10 Trees Lake Brearley		\$5,000	\$990	\$0	\$990
N35700	Tree canopy data capture		\$30,000	\$0	\$0	\$0
N35800	Maylands Lakes Water Quality Improvement	Initial Works	\$50,000	\$1,188	\$0	\$1,188
N35900	Facility water and energy efficiency upgrades		\$50,000	\$0	\$0	\$0
N36000	EMRC Flood Study		\$10,000	\$10,000	\$0	\$10,000
N36100	Living Stream Design (Morley catchment)		\$20,000	\$0	\$0	\$0
N36200	15,000 trees for planting at lightning park		\$24,000	\$0	\$0	\$0
N36300	Cloughton Reserve - Tree Planting		\$2,500	\$0	\$0	\$0
N36400	Tree Vandalism - Signs		\$5,000	\$3,965	\$0	\$3,965
			\$678,439	\$83,445	\$5,426	\$88,870
Traffic Management						
L28200	Pedestrian Crossing	Guildford Road	\$124,667	\$0	\$0	\$0
M29000	Traffic Management General	City Wide LATM	\$62,895	\$7,000	\$0	\$7,000
M29200	Facility Access Improvements	Various	\$69,485	\$51,639	\$21,617	\$73,256
N36500	Traffic Management General	Council	\$50,000	\$60	\$0	\$60
N36600	Traffic Management Paving	Various	\$25,000	\$4,547	\$0	\$4,547
			\$332,047	\$63,246	\$21,617	\$84,862
Drainage Construction						
N36700	Urban Water Sensitive Design	Various	\$90,000	\$46,966	\$8,231	\$55,196
N36800	Drainage Grates	Various	\$45,000	\$1,885	\$0	\$1,885
			\$135,000	\$48,851	\$8,231	\$57,081
Other Technical Services Capital						
M29600	Sundry Works	Various	\$0	\$669	\$0	\$669
M32900	Urban Tree Planting Programme	Various	\$154,000	\$0	\$0	\$0
N36900	Street Light Upgrade	Various	\$80,000	\$1,925	\$5,912	\$7,837
N37000	Crossovers	Various	\$600,000	\$135,012	\$94,127	\$229,139
N37100	PAW Gates Reserve Lighting	Various	\$15,000	\$4,083	\$0	\$4,083
N37200	Bus Shelters	Various	\$40,000	\$9,216	\$6,577	\$15,793
N37300	Street Sign Upgrade	Various	\$80,000	\$43,169	\$1,671	\$44,840
N37400	Asset Management	Various	\$15,000	\$3,625	\$0	\$3,625
N37500	Entry Statements - Noranda	Various	\$30,000	\$3,749	\$0	\$3,749
N37600	Enhanced Tree Management	Various	\$200,000	\$0	\$0	\$0
			\$1,214,000	\$201,448	\$108,286	\$309,734
Health Dept Capital						
K22500	Landfill Restoration	Contaminated site survey/study	\$55,408	\$0	\$0	\$0
N37700	Noise Level Meter		\$28,612	\$0	\$0	\$0
N37800	Excavator Slasher Attachment (mosquito control)		\$4,840	\$0	\$0	\$0
			\$88,860	\$0	\$0	\$0
Plant & Equipment						
M30600	Plant & Fleet Replacement Program	Replacement of Plant	\$0	\$32,089	\$0	\$32,089
N38300	Plant & Fleet Replacement Program		\$1,996,000	\$273,574	\$413,030	\$686,605
			\$1,996,000	\$305,663	\$413,030	\$718,694
Graphical Information Services						
N39100	GIS- Spatial Server Virtualisation	Pro Spatial Server Virtualisation Project	\$100,000	\$63,397	\$27,550	\$90,947
N39200	GIS - Earthmine Capture	Earthmine Capture	\$51,000	\$0	\$0	\$0
			\$151,000	\$63,397	\$27,550	\$90,947

CAPITAL LISTING 2016-2017 - AS AT 31 OCTOBER 2016

			<i>Revised Budget</i>	<i>Actual</i>	<i>Committed</i>	<i>Total</i>
Division: 40 - Financial Services						
Information Services						
N10000	Virtual Infrastructure Server Replacement	4 Year replacement program for	\$69,300	\$5,000	\$6,000	\$11,000
N10100	PC replacement program	4 Year replacement program for	\$119,200	\$14,732	\$15,941	\$30,673
N10200	Security Compliance	Ongoing replacement program	\$85,050	\$14,400	\$66,000	\$80,400
N10300	Network infrastructure	4 Year replacement program for	\$111,690	\$37,456	\$18,600	\$56,056
N10400	Equipment Renewals	Replacement schedule for laptop	\$33,075	\$32,991	\$0	\$32,991
N10500	Implement Online Services	Implement eServices and make	\$50,000	\$5,000	\$45,000	\$50,000
N10600	Virtual Infrastructure Storage Replacement	4 Year replacement program for	\$88,200	\$4,808	\$46,600	\$51,408
N10700	Council Chambers	Audio Recording	\$90,000	\$89,335	\$0	\$89,335
			\$646,515	\$203,721	\$198,141	\$401,863
Systems Development - Finance						
L31800	Data Address Integrity Software	Property File	(Budget Review)	\$5,035	\$0	\$5,035
			\$0	\$5,035	\$0	\$5,035
Customer Services						
N10800	Customer Services - Cashiers	Cash Counting Machine	\$4,500	\$0	\$0	\$0
			\$4,500	\$0	\$0	\$0
Records Management						
N39300	Records Management - Equipment	R6 Year Replacement Program	\$35,000	\$0	\$7,984	\$7,984
			\$35,000	\$0	\$7,984	\$7,984
Morley Sport & Recreation Centre						
M31100	Storage Facility	Wellington Room	(Budget Review)	\$30,788	\$0	\$30,788
N39400	MS&R Community room ceilings	Replace sagging acoustic panels	\$6,500	\$0	\$0	\$0
N39500	MS&R Disabled ramp	Install handrails	\$7,500	\$0	\$0	\$0
			\$14,000	\$30,788	\$0	\$30,788
Aged Persons Homes			\$1,000,000	\$18,749		\$18,749
Grand Total			\$19,002,353	\$2,891,077	\$2,095,714	\$4,986,791

13.2 List of Payments for the Period Ended 31 October 2016

Officer: Acting Director of Finance and Corporate Services

CR DAN BULL DECLARED A FINANCIAL INTEREST

In accordance with section 5.60A of the Local Government Act 1995, Cr Dan Bull declared a financial interest in this item as he was a recipient of a payment from "Success Print" received during his campaign. At 10:14pm, Cr Dan Bull withdrew from the meeting.

CR BRENT FLEETON DECLARED AN INDIRECT FINANCIAL INTEREST

In accordance with section 5.61 of the Local Government Act 1995, Cr Brent Fleeton declared an indirect financial interest in this item as a payment was authorised to his employer (the Chamber of Commerce and Industry of Western Australia [CCIWA]). At 10:14pm, Cr Brent Fleeton withdrew from the meeting.

EXECUTIVE SUMMARY

For Council to note the List of Payments paid under the CEO's delegated authority for the period ended 31 October 2016.

Key Issues:

This report presents the List of Payments, comprising **Attachments 1, 2, 3, 4 and 5**, made under delegated authority during the period ended 31 October 2016 in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

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 by the Chief Executive Officer is to be provided to Council where such delegation is made.

CONSULTATION

Not applicable.

ANALYSIS

A list of payments is presented to Council each month for confirmation and endorsement in accordance with the *Local Government (Financial Management) Regulations 1996*.

Payments drawn from the Municipal Account for the period ended 31 October 2016 are included at **Attachment 1** and summarised in the table below.

Payments drawn from the Trust Account for the period ended 31 October 2016 are included at **Attachment 2** and summarised in the table below.

Payments drawn from the Aged Persons Homes Account for the period ended 31 October 2016 are included at **Attachment 3** and summarised in the table below:

<i>Payment Type</i>	<i>Reference</i>	<i>Amount</i>
<i>Municipal Account</i>		
Cheques	102316 - 102437	164,752.42
Electronic Fund Transfers (EFT)	EF028599 - EF029011	3,223,663.98
Total		\$3,388,416.40
<i>Trust Account</i>		
Cheques	400997 - 401098	\$87,628.23
<i>Aged Persons Homes</i>		
Cheques	000035 - 000042	\$31,072.13
Total Payments		\$3,507,116.76

Note

During the month ended 31 October 2016, the following cheques from previous months were cancelled:

Municipal Fund:

- Cheques numbered 019174, 019218, 101630, 102088, 102254, 102275 and 102307 totalling \$2,498.42.

All other payments of a direct debit nature made from the Municipal, Trust and Aged Persons Homes Accounts including: bank fees; payroll payments; and other direct payment arrangements, are represented at **Attachment 5**.

OPTIONS

Not applicable.

CONCLUSION

That Council notes the List of Payments for the period ended 31 October 2016 comprising **Attachments 1, 2, 3, 4 and 5**.

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 LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

Theme: Leadership and Governance
 Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
 Outcome L1: Accountable and good governance.
 Outcome L2: Prudent management of financial resources.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Council Policy - Procurement (amended).

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.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Schedule of Accounts - Municipal Fund.
2. Schedule of Accounts - Trust Fund.
3. Schedule of Accounts - Aged Persons Homes Account.
4. Summary of Corporate Credit Card Expenses.
5. Electronic Fund Transfers.

COUNCIL RESOLUTION

(OFFICER'S RECOMMENDATION)

That Council notes the List of Payments for the period ended 31 October 2016 paid under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* comprising Attachments 1, 2, 3, 4 and 5.

CR CHRIS CORNISH MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY

At 10.15pm, Cr Bull and Cr Fleeton returned to the meeting.

Attachment 1

Chq/Eft No.	Date	Creditor Name	Invoice Details	Invoice Amt
CITY OF BAYSWATER - MUNICIPAL FUND				
LIST OF PAYMENTS FINALISED 01/10/2016 to 31/10/2016				
102316	04/10/2016	CHISHOLM CATHOLIC COLLEGE	Youth and seniors community activities	110.00
102317	05/10/2016	CITY OF BAYSWATER - PLEASE PAY CASH	Petty cash reimbursement	1,321.15
102318	06/10/2016	BEECHBORO FAMILY PRACTICE	Medical services and materials	275.00
102319	06/10/2016	CARTER'S REAL ESTATE BAYSWATER	Legal expenses and court costs	3,676.47
102320	06/10/2016	CITY OF BAYSWATER	Functions and events site setup expenses	7,848.90
102321	06/10/2016	CLARE VON MALTZAHN	Refund health centre memberships	103.40
102322	06/10/2016	COMMISSIONER OF STATE REVENUE	Refund rates overpayment	311.18
102323	06/10/2016	KEVIN A SHEEHAN	Refund rates overpayment	694.56
102324	06/10/2016	LOCAL GOVERNMENT COMPLIANCE	Staff training, development and support	125.00
102325	06/10/2016	MORLEY EAGLES SOFTBALL	Memberships and subscriptions	220.00
102326	06/10/2016	PROFESSIONAL MICHAEL JOHNSON & CO	Refund rates overpayment	734.40
102327	06/10/2016	PROFESSIONALS MICHAEL JOHNSON & CO	Refund rates overpayment	742.75
102328	06/10/2016	PROFESSIONALS MICHAEL JOHNSON & CO	Refund rates overpayment	751.10
102329	06/10/2016	PROFESSIONALS MICHAEL JOHNSON & CO	Refund rates overpayment	867.70
102330	06/10/2016	PROFESSIONALS MICHAEL JOHNSON & CO	Refund rates overpayment	942.65
102331	06/10/2016	PROFESSIONALS MICHAEL JOHNSON & CO	Refund rates overpayment	776.05
102332	06/10/2016	PROFESSIONALS MICHAEL JOHNSON & CO	Refund rates overpayment	967.60
102333	06/10/2016	PROFESSIONALS MICHAEL JOHNSON & CO	Refund rates overpayment	959.30
102334	06/10/2016	TELSTRA	Office telephone and communication expenses	13,267.20
102340	06/10/2016	CLEANAWAY - ST KILDA	Waste collection and hygiene services	1,581.80
102341	06/10/2016	WATER CORPORATION	Water usage charges	6,855.84
102343	10/10/2016	CITY OF BAYSWATER - PLEASE PAY CASH	Petty cash reimbursement	1,362.55
102344	10/10/2016	JOHN FORREST SECONDARY COLLEGE	Gifts and presentations	110.00
102345	10/10/2016	NADJA & DAVID STEWART	Refund licence fee	405.00
102346	12/10/2016	HAMPTON SENIOR HIGH SCHOOL	Gifts and presentations	110.00
102347	12/10/2016	MORLEY SENIOR HIGH SCHOOL	Gifts and presentations	110.00
102348	13/10/2016	ADAMS COACHLINES	Bus Service	1,220.00
102349	13/10/2016	BAYSWATER SENIOR CITIZENS	Grants & funding	1,500.00
102350	13/10/2016	CAMBOON PRIMARY SCHOOL	Refund facility hire bond	550.00
102351	13/10/2016	CANCER COUNCIL	Refund facility hire bond	500.00
102352	13/10/2016	CITY OF BAYSWATER	Functions and events site setup expenses	405.00
102353	13/10/2016	CITY OF BAYSWATER - CORPORATE UNIFORMS	Payroll deduction	109.45
102354	13/10/2016	CITY OF BAYSWATER - PLEASE PAY CASH	Petty cash reimbursement	469.15
102355	13/10/2016	CITY OF BAYSWATER - WAVES M/SHIPS	Payroll deduction	528.38
102356	13/10/2016	CITY OF BAYSWATER MUNICIPAL	Payroll deduction	835.16
102357	13/10/2016	CITY OF BAYSWATER TRUST ACCOUNT	Payroll deduction	126.73
102358	13/10/2016	CLARE NICHOLLS	Refund health centre memberships	327.86
102359	13/10/2016	CLAUDIO A PELLEGRINI	Refund building application fee	95.00
102360	13/10/2016	COB - SUNDOWNER CLUB	Payroll deduction	132.00
102361	13/10/2016	DEPARTMENT OF HUMAN SERVICES	Refund facility hire bond	908.00
102362	13/10/2016	FINES ENFORCEMENT REGISTRY	Legal expenses and court costs	93.20
102363	13/10/2016	JOANNE NOCON	Refund facility hire bond	500.00
102364	13/10/2016	LIGHTBASE PTY LTD	Parks & gardens contract payments	1,650.00
102365	13/10/2016	MARIA STRANO	Refund health centre memberships	58.74
102366	13/10/2016	MAYLANDS AUTUMN CENTRE	Grants & funding	1,500.00
102367	13/10/2016	MICHAEL CORBETT	Refund miscellaneous	623.00
102368	13/10/2016	MORLEY SENIOR CITIZENS ASSOCIATION	Grants & funding	1,500.00
102369	13/10/2016	NEW ZEALAND SPORTS & CULTURAL ASSOC	Refund facility hire bond	500.00
102370	13/10/2016	SCIENCE ALIVE	Youth and seniors community activities	275.00
102371	13/10/2016	TELSTRA	Office telephone and communication expenses	542.72
102372	13/10/2016	TONY D'ONOFRIO	Functions and events entertainment expenses	450.00
102373	13/10/2016	CLEANAWAY - ST KILDA	Waste collection and hygiene services	1,800.04
102374	13/10/2016	WATER CORPORATION	Water usage charges	8,223.19
102376	13/10/2016	MARJA RENTIER	Gifts and presentations	1,000.00
102377	14/10/2016	ELOUISE MONCK	Donation	200.00
102378	14/10/2016	MELODY ROM	Donation	200.00
102379	18/10/2016	CITY OF BAYSWATER - PLEASE PAY CASH	Petty cash reimbursement	2,075.90
102380	21/10/2016	LANDGATE	Fees and charges	663.20
102381	24/10/2016	ANTHONY TURNER	Refund crossover	1,343.23

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Chq/Eft No.	Date	Creditor Name	Invoice Details	Invoice Amt
102382	24/10/2016	ARTUR BIELICKI	Refund swimming lessons	58.62
102383	24/10/2016	AUSTRALIAN CONSUMERS ASSOC	Memberships and subscriptions	368.00
102384	24/10/2016	BAYSWATER COMMUNITY MENS SHED INC	Office stationery and consumables	1,597.00
102385	24/10/2016	BERNARD G SPELDEWINDE &	Refund rates overpayment	1,321.92
102386	24/10/2016	BRIAN G SAMSWORTH &	Refund rates overpayment	464.33
102387	24/10/2016	BRIAN HOWE	Refund health centre memberships	503.58
102388	24/10/2016	CANCELLED		0.00
102389	24/10/2016	CHRISTINA LOCKYER	Refund health centre memberships	64.16
102390	24/10/2016	DEPARTMENT OF HEALTH	Staff training, development and support	170.00
102391	24/10/2016	ERICA MORRISSEY	Refund rates overpayment	234.30
102392	24/10/2016	FINES ENFORCEMENT REGISTRY	Legal expenses and court costs	1,160.00
102393	24/10/2016	GLYNN SCHRAGGER	Refund health centre memberships	243.00
102394	24/10/2016	GREGORY A WRIGHT	Refund rates overpayment	950.98
102395	24/10/2016	HEIDI HUNTER SETTLEMENTS	Refund rates overpayment	788.33
102396	24/10/2016	JAYDEN LU	Refund health centre memberships	102.00
102397	24/10/2016	KIRK FLEMMING - PERTH LASTMANSTANDS	Refund facility hire bond	800.00
102398	24/10/2016	LANDGATE	Gross rental valuation charges	1,086.20
102399	24/10/2016	LOUISE SNOOK	Youth and seniors community activities	285.00
102400	24/10/2016	MAIREAD WALSH	Refund health centre memberships	39.10
102401	24/10/2016	MANIA SUBSCRIPTIONS	Memberships and subscriptions	50.00
102402	24/10/2016	MORLEY VETCENTRE	Animal supplies & services	87.00
102403	24/10/2016	NACEL AUSTRALIA	Refund facility hire bond	550.00
102404	24/10/2016	NATASSIA PAVEY AND MOHAMMAD SIDDIQUI	Refund crossover	1,765.00
102405	24/10/2016	NGOC D NGUYEN	Refund development application fee	147.00
102406	24/10/2016	NICOLE FERRARA	Refund swimming lessons	191.38
102407	24/10/2016	NIKOLA MAJSTOROVIC	Refund crossover	730.80
102408	24/10/2016	SHANE PALINGER	Refund crossover	1,450.00
102409	24/10/2016	TELSTRA	Office telephone and communication expenses	43,172.86
102411	24/10/2016	WATER CORPORATION	Water usage charges	16,798.06
102415	24/10/2016	WESTERN AUSTRALIAN NATURALISTS CLUBS	Refund facility hire bond	200.00
102416	27/10/2016	CHERYL SCORDA & PHILIP J SCORDA	Refund miscellaneous	281.16
102417	27/10/2016	CITY OF BAYSWATER - CORPORATE UNIFORMS	Payroll deduction	109.45
102418	27/10/2016	CITY OF BAYSWATER - WAVES M/SHIPS	Payroll deduction	603.00
102419	27/10/2016	CITY OF BAYSWATER MUNICIPAL	Payroll deduction	835.16
102420	27/10/2016	CITY OF BAYSWATER TRUST ACCOUNT	Payroll deduction	126.73
102421	27/10/2016	COB - SUNDOWNER CLUB	Payroll deduction	132.00
102422	27/10/2016	DIPESH BHALSOD	Refund crossover	2,608.00
102423	27/10/2016	EMMA KEEFE	Refund facility hire bond	550.00
102424	27/10/2016	ERICIUS TAN	Refund health centre memberships	132.12
102425	27/10/2016	FIT AS BOOTCAMP	Refund facility hire bond	200.00
102426	27/10/2016	INTERACTIVE ADVENTURES PTY LTD	Refund facility hire bond	500.00
102427	27/10/2016	JOHN HOLLAND	Refund facility hire bond	500.00
102428	27/10/2016	OUR LADY'S ASSUMPTION SCHOOL	Refund facility hire bond	550.00
102429	27/10/2016	PERTH COLLEGE	Refund facility hire bond	550.00
102430	27/10/2016	PROVIDENCE CHURCH INCORPORATED	Refund facility hire bond	500.00
102431	27/10/2016	ROWE SCIENTIFIC PTY LTD	Environmental services & supplies	1,186.93
102432	27/10/2016	SECOND AVENUE AGED CARE FACILITY	Refund facility hire bond	500.00
102433	27/10/2016	ST PETER'S PRIMARY SCHOOL	Refund facility hire bond	550.00
102434	27/10/2016	STACEY CARLINO	Refund facility hire bond	500.00
102435	27/10/2016	CLEANAWAY - ST KILDA	Waste collection and hygiene services	1,602.70
102436	27/10/2016	WESTERN AUSTRALIAN NATURALIST CLUB	Refund facility hire bond	200.00
102437	31/10/2016	FINES ENFORCEMENT REGISTRY	Legal expenses and court costs	522.00
EF028599	03/10/2016	MICHAEL MCALLISTER & ELLEN MCALLISTER	Refund rates overpayment	694.06
EF028600	03/10/2016	MICHAEL MCALLISTER & ELLEN MCALLISTER	Refund rates overpayment	305.96
EF028601	05/10/2016	ABBOTT & CO PRINTERS	Printing and graphic design expenses	364.24
EF028602	05/10/2016	ACTION GLASS & ALUMINIUM	Building maintenance and services	2,894.98
EF028603	05/10/2016	AIR LIQUIDE WA PTY LTD	Gas usage charges	454.96
EF028604	05/10/2016	ALLSTAMPS	Office stationery and consumables	56.84
EF028605	05/10/2016	ALS LIBRARY SERVICES	Library book stock and materials	1,031.47
EF028606	05/10/2016	AMGROW PTY LTD	Parks & gardens materials	24,819.30
EF028607	05/10/2016	ARBORICULTURE AUSTRALIA LTD	Advertising recruitment	300.00
EF028608	05/10/2016	ARDELLO ENGINEERING	Plant and vehicle repairs	1,724.80
EF028609	05/10/2016	BATTERY KING AUSTRALIA	Plant and vehicle repairs	317.90

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Chq/Eft No.	Date	Creditor Name	Invoice Details	Invoice Amt
EF028610	05/10/2016	BENARA NURSERIES	Parks & gardens plants and trees	253.66
EF028611	05/10/2016	BRIDGESTONE AUST LTD	Plant and vehicle parts and materials	1,816.23
EF028611	05/10/2016	BRIDGESTONE AUST LTD	Plant and vehicle repairs	27.50
EF028612	05/10/2016	CAI FENCES	Building maintenance and services	462.00
EF028612	05/10/2016	CAI FENCES	Building supplies and hardware	220.00
EF028613	05/10/2016	CEMENTAID	Parks & gardens materials	285.12
EF028614	05/10/2016	COOPER FLUID SYSTEMS	Plant and vehicle repairs	185.10
EF028615	05/10/2016	COVS PARTS PTY LTD	Tools and minor plant	75.90
EF028616	05/10/2016	TELFORD INDUSTRIES	Aquatic chemicals and consumables	1,545.50
EF028617	05/10/2016	DOWNER EDI ENGINEERING ELECTRICAL P/L	Building maintenance and services	2,706.00
EF028618	05/10/2016	FORESTVALE TREES	Parks & gardens plants and trees	1,518.00
EF028619	05/10/2016	GALVINS PLUMBING SUPPLIES	Building supplies and hardware	3,975.96
EF028620	05/10/2016	GLOBE AUSTRALIA PTY LTD	Parks & gardens materials	4,290.00
EF028621	05/10/2016	HEATLEY SALES PTY LTD	Staff uniforms and personal protective equipment	705.54
EF028622	05/10/2016	HICKEY CONSTRUCTIONS PTY LTD	Building maintenance and services	4,785.00
EF028623	05/10/2016	JAMES BENNETT PTY LTD	Library book stock and materials	167.48
EF028624	05/10/2016	KL MEDIA PTY LTD	Library book stock and materials	971.40
EF028625	05/10/2016	LAWRENCE & HANSON	Building supplies and hardware	1,961.68
EF028626	05/10/2016	LOVEGROVE TURF SERVICES PTY LTD	Parks & gardens reticulation systems repairs and upgrades	1,848.00
EF028627	05/10/2016	MAIN ROADS DEPARTMENT	Construction and civil works payments	8,588.07
EF028628	05/10/2016	NATIONAL MEASUREMENT INSTITUTE WA	Environmental testing and sampling	1,896.81
EF028629	05/10/2016	OCE AUSTRALIA LTD	Printing and graphic design expenses	352.77
EF028630	05/10/2016	PARKER BLACK & FORREST PTY LTD	Building maintenance and services	55.00
EF028631	05/10/2016	PATH WASTE PTY LTD	Medical services and materials	477.40
EF028632	05/10/2016	PRO-LAMPS PTY LTD	Building supplies and hardware	8,399.60
EF028633	05/10/2016	PULSE LOCATING	Parks & gardens contract payments	495.00
EF028633	05/10/2016	PULSE LOCATING	Parks & gardens tree pruning and associated services	572.00
EF028634	05/10/2016	REDFISH TECHNOLOGIES PTY LTD	Professional consultancy services	4,224.00
EF028635	05/10/2016	RIVERJET PTY LTD	Equipment hire	1,860.38
EF028636	05/10/2016	IRRIGATION EXCELLENCE	Equipment hire	572.00
EF028637	05/10/2016	SPORTS TURF TECHNOLOGY	Parks & gardens tree pruning and associated services	1,155.00
EF028638	05/10/2016	SPRAYLINE SPRAYING EQUIPMENT	Plant and vehicle repairs	512.66
EF028639	05/10/2016	STAPLES AUSTRALIA PTY LTD	Office stationery and consumables	4,625.73
EF028640	05/10/2016	STATEWIDE BEARINGS	Plant and vehicle parts and materials	134.33
EF028640	05/10/2016	STATEWIDE BEARINGS	Plant and vehicle repairs	251.85
EF028641	05/10/2016	TANKNOLOGY AUST	Building maintenance and services	4,367.37
EF028642	05/10/2016	THREAT PROTECT	Staff training, development and support	280.00
EF028643	05/10/2016	TOTAL PACKAGING (WA) PTY LTD	Environmental services & supplies	3,432.00
EF028644	05/10/2016	T-QUIP	Plant and vehicle parts and materials	1,198.50
EF028644	05/10/2016	T-QUIP	Plant and vehicle repairs	3,281.80
EF028645	05/10/2016	TR PTY LTD	Functions and events supplies	374.00
EF028646	05/10/2016	MARTINS TRAILER PARTS	Plant and vehicle repairs	1,832.38
EF028647	05/10/2016	TRANSPORO MARFLEET	Plant and vehicle parts and materials	140.80
EF028648	05/10/2016	TYRE AND TUBE SPECIALISTS	Plant and vehicle parts and materials	814.00
EF028649	05/10/2016	ULLRICH ALUMINIUM PTY LTD	Building supplies and hardware	12.49
EF028650	05/10/2016	W A LIMESTONE CO	Parks & gardens materials	3,334.03
EF028651	05/10/2016	BLACKWOODS ATKINS	Plant and vehicle repairs	8,864.64
EF028652	05/10/2016	WESKERB PTY LTD	Parks & gardens materials	2,253.35
EF028652	05/10/2016	WESKERB PTY LTD	Parks & gardens tree pruning and associated services	5,440.60
EF028653	05/10/2016	TINT-A-CAR	Plant and vehicle repairs	90.00
EF028654	06/10/2016	A1 LOCKSMITHS	Building supplies and hardware	24.00
EF028655	06/10/2016	ACCLAIMED CATERING	Functions and events catering expenses	7,545.45
EF028656	06/10/2016	ALINTA GAS	Gas usage charges	1,724.70
EF028657	06/10/2016	ARBORICULTURE AUSTRALIA LTD	Memberships and subscriptions	635.00
EF028658	06/10/2016	ARBORWEST TREE FARM	Parks & gardens plants and trees	2,948.00
EF028659	06/10/2016	TOTALLY CONFIDENTIAL RECORDS MANAGEMENT	Document management and archiving	495.76
EF028660	06/10/2016	ARDELLO ENGINEERING	Plant and vehicle parts and materials	2,120.80
EF028661	06/10/2016	AUST INSTITUTE OF MANAGEMENT	Staff training, development and support	1,850.00
EF028662	06/10/2016	AXIIS CONTRACTING PTY LTD	Construction and civil works technical support	22,000.00
EF028663	06/10/2016	BEECHBORO MILK SUPPLY	Food & Drinks	438.50

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Chq/Eft No.	Date	Creditor Name	Invoice Details	Invoice Amt
EF028664	06/10/2016	BG & E PTY LIMITED	Professional consultancy services	550.00
EF028665	06/10/2016	CHAMBER OF COMMERCE AND INDUSTRY WESTERN AUSTRALIA	Legal expenses and court costs	3,003.00
EF028665	06/10/2016	CHAMBER OF COMMERCE AND INDUSTRY WESTERN AUSTRALIA	Staff training, development and support	1,958.00
EF028666	06/10/2016	CLEANAWAY	Waste collection and hygiene services	3,053.60
EF028667	06/10/2016	COCA-COLA AMATIL (HOLDINGS) LTD	Functions and events catering expenses	154.90
EF028668	06/10/2016	C-WISE	Parks & gardens materials	19,305.00
EF028669	06/10/2016	DECIPHA PTY LTD	Postage and courier charges	1,149.65
EF028670	06/10/2016	DS WORKWEAR & SAFETY	Staff uniforms and personal protective equipment	143.39
EF028671	06/10/2016	EAST METRO REGIONAL COUNCIL	Waste collection and hygiene services	76,357.89
EF028672	06/10/2016	ECHO NEWSPAPER	Printing and graphic design expenses	1,056.00
EF028673	06/10/2016	EVOLUTION TRAFFIC CONTROL PTY LTD	Traffic management	10,050.96
EF028674	06/10/2016	FLEXI STAFF	Labour hire and temporary replacement	719.76
EF028675	06/10/2016	FORESTVALE TREES	Parks & gardens plants and trees	1,078.00
EF028676	06/10/2016	FUEL DISTRIBUTORS OF WA PTY LTD	Fuel and oil	13,026.81
EF028677	06/10/2016	FUJI XEROX (AUST) PTY LTD	Office stationery and consumables	304.59
EF028678	06/10/2016	LES MILLS AUSTRALIA	Kiosk stock	25,551.96
EF028679	06/10/2016	GARTNER AUSTRALASIA	Information technology systems licensing fees and support	27,289.17
EF028680	06/10/2016	GYMBUS PTY LTD	Youth and seniors community activities	170.50
EF028681	06/10/2016	HAYS SPECIALIST RECRUITMENT (AUST) PTY LTD	Labour hire and temporary replacement	6,745.55
EF028682	06/10/2016	HUMES WEMBLEY CEMENT	Parks & gardens materials	3,445.20
EF028683	06/10/2016	IBC DIGITAL	IT software/hardware upgrades and replacement	3,487.08
EF028684	06/10/2016	ALVITO PTY LTD T/A INCREDIBLE BULK	Equipment hire	968.00
EF028685	06/10/2016	INGAL EPS	Parks & gardens materials	5,814.60
EF028686	06/10/2016	JB HI-FI GROUP PTY LTD	IT software/hardware upgrades and replacement	72,465.00
EF028686	06/10/2016	JB HI-FI GROUP PTY LTD	Office stationery and consumables	2,981.00
EF028687	06/10/2016	THE WATERSHED WATER SYSTEMS	Parks & gardens reticulation systems repairs and upgrades	1,417.81
EF028688	06/10/2016	KENNARDS HIRE - MALAGA	Equipment hire	395.00
EF028689	06/10/2016	KS BLACK PTY LTD	Parks & gardens reticulation systems repairs and upgrades	6,540.82
EF028690	06/10/2016	LAERDAL PTY LTD	Recreation and gymnasium equipment	107.10
EF028691	06/10/2016	LANDGATE - VALUER GENERAL'S OFFICE	Land enquiry	2,225.77
EF028692	06/10/2016	LGISWA	Insurance premium	41,892.52
EF028693	06/10/2016	CRENDON MACHINERY DONNYBROOK	Plant and vehicle repairs	568.39
EF028694	06/10/2016	MAKING A DIFFERENCE ENTERPRISES	Grants & funding	506.00
EF028695	06/10/2016	MCLEODS	Fees and charges	187.00
EF028696	06/10/2016	METRO MOTORS PTY LTD	Gifts and presentations	13,200.00
EF028697	06/10/2016	VIC'S SMASH REPAIRS	Plant and vehicle repairs	1,578.77
EF028697	06/10/2016	VIC'S SMASH REPAIRS	Insurance excess	1,000.00
EF028698	06/10/2016	MORLEY BAYSWATER EMBLETON NEWS DELIVERY	Memberships and subscriptions	29.80
EF028699	06/10/2016	MORLEY CARPET COURT	Building maintenance and services	7,455.80
EF028700	06/10/2016	NEW LOOK DRYCLEANERS & LAUNDRY SERVICE	Functions and events site setup expenses	272.80
EF028701	06/10/2016	OPTUM HEALTH & TECHNOLOGY (AUSTRALIA) PTY LTD	Staff training, development and support	412.50
EF028702	06/10/2016	ORBIT HEALTH & FITNESS SOLUTIONS	Recreation and gymnasium equipment	755.50
EF028703	06/10/2016	PAPERBARK TECHNOLOGIES	Parks & gardens tree pruning and associated services	920.00
EF028704	06/10/2016	PROTECTOR FIRE SERVICES	Building maintenance and services	5,859.42
EF028705	06/10/2016	QUICK CORPORATE AUSTRALIA PTY LTD	Office stationery and consumables	365.67
EF028706	06/10/2016	RED OHMS GROUP	Staff training, development and support	2,035.00
EF028707	06/10/2016	WESTBOOKS	Library book stock and materials	332.84
EF028708	06/10/2016	FASTA COURIERS	Document management and archiving	121.80
EF028709	06/10/2016	SITECRAFT	Equipment purchases	429.00
EF028710	06/10/2016	SOLAR BAN WA	Plant and vehicle repairs	275.00
EF028711	06/10/2016	SONIC HEALTH PLUS PTY LTD	Medical services and materials	143.00
EF028712	06/10/2016	SPECIALISED SECURITY SHREDDING	Document management and archiving	60.72
EF028713	06/10/2016	STAR-MITES GYM SPORTS	Memberships and subscriptions	220.00
EF028714	06/10/2016	SUNNY INDUSTRIAL BRUSHWARE	Plant and vehicle repairs	138.60
EF028715	06/10/2016	SUNNY SIGN COMPANY PTY LTD	Parks & gardens materials	261.25
EF028716	06/10/2016	SYMPARI FURNITURE	Furniture purchases	924.00
EF028717	06/10/2016	SYNERGY	Electricity charges (other than street lighting)	9,361.50
EF028718	06/10/2016	THE BIG PICTURE FACTORY	Printing and graphic design expenses	811.80

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Chq/Eft No.	Date	Creditor Name	Invoice Details	Invoice Amt
EF028719	06/10/2016	THE GOODS AUSTRALIA	Cleaning supplies	1,644.29
EF028720	06/10/2016	THE ROGERS GROUP PTY LTD	Staff training, development and support	798.16
EF028721	06/10/2016	THERMO FISHER SCIENTIFIC	Environmental testing and sampling	165.00
EF028722	06/10/2016	ULL WA PTY LTD	Parks & gardens tree pruning and associated services	44,000.00
EF028723	06/10/2016	LOGO APPOINTMENTS	Labour hire and temporary replacement	11,842.21
EF028724	06/10/2016	VOLUNTEERING WESTERN AUSTRALIA	Memberships and subscriptions	220.00
EF028725	06/10/2016	WA & J KING PTY LTD	Parks & gardens materials	1,830.00
EF028726	06/10/2016	WADE WILLIAM SIDEBOTTOM	Plant and vehicle repairs	2,725.00
EF028727	06/10/2016	WESTBUILD PRODUCTS PTY LTD	Parks & gardens materials	934.56
EF028728	06/10/2016	WILTON KERR	Functions and events entertainment expenses	200.00
EF028729	06/10/2016	ZENIEN	Buildings and events security expenses	45,194.00
EF028737	13/10/2016	7 TO 1 PHOTOGRAPHY	Functions and events entertainment expenses	990.00
EF028738	13/10/2016	A1 LOCKSMITHS	Plant and vehicle parts and materials	370.45
EF028739	13/10/2016	ABCO PRODUCTS	Cleaning supplies	364.44
EF028740	13/10/2016	BAYSWATER NEWS & LOTTERIES	Memberships and subscriptions	808.22
EF028741	13/10/2016	ASIS SABBAGH-VERGARA	Podiatry services and materials	575.00
EF028742	13/10/2016	AUSCORP IT	Office equipment operating charges & maintenance	2,447.50
EF028743	13/10/2016	AUSTRALIA PACIFIC VALUERS PTY LTD	Professional consultancy services	4,396.70
EF028744	13/10/2016	AUSTRALIA POST / COMMISSION	Fees and charges	959.20
EF028745	13/10/2016	AUSTRALIAN SERVICES UNION	Payroll deduction	579.70
EF028746	13/10/2016	COMMISSIONER OF TAXATION	Payroll deduction	216,759.00
EF028747	13/10/2016	AZURE PAINTING	Building maintenance and services	4,686.00
EF028748	13/10/2016	BARRY MCKENNA	Councillor allowances and reimbursements	11,444.48
EF028749	13/10/2016	BAYSWATER VETERINARY CLINIC	Animal supplies & services	110.00
EF028750	13/10/2016	BEECHBORO EXHAUST CENTRE	Plant and vehicle repairs	1,606.00
EF028751	13/10/2016	BEECHBORO MILK SUPPLY	Food & Drinks	340.65
EF028752	13/10/2016	BOLTMAKERS WA	Construction and civil works technical support	6,289.00
EF028753	13/10/2016	CAREY LAWRENCE	Labour hire and temporary replacement	500.00
EF028754	13/10/2016	CATHERINE EHRHARDT	Councillor allowances and reimbursements	659.60
EF028755	13/10/2016	RAECO INTERNATIONAL PTY LTD	Office stationery and consumables	154.00
EF028756	13/10/2016	CENTRAL EASTERN BUSINESS ASSOC	Grants & funding	12,500.00
EF028757	13/10/2016	CINEADS AUSTRALIA PTY LTD	Advertising public notices	1,741.30
EF028758	13/10/2016	CITY OF BAYSWATER SOCIAL CLUB	Payroll deduction	212.00
EF028759	13/10/2016	CLEANAWAY	Waste collection and hygiene services	156,389.83
EF028760	13/10/2016	CORSIGN (WA) PTY LTD	Construction and civil works technical support	214.50
EF028760	13/10/2016	CORSIGN (WA) PTY LTD	Parks & gardens materials	2,983.97
EF028761	13/10/2016	COSA: CUSTOMERS OF SIRSIDYNIX AUSTRALASIA	Memberships and subscriptions	99.00
EF028762	13/10/2016	CHILD SUPPORT AGENCY	Payroll deduction	1,856.86
EF028763	13/10/2016	DELOITTE TOUCHE THOMATSU	Legal expenses and court costs	31,061.12
EF028764	13/10/2016	DS WORKWEAR & SAFETY	Staff uniforms and personal protective equipment	81.30
EF028765	13/10/2016	EAST PERTH DISTRICT BASKETBALL ASSOCIATION	Grants & funding	200.00
EF028766	13/10/2016	MAYLANDS PARK LOTTERY CENTRE & NEWS	Memberships and subscriptions	407.03
EF028767	13/10/2016	EAST METRO REGIONAL COUNCIL	Waste collection and hygiene services	152,821.18
EF028768	13/10/2016	EDEN HILL LITTLE ATHLETICS CLUB	Grants & funding	600.00
EF028769	13/10/2016	WESTERN POWER	Electricity charges (other than street lighting)	500.00
EF028770	13/10/2016	EPOSODE DATA SOLUTIONS	IT software/hardware upgrades and replacement	1,991.00
EF028770	13/10/2016	EPOSODE DATA SOLUTIONS	Office stationery and consumables	80.30
EF028771	13/10/2016	EVOLUTION TRAFFIC CONTROL PTY LTD	Traffic management	6,634.81
EF028772	13/10/2016	FIVE STAR FENCING	Building maintenance and services	1,190.00
EF028773	13/10/2016	GALLERIA PODIATRY	Podiatry services and materials	327.00
EF028774	13/10/2016	FORESTVALE TREES	Parks & gardens plants and trees	3,696.00
EF028775	13/10/2016	FROSTER ENGINEERING PTY LTD	Building maintenance and services	1,782.00
EF028776	13/10/2016	FUJI XEROX (AUST) PTY LTD	Printing and graphic design expenses	14,733.39
EF028777	13/10/2016	JASON SIGNMAKERS	Signage and banners	4,361.50
EF028778	13/10/2016	LES MILLS AUSTRALIA	Licence and permit renewal	534.20
EF028779	13/10/2016	GAVIN NEILSON	Youth and seniors community activities	270.00
EF028780	13/10/2016	GHD PTY LTD	Fees and charges	907.50
EF028781	13/10/2016	HAYS SPECIALIST RECRUITMENT (AUST) PTY LTD	Labour hire and temporary replacement	7,323.99

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EF028782	13/10/2016	HEALTH INSURANCE FUND OF WA	Payroll deduction	229.00
EF028783	13/10/2016	HEALTHY FRESH FOODS PTY LTD	Functions and events catering expenses	348.81
EF028784	13/10/2016	HOSPITAL BENEFIT FUND OF W A	Payroll deduction	1,728.70
EF028785	13/10/2016	HYGIENE CONCEPTS	Cleaning services	61.00
EF028786	13/10/2016	JAPANESE TRUCK & BUS SPARES PTY LTD	Plant and vehicle parts and materials	665.55
EF028787	13/10/2016	YOSEIKAN-RYU KARATE MAYLANDS	Grants & funding	200.00
EF028788	13/10/2016	JTAGZ PTY LTD	Animal supplies & services	1,549.90
EF028789	13/10/2016	JUKEBOX LADY	Functions and events entertainment expenses	480.00
EF028790	13/10/2016	KINGSWAY JUNIOR FOOTBALL CLUB INC	Grants & funding	400.00
EF028791	13/10/2016	KRS CONTRACTING	Waste collection and hygiene services	990.00
EF028792	13/10/2016	LADYBIRD ENTERTAINMENT	Youth and seniors community activities	293.50
EF028793	13/10/2016	LANDGATE - VALUER GENERAL'S OFFICE	Land enquiry	124.25
EF028794	13/10/2016	LANDMARK OPERATIONS LTD	Parks & gardens materials	1,276.00
EF028795	13/10/2016	LOCAL GOVERNMENT MANAGERS AUST WA	Staff training, development and support	1,950.00
EF028796	13/10/2016	MARIST FOOTBALL CLUB	Grants & funding	200.00
EF028797	13/10/2016	MARKETFORCE EXPRESS PTY LTD	Legal expenses and court costs	-201.77
EF028797	13/10/2016	MARKETFORCE EXPRESS PTY LTD	Printing and graphic design expenses	968.00
EF028798	13/10/2016	MAYLANDS PHYSIO	Refund health centre memberships	1,239.00
EF028799	13/10/2016	MCINTOSH HOLDINGS PTY LTD	Plant and vehicle parts and materials	1,014.26
EF028800	13/10/2016	MCLEODS	Legal expenses and court costs	7,747.01
EF028801	13/10/2016	MIRACLE RECREATION EQUIPMENT PTY LTD	Parks & gardens tree pruning and associated services	33,000.00
EF028802	13/10/2016	MULTI MIX CONCRETE PTY LTD	Construction and civil works tools and materials	22,573.98
EF028803	13/10/2016	NESTLE AUSTRALIA	Functions and events catering expenses	159.50
EF028804	13/10/2016	OFFICEMAX AUSTRALIA LTD	Office stationery and consumables	231.06
EF028805	13/10/2016	OSBORNE PARTY WORLD	Functions and events site setup expenses	698.00
EF028806	13/10/2016	OUTDOOR TACTICAL	Staff uniforms and personal protective equipment	584.90
EF028807	13/10/2016	PAYWISE	Staff superannuation and other deductions	250.42
EF028807	13/10/2016	PAYWISE	Payroll deduction	2,348.68
EF028808	13/10/2016	PC TOW PTY LTD	Vehicle towing	1,240.80
EF028809	13/10/2016	PUBLIC LIBRARIES WA INC	Memberships and subscriptions	385.00
EF028810	13/10/2016	SUEZ ENVIRONMENTAL RECYCLING & WASTE RECOVERY	Waste collection and hygiene services	363.70
EF028811	13/10/2016	SJ AYRE PLUMBING & SERVICES	Building maintenance and services	21,046.53
EF028812	13/10/2016	SOLVER PAINTS	Building supplies and hardware	713.88
EF028813	13/10/2016	SUCCESS PRINT	Printing and graphic design expenses	317.10
EF028814	13/10/2016	SWAN SUBURBS RUGBY UNION FOOTBALL CLUB	Grants & funding	220.00
EF028815	13/10/2016	SYNERGY	Electricity charges (other than street lighting)	2,016.60
EF028815	13/10/2016	SYNERGY	Electricity charges - Street lighting	105,116.15
EF028816	13/10/2016	THE LITERATURE CENTRE INC	Conference expenses	1,650.00
EF028817	13/10/2016	TOLL TRANSPORT PTY LTD	Postage and courier charges	693.00
EF028818	13/10/2016	TOTAL PITCH CARE PTY LTD	Parks & gardens tree pruning and associated services	17,259.91
EF028819	13/10/2016	TPG	Professional consultancy services	36,828.00
EF028820	13/10/2016	TR7 HEALTHCARE	Medical services and materials	252.50
EF028821	13/10/2016	TROPHY WAREHOUSE	Office stationery and consumables	20.20
EF028822	13/10/2016	TURF CARE WA PTY LTD	Parks & gardens contract payments	4,708.00
EF028823	13/10/2016	U CAN HATCH US	Youth and seniors community activities	265.00
EF028824	13/10/2016	UES (INT'L) PTY LTD	Plant and vehicle repairs	70.40
EF028825	13/10/2016	LOGO APPOINTMENTS	Labour hire and temporary replacement	6,973.24
EF028826	13/10/2016	W A TREASURY CORPORATION	Loan repayments	1,344.22
EF028827	13/10/2016	WA & J KING PTY LTD	Parks & gardens materials	3,660.00
EF028828	13/10/2016	WA LOCAL GOVERNMENT ASSOCIATION	Conference expenses	780.00
EF028829	13/10/2016	WA PUMP CONTROL SYSTEMS PTY LTD	Parks & gardens reticulation systems repairs and upgrades	20,655.61
EF028830	13/10/2016	LGRCEU	Payroll deduction	902.00
EF028831	13/10/2016	WADE WILLIAM SIDEBOTTOM	Plant and vehicle parts and materials	1,298.00
EF028832	13/10/2016	WC CONVENIENCE MANAGEMENT PTY LTD	Building maintenance and services	229.13
EF028833	13/10/2016	WEST COAST GYMNASTS INC	Grants & funding	440.00
EF028834	13/10/2016	WEST-SURE (WA) PTY LTD	Postage and courier charges	2,524.94
EF028835	13/10/2016	WIND WANDERER	Youth and seniors community activities	360.00
EF028836	13/10/2016	WORK CLOBBER	Staff uniforms and personal protective equipment	1,655.96
EF028837	13/10/2016	ZIPFORM PTY LTD	Printing and graphic design expenses	10,424.76

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EF028838	14/10/2016	SYNERGY	Electricity charges (other than street lighting)	20,665.95
EF028839	17/10/2016	CLICK SUPER	Payroll deduction	16,909.46
EF028867	24/10/2016	ARBORCARBON PTY LTD	Parks & gardens plants and trees	6,105.11
EF028868	24/10/2016	ACCLAIMED CATERING	Functions and events catering expenses	2,152.70
EF028869	24/10/2016	ALISON MACKENZIE	Donation	200.00
EF028870	24/10/2016	ASIS SABBAGH-VERGARA	Podiatry services and materials	408.00
EF028871	24/10/2016	ASPHALTECH PTY LTD	Construction and civil works tools and materials	34,406.41
EF028872	24/10/2016	AUSTRALIA POST	Postage and courier charges	7,322.01
EF028873	24/10/2016	BARRETT DISPLAYS	Functions and events entertainment expenses	187.00
EF028874	24/10/2016	BEECHBORO MILK SUPPLY	Staff Amenities	219.25
EF028875	24/10/2016	BRILLIANT BADGES & TROPHIES	Staff uniforms and personal protective equipment	134.64
EF028876	24/10/2016	BURKE ELECTRICAL SERVICES	Civil works design and technical support	27,064.40
EF028877	24/10/2016	CAT HAVEN	Animal supplies & services	463.00
EF028878	24/10/2016	RAECO INTERNATIONAL PTY LTD	Office stationery and consumables	118.43
EF028879	24/10/2016	CHERRY'S CATERING	Functions and events catering expenses	27,705.60
EF028880	24/10/2016	CHOICES	Building maintenance and services	7,600.00
EF028881	24/10/2016	COMMERCIAL AQUATICS AUSTRALIA PTY LTD	Building maintenance and services	7,480.00
EF028882	24/10/2016	CONTRAFLOW PTY LTD	Traffic management	3,679.50
EF028883	24/10/2016	CVC LINEMARKING	Construction and civil works technical support	5,927.46
EF028884	24/10/2016	C-WISE	Parks & gardens materials	3,861.00
EF028885	24/10/2016	DEPARTMENT OF FIRE & EMERGENCY SERVICES	Emergency Services Levy	94,457.73
EF028886	24/10/2016	DS WORKWEAR & SAFETY	Staff uniforms and personal protective equipment	204.70
EF028887	24/10/2016	DON DOUGLAS	Youth and seniors community activities	180.00
EF028888	24/10/2016	DUNCAN MOON ARTIST IN STONE AND STUCCO	Professional consultancy services	19,200.00
EF028889	24/10/2016	EAST PERTH DISTRICT BASKETBALL ASSOCIATION	Grants & funding	200.00
EF028890	24/10/2016	EAST METRO REGIONAL COUNCIL	Functions and events catering expenses	4,320.80
EF028891	24/10/2016	WESTERN POWER	Electricity charges (other than street lighting)	4,083.00
EF028892	24/10/2016	EVOLUTION TRAFFIC CONTROL PTY LTD	Traffic management	12,802.60
EF028893	24/10/2016	EZY LOCKERS PTY LTD	Recreation and gymnasium equipment	500.58
EF028894	24/10/2016	FAST TRACK APPROVALS PTY LTD	Professional consultancy services	385.00
EF028895	24/10/2016	FIVE STAR FENCING	Insurance claims (minor)	2,300.00
EF028896	24/10/2016	FOXTEL - WAVES	Licence and permit renewal	253.00
EF028897	24/10/2016	FUEL DISTRIBUTORS OF WA PTY LTD	Fuel and oil	11,306.99
EF028898	24/10/2016	FUJI XEROX (AUST) PTY LTD	Office stationery and consumables	1,089.00
EF028899	24/10/2016	LES MILLS AUSTRALIA	Licence and permit renewal	1,018.92
EF028900	24/10/2016	GEOFF'S TREE SERVICE	Parks & gardens tree pruning and associated services	36,110.80
EF028901	24/10/2016	GHD PTY LTD	Parks & gardens contract payments	1,817.64
EF028902	24/10/2016	GRANT THORNTON	Professional consultancy services	12,100.00
EF028903	24/10/2016	GREYHOUNDS CHRISTIAN SOCCER CLUB INC	Memberships and subscriptions	200.00
EF028904	24/10/2016	HANSON CONSTRUCTION MATERIALS P/L	Construction and civil works tools and materials	12,663.33
EF028904	24/10/2016	HANSON CONSTRUCTION MATERIALS P/L	Parks & gardens materials	3,868.78
EF028905	24/10/2016	HAYS SPECIALIST RECRUITMENT (AUST) PTY LTD	Labour hire and temporary replacement	5,177.57
EF028906	24/10/2016	HUMES WEMBLEY CEMENT	Parks & gardens materials	6,897.00
EF028907	24/10/2016	JB HI-FI GROUP PTY LTD	IT software/hardware upgrades and replacement	14,187.00
EF028907	24/10/2016	JB HI-FI GROUP PTY LTD	Information technology systems licensing fees and support	462.00
EF028908	24/10/2016	JO SADLER	Staff allowances and reimbursements	136.90
EF028909	24/10/2016	THE WATERSHED WATER SYSTEMS	Parks & gardens reticulation systems repairs and upgrades	10,214.09
EF028910	24/10/2016	KATHERINE JOHN	Functions and events entertainment expenses	1,400.00
EF028911	24/10/2016	KISS AND TELL PHOTOBOOTH	Functions and events entertainment expenses	898.00
EF028912	24/10/2016	KOOL KREATIVE	Printing and graphic design expenses	594.00
EF028913	24/10/2016	LABOURFORCE IMPEX PERSONNEL PTY LTD	Labour hire and temporary replacement	1,713.39
EF028914	24/10/2016	LANDFILL GAS AND POWER PTY LTD	Electricity charges (other than street lighting)	95,049.21
EF028915	24/10/2016	LANDMARK OPERATIONS LTD	Parks & gardens materials	1,540.00
EF028916	24/10/2016	ON HOLD MAGIC	Memberships and subscriptions	134.86
EF028917	24/10/2016	MARKETFORCE EXPRESS PTY LTD	Advertising public notices	1,254.63

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EF028917	24/10/2016	MARKETFORCE EXPRESS PTY LTD	Advertising recruitment	291.42
EF028917	24/10/2016	MARKETFORCE EXPRESS PTY LTD	Printing and graphic design expenses	1,718.13
EF028918	24/10/2016	MCLEODS	Legal expenses and court costs	11,955.65
EF028919	24/10/2016	MESSAGE MEDIA	Marketing and promotional material	35.97
EF028920	24/10/2016	NAIYA SHAH	Podiatry services and materials	528.00
EF028921	24/10/2016	NORANDA VET CLINIC	Animal supplies & services	55.00
EF028922	24/10/2016	PAPERBARK TECHNOLOGIES	Parks & gardens tree pruning and associated services	4,534.00
EF028923	24/10/2016	PARAMOUNT BUSINESS SUPPLIES	Office stationery and consumables	188.20
EF028924	24/10/2016	PERTH AUDIO VISUAL	IT software/hardware upgrades and replacement	11,066.08
EF028925	24/10/2016	PROTECTOR FIRE SERVICES	Fire suppression and alarm monitoring	3,862.54
EF028925	24/10/2016	PROTECTOR FIRE SERVICES	Staff training, development and support	77.00
EF028926	24/10/2016	REDMAN SOLUTIONS	Information technology systems licensing fees and support	2,682.55
EF028927	24/10/2016	RESTORA POOLS	Building maintenance and services	2,145.00
EF028928	24/10/2016	ROADLINE REMOVAL WA PTY LTD	Parks & gardens materials	806.85
EF028929	24/10/2016	ROYAL LIFE SAVING SOCIETY	Memberships and subscriptions	150.00
EF028929	24/10/2016	ROYAL LIFE SAVING SOCIETY	Fees and charges	150.00
EF028930	24/10/2016	FASTA COURIERS	Postage and courier charges	55.36
EF028931	24/10/2016	SONIC HEALTH PLUS PTY LTD	Medical services and materials	1,584.00
EF028932	24/10/2016	SPOTLESS FACILITY SERVICES PTY LTD	Cleaning services	594.66
EF028933	24/10/2016	ST JOHN AMBULANCE (WA) INC	Medical services and materials	805.00
EF028933	24/10/2016	ST JOHN AMBULANCE (WA) INC	Staff training, development and support	120.00
EF028934	24/10/2016	THE BIG PICTURE FACTORY	Marketing and promotional material	471.90
EF028934	24/10/2016	THE BIG PICTURE FACTORY	Printing and graphic design expenses	200.20
EF028934	24/10/2016	THE BIG PICTURE FACTORY	Signage and banners	253.00
EF028935	24/10/2016	THE GOODS AUSTRALIA	Cleaning supplies	81.02
EF028936	24/10/2016	THE HONDA SHOP	Plant and vehicle parts and materials	111.39
EF028937	24/10/2016	TRAUMA CLEAN	Cleaning services	269.50
EF028938	24/10/2016	TRISLEY HYDRAULIC SERVICES	Aquatic chemicals and consumables	440.00
EF028938	24/10/2016	TRISLEY HYDRAULIC SERVICES	Building maintenance and services	319.00
EF028939	24/10/2016	TURF CARE WA PTY LTD	Parks & gardens contract payments	4,708.00
EF028940	24/10/2016	ULL WA PTY LTD	Parks & gardens contract payments	41,822.00
EF028941	24/10/2016	LOGO APPOINTMENTS	Labour hire and temporary replacement	8,148.77
EF028942	24/10/2016	VICINITY (WA) PTY LTD	Electricity charges (other than street lighting)	312.10
EF028943	24/10/2016	WA POLICE SERVICE	Volunteer reimbursements and expenses	44.70
EF028944	24/10/2016	WADE WILLIAM SIDEBOTTOM	Construction and civil works technical support	93.50
EF028945	24/10/2016	WESFARMERS KLEENHEAT GAS PTY LTD	Gas usage charges	16,926.94
EF028946	24/10/2016	BUNNINGS PTY LTD	Aquatic chemicals and consumables	342.05
EF028946	24/10/2016	BUNNINGS PTY LTD	Building supplies and hardware	695.70
EF028947	24/10/2016	WESTCOAST LINEMARKING	Parks & gardens contract payments	1,562.11
EF028948	24/10/2016	MOTORPASS	Fuel and oil	314.98
EF028949	24/10/2016	CANCELLED		0.00
EF028970	27/10/2016	ABCO PRODUCTS	Cleaning supplies	2,432.66
EF028971	27/10/2016	ADELPHI TAILORING	Staff uniforms and personal protective equipment	1,990.62
EF028972	27/10/2016	AIRS ROCK REFRIGERATION	Building maintenance and services	9,300.00
EF028973	27/10/2016	ALINTA GAS	Gas usage charges	33.45
EF028974	27/10/2016	ARBORWEST TREE FARM	Parks & gardens materials	792.00
EF028975	27/10/2016	AUSTRALIAN SERVICES UNION	Payroll deduction	579.70
EF028976	27/10/2016	COMMISSIONER OF TAXATION	Payroll deduction	215,363.00
EF028977	27/10/2016	BOC GASES AUSTRALIA LIMITED	Aquatic chemicals and consumables	273.81
EF028978	27/10/2016	CATHERINE EHRHARDT	Councillor allowances and reimbursements	660.00
EF028979	27/10/2016	RAECO INTERNATIONAL PTY LTD	Furniture purchases	218.02
EF028980	27/10/2016	CITY OF BAYSWATER SOCIAL CLUB	Payroll deduction	208.00
EF028981	27/10/2016	CLEANAWAY	Waste collection and hygiene services	363,385.66
EF028982	27/10/2016	CORSIGN (WA) PTY LTD	Parks & gardens materials	5,121.95
EF028983	27/10/2016	CHILD SUPPORT AGENCY	Payroll deduction	1,856.08
EF028984	27/10/2016	STIHL SHOP OSBOURNE PARK	Tools and minor plant	279.00
EF028985	27/10/2016	WESTERN POWER	Electricity charges (other than street lighting)	500.00
EF028986	27/10/2016	ESRI AUSTRALIA PTY LTD	IT software/hardware upgrades and replacement	68,150.50
EF028987	27/10/2016	FUJI XEROX (AUST) PTY LTD	Office stationery and consumables	219.45

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EF028988	27/10/2016	GEOFF'S TREE SERVICE	Parks & gardens tree pruning and associated services	60,210.70
EF028989	27/10/2016	HAYS SPECIALIST RECRUITMENT (AUST) PTY LTD	Labour hire and temporary replacement	6,233.16
EF028990	27/10/2016	HEALTH INSURANCE FUND OF WA	Payroll deduction	229.00
EF028991	27/10/2016	HOSPITAL BENEFIT FUND OF W A	Payroll deduction	1,628.55
EF028992	27/10/2016	IRIS CONSULTING GROUP PTY LTD	Staff training, development and support	1,525.00
EF028993	27/10/2016	KELYN TRAINING SERVICES	Staff training, development and support	302.00
EF028994	27/10/2016	KEWDALE LITTLE ATHLETICS CLUB	Memberships and subscriptions	209.00
EF028995	27/10/2016	KOTT GUNNING LAWYERS	Legal expenses and court costs	859.21
EF028996	27/10/2016	LABOURFORCE IMPEX PERSONNEL PTY LTD	Labour hire and temporary replacement	1,370.71
EF028997	27/10/2016	MULTI MIX CONCRETE PTY LTD	Parks & gardens materials	18,739.82
EF028998	27/10/2016	NORTHERN SAINTS BASKETBALL CLUB	Memberships and subscriptions	200.00
EF028999	27/10/2016	PAPERBARK TECHNOLOGIES	Parks & gardens tree pruning and associated services	1,020.00
EF029000	27/10/2016	PAUL RYDER	Information technology minor purchases	2,183.44
EF029001	27/10/2016	PAYWISE	Staff superannuation and other deductions	125.21
EF029001	27/10/2016	PAYWISE	Payroll deduction	2,348.68
EF029002	27/10/2016	PERTH REWIND INDUSTRIES	Plant and vehicle repairs	709.50
EF029003	27/10/2016	POLISH ETHNIC SCHOOL INC.	Donation	300.00
EF029004	27/10/2016	RESOURCE RECOVERY SOLUTIONS PTY LTD	Waste collection and hygiene services	154.00
EF029005	27/10/2016	RICHARD VAN DIEREN	Conference expenses	1,492.58
EF029006	27/10/2016	SOUTH METROPOLITAN TAFE	Staff training, development and support	418.00
EF029007	27/10/2016	SYNERGY	Electricity charges (other than street lighting)	2,819.95
EF029008	27/10/2016	THE HONDA SHOP	Plant and vehicle repairs	1,495.00
EF029009	27/10/2016	UNI CAMP FOR KIDS	Donation	200.00
EF029010	27/10/2016	LGRCEU	Payroll deduction	902.00
EF029011	27/10/2016	BUNNINGS PTY LTD	Office stationery and consumables	14.38
EF029011	27/10/2016	BUNNINGS PTY LTD	Parks & gardens materials	684.71
EF029011	27/10/2016	BUNNINGS PTY LTD	Environmental services & supplies	214.31
			Total Cheques	164,752.42
			Total EFTs	<u>3,223,663.98</u>
			Grand Total	\$3,388,416.40

Attachment 2

Chq/Eft No.	Date	Creditor Name	Invoice Details	Invoice Amt
CITY OF BAYSWATER - TRUST				
LIST OF PAYMENTS FINALISED 01/10/2016 to 31/10/2016				
400997	13/10/2016	ABI HOME IMPROVEMENTS PTY LTD	Refund Building Services Levy	40.50
400998	13/10/2016	CANCELLED		0.00
400999	13/10/2016	ALLROM ENTERPRISES PTY LTD	Bond Refund	10,000.00
401000	13/10/2016	ALLSTYLE PATIOS	Refund Building Services Levy	41.50
401001	13/10/2016	ANDREW J FURNESS	Refund Building Services Levy	40.50
401002	13/10/2016	ANTONIO VITALE	Refund Building Services Levy	1,440.00
401003	13/10/2016	AQUA TECHNICS	Refund Building Services Levy	61.65
401004	13/10/2016	AQUA TECHNICS	Refund Building Services Levy	61.65
401005	13/10/2016	ASSURED CERTIFICATION SERVICES	Refund Building Services Levy	193.70
401006	13/10/2016	ASSURED CERTIFICATION SERVICES	Refund Building Services Levy	68.50
401007	13/10/2016	B1 HOMES	Refund residential verge deposit	460.00
401008	13/10/2016	BGC RESIDENTIAL PTY LTD	Refund Building Services Levy	258.40
401009	13/10/2016	BGC RESIDENTIAL PTY LTD	Refund Building Services Levy	232.33
401010	13/10/2016	BILL DZIURA	Refund Building Services Levy	37.00
401011	13/10/2016	BLOK PROJECTS	Bond Refund	15,000.00
401012	13/10/2016	BRAD AND JESSICA DAVEY	Bond Refund	5,000.00
401013	13/10/2016	BUILDING LINES	Refund Building Services Levy	675.00
401014	13/10/2016	CANVALE PTY LTD	Refund residential verge deposit	460.00
401015	13/10/2016	CITY OF BAYSWATER	Fees and charges	771.00
401016	13/10/2016	CONSTRUCTION TRAINING FUND	Fees and charges	13,948.91
401017	13/10/2016	CORKKA GROUP PTY LTD	Refund Building Services Levy	40.50
401018	13/10/2016	DAVID M COOPER	Refund Building Services Levy	40.50
401019	13/10/2016	DAVID STRINGER	Refund Building Services Levy	61.65
401020	13/10/2016	DAVINA GOH	Refund residential verge deposit	440.00
401021	13/10/2016	BUILDER'S REGISTRATION BOARD	Fees and charges	17,038.97
401022	13/10/2016	EDEN OUTDOOR LIVING	Refund Building Services Levy	41.50
401023	13/10/2016	CANCELLED		0.00
401024	13/10/2016	EMPIRE LUXURY HOMES PTY LTD	Refund residential verge deposit	440.00
401025	13/10/2016	ENERGY LITE PTY LTD T/A ENERGY EFFICIENT	Refund Building Services Levy	176.47
401026	13/10/2016	FRANCIS CANNON	Refund Building Services Levy	40.50
401027	13/10/2016	FRANCO VECCHIO	Refund Building Services Levy	40.50
401028	13/10/2016	HIEN T CHANEY	Refund Building Services Levy	61.65
401029	13/10/2016	HOANG V DAO	Refund Building Services Levy	61.65
401030	13/10/2016	HOMESTYLE CREATIONS	Refund Building Services Levy	40.50
401031	13/10/2016	INLINE BUILDING SURVEYORS	Refund Building Services Levy	109.60
401032	13/10/2016	JACQUELINE DENNIS	Refund Building Services Levy	40.50
401033	13/10/2016	JAMES K WILSON	Refund Building Services Levy	41.50
401034	13/10/2016	JAMIE PAPAMIHAIL	Refund Building Services Levy	40.50
401035	13/10/2016	JANICE L TURPIN	Refund Building Services Levy	41.50
401036	13/10/2016	JENNIFER R HOUGH	Refund Building Services Levy	40.50
401037	13/10/2016	JOHN POLITIS	Refund Building Services Levy	41.50
401038	13/10/2016	KINGMAN SIGNS AND GRAPHICS PTY LTD	Refund Building Services Levy	40.50
401039	13/10/2016	LARA MACKINTOSH	Refund Building Services Levy	40.50
401040	13/10/2016	LEE MACAULAY	Refund Building Services Levy	72.00
401041	13/10/2016	MALVINA R ABREU	Refund Building Services Levy	40.50
401042	13/10/2016	MARQUIS HOMES	Refund Building Services Levy	1,260.00
401043	13/10/2016	MARSH OUTDOOR LIVING CENTRES	Refund Building Services Levy	40.50
401044	13/10/2016	METROSTRATA DEVELOPMENTS PTY LTD	Refund residential verge deposit	400.00
401045	13/10/2016	MICHAEL V TRISCAR	Refund Building Services Levy	40.50
401046	13/10/2016	MICHAEL VOGEL	Refund Building Services Levy	41.50
401047	13/10/2016	MOTIVO DESIGN	Refund residential verge deposit	440.00
401048	13/10/2016	NATEIS CONTRACTING PTY LTD	Refund residential verge deposit	750.00
401049	13/10/2016	NIHAL R W ARRACHCHIGE	Refund Building Services Levy	40.50
401050	13/10/2016	OSCAR A NILSSON-FAULDS	Refund Building Services Levy	40.50
401051	13/10/2016	PATRICIA M BEAMAN	Refund Building Services Levy	40.50
401052	13/10/2016	PETER ROBINSON DESIGNER	Refund Building Services Levy	40.50
401053	13/10/2016	PHILIP CLIFFORD RECHTER	Refund Building Services Levy	40.50
401054	13/10/2016	PICASSO POOLS	Refund Building Services Levy	40.50
401055	13/10/2016	PINDAN PTY LTD T/A SWITCH HOMES FOR LIVI	Refund residential verge deposit	460.00
401056	13/10/2016	PINDAN PTY LTD T/A SWITCH HOMES FOR LIVI	Refund residential verge deposit	460.00

[COB List of Paymentsv2.rpt]

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Chq/Eft No.	Date	Creditor Name	Invoice Details	Invoice Amt
401057	13/10/2016	PLUNKETT HOMES (1903) PTY LTD	Refund residential verge deposit	460.00
401058	13/10/2016	PLUNKETT HOMES (1903) PTY LTD	Refund Building Services Levy	41.50
401059	13/10/2016	PRECISION HOMES WA	Refund Building Services Levy	2,466.00
401060	13/10/2016	PURESTYLE CONSTRUCTION	Refund Building Services Levy	41.50
401061	13/10/2016	RESIDENTIAL BUILDING WA PTY LTD	Refund residential verge deposit	460.00
401062	13/10/2016	RESIDENTIAL BUILDING WA PTY LTD	Refund Building Services Levy	40.50
401063	13/10/2016	REX A NEAL	Refund Building Services Levy	41.50
401064	13/10/2016	ROBERT A PRINCI	Refund Building Services Levy	61.65
401065	13/10/2016	CANCELLED		0.00
401066	13/10/2016	SELECT LIVING	Refund Building Services Levy	40.50
401067	13/10/2016	STATE WIDE NATIONAL GROUP	Refund Building Services Levy	40.50
401068	13/10/2016	STATE WIDE NATIONAL GROUP	Refund Building Services Levy	40.50
401069	13/10/2016	STRIVE PTY LTD	Refund Building Services Levy	40.50
401070	13/10/2016	CANCELLED		0.00
401071	13/10/2016	TANGENT NOMINEES PTY LTD	Refund Building Services Levy	41.50
401072	13/10/2016	TONY J GRAHAM	Refund Building Services Levy	61.65
401073	13/10/2016	V J ZADRAVEC	Refund Building Services Levy	40.50
401074	13/10/2016	VID HOMES PTY LTD	Refund residential verge deposit	460.00
401075	13/10/2016	VINCENZO VINCIULLO	Refund Building Services Levy	41.50
401076	13/10/2016	VISION ONE PROJECTS	Refund residential verge deposit	460.00
401077	13/10/2016	WAT INVESTMENTS	Refund residential verge deposit	460.00
401078	24/10/2016	ALINE STEPHAN	Refund residential verge deposit	460.00
401079	24/10/2016	BOWER ROOFING AND RESTORATION PTY LTD	Refund residential verge deposit	750.00
401080	24/10/2016	DARRYL MILLS	Refund residential verge deposit	750.00
401081	24/10/2016	HERVE KELLY	Refund residential verge deposit	460.00
401082	24/10/2016	HOME ZONE BUILDING PTY LTD	Refund residential verge deposit	460.00
401083	24/10/2016	JEREMIAH LOO	Refund residential verge deposit	460.00
401084	24/10/2016	PRESIDENT CONSTRUCTIONS PTY LTD	Refund residential verge deposit	460.00
401085	24/10/2016	RECHITECTS PTY LTD	Refund residential verge deposit	460.00
401086	24/10/2016	RESIDENTIAL BUILDING WA PTY LTD	Refund residential verge deposit	460.00
401087	24/10/2016	RPH AUSTRALIA HOLDING PTY LTD	Refund residential verge deposit	440.00
401088	24/10/2016	SHELFORD CONSTRUCTIONS PTY LTD	Refund residential verge deposit	440.00
401089	24/10/2016	VINSAN CONTRACTING PTY LTD	Refund residential verge deposit	750.00
401090	27/10/2016	ARASI CONSTRUCTIONS PTY LTD	Refund residential verge deposit	440.00
401091	27/10/2016	AVELING HOMES PTY LTD	Refund residential verge deposit	460.00
401092	27/10/2016	BAYSIDE AUSTRALIA 2000 PTY LTD	Refund residential verge deposit	460.00
401093	27/10/2016	J BELCASTRO	Refund residential verge deposit	460.00
401094	27/10/2016	JCORP PTY LTD T/A IMPRESSIONS	Refund residential verge deposit	460.00
401095	27/10/2016	JCORP PTY LTD T/A IMPRESSIONS	Refund residential verge deposit	460.00
401096	27/10/2016	JCORP PTY LTD T/A IMPRESSIONS	Refund residential verge deposit	460.00
401097	27/10/2016	JCORP PTY LTD T/A IMPRESSIONS	Refund residential verge deposit	460.00
401098	27/10/2016	CITY OF BAYSWATER - PLEASE PAY CASH	Petty cash reimbursement	278.80
			Total Cheques	87,628.23
			Total EFTs	<u>0.00</u>
			Grand Total	\$87,628.23

Attachment 3

Chq/Eft No.	Date	Creditor Name	Invoice Details	Invoice Amt
AGED PERSONS HOMES				
LIST OF PAYMENTS FINALISED 01/10/2016 to 31/10/2016				
000035	10/10/2016	ANSELL STRATEGIC PTY LTD	Professional consultancy services	1,870.00
000036	10/10/2016	CITY OF BAYSWATER	Insurance premium	16,995.98
000037	10/10/2016	HEALTHY FRESH FOODS PTY LTD	Functions and events catering expenses	334.95
000038	10/10/2016	HERA ENGINEERING PTY LTD	Professional consultancy services	1,518.00
000039	10/10/2016	T & Z ARCHITECTS	Professional consultancy services	5,170.00
000041	13/10/2016	ANSELL STRATEGIC PTY LTD	Professional consultancy services	2,323.20
000042	31/10/2016	T & Z ARCHITECTS	Professional consultancy services	2,860.00
Total Cheques				31,072.13
Total EFTs				<u>0.00</u>
Grand Total				\$31,072.13

Attachment 4

EXTRACT FROM CORPORATE CREDIT CARD STATEMENTS*
SEPTEMBER 2016 DEBITED IN OCTOBER 2016

STATEMENT NARRATIVE FROM BANK	DESCRIPTION	AMOUNT \$
<u>CHIEF EXECUTIVE OFFICER</u>		
Credit Card Purchase QBE Insurance Australia L	Conference B McKenna	12.00
Credit Card Purchase Qantas Airwa0812463484266	Conference B McKenna	888.98
Credit Card Purchase Qantas Airwa0818205900777	Conference B McKenna	88.00
	SUB TOTAL	988.98
<u>DIRECTOR FINANCE & CORPORATE SERVICES</u>		
Credit Card Purchase Telstra Business Apps	Office 365 Development For Intranet IT Development	11.20
Credit Card Purchase Microsoft 1074AUDAUD2C	Office 365 Development For Intranet IT Development	89.00
Credit Card Purchase Zoom.US	Video Conference Portal For On Demand Meeting Zoom	20.10
Credit Card Purchase Net101 Courses	Social Media Course Net 101 M Boyle C Halsall	2,226.00
Credit Card Purchase Dropbox WGFQMJ9B74F4	Business Storage Dropbox	272.00
Credit Card Purchase Paypal Leadinginfr	LG Conference A Radford	990.00
Credit Card Purchase Dri Korn Ferry	Korn Ferry Subscriptions	182.03
Credit Card Purchase Qantas Airwa0812463750957	Conference P Grocott	703.08
Credit Card Purchase Hyperdyne	Software Maintenance Network Scanning Software	2,821.14
Credit Card Purchase Ast Management Pty L	Conference S Palmer	1,099.00
Credit Card Purchase QBE Insurance Australia L	Conference P Grocott	12.00
Credit Card Purchase Qantas Airwa0812463828595	Conference S Palmer	1,034.99
Credit Card Purchase Atlassian	Atlassian It Development Project Management Tools	29.73
Credit Card Purchase HIA Limited	HIA Conference B Fleeton	130.00
Credit Card Purchase Trybooking.Com/Mycharge	Conference M Sutherland	35.00
Credit Card Purchase Financial Calendars	Stationery Finance Calendar	69.70
	SUB TOTAL	9,724.97
<u>DIRECTOR PLANNING & DEVELOPMENT SERVICES</u>		
Credit Card Purchase Createsend/Com	Createsend Monthly Online Forum	64.90
	SUB TOTAL	64.90
<u>DIRECTOR TECHNICAL SERVICES</u>		
Credit Card Purchase Ast Management Pty L	Conference S Palmer	590.00
Credit Card Purchase Trybooking.Com/Mycharge	Cat Management Officer Training	35.00
Credit Card Purchase Trybooking.Com/Mycharge	Cat Management Officers Training	70.00
	SUB TOTAL	695.00
<u>DIRECTOR COMMUNITY SERVICES</u>		
Credit Card Purchase Facebk AS7N7AJMW2	Advertising Facebook Rec Centre	13.37
Credit Card Purchase BP Bridgetown R/H 5770	BP Etown Bridgetown Fuel Fleet Vehicle	68.26
Credit Card Purchase Createsend/Com	Createsend Monthly Online Forum	108.90
Credit Card Purchase Lollyworld & Sweet Tal	Lollyworld Functions & Receptions	357.75
Credit Card Purchase Facebk 5YMW9AWMW2	Advertising Facebook Health Club Promo	60.00
Credit Card Purchase BP Morley 6206	BP Morley Fuel Fleet Vehicle	71.86
Credit Card Purchase Wilson Parking Per 097	Civic Allowance Parking	42.34
	SUB TOTAL	722.48
TOTAL AMOUNT DEBITED FROM MUNICIPAL ACCOUNT ON 10/10/2016		\$12,196.33

* Copies of statements available on request from Councillors.

Attachment 5

ELECTRONIC FUND TRANSFERS			
1 OCTOBER 2016 TO 31 OCTOBER 2016			
	Date	Amount	Details
<u>MUNICIPAL ACCOUNT</u>			
	05/10/2016	814.51	Wages
	05/10/2016	174.40	NAB Transact Fee
	10/10/2016	229.50	Wages
	10/10/2016	12,196.33	Credit Card Payment
	10/10/2016	229.50	Account Fee
	12/10/2016	728,629.70	Wages
	18/10/2016	3,000,000.00	New Investment
	20/10/2016	190.08	NAB Connect Fee
	21/10/2016	1,000,000.00	New Investment
	26/10/2016	731,191.91	Wages
	27/10/2016	1,564.82	Wages
	28/10/2016	1,768.64	Wages
	31/10/2016	3,025.00	BPAY Fee
	Total	5,480,014.39	
<u>AGED PERSONS ACCOUNT</u>			
	04/10/2016	1,442,985.97	New Investment
	10/10/2016	1.88	Account Fee
	12/10/2016	602,020.06	Aged Care Subsidies to Juniper
	24/10/2016	1,500,000.00	New Investment
	Total	3,545,007.91	
	Grand Total	\$9,025,022.30	

13.3 Investment Portfolio for the Period Ended 31 October 2016**Officer: Acting Director of Finance and Corporate Services****CR BARRY McKENNA, MAYOR DECLARED AN IMPARTIAL INTEREST**

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Barry McKenna, Mayor declared an impartial interest in this item as he is Chairman of Bayswater Community Financial Services Limited which operates two branches of Bendigo Bank and they're mentioned in the report. Cr McKenna, Mayor remained in the room during voting on this item.

CR ALAN RADFORD DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Alan Radford declared an impartial interest in this item as he is a Director of Bayswater Community Financial Services Limited which operates two branches of Bendigo Bank and they're mentioned in the report. Cr Radford remained in the room during voting on this item.

EXECUTIVE SUMMARY**Application:**

For Council to note the performance of the City's Investment Portfolio for the period ended 31 October 2016.

Key Issues:

The purpose of this report is for Council to note the Investment Portfolio as summarised by **(Attachment 1)**.

In accordance with Regulation 34 of the *Local Government (Financial Management)*, a monthly report on the City's Investment Portfolio is to be presented to Council.

Council's Investment Policy FS - P09 details the manner in which 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).

Council's investment portfolio **(Attachment 1)** 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	60%

CONSULTATION

Not applicable.

ANALYSIS

Total investments for the period ended 31 October 2016 were \$96,232,971.19 compared with \$87,711,861.04 for the period ended 31 October 2015.

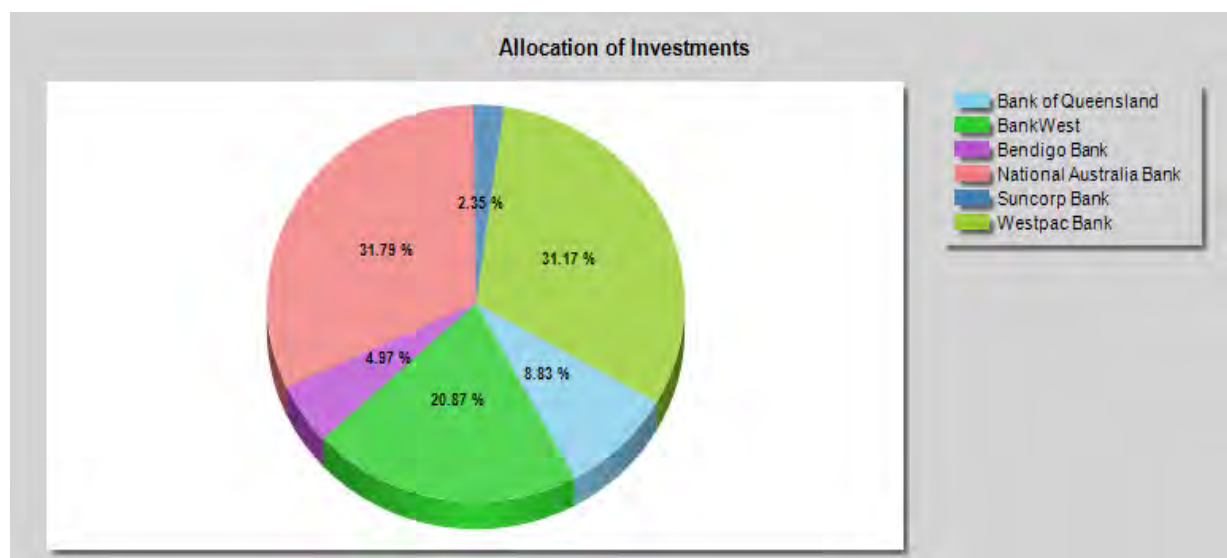
The majority of the City's investment portfolio is held as internally restricted (\$51,770,256.84) and externally restricted (\$4,843,369.15) cash reserves to satisfy the City's legislative responsibilities and to set aside funds for future projects. The balance of investment funds represents working capital and funding required for the City's 2016-17 operating and capital expenditure requirements.

	31 October 2016			31 October 2015		
	\$	Average Rate %	%	\$	Average Rate %	%
COB General	39,619,345.20	2.67	41.17	33,214,117.07	2.81	37.87
COB Reserve	24,047,038.83	2.79	24.99	23,855,174.75	2.80	27.20
COB Trust	4,843,369.15	2.73	5.03	5,563,490.48	2.95	6.34
Aged	27,723,218.01	2.78	28.81	25,079,078.74	2.85	28.59
Total	\$96,232,971.19	2.72%	100.00%	\$87,711,861.04	2.85%	100.00%

The City's Investment portfolio meets the risk and diversification limits as detailed in the Council Policy FS - P09 as follows:

ALLOCATION OF INVESTMENTS

S & P Rating	Bank	Actual \$ Invested	Diversification	
			% of Amount Invested	Threshold %
AA	National Australia Bank	30,594,323.52	31.79%	35%
AA	Westpac Bank	29,999,669.18	31.17%	35%
AA	BankWest	20,085,317.46	20.87%	35%
A	Bendigo Bank	4,787,403.40	4.97%	10%
A	Suncorp Bank	2,266,257.63	2.35%	10%
A	Bank of Queensland	8,500,000.00	8.83%	10%
	Total	\$96,232,971.19	100.00%	



GENERAL LEDGER BALANCES

Ledger Source	Account	Description	GL \$
Municipal	1000-5024	Investment - COB General Funds	39,619,345.20
	1000-5041	Investment - COB Reserve	24,047,038.83
	1000-5044	Investment - Trust	4,843,369.15
	Total Municipal		68,509,753.18
Aged	1002-5046	Investment - Aged General Funds (Restricted)	9,396,018.66
	1002-5050	Investment - Prudential Requirements Reserve	2,423,982.87
	1002-5074	Investment - Aged General Reserve	15,903,216.48
	Total Aged		27,723,218.01
	Grand Total		\$96,232,971.19

Interest rates are now at an historic low and are likely to affect investment earnings in the short term. These earnings from interest on investments will continue to be monitored in the context of the 2016-17 budget estimates.

OPTIONS

Not applicable.

CONCLUSION

That Council receives the Investment Portfolio Report for the Period Ended 31 October 2016 for the amount of \$96,232,971.19.

FINANCIAL IMPLICATIONS

Income earned from investments is recognised in the City's financial accounts. The Municipal Fund interest revenue for the period ended 31 October 2016 totals \$318,630 and interest earned on reserve accounts totals \$224,551. All other investment earnings are journalled to the appropriate income accounts.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

Theme: Leadership and Governance.
Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
Outcome L1: Accountable and good governance.
Outcome L2: Prudent management of financial resources.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Council Policy - Investment Policy.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Investment Register and Earnings as at 31 October 2016.
2. Interest Earnings for Year 2016/2017.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council notes the Investment Portfolio Report for the Period Ended 31 October 2016 for the amount of \$96,232,971.19.

CR CHRIS CORNISH MOVED, CR SALLY PALMER SECONDED

CARRIED UNANIMOUSLY

Attachment 1

Source	Bank	Date Effective	Term	Interest Rate	Amount Invested \$	Investment Yield \$	Maturity Amount \$
COB General Funds	National Australia Bank	16/08/2016	79	2.60%	1,000,000.00	5,627.40	1,005,627.40
	BankWest	30/08/2016	65	2.55%	926,456.07	4,207.13	930,663.20
	National Australia Bank	16/08/2016	84	2.65%	1,000,000.00	6,098.63	1,006,098.63
	National Australia Bank	16/08/2016	86	2.68%	500,000.00	3,157.26	503,157.26
	BankWest	08/09/2016	63	2.55%	1,200,000.00	5,281.64	1,205,281.64
	Westpac Bank	15/08/2016	92	2.88%	1,000,000.00	7,259.18	1,007,259.18
	Westpac Bank	15/08/2016	99	2.88%	1,000,000.00	7,811.51	1,007,811.51
	Westpac Bank	18/08/2016	96	2.88%	1,000,000.00	7,574.79	1,007,574.79
	Westpac Bank	18/08/2016	98	2.88%	1,000,000.00	7,732.60	1,007,732.60
	BankWest	29/09/2016	61	2.55%	500,000.00	2,130.82	502,130.82
	BankWest	13/10/2016	47	2.45%	1,004,202.74	3,168.05	1,007,370.79
	Westpac Bank	15/08/2016	108	2.88%	1,000,000.00	8,521.64	1,008,521.64
	Westpac Bank	18/08/2016	105	2.88%	1,000,000.00	8,284.93	1,008,284.93
	BankWest	20/10/2016	46	2.35%	1,008,811.03	2,987.74	1,011,798.77
	National Australia Bank	16/08/2016	112	2.74%	1,000,000.00	8,407.67	1,008,407.67
	BankWest	04/10/2016	63	2.55%	1,004,501.37	4,421.18	1,008,922.55
	BankWest	04/10/2016	63	2.55%	1,304,184.93	5,740.20	1,309,925.13
	BankWest	04/10/2016	63	2.55%	1,025,322.65	4,512.82	1,029,835.47
	BankWest	06/10/2016	61	2.55%	753,606.16	3,211.60	756,817.76
	National Australia Bank	22/08/2016	108	2.60%	750,000.00	5,769.86	755,769.86
	BankWest	11/10/2015	425	2.55%	753,883.56	22,384.15	776,267.71
	BankWest	11/10/2016	59	2.55%	828,045.21	3,413.13	831,458.34
	BankWest	27/10/2016	47	2.35%	1,005,100.00	3,041.46	1,008,141.46
	BankWest	27/10/2016	47	2.35%	505,231.48	1,528.84	506,760.32
	National Australia Bank	22/08/2016	115	2.60%	750,000.00	6,143.84	756,143.84
	Westpac Bank	20/07/2016	153	2.90%	2,000,000.00	24,312.33	2,024,312.33
	Bank of Queensland	25/07/2016	148	2.90%	1,500,000.00	17,638.36	1,517,638.36
	BankWest	18/10/2016	63	2.55%	750,000.00	3,301.03	753,301.03
	National Australia Bank	22/08/2016	122	2.60%	1,000,000.00	8,690.41	1,008,690.41
	National Australia Bank	18/10/2016	77	2.55%	750,000.00	4,034.59	754,034.59
	National Australia Bank	18/10/2016	79	2.66%	750,000.00	4,317.95	754,317.95
	National Australia Bank	18/10/2016	86	2.57%	750,000.00	4,541.51	754,541.51
	National Australia Bank	20/10/2016	89	2.70%	1,000,000.00	6,583.56	1,006,583.56
	Bank of Queensland	17/08/2016	167	2.80%	1,000,000.00	12,810.96	1,012,810.96
	Bank of Queensland	17/08/2016	169	2.80%	1,500,000.00	19,446.58	1,519,446.58
	Bank of Queensland	19/08/2016	167	2.80%	1,000,000.00	12,810.96	1,012,810.96
	Bank of Queensland	17/08/2016	174	2.80%	1,000,000.00	13,347.95	1,013,347.95
	Bank of Queensland	19/08/2016	172	2.80%	1,000,000.00	13,194.52	1,013,194.52
	Westpac Bank	28/07/2016	231	2.85%	1,800,000.00	32,466.58	1,832,466.58
	National Australia Bank	29/07/2016	230	2.85%	1,000,000.00	17,958.90	1,017,958.90
	COB General Funds Total				39,619,345.20	343,874.26	39,963,219.46
COB Reserve	BankWest	15/09/2016	61	2.55%	836,603.26	3,565.31	840,168.57
	Bendigo Bank	02/06/2016	180	3.00%	1,753,809.67	25,946.77	1,779,756.44
	Westpac Bank	02/08/2016	142	2.95%	3,638,138.66	41,753.87	3,679,892.53
	National Australia Bank	22/09/2016	119	2.62%	8,535,012.11	72,905.37	8,607,917.48
	Westpac Bank	30/06/2016	217	2.75%	1,892,104.52	30,934.61	1,923,039.13
	National Australia Bank	27/09/2016	128	2.65%	1,912,230.90	17,770.65	1,930,001.55
	Westpac Bank	14/07/2016	350	3.00%	5,479,139.71	157,619.09	5,636,758.80
	COB Reserve Total				24,047,038.83	350,495.67	24,397,534.50
Trust General	Suncorp Bank	30/06/2016	124	2.95%	250,000.00	2,505.48	252,505.48
	BankWest	27/09/2016	63	2.55%	414,346.04	1,823.69	416,169.73
	BankWest	04/10/2016	63	2.55%	200,000.00	880.27	200,880.27
	National Australia Bank	27/07/2016	181	2.88%	349,836.44	4,996.24	354,832.68
	National Australia Bank	27/09/2016	128	2.65%	518,547.13	4,818.94	523,366.07
	National Australia Bank	29/09/2016	154	2.67%	260,000.00	2,928.95	262,928.95
	Trust General Total				1,992,729.61	17,953.57	2,010,683.18

Source	Bank	Date Effective	Term	Interest Rate	Amount Invested \$	Investment Yield \$	Maturity Amount \$
Trust Specific	National Australia Bank	30/06/2016	124	2.90%	514,971.53	5,073.53	520,045.06
	National Australia Bank	30/06/2016	126	2.90%	514,971.53	5,155.36	520,126.89
	Westpac Bank	02/08/2016	142	2.95%	81,836.82	939.22	82,776.04
	National Australia Bank	30/08/2016	135	2.60%	202,122.87	1,943.70	204,066.57
	National Australia Bank	30/08/2016	135	2.60%	128,192.25	1,232.75	129,425.00
	National Australia Bank	30/08/2016	135	2.60%	341,186.10	3,281.00	344,467.10
	National Australia Bank	30/08/2016	135	2.60%	536,141.07	5,155.77	541,296.84
	National Australia Bank	27/07/2016	181	2.88%	240,440.25	3,433.88	243,874.13
	National Australia Bank	29/09/2016	154	2.67%	290,777.12	3,275.66	294,052.78
Trust Specific Total					2,850,639.54	29,490.87	2,880,130.41
Aged General Funds (Restricted)	BankWest	06/09/2016	63	2.55%	475,798.05	2,094.16	477,892.21
	BankWest	29/09/2016	61	2.55%	738,358.43	3,146.62	741,505.05
	BankWest	27/10/2016	47	2.35%	1,427,397.32	4,319.34	1,431,716.66
	National Australia Bank	11/08/2016	126	2.80%	504,846.21	4,879.72	509,725.93
	National Australia Bank	20/10/2016	124	2.70%	771,982.53	7,081.09	779,063.62
	National Australia Bank	29/09/2016	154	2.67%	1,057,348.49	11,911.25	1,069,259.74
	National Australia Bank	04/10/2016	182	2.70%	1,442,985.97	19,426.94	1,462,412.91
	Bank of Queensland	24/10/2016	185	2.75%	1,500,000.00	20,907.53	1,520,907.53
	National Australia Bank	27/10/2016	182	2.70%	1,457,301.66	19,619.67	1,476,921.33
Aged General Funds (Restricted) Total					9,376,018.66	93,386.32	9,469,404.98
Aged Mertome Gardens (Restricted)	National Australia Bank	28/06/2016	191	2.95%	20,000.00	308.74	20,308.74
	Aged Mertome Gardens (Restricted) Total				20,000.00	308.74	20,308.74
Aged Prudential Requirements Reserve	BankWest	06/09/2016	63	2.55%	3,996.05	17.59	4,013.64
	Bendigo Bank	02/06/2016	183	3.00%	1,200,355.51	18,054.66	1,218,410.17
	Westpac Bank	18/08/2016	180	2.88%	1,219,631.31	17,322.11	1,236,953.42
	Aged Prudential Requirements Reserve Total				2,423,982.87	35,394.36	2,459,377.23
Aged General Reserve	Suncorp Bank	30/06/2016	124	2.95%	2,016,257.63	20,206.77	2,036,464.40
	BankWest	06/09/2016	63	2.55%	3,419,473.11	15,050.37	3,434,523.48
	National Australia Bank	30/06/2016	133	2.90%	745,429.36	7,877.04	753,306.40
	Westpac Bank	30/06/2016	154	2.95%	1,010,438.36	12,576.50	1,023,014.86
	Bendigo Bank	02/06/2016	183	3.00%	1,833,238.22	27,573.91	1,860,812.13
	Westpac Bank	02/08/2016	142	2.95%	145,584.41	1,670.83	147,255.24
	Westpac Bank	30/06/2016	196	2.95%	4,659,487.81	73,811.39	4,733,299.20
	Westpac Bank	30/06/2016	203	2.95%	2,073,307.58	34,016.45	2,107,324.03
Aged General Reserve Total					15,903,216.48	192,783.26	16,095,999.74
Grand Total					96,232,971.19	1,063,687.05	97,296,658.24

Attachment 2

INTEREST EARNINGS FOR YEAR 2016/2017				
Date:	31-Oct-16			
MONTHLY PROGRESSIVE INTEREST EARNINGS				
	(Excludes Aged Persons Homes)			
				33.70%
Month	Municipal	Reserve	Total	Progressive % of Budget
Jul-16	52,117	55,348	107,465	6.70%
Aug-16	109,034	114,702	223,736	13.95%
Sep-16	205,382	168,545	373,927	23.32%
Oct-16	318,630	224,551	543,181	33.87%
Nov-16			0	0.00%
Dec-16			0	0.00%
Jan-17			0	0.00%
Feb-17			0	0.00%
Mar-17			0	0.00%
Apr-17			0	0.00%
May-17			0	0.00%
Jun-17			0	0.00%
FULL YEAR BUDGET ESTIMATES				
	Municipal	Reserve	Total	
BUDGET	\$850,000	\$753,779	\$1,603,779	

13.4 Donation Request - Buddha's Birthday and Multicultural Festival 2017

Applicant: Buddha's Light International Association Western Australia Inc.
Officer: Acting Director of Finance and Corporate Services

CR MICHELLE SUTHERLAND DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Michelle Sutherland declared an impartial interest in this item as she knows one of the members of Buddha's Temple. Cr Sutherland remained in the room during voting on this item.

CR STEPHANIE COATES, DEPUTY MAYOR DECLARED A FINANCIAL INTEREST

In accordance with section 5.60A of the Local Government Act 1995, Cr Stephanie Coates, Deputy Mayor declared a financial interest in this item as she received a gift (under \$50) at an event in 2016 whilst attending on behalf of the Mayor. At 10:17pm, Cr Coates withdrew from the meeting.

EXECUTIVE SUMMARY**Application:**

For Council to consider an application from Buddha's Light International Association of WA (BLIA WA) for the City to sponsor, by way of a donation of \$10,000, the 2017 Buddha's Birthday and Multicultural Festival.

Key Issues:

- This report outlines a donation request from Buddha's Light International Association of WA Inc. for financial assistance towards its 2017 Buddha's Birthday and Multicultural Festival.
- This event is held outside of the City's local government area.

BACKGROUND

The Buddha's Light International Association of WA (BLIA WA) was established in 1993. In 1994 it began construction of the Fo Guang Shan Temple situated at 280 Guildford Road Maylands. The temple was completed and opened to the public in 1998. Over the years the (BLIA WA) has grown in membership and currently has approximately 200 members. Whilst it is not known how many of these members are residents of the City of Bayswater the temple and its operations provide a rich and culturally-significant service to the broader community within Bayswater and the metropolitan area.

As part of its service it annually celebrates the Buddha's birthday and, prior to 2004, this was a fairly 'low key' festival that was held at the temple in Guildford Road. Due to its success, and the encouragement of then Abbess Yi Lai, the event was relocated to Supreme Court Gardens, in the City of Perth, from 2004 to 2011.

In 2012, 2013 and 2014, this festival was again held at the Fo Guang Shan Temple in Guildford Road.

In November 2014, BLIA WA sought financial assistance from Council towards the April 2015 Buddha's Birthday and Multicultural Festival event which was held at Langley Park. However, given the event was not being held in the City of Bayswater local government area, it did not meet the aims of the Community Donations Program and Council resolved not to grant financial assistance.

Subsequently the Association requested financial assistance towards its Harmony Day celebrations which it held in March 2015 and Council resolved to donate \$3,000 towards this event.

In the years the Association has held the Buddha's Birthday and Multicultural Festival at Fo Guang Shan Temple in Maylands, the City has also assisted by providing the following during the festival period:

- the use of Gibbney Reserve for parking;
- support of a Ranger; and
- the use of Community buses as shuttle buses between Gibbney Reserve and the Fo Guang Shan Temple

Over the years, the following donations have been granted to BLIA WA

<i>Year</i>	<i>Event</i>	<i>Sponsorship Amount</i>
2010	Buddha's Birthday and Multicultural Festival	\$3,000
2011	Buddha's Birthday and Multicultural Festival	\$8,413
2012	Buddha's Birthday and Multicultural Festival	\$10,000
2013	Buddha's Birthday and Multicultural Festival	\$10,000
2014	Buddha's Birthday and Multicultural Festival	\$10,000
2015	Buddha's Birthday and Multicultural Festival	\$Nil
2015	Harmony Day	\$3,000
2016	Buddha's Birthday and Multicultural Festival	\$3,000
2016	Harmony Day	\$Nil.

At its December 2015 meeting, Council resolved to grant a rates exemption to BLIA WA for its property at 27 Ferguson Street, Maylands - being a place of worship.

Council does not levy rates on the property at 280 Guildford Road, Maylands (the Temple).

CONSULTATION

Nil.

ANALYSIS

BLIA WA has requested the City's support by providing financial assistance of \$10,000 for the 2017 Buddha's Birthday and Multicultural Festival.

The Community donations program under the Donations Policy aims to:

- support cultural and community projects, events and activities occurring within the City of Bayswater local government area;
- provide one-off donations to organisations based, or providing events or services, in the City of Bayswater local government area; and
- contribute to a vibrant cultural and community life in the City of Bayswater.

Generally the BLIA WA application for funding indirectly meets three of five eligibility criteria under this program. However given the event is not being held in the City of Bayswater local government area (in 2017 - as in 2015 and 2016 - it will be held at Langley Park in Perth) it does not meet the aims of the Community Donations Program.

Notwithstanding this, given the past support of the Buddha's Birthday and Multicultural Festival, Council may exercise its prerogative to approve donations outside of the Donations Policy as it sees fit.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Council declines the donation request from BLIA WA towards its 2017 Buddha's Birthday and Multicultural Festival. Estimated Cost Nil.	Retains the City's financial capacity to support other community events, initiatives and programs eligible under the Donations Program.	
2.	Council accedes to the donation request from BLIA WA for financial assistance of \$10,000 towards the event. Estimated Cost \$10,000.	The festival is able to proceed in the fashion intended by BLIA WA.	As the site location of this festival is outside of the City of Bayswater local government authority it establishes a tenuous and costly position for the City when considering other like requests.
3.	Council approves a smaller donation. Estimated Cost \$3,000.	This amount provides funding towards the event and assists the City's financial capacity to support other community events.	

CONCLUSION

Option 3 is recommended having regard to the Donations Policy and consistent with the decision made in 2015-16.

FINANCIAL IMPLICATIONS

The Donations allocation in the 2016-17 Budget is \$60,000, \$28,591.26 of which has been expended to date.

STRATEGIC LINK

Nil.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Donations Policy.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

- Income and Expenditure Budget for 2017 Buddha's Birthday and Multicultural Festival.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council grants a donation of \$3,000 to Buddha's Light International Association of WA towards its Buddha's Birthday and Multicultural Festival being held on the weekend of 8 and 9 April 2017, in line with the donation granted for the 2016 event.

CR MICHELLE SUTHERLAND MOVED, CR SALLY PALMER SECONDED

CARRIED: 8/2

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor,
Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland,
Cr John Rifici, Cr Sally Palmer and Cr Dan Bull.

AGAINST VOTE - Cr Brent Fleeton and Cr Catherine Ehrhardt.

At 10:19pm, Cr Coates returned to the meeting.

Attachment 1

Income & Expenditure Budget for Buddha's Birthday & Multicultural Festival 2017		
as at 15th Nov 2016		
Event dates & Location: 8th & 9th April, 2017 Elizabeth Quay		
2017 EVENT BUDGET ESTIMATE		
<u>Estimated Income</u>	<u>AMOUNT</u>	
<u>Sponsorship</u>		
Business Advertising	\$ 19,000	
BLIAWA food stalls	\$ 41,000	
Grant from City of Bayswater	\$ 10,000	Not confirmed
Grant from LotteryWest	\$ 20,000	Not confirmed
Grant from COP (Cash sponsorship)	\$ 39,000	Not confirmed
Grant from OMI	\$ 15,000	Confirmed
Grant from MRA (cash sponsorship)	\$ 8,000	Confirmed
Grant from MRA (In Kind)	\$ 40,000	Confirmed
Other prospective sources/individuals	\$ 14,000	
Rent (stalls from outside vendors)	\$ 2,700	
Total estimated income		\$ 208,700
<u>Estimated Expenditure</u>		
Advertising/Publicity (+event banners)	\$ 6,000	
Advertising / Publicity by City of bayswater	\$ 10,000	Not confirmed
Fireworks	\$ 8,000	
Electrical (Installation & others)	\$ 15,000	
Ceremony, Lumbini Garden, Cultural & Decorations	\$ 15,000	
Security	\$ 8,000	
		\$ 62,000
<u>Hire Expense</u>		
Performance Stage & Marquees	\$ 65,000	
Venue (Elizabeth Quay /week)	\$ 40,000	
Logistic/Equipment Transportation	\$ 3,500	
Sound systems	\$ 8,400	
Mobile Toilets	\$ 2,000	
Mobile Coolrooms	\$ 3,000	
Wash hand basins	\$ 1,500	
Commercial Multiskip Bins	\$ 1,500	
		\$ 124,900
<u>Meals/Drinks</u>		
-VIP & Invited guests	\$ 600	
-Multicultural Stage Performers	\$ 2,000	
		\$ 2,600
<u>Miscellaneous</u>		
Cleaning	\$ 1,000	
Printing & Postage	\$ 500	
Stationery	\$ 2,000	
Reverends Airfares	\$ 5,500	
Lanterns Purchase	\$ 700	
Photographing & Video Recording	\$ 2,000	

Sundries	\$ 1,000	
Miscellaneous Contingency	\$ 6,500	
		\$ 19,200
Total estimated expenditure		\$ 208,700

13.5 Donation Request - Rotary Club of West Perth (Inc.) 2016 World Festival of Magic**Officer: Acting Director of Finance and Corporate Services****EXECUTIVE SUMMARY****Application:**

For Council to consider a request from the Rotary Club of West Perth (Inc) for financial assistance towards its 26th Annual World Festival of Magic.

Key Issues:

- This report outlines a donation request from Rotary Club of West Perth (Inc) for financial assistance to enable a number of less fortunate children and disadvantaged people within the City to attend the 2016 World Festival of Magic.
- The City has supported this event for the past nineteen years.

BACKGROUND

The Rotary Club of West Perth (Inc) is hosting its 26th World Festival of Magic "Christmas Spectacular Show" on Monday 12 December 2016 with three shows at the Perth Convention Centre for less fortunate children and disadvantaged people in the community who can attend at no cost due to the generous sponsorship from organisations in the business community.

The World Festival of Magic is the applicant's major fundraising project with proceeds donated to the Neuromuscular Diseases Research, Life Education WA and other community projects which Rotary supports.

Neuromuscular Diseases Research is concerned with finding the causes, treatments and eventual cures of the range of inherited muscle diseases of childhood. These diseases are progressive and degenerative and, so far, incurable and often leading to a very-shortened lifespan.

Life Education in WA aims, in partnership with schools and the community, to help reduce tobacco and illegal drug use among young people, encourages them to avoid or delay alcohol use, and reduce the harms associated with any drug use.

Tickets to the show are \$120 (inclusive of GST) each which includes the cost of the accompanying carer.

Guests come from a wide range of community organisations including foster homes, long stay patients at the Children's Wards, Rocky Bay Village, Special Needs Units in Schools and Homes for the Elderly, to name a few.

The applicant is requesting assistance from Council towards sponsoring a group of disadvantaged persons from the City of Bayswater community to attend the World Festival of Magic.

For the past nineteen years, Council has resolved to donate to the Rotary Club of West Perth (Inc) towards its World Festival of Magic event for the respective year as follows:

\$250.00	- 1997 to 2005
\$150.00	- 2006 to 2008
\$250 (net of GST)	- 2009 to 2014
\$300 (net of GST)	- 2015.

CONSULTATION

Not applicable.

ANALYSIS

This request meets the eligibility criteria for a Charities donations under the City's Donations policy as follows:

- The City welcomes applications from *local charity organisations that advocate and support worthy causes for broad community benefit, directly or indirectly, to City of Bayswater residents. Requests are generally capped at \$200.

* *For the purpose of interpreting this policy, 'Local' is defined as those organisations with offices/services located or provided within the City of Bayswater.*

A donation of \$360 (net of GST) will allow three disadvantaged people who reside within the City of Bayswater, together with their carers, to attend one of the three annual World Festival of Magic "Christmas Spectacular Shows". Given the connection of Rotary Club of West Perth (Inc) to the City of Bayswater community and that it undertakes activities to support disadvantaged persons from the City area, it is recommended that Council grant financial assistance towards this event.

The applicant states that it sends 60 children from the City of Bayswater each year. The City has sponsored five children from Durham Road School for the past few years.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Council declines the donation request from Rotary Club of West Perth (Inc) toward its 26 th Annual World Festival of Magic event. Estimated Cost: \$0	Retains the City's financial capacity to support other community events, initiatives and programs eligible under the Donations Program.	Fewer children may be able to attend the event.
2.	Council accedes to the donation request from Rotary Club of West Perth (Inc). Estimated Cost: \$360 (net of GST)	The donation provides funding for three children plus their carers to attend the event.	
3.	Council approves a smaller donation. Estimated Cost: \$300 (net of GST)	This amount provides funding towards the event and assists the City's financial capacity to support other community events.	Fewer children may be able to attend the event.

CONCLUSION

Option 3 is recommended having regard to the Donations Policy and consistent with past donations toward this annual event.

FINANCIAL IMPLICATIONS

The Donations allocation in the 2016-17 Budget is \$60,000, \$28,591.26 of which has been expended to date.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

- Theme: Our Community
- Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.
- Outcome C1: Facilities that offer a sense of community, that cater for a range of affordable services and social amenity.
- Outcome C2: Cohesive community in which residents feel a sense of safety, pride and belonging.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Policy FS-P43 - Donations.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

Nil.

OFFICER'S RECOMMENDATION TO COUNCIL

That Council grants a donation of \$300 (net of GST) to the Rotary Club of West Perth (Inc), toward sponsoring a number of disadvantaged persons who reside within the City of Bayswater, together with their carers, to attend the annual World Festival of Magic "Christmas Spectacular Show" to be held on Monday, 12 December 2016 at the Perth Convention Centre.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that increasing the donation to \$360 would allow three children plus their carers to attend the event.

COUNCIL RESOLUTION

That Council grants a donation of \$360 (net of GST) to the Rotary Club of West Perth (Inc), toward sponsoring a number of disadvantaged persons who reside within the City of Bayswater, together with their carers, to attend the annual World Festival of Magic "Christmas Spectacular Show" to be held on Monday, 12 December 2016 at the Perth Convention Centre.

CR DAN BULL MOVED, CR SALLY PALMER SECONDED

CARRIED UNANIMOUSLY

13.6 Donation Request - The Shopfront - Annual Christmas Lunch

Applicant: The Shopfront
Officer: Acting Director of Finance and Corporate Services

CR SALLY PALMER DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Sally Palmer declared an impartial interest in this item as she has knowledge of The Shopfront, attends some of their functions as well as visits The Shopfront. Cr Sally Palmer remained in the room during voting on this item.

CR BARRY McKENNA, MAYOR DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Barry McKenna, Mayor declared an impartial interest in this item as he knows members of The Shopfront and his parish is providing salads for their Christmas Function on Saturday. Cr McKenna remained in the room during voting on this item.

Application:

For Council to consider a request from The Shopfront for financial assistance toward the hire fees of the Function Suite at The RISE in which the organisation wishes to hold its 2016 Christmas Lunch and celebration for people in need.

Key Issues:

- This report outlines a donation request from The Shopfront for \$874, plus \$1,000 (refundable) bond toward its annual Christmas Lunch and celebration.
- The City has supported this event since 2011.

BACKGROUND

The Shopfront in Whatley Crescent, Maylands is run predominantly by volunteers and is one of the thirteen social service agencies of the Roman Catholic Archdiocese of Perth.

It is supported by LifeLink Catholic Caring Agencies, which is an umbrella organisation established in 1998 by Archbishop Hickey to provide annual funding of its social services.

The Shopfront provides an advocacy and referral service by networking with other agencies such as Centrelink on issues such as accommodation for the homeless. It also provides practical support and counselling on life issues including depression, hunger, loneliness and addictions.

Services available include emergency food and clothing; accommodation support; referral to other agencies; shower facilities; lunch Monday-Friday 11am to 2pm; soup Monday 6.30-8pm; soup Tuesday and Wednesday 6-8pm. Volunteers offer assistance, friendship and support, as well as a referral service to marginalised people in a relaxed and friendly environment.

The Shopfront is requesting financial assistance towards hire fees for its 2016 Christmas Lunch and celebration being held in the Function Suite at The RISE from 11:00am to 3:00pm on Saturday 10 December at a cost of \$874, plus \$1,000 bond (refundable).

Its 2011, 2012 and 2013 Christmas Parties were held at The RISE which the Mayor and several Councillors attended, and in 2014 and 2015 a Christmas Lunch and celebration were held.

- Council granted a donation of \$1,000 (equal to the cost of the hire of the Function Suite at The RISE) towards both of The Shopfront's 2011 and 2012 Christmas Functions, subject to payment of the \$1,000 bond. In both cases, the bond was refunded in full.
- Council granted a donation of \$500 (equal to the cost of the hire of the Function Suite at The RISE) and waived the \$1,000 bond for The Shopfront's 2013 Christmas Function.
- In 2014 Council granted a donation of \$780 to The Shopfront by way of meeting the hire fees of the Function Suite at The RISE and waiving the \$1,000 bond.
- In 2015 Council granted a donation of \$810 to The Shopfront by way of meeting the hire fees of the Function Suite at The RISE and waiving the \$1,000 bond.
- Council does not levy rates on Shopfront's Whatley Crescent property.

CONSULTATION

Not applicable.

ANALYSIS

This request meets the eligibility criteria for a community donation as the initiative:

- provides a direct benefit to the city community by delivering community or cultural services, activities, or resources;
- meets the needs of the community in general or specific target groups such as: children, young people and culturally and linguistically-diverse groups;
- facilitates open public access to the event or activity;
- complements existing community and cultural services, programs and resources provided by the City of Bayswater, government and non-government agencies;
- is for a community group which is an incorporated not-for-profit organisation; and
- the applicant must also agree to acknowledge the support of the City of Bayswater via, for instance, signage at the event/s; and/or inclusion of the City of Bayswater logo in any promotional material or advertising.

At the time of writing this report, no bond has been paid.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Council declines the donation request from The Shopfront for the 2016 Christmas Lunch and celebration. Estimated Cost: \$0.	Retains the City's financial capacity to support other community events, initiatives and programs eligible under the Donations Program.	The annual event may not proceed in its intended form.
2.	Council accedes to the donation request from The Shopfront. Estimated Cost: \$874 (bond to be waived).	The donation provides funding for the 2016 Christmas Lunch and celebration in line with the funding request.	The City's financial capacity to support other community events, initiatives and programs eligible under the Donations Program may be compromised.
3.	Council approves a smaller donation.	This amount provides funding for the 2016 event and assists	The annual event may not proceed in its intended form.

	<i>Estimated Cost:</i> \$500 (bond to be paid by The Shopfront)	the City's financial capacity to support other community events.	
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CONCLUSION

Option 2 is recommended having regard to the Donations Policy and consistent with past donations toward this annual event.

FINANCIAL IMPLICATIONS

The Donations allocation in the 2016-17 Budget is \$60,000, \$28,591.26 of which has been expended to date.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

Theme: Our Community

Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.

Outcome C1: Facilities that offer a sense of community, that cater for a range of affordable services and social amenity.

Outcome C2: Cohesive community in which residents feel a sense of safety, pride and belonging.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Donations Policy applies.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

Nil.

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

That Council donates \$874 to The Shopfront by way of meeting the hire fees of the Function Suite at The RISE in which the organisation will hold its Christmas Lunch on Saturday 10 December 2016, and waives the \$1,000 (refundable) bond.

CR STEPHANIE COATES MOVED, CR SALLY PALMER SECONDED

CARRIED: 9/1

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland, Cr John Rifici, Cr Sally Palmer, Cr Dan Bull and Cr Brent Fleeton.

AGAINST VOTE - Cr Catherine Ehrhardt.

13.7 Request to Reallocate Funding for Movie Night as a Separate Event

Applicant: Baysie Rollers
Officer: Acting Director of Finance and Corporate Services
Refer: Item 13.5: OMC 15 November 2016

EXECUTIVE SUMMARY**Application:**

Council consideration is sought with respect to a request from Baysie Rollers that funding granted for the Family Movie Night originally intended to be held in conjunction with the City of Bayswater's Christmas Carols, be reallocated to the Family Movie Night which has been rescheduled to a date to be advised - in early 2017.

Key Issues:

- Council, at its Ordinary Council Meeting of 15 November 2016, granted Baysie Rollers a donation of \$3,209 plus in-kind support. A total of \$2,200 of this funding was intended for a Family Movie Night in conjunction with the City's Christmas Carols.
- The Baysie Rollers indicated that a screening time of 8.00pm would be ideal for families with young children - the intended target audience.
- The Christmas Carols event runs until 9.00pm and, with all activities planned, there is only room to condense the program so that it finishes at 8.30pm.
- The Baysie Rollers indicated that a screening time of 8.45pm until 10.30pm would be too late as people with children may leave early and, as such, propose to organise a separate Family Movie Night event in early 2017.

BACKGROUND

On 15 November 2016 Council considered a donation request from Baysie Rollers of \$4,209 plus in-kind support for soft activation events in the Bayswater town centre. It was resolved that Council:

- "1. Grants a donation of \$3,209 to Baysie Rollers subject to the following conditions:
 - (a) The City receives recognition of this sponsorship;
 - (b) The Artisan Market and the Family Movie Night are to have no admission fee to the general public;
 - (c) Completion of the City's Community Led Events application process for the Artisan Market and the Family Movie Night.
 - (d) Compliance with all legislative requirements for the organisation of the events.
2. Provides the following in-kind support:
 - (a) Utilisation of toilets and bins that are already in place for the Christmas Carols, and potentially waive the \$1,000 application fee for a non-complying event approval if the decibel levels of the Movie Night would exceed the Environmental Noise Regulations (1997);
 - (b) Waiver of \$226 fee to 'construct, extend or alter a public building' for the Artisan Market;
 - (c) Waiver of bin hire fee for the Artisan Market; and
 - (d) Loan of a City audio system for the Singer/Songwriter Nights.
3. Supports the in-principle partnership between the City of Bayswater, Awesome Events and Baysie Rollers, however limit it to co-promotion for the Evening in the Park event where it concerns the partnership between the Baysie Rollers and the City of Bayswater."

CONSULTATION

Nil.

ANALYSIS

Baysie Rollers wrote to the City advising that they would like to reschedule the Family Movie Night which was to follow the City's Christmas Carols, to a date to be advised in early 2017 (**Attachment 1**).

Their decision has come about as the Family Movie Night is most suitable for families with young children and a screening time of 8.00pm would be ideal.

The Christmas Carols event normally runs until 9.00pm. The City has endeavoured to condense the program where possible to allow for an earlier screening time, however, with all activities and performers planned, it is only possible to shorten the Carols program by 30 minutes. As a result, Baysie Rollers would like to run the Family Movie Night as a separate event in early 2017 as it would allow more families with young children to enjoy the outdoor cinema night.

As such, Baysie Rollers are requesting that the funding of \$2,200 plus in-kind support be reallocated to the rescheduled Family Movie Night. It should be noted that the City has not yet released this amount as payment is conditional upon Baysie Rollers adhering to the City's Community Led Events application process.

The agreed in-kind support for the Family Movie Night consists of potentially waiving the \$1,000 application fee if the event would need non-complying event approval and utilisation of the bins and toilets already in place for the Christmas Carols event. Given the proposal is to hold a separate event, the Baysie Rollers has requested that Council consider providing bins and toilets for the new date as well at an additional cost of \$898 as the toilets and bins are not usually in place at that location,

Following receipt of the attached letter from Baysie Rollers the City proceeded to market the Christmas Carols as originally intended - a City event concluding at 9pm.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Not support reallocation of the funding and in-kind support for a separate event. <i>Estimated Cost</i> The City would not need to expense the agreed \$2,200 upon completion of the Community Led events application process.	The \$2,200 donation towards this event could be used for other programs.	Community disappointment that the Family Movie Night was not taking place.
2.	- Support reallocation of the funding and possibly waive the \$1,000 application fee for a non-complying event approval. - Not support the request to provide toilets and bins for this separate event at a cost of \$898. <i>Estimated Cost</i> - Nil, as the City has already agreed to expend the funds.	The Family Movie Night could possibly take place which would support soft activation of the Bayswater town centre.	Only partially supporting the request may result in the event not going ahead due to the increased costs.

OPTION	BENEFIT	RISK
3. Support reallocation of the funding, possibly waive the \$1,000 application fee for a non-complying event approval and support the request to provide toilets and bins for this separate event at a cost of \$898. Estimated Cost \$898.	The Family Movie Night could take place thereby supporting the soft activation of the Bayswater town centre.	The total donation amount would increase, thereby leaving less funding available for other community groups.

CONCLUSION

It is recommended that Council approve the request from Baysie Rollers for reallocation of the \$2,200 to the rescheduled Family Movie Night (in early 2017) and possibly waive the \$1,000 application fee for a non-complying event approval.

It is recommended that the request to provide toilets and bins for this separate event at a cost of \$898 not be approved, given this would reduce the amount of donation funds available for other community groups (Option 2).

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: The Local Economy

Aspiration: Our vibrant business hubs provide opportunities for business growth, community activity, learning and employment opportunities

Outcome E4: Town Centres which are vibrant community meeting spaces.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Donations Policy.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

- Letter of request from Baysie Rollers.

COUNCIL RESOLUTION (OFFICER'S RECOMMENDATION)

That Council:

- Supports the use of the agreed donation amount of \$2,200 being reallocated to the rescheduled Family Movie Night event (in early 2017) organised by the Baysie Rollers in lieu of the originally intended use for a movie night following the City's Christmas Carols on 17 December 2016 to the following conditions:
 - The City receives recognition of this sponsorship;
 - The Family Movie Night is to have no admission fee to the general public;

- c) Completion of the City's Community Led Events application process
 - d) Compliance with all legislative requirements for the organisation of the event.
2. Does not support the Baysie Rollers' request to provide toilets and bins for the rescheduled Family Movie Night event at a cost of \$898.
 3. Potentially waives the \$1,000 application fee for a non-complying event approval if the decibel levels of the Family Movie Night would exceed the *Environmental Noise Regulations (1997)*.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

Attachment 1

Attention: Ms Jo Sadler
Director Community Services
City of Bayswater
Broun Avenue,
Morley WA

Dear Jo,

On behalf of the Baysie Rollers I would like to express our sincere thanks to the City of Bayswater for its funding support of our coming community activation initiatives. We are keen to work collaboratively with the City and appreciate the support provided.

We are eager to ensure that we gain the optimal outcome for the funding support provided by the City (and by our volunteers) and it is with this in mind that I am writing to you on behalf of our committee to request the reallocation of funding for the family movie night that was proposed to be held in conjunction with the City of Bayswater's Christmas Carols - to a separate outdoor family movie night that we propose to hold at an agreed date in early 2017.

As you would be aware, our original intention was to screen the family movie in conjunction with the Carols as a joint event with the City. We have since seen that there is an impressive and extensive program planned for the night, which would result in the family movie needing to commence at 8:45pm. We understand that the City has gone to a great deal of effort in organizing an orchestra and other attractions for the evening and it is not possible to bring the movie forward.

We have spoken with our members – particularly those with young children and all are concerned that a screening time of 8:45pm to 10:30pm would likely result in a very low attendance, as it would be very late for young children and families (who are the target of the movie screening). We believe that it would be unlikely that families with young children would stay for four (4) hours at night and would likely leave following the completion of the Carols – and not stay for the movie.

We think it is important that we maximize attendance in order to get the greatest value for effort and funding. If we proceed with the screening the movie from 8:45pm it could lead to poor community feedback for both the City and the

Baysie Rollers for expending valuable funds on screening the movie at this time. We therefore do not think it is prudent to proceed with the movie as part of the Christmas Carols event and seek the City's permission to reallocate the funding to a new separate event early in 2017, which our committee will manage and deliver at the same venue.

While making such a change is never easy, we do believe that there is an upside to holding the movie as separate event as it will provide an additional night in the local events calendar and we will be able to screen the movie at a time where we are likely to have a much greater attendance. We can also look at providing some other attractions at the event that will encourage more families to attend.

We therefore request the City's approval to reallocate the funding to a family movie event in early 2017. We do understand that as part of the funding agreement that we would have been entitled to receive support from the City for the provision of bins and a toilet if we held the event in conjunction with the Carols. We would request consideration from the Council for support for the provision of the same for this separate event as part of the Council's commitment to supporting community capacity in delivering quality events.

We understand that this request may require formal approval from Council and would welcome the opportunity to provide any additional information should it be required. Please don't hesitate to contact me or our Communications Officer Andrew Watt if you wish to discuss this further.

We thank you for considering our request.

Yours sincerely,

Greg Da Rui
Chair – Baysie Rollers.

13.8 Budget Adjustment 2015-16 - Carry Forward Works**Officer: Acting Director of Finance and Corporate Services****EXECUTIVE SUMMARY****Application:**

To seek Council approval to amend the 2016-17 Budget for carried forward (capital) works.

Key Issues:

- This report provides an overview of the reconciliation between the actual carried forward figure for 2015-16 and the estimated carried forward works figure in the 2016-17 Budget.
- Approval is sought from Council to transfer identified savings in capital works projects to the Major Capital Works reserve and amend the 2016-17 Budget accordingly.

BACKGROUND

The annual budget process includes estimating the amount required for carried forward works, which are projects started in the previous financial year.

As a general rule, this figure is derived by extrapolating known project costs, with some allowance for unknown costs. This is essentially a timing issue, as the actual end of year result for the previous financial year is not known until some months after the budget is set.

The actual end of year result for 2015-16 has now been verified by the City's auditors and has been reconciled against the 2016-17 carried forward estimates. The net result should be reflected in the current budget to ensure that the carried forward amount stays within the project limits.

On a related issue, savings have been identified in several capital works projects, and Council resolved as part of its 2015-16 Budget adoption that it *"establishes and adopts a principle that requires any savings achieved within the overall Capital Works Program to be restricted and transferred to Reserve accounts"*.

ANALYSIS**1. Carried Forward Works**

The total amount in the 2016-17 Budget for carried forward works was estimated at \$3,389,610 for numerous projects including: \$249,868 for the Eric Singleton Bird Sanctuary; \$190,957 for Streetscape Upgrades; \$699,200 for Roadworks; and \$373,835 for Buildings.

The actual (audited) end-of-year expenditure for the 2015-16 carried forward works is more than the 2016-17 Budget estimate, and the nett result is that the 2016-17 carried forward requirement is \$194,413 less than originally budgeted.

This can be demonstrated using the Streetscape Upgrade project:

When the carried forward amount was calculated, it was estimated that \$9,043 would be spent in 2015-16, however \$72,131 was actually spent. So, to deliver the \$200,000 project the amount of \$127,869 needs to be carried forward in 2016-17 (ie \$200,000 project value less the \$72,131 already spent) which is less than the original estimate of the project carried forward of \$190,957. The reduced carried forward amount is therefore \$63,088:

A summary of the revised carried forward program is shown at **Attachment 1**.

It is always preferable to align the value of carried forward projects with the adopted budget, however it can be difficult to forecast the funding requirements with absolute precision without compromising the timeframes for adoption of the budget. The established budget timeframes allow for the earliest practicable issue of rate notices which optimises cash flows for service delivery.

In setting the 2015-16 Budget Council resolved the following:

The 2015-16 actual results against the 2015-16 Budget has identified net savings of \$437,905 for completed capital works programmes as identified in **Attachment 2**. In arriving at this amount consideration has been given to those projects previously listed as being subject to external contributions and restricted grants (Crossovers, Plant Trades, and Roads to Recovery Grants)

OPTIONS

OPTION		BENEFIT	RISK
1.	Carried Forward Works - Approve the budget transfers Estimated Cost: \$194,413 to be funded by effecting appropriate transfers from: retained surplus; grants; and reserves. 2015/2016 Completed Capital Works Savings Estimated Cost: \$437,905 to be funded from accumulated surplus to Restricted Reserve Funds.	- The City is able to successfully complete the works to required standards and meet contract commitments. - Compliance with relevant statutory obligations. - Restrict savings on capital works programmes for future infrastructure development.	Nil. Nil.
2.	Not approve change. Estimated Cost: No change to 2016-17 budgeted project allocations.		Unable to complete the required works and meet any contractual commitments.

Option 1 is recommended to ensure the City is able to complete the identified carried forward works and to comply with relevant legal requirements.

FINANCIAL IMPLICATIONS

The carried forward amounts have been assessed to ensure that the total funds allocated remain within the total approved project costs by Council. The change to the carried forward amount of \$194,413 will be made by effecting a transfer to: retained surplus; grants; and reserve transfers.

These carried forward projects have been committed in past years' budgets and as such the required budget transfers do not affect the level of rates revenue required to finance the 2016-17 Budget.

The nett savings achieved from the 2015-16 capital works programmes of \$437,905 represents a movement in General Accumulated Surplus to Restricted Reserve Funds with no effect to the 2016-17 operational and capital works programmes.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

Theme: Leadership and Governance
Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
Outcome L1: Accountable and good governance.
Outcome L2: Prudent management of financial resources.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Nil. Competitive quotations will be invited in accordance with Part 4 of the *Local Government (Functions and General) Regulations 1996* and the City of Bayswater's Procurement Policy.

VOTING REQUIREMENTS***ABSOLUTE MAJORITY REQUIRED*****ATTACHMENTS**

1. Summary of Changes - Works Carried Forward: 1 July 2016
2. Capital Listing 2015-2016 - Municipal Savings

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

That Council:

1. Notes the reconciliation for 2016-17 carried forward works and approves the 2016-17 Budget variation of \$194,413 for carried forward capital projects as per Attachment 1.
2. Authorises the transfer of \$437,905 from Accumulated Surplus to Restricted Reserve - Major Capital Works (Attachment 2).
3. Authorises the amendment of the 2016-17 Budget accordingly.

CR DAN BULL MOVED, CR BRENT FLEETON SECONDED

CARRIED BY AN ABSOLUTE MAJORITY: 6/4

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor, Cr Alan Radford, Cr Sally Palmer, Cr Dan Bull and Cr Brent Fleeton.

AGAINST VOTE - Cr Chris Cornish, Cr Michelle Sutherland, Cr John Rifici and Cr Catherine Ehrhardt

Attachment 1

CARRIED FORWARD WORKS 1 JULY 2016																			
ADOPTED BUDGET											REVISED BUDGET			VAR					
											CFWD	Municipal	CFWD Reserve Funded	Muni	Reserve				
Division: 10 - Community Services																			
Recreation Development																			
M11400	Playground Replacements						\$390,000	\$295,000	\$227,017			\$95,000							
L12900	Active Reserve Floodlight Upgrade - / Recreation D						\$133,334	\$20,000	\$0			\$113,334			\$133,334	-\$20,000	-\$67,983		
											\$523,334	\$315,000			\$113,334	\$95,000			
Bayswater Waves - Furniture & Equipment																			
M13600	Re-sand 50m pool filter	Replace sand					\$70,000	\$1,485	\$19,095			\$68,515			\$50,905		\$17,610		
											\$70,000	\$1,485			\$68,515	\$0			
Security Services																			
M30700	Mobile Infringements	Hand held d					\$59,288		\$537			\$59,288			\$58,751		\$537		
L11700	CCTV Wotton Reserve and Skate Pa	Ranger & Se					\$42,000		\$0			\$42,000			\$42,000		\$0		
L32200	CCTV General	Ranger & Se					\$256,893	\$157,321	\$231,845			\$61,572			\$25,048		\$36,524		
L12300	CCTV Maylands Library	Ranger & Se					\$8,000		\$8,000			\$46,000			\$0		\$46,000		
											\$366,181	\$157,321	\$240,382			\$208,860	\$0		
Division: 20 - Planning & Development Services																			
Bayswater Waves Building Improvements																			
M14100	Waves Building Improvement	Replacemen					\$80,000	\$11,208	\$58,793			\$68,792			\$21,207		\$47,585		
Buildings																			
K33900	Morley Noranda Sporting Complex R	Building Ado					\$735,303	\$720,763	\$687,442			\$14,540			\$47,861		-\$33,321		
M14700	Civic Centre	Emergency f					\$91,000		\$13,650			\$91,000			\$77,350		\$13,650		
M16100	Noranda Soccer Club	Construction					\$35,000		\$14,277			\$30,723			\$20,723		\$10,000		
M16207	Morley Library Relocation - Les Hans	Ground Floo					\$776,815	\$717,020	\$605,058			\$72,939			\$171,757		-\$98,818		
M16600	Maylands Boat Ramp Toilet Block	Upgrade Ser					\$160,000		\$8,867			\$151,133			\$151,133				
M17200	Cloughton Reserve Public Toilets	Upgrade of i					\$8,000		\$0			\$8,000			\$8,000				
M18600	Maylands Boat Ramp Toilet block	Internal/exte					\$5,500		\$0			\$5,500			\$5,500				
											\$1,811,618	\$1,437,783	\$1,329,294			\$373,835	\$0		

CARRIED FORWARD WORKS 1 JULY 2016																		
										ADOPTED BUDGET			REVISED BUDGET			VAR		
										Revised Budget	Estimate 30 June	Actual 30 June 2016	CFWD Municipal	CFWD Reserve Funded	CFWD Municipal	CFWD Reserve Funded	Muni	Reserve
Major Strategic Projects																		
M18900	Halliday Park	Heritage sign	\$10,000	\$200	\$8,505	\$9,800						\$1,495				\$8,305		
M19200	Maylands Town Centre	Car Parking	\$37,000	\$11,600	\$19,500	\$25,400						\$17,500				\$7,900		
M19000	Town Planning Scheme Review	Local Planning	\$100,000	\$6,945	\$8,945	\$93,055						\$93,055						
M19100	Morley Activity Centre-Streetscape Enhancement	Detailed Plan	\$50,000	\$0	\$0	\$50,000						\$50,000						
M31700	Bayswater Town Centre	Structure Plan	\$120,000	\$826	\$826	\$0	\$119,174					\$119,174						
										\$317,000	\$19,571		\$178,255	\$119,174				
Morley City Centre																		
L20100	Morley City Centre - Infrastructure Plan	Detailed Design	\$83,888	\$28,487	\$28,491	\$55,401						\$55,397					\$4	
										\$83,888	\$28,487		\$55,401	\$0				
Division: 30 - Technical Services																		
Arterial Road Construction																		
M19400	Brown Ave/Coode	Resurface Intersection	\$67,400	\$40,592	\$37,102	\$26,808						\$30,298				-\$3,490		
										\$67,400	\$40,592		\$26,808	\$0				
Other Road Construction																		
M19500	McGann St ROW NO 1	Upgrade Road	\$45,000	\$0	\$0	\$45,000						\$45,000						
M19800	Shaftesbury Ave & Arundel St ROW	Upgrade Road	\$20,000	\$0	\$0	\$20,000						\$20,000						
										\$65,000	\$0		\$65,000	\$0				

CARRIED FORWARD WORKS 1 JULY 2016							ADOPTED BUDGET			REVISED BUDGET			VAR	
			Revised Budget	Estimate 30 June	Actual 30 June 2016	CFWD Municipal	CFWD Reserve Funded	CFWD Municipal	CFWD Reserve Funded	Muni	Reserve			
Other Road Grants														
M20200	Railway Pde	Install Pelica	\$200,000		\$0	\$200,000		200000		\$0				
M20100	Coodo/Broun	Protected rig	\$500,000	\$800	\$800	\$499,200		\$499,200		\$0				
			\$700,000	\$800		\$699,200	\$0							
Roads to Recovery														
M24100	May St	Resurface A	\$68,000	\$3,247	\$68,000	\$64,753		0	0	\$64,753				
			\$68,000	\$3,247		\$64,753	\$0							
Footpath/Slab Replacement Programme														
M25000	Morley Dr	New Path: C	\$145,000	\$117,910	\$128,737	\$27,090		\$16,263		\$10,827				
M26500	Cardwell Ave	New Path: C	\$8,000		\$0	\$8,000		8000						
M26900	COB Cycle Plan	COB Cycle r	\$80,000	\$1,760	\$25,884	\$78,240		\$54,116		\$24,124				
			\$233,000	\$119,670		\$113,330	\$0							
Parks Development														
M27600	Streetscape upgrades	Streetscape	\$200,000	\$9,043	\$72,131	\$190,957		\$127,869		\$63,088				
			\$200,000	\$9,043		\$190,957	\$0							
Environmental Development														
M28200	Cloughton Reserve Toilet Block upgr	Art Upgrade	\$80,000		\$19,200	\$79,000		\$60,800		\$18,200				
M28500	Morley Senior Citizens Centre	Energy Effic	\$40,000	\$1,898	\$18,367	\$38,102		\$21,633		\$16,469				
M31400	Baigup - Swan Canning Rivers	Recovery Project	\$67,851	\$39,410	\$56,407	\$28,441		\$11,444		\$16,997				
M28600	Bayswater Library Solar Panels/Batte	Energy Effic	\$25,000	\$1,149	\$5,745	\$26,149		\$19,255		\$6,894				
L27200	Clarkson and Tranby House	Stabilisa Environmen	\$23,896	\$12,796	\$12,306	\$11,100		\$11,590		\$490				
M28700	Russell Street Park	Temporary P	\$50,000	\$721	\$721	\$49,279		\$49,279		\$0				
K32100	Eric Singleton Bird Sanctuary	Wetland reh	\$1,137,409	\$886,243	\$897,527	\$249,868		\$239,882		\$9,986				
			\$1,424,156	\$942,217		\$481,939	\$0							

CARRIED FORWARD WORKS 1 JULY 2016											
			ADOPTED BUDGET				REVISED BUDGET		VAR		
			Revised Budget	Estimate 30 June	Actual 30 June 2016	CFWD Municipal	CFWD Reserve Funded	CFWD Municipal	CFWD Reserve Funded	Muni	Reserve
Traffic Management											
M29000	Traffic Management General	City Wide LA	\$80,000	\$17,105	\$24,105	\$62,895		\$55,895		\$7,000	
L28200	Pedestrian Crossing	Guildford Rd	\$198,750	\$74,083	\$74,083		\$124,667		\$124,667		
M29200	Facility Access Improvements	Various	\$70,000	\$515	\$515	\$69,485		\$69,485			
			\$348,750	\$91,703		\$132,380	\$124,667				
Other Technical Services Capital											
M32900	Urban Tree Planting Programme	Various	\$200,000	\$46,000	\$49,358	\$154,000		\$150,642		\$3,358	
			\$200,000	\$46,000		\$154,000	\$0				
Health Dept Capital											
K22500	Landfill Restoration	Contaminat ed site	\$227,687	\$172,279	\$160,982		\$55,408		\$66,705		-\$11,297
Grand Total			\$6,786,014	\$3,396,405	\$3,590,818	\$2,995,361	\$394,249	\$2,721,667	\$473,529	\$273,669	-\$79,276
										\$194,413	

Attachment 2

CAPITAL LISTING 2015-2016 - MUNICIPAL SAVINGS								
			Revised Total Budget (Excluding Cfwds)	Municipal Budget	Municipal Actual	Reserve Actual	Total Actual 30-June-2016	Var
M30000	Street Lighting	Various	\$80,000	\$80,000	\$132,525		\$132,525	-\$52,525
L26100	Irrigation Replacement	Replacement of old irrigation assets	\$194,050	\$0	\$51,614	\$194,050	\$245,664	-\$51,614
M29800	Bus Shelters	Various	\$40,000	\$40,000	\$79,349		\$79,349	-\$39,349
M16500	Morley Noranda Rec Club	Utility Room Noranda City Soccer Club	\$30,000	\$30,000	\$48,782		\$48,782	-\$18,782
K22400	Reticulation Replacement Program	Replace reserve irrigation Bayswater Subway,	\$57,231	\$57,231	\$74,545		\$74,545	-\$17,314
M33300	Bayswater SES - Painting		\$0	\$0	\$12,740		\$12,740	-\$12,740
L32400	Railway Pde (Rose Garden)	Exeloo Toilet	\$50,503	\$50,503	\$61,275		\$61,275	-\$10,772
M31200	Storage Facility	Green and Mangini Rooms	\$3,500	\$3,500	\$13,771		\$13,771	-\$10,271
M10300	Security Compliance	Upgrade corporate security hardware and soft	\$81,000	\$81,000	\$90,462		\$90,462	-\$9,462
M11500	Goalpost replacements		\$20,000	\$20,000	\$29,221		\$29,221	-\$9,221
L14000	Treadmill Replacement	Waves - Furniture & Equipment	\$91,442	\$91,442	\$99,850		\$99,850	-\$8,408
M18800	Sea Scouts Hinds Reserve	Upgrade of kitchen and toilet areas	\$15,000	\$15,000	\$21,503		\$21,503	-\$6,503
M29100	Traffic Management Paving	Various	\$25,000	\$25,000	\$29,891		\$29,891	-\$4,891
M25200	Bramwell Rd	New Path: Bramwell Rd to Bramwell	\$14,000	\$14,000	\$18,726		\$18,726	-\$4,726
M31000	Air Conditioning	Wall Vents, Diffusers and 2 x split systems for	\$18,100	\$18,100	\$22,782		\$22,782	-\$4,682
M23300	Rosher pl	Resurface Mephan to Gilbert	\$14,000	\$14,000	\$18,559		\$18,559	-\$4,559
M23800	Kanimbla Way	Resurface Gladden to Cul de sac	\$32,000	\$32,000	\$36,488		\$36,488	-\$4,488
M16800	Administration Centre	External Paint and box gutter repairs	\$34,000	\$34,000	\$38,390		\$38,390	-\$4,390
M25300	Bagshot Pl	New Path: Morley to Annison	\$9,000	\$9,000	\$13,003		\$13,003	-\$4,003
M19700	Morley Primary School	Parking and Paths	\$44,000	\$44,000	\$47,794		\$47,794	-\$3,794
M30200	Golf Course Development	Maylands, Embleton	\$100,000	\$100,000	\$103,737		\$103,737	-\$3,737
M15700	Morley Skill Share	External paint	\$8,470	\$8,470	\$12,000		\$12,000	-\$3,530
M15800	Morley Sport and Recreation Centre	Replacement of skylight and roof access syste	\$22,000	\$22,000	\$25,472		\$25,472	-\$3,472
M13500	Spin Bike Replacement	Replacement spin bikes at end of life	\$49,000	\$49,000	\$52,290		\$52,290	-\$3,290
M14200	Waves Building Improvement	Upgrade of change rooms	\$100,000	\$100,000	\$103,049		\$103,049	-\$3,049
M17800	Deschamp Reserve Clubrooms	Re-coat and roof repairs	\$3,100	\$3,100	\$6,100		\$6,100	-\$3,000
M27500	Flow Meters	Flow meters	\$10,600	\$10,600	\$13,345		\$13,345	-\$2,745
M17400	Clarkson Reserve Public Toilets	External render and coat walls	\$10,000	\$10,000	\$12,528		\$12,528	-\$2,528
M17900	Ellis House	Repaint external	\$12,000	\$12,000	\$14,443		\$14,443	-\$2,443
M13100	Hire equipment	New equipment for hiring to customers	\$5,000	\$5,000	\$7,441		\$7,441	-\$2,441
M13700	Main Office Reconfiguration	Reconfiguration of main office to allow for grea	\$10,000	\$10,000	\$12,289		\$12,289	-\$2,289
M27000	Park Timber Structure Refurbishment	Park Timber Structure Refurbishments	\$100,000	\$100,000	\$102,227		\$102,227	-\$2,227
M16201	Morley Library Relocation - Les Hans	Upper Floor (Community)	\$0	\$0	\$2,161		\$2,161	-\$2,161
M29400	Drain Grates	Continued Drainage Grate upgrades	\$45,000	\$45,000	\$46,920		\$46,920	-\$1,920
M25100	Jennifer Rd	New Path: Morley to Robann	\$9,000	\$9,000	\$10,880		\$10,880	-\$1,880
M16900	Bayswater Library Public Toilet	Renovations to toilet	\$18,000	\$18,000	\$19,800		\$19,800	-\$1,800
M16300	Robert Street Out of School Care	Replacement of Asbestos fencing	\$16,000	\$16,000	\$17,600		\$17,600	-\$1,600
M10700	Public Toilets Automated Door Locks x 14 sites		\$28,000	\$28,000	\$29,368		\$29,368	-\$1,368
L18500	Pat Ohara	Storage/Toilets (Rugby Club)	\$66,817	\$0	\$1,337	\$66,817	\$68,154	-\$1,337
M18300	Hampton Infant Health	Upgrade of toilet facilities	\$1,640	\$1,640	\$2,709		\$2,709	-\$1,069
M17500	De Lacey Reserve Clubrooms	Internal upgrade of changerooms	\$10,000	\$10,000	\$11,000		\$11,000	-\$1,000
M23600	Gladden St	Resurface Robyn to Lincoln	\$17,200	\$17,200	\$18,174		\$18,174	-\$974

CAPITAL LISTING 2015-2016 - MUNICIPAL SAVINGS								
			Revised Total Budget (Excluding Cfwds)	Municipal Budget	Municipal Actual	Reserve Actual	Total Actual 30-June-2016	Var
M25400	Frimley PI	New Path: Morley to Frimley	\$9,000	\$9,000	\$9,913		\$9,913	-\$913
M14900	Houghton Park Pavilion	Replacement of doors,door frames and securit	\$11,400	\$11,400	\$12,308		\$12,308	-\$908
M13800	Waves Building Improvement	External lighting upgrade	\$20,000	\$20,000	\$20,870		\$20,870	-\$870
L15500	Replacement of pumps and motors	Waves - Building Improvements	\$36,769	\$36,769	\$37,581		\$37,581	-\$812
M28000	Bayswater Brook Water Quality Repo	Water Quality Report	\$18,000	\$18,000	\$18,775		\$18,775	-\$775
M11100	Maylands Peninsula Sports Rec	Lighting on B Green	\$15,000	\$15,000	\$15,674		\$15,674	-\$674
L20500	Reconstruct Roberts,Milne,Williams	ROW No 13	\$0	\$0	\$580		\$580	-\$580
M18000	Elstead Reserve Changerooms	Replacement of access path and roof repairs	\$8,500	\$8,500	\$9,062		\$9,062	-\$562
M17000	ANA Changerooms Hinds Reserve	Renovations to changeroom floors	\$6,500	\$6,500	\$6,931		\$6,931	-\$431
M10400	Network infrastructure	4 Year replacement program for network infras	\$107,500	\$107,500	\$107,916		\$107,916	-\$416
M16203	Morley Library Relocation - Les Hans	Ground Floor - Design	\$28,640	\$28,640	\$29,040		\$29,040	-\$400
M27800	Maylands Lakes Laboratory Cost For	Water Quality Monitoring	\$12,000	\$12,000	\$12,325		\$12,325	-\$325
M12300	Permanent Shade Shelter	Shade shelter for birthday parties	\$13,200	\$13,200	\$13,515		\$13,515	-\$315
M15800	Morley Scout Hall	Building renovations to kitchen and toilets	\$45,000	\$45,000	\$45,312		\$45,312	-\$312
M20800	Beaufort St (Little Section)	Resurface Coode to Drake	\$23,000	\$23,000	\$23,283		\$23,283	-\$283
M29700	Street Sign Upgrade	Various	\$75,000	\$75,000	\$75,225		\$75,225	-\$225
M14300	Public PC Service replacement desks	Public PC Service replacement desks and cha	\$4,800	\$4,800	\$4,990		\$4,990	-\$190
M18200	Halliday House	Internal reapirs to walls	\$1,090	\$1,090	\$1,265		\$1,265	-\$165
L11800	CCTV Bayswater Library	Ranger & Security Services	\$14,000	\$14,000	\$14,164		\$14,164	-\$164
M14500	Membership card printer	Membership card printer - Maylands Library	\$2,350	\$2,350	\$2,480		\$2,480	-\$130
D32100	Crossovers		\$0	\$0	\$94		\$94	-\$94
M12200	Cocktail Tables	Expansion of function services to cocktail functi	\$6,200	\$6,200	\$6,293		\$6,293	-\$93
M10100	Virtual Infrastructure Storage Replace	4 Year replacement program for storage	\$84,000	\$84,000	\$84,080		\$84,080	-\$80
M26200	Marconi St	New Path: Morley to Newington	\$10,000	\$10,000	\$10,012		\$10,012	-\$12
M21700	Garson Ct	Resurface Benara to Cul de sac	\$23,000	\$23,000	\$23,007		\$23,007	-\$7
M17600	De Lacey Reserve Clubrooms	Replacement of Patio	\$13,937	\$13,937	\$13,936		\$13,936	\$1
M17700	Depot	Upgrade of Toilet facilities	\$6,000	\$6,000	\$5,996		\$5,996	\$4
L24100	Shaftesbury Ave	Resurface Walter To Beaufort	\$0	\$0	-\$8		-\$8	\$8
M22000	Walter Crs	Resurface Walter to Walter	\$36,000	\$36,000	\$35,963		\$35,963	\$37
M13900	Waves Plant and equipment upgrade	Upgrade of BMS system (final stage)	\$22,000	\$22,000	\$21,900		\$21,900	\$100
M18100	Filipino Clubrooms	Installation of new airconditioner	\$4,200	\$4,200	\$4,068		\$4,068	\$132
M10900	Bardon Park Nature Play Shade Sails		\$40,000	\$40,000	\$39,855		\$39,855	\$145
M30500	Fence - Maylands Autumn	Maylands Autumn	\$2,000	\$2,000	\$1,840		\$1,840	\$160
M22700	Lancefield Rd	Resurface Chaffers to Paringa	\$12,000	\$12,000	\$11,764		\$11,764	\$236
M28400	Barnes Way	New Path: Morley to Aussat	\$10,000	\$10,000	\$9,748		\$9,748	\$252
M30900	Development Application Server Ren	Development Application Server Renewal	\$18,000	\$18,000	\$17,745		\$17,745	\$255
M10200	PC replacement program	4 Year replacement program for workstations	\$105,375	\$105,375	\$105,080		\$105,080	\$295
M10600	Equipment Renewals	Replacement schedule for laptops and printers	\$31,500	\$31,500	\$31,204		\$31,204	\$296
M15900	Morley Sport and Recreation Centre	Repairs to glass block windows	\$5,500	\$5,500	\$5,201		\$5,201	\$299
M14600	Activity Room tables	Activity Room tables - Maylands Library	\$3,400	\$3,400	\$3,060		\$3,060	\$340
M11800	Gym Equipment	Additional equipment to expand memberships	\$10,000	\$10,000	\$9,653		\$9,653	\$347
M16000	Morley Senior Citizens Centre	Replacement of airconditioner	\$4,000	\$4,000	\$3,636		\$3,636	\$364
M15200	Maylands old Police Station	Replacement of floor covering	\$8,000	\$8,000	\$7,577		\$7,577	\$423
M13200	Health and Fitness Replacement	Replacement of small health and fitness items	\$10,000	\$10,000	\$9,409		\$9,409	\$591
M13000	MyZone	Fitness technology sponsored by Bendigo Bar	\$14,800	\$14,800	\$14,192		\$14,192	\$608
M22800	Magro PI	Resurface Hannans to Cul De sac	\$10,000	\$10,000	\$9,314		\$9,314	\$686
M23000	Ferguson St	Resurface Guildford to Sherwood	\$12,400	\$12,400	\$11,619		\$11,619	\$781

CAPITAL LISTING 2015-2016 - MUNICIPAL SAVINGS								
			Revised Total Budget (Excluding Cfdws)	Municipal Budget	Municipal Actual	Reserve Actual	Total Actual 30-June-2016	Var
L10900	CCTV Upgrade	Bayswater Seniors Centre - Security	\$13,530	\$13,530	\$12,599		\$12,599	\$931
L15600	Replacement of floor tiles - Staged (1	Waves - Building Improvements	\$78,915	\$936	\$0	\$77,979	\$77,979	\$936
M26100	Wade St	New Path: Broadway to No 22	\$10,000	\$10,000	\$8,994		\$8,994	\$1,006
M30300	Shelving - Bayswater Seniors	Bayswater Seniors	\$1,800	\$1,800	\$490		\$490	\$1,310
M25800	Waltham Way	New Path: Morley to Waltham Res	\$10,000	\$10,000	\$8,657		\$8,657	\$1,343
L11100	CCTV - New	Maylands Autumn Centre - Security	\$10,235	\$10,235	\$8,854		\$8,854	\$1,381
M15300	Maylands Peninsula Hotel (Dome)	Repairs to chimneys and brickwork	\$20,000	\$20,000	\$18,602		\$18,602	\$1,398
M28400	Riverside Gardens East Inclusive Se	Request by aged care home for seating at rive	\$9,000	\$9,000	\$7,570		\$7,570	\$1,430
M12400	Replacement pool covers	Replacement covers for spa and hydro pool	\$5,700	\$5,700	\$4,230		\$4,230	\$1,470
M20700	Barnett Ct	Resurface Russell to Marchant	\$19,000	\$19,000	\$17,528		\$17,528	\$1,472
M12100	Small Portable Stage	Needed to hold concurrent functions	\$10,000	\$10,000	\$8,480		\$8,480	\$1,520
M18500	Petanque Club	Repalcement of rusted patio posts	\$2,000	\$2,000	\$440		\$440	\$1,560
M11700	Synthetic Cricket Wicket Replacement		\$15,000	\$15,000	\$13,420		\$13,420	\$1,580
M27900	Weld Square Living Stream	Water Quality Monitoring	\$3,000	\$3,000	\$1,319		\$1,319	\$1,681
M20900	Young St	Resurface Coode to Cul de sac	\$12,000	\$12,000	\$10,299		\$10,299	\$1,701
M25500	Frimley Way	New Path: Frimley to Crimea	\$25,000	\$25,000	\$23,186		\$23,186	\$1,814
M21300	Rowe Pl	Resurface Logan to Cul de sac	\$18,200	\$18,200	\$16,354		\$16,354	\$1,846
M26000	Fedders St	New Path: Crimea to Belfast	\$29,000	\$29,000	\$27,150		\$27,150	\$1,850
M23100	Ferguson St	Resurface Mephan to Cul de sac	\$9,000	\$9,000	\$6,868		\$6,868	\$2,132
L11000	CCTV - New	Morley Seniors Centre - Security	\$15,514	\$15,514	\$13,357		\$13,357	\$2,157
M32200	Dixon Street	Doherty to Cul-De-Sac	\$8,330	\$8,330	\$6,171		\$6,171	\$2,159
M21500	McKie Pl	Resurface Wyde to Cul de sac	\$8,000	\$8,000	\$5,739		\$5,739	\$2,261
M20500	Chobham Way	Resurface Wolseley to Hokesfern	\$37,000	\$37,000	\$34,681		\$34,681	\$2,319
M21800	Lee Pl	Resurface Walter to Carpark	\$7,000	\$7,000	\$4,675		\$4,675	\$2,325
M12500	Chlorine system upgrade	Upgrade of chlorine dosing systems	\$35,000	\$35,000	\$32,657		\$32,657	\$2,343
M26600	Kennedy St	New Path: Walter to Tara	\$23,000	\$23,000	\$20,446		\$20,446	\$2,554
M21000	Tara St	Resurface Coode to Kennedy	\$13,200	\$13,200	\$10,608		\$10,608	\$2,592
M21600	Peel Ct	Resurface Wyde to Cul de sac	\$8,000	\$8,000	\$5,304		\$5,304	\$2,696
M16700	125 King William St	Upgrade Kitchen and external paint	\$16,000	\$16,000	\$13,192		\$13,192	\$2,808
M23900	Fiona St	Resurface Wellington to Devling	\$10,600	\$10,600	\$7,725		\$7,725	\$2,875
M32100	Palmer Place	Sanderson to Colier	\$8,840	\$8,840	\$5,948		\$5,948	\$2,892
M23500	Lincoln Rd	Resurface Wellington to Cul de sac	\$17,400	\$17,400	\$14,470		\$14,470	\$2,930
M21100	Halliday St	Resurface Kennedy to Drake	\$11,000	\$11,000	\$7,962		\$7,962	\$3,038
M21900	Ashby St	Resurface Chamwood to Bourne	\$8,000	\$8,000	\$4,833		\$4,833	\$3,167
M25700	Peterborough Crs/Maidstone Way	New Path: School	\$32,000	\$32,000	\$28,741		\$28,741	\$3,259
M15400	Maylands Tennis Clubrooms	Roof repairs	\$45,450	\$45,450	\$42,153		\$42,153	\$3,297
M32600	Hutt Road	Walter to Robinson Rd	\$24,480	\$24,480	\$21,180		\$21,180	\$3,300
M11300	Shearn Park Fence		\$12,000	\$12,000	\$8,690		\$8,690	\$3,310
M31500	(5) Treadmills		\$41,500	\$41,500	\$38,175		\$38,175	\$3,325
M26300	Soias Rd	New Path: Morley to Newington	\$10,000	\$10,000	\$6,582		\$6,582	\$3,418
L11600	CCTV The RISE / Historical Society	Ranger & Security Services	\$38,641	\$38,641	\$35,207		\$35,207	\$3,434
M11900	Outdoor taps	For cleaning outdoor paving	\$3,500	\$3,500	\$0		\$0	\$3,500
M23700	Robyn St	Resurface Kanimbia to Camboon	\$25,000	\$25,000	\$21,479		\$21,479	\$3,521
M14800	Civic Centre	Generator	\$38,500	\$38,500	\$34,930		\$34,930	\$3,570
L21200	Collier Rd	Resurface Dewer To Walter	\$23,079	\$23,079	\$19,468		\$19,468	\$3,611
M30800	Maylands Waterlands	Replacement hair and lint pot	\$8,500	\$8,500	\$4,876		\$4,876	\$3,624
M20400	Hokesfern St	Resurface Camboon to Chobham	\$15,000	\$15,000	\$11,370		\$11,370	\$3,630
L28500	Drainage - Halliday Park	Drainage Construction	\$40,000	\$40,000	\$36,333		\$36,333	\$3,667

CAPITAL LISTING 2015-2016 - MUNICIPAL SAVINGS								
			Revised Total Budget (Excluding Cfwds)	Municipal Budget	Municipal Actual	Reserve Actual	Total Actual 30-June-2016	Var
M23400	Adella St	Resurface Guildford to Elizabeth	\$14,000	\$14,000	\$10,310		\$10,310	\$3,690
M21400	Coulten Rd	Resurface Forder to Cul de sac	\$23,400	\$23,400	\$19,683		\$19,683	\$3,717
M29300	Urban Water Sensitive Design	Continued UWSD	\$90,000	\$90,000	\$86,272		\$86,272	\$3,728
M22600	Cosentino Pl	Resurface Drake to CulDe sac	\$18,000	\$18,000	\$14,121		\$14,121	\$3,879
M30400	Autoclave - Morley	Morley Seniors	\$4,000	\$4,000	\$95		\$95	\$3,905
L26400	Streetscape Upgrades	Gardens & Landscaping	\$192,954	\$3,948	\$0	\$189,006	\$189,006	\$3,948
M29600	Sundry Works	Various	\$20,000	\$20,000	\$15,943		\$15,943	\$4,057
M11000	Halliday Park Catch Fencing Coode St		\$10,000	\$10,000	\$5,840		\$5,840	\$4,160
M13400	Carpark Speed Bumps	Speed bumps in carpark to slow traffic	\$6,000	\$6,000	\$1,750		\$1,750	\$4,250
M31600	Stage Curtains & Cyclorama		\$6,900	\$6,900	\$2,612		\$2,612	\$4,289
M31900	Power St	Sudlow to Sanderson	\$12,580	\$12,580	\$8,275		\$8,275	\$4,305
M17100	Bedford Bowling Club	Replacement of gutters	\$9,000	\$9,000	\$4,684		\$4,684	\$4,316
L11500	CCTV Bayswater Waves	Ranger & Security Services	\$28,000	\$28,000	\$23,628		\$23,628	\$4,372
M22100	Rumble Crs	Resurface Broun to Walter	\$16,200	\$16,200	\$11,805		\$11,805	\$4,395
L28000	Traffic Management General	General	\$49,365	\$49,365	\$44,677		\$44,677	\$4,688
M20300	Kelby Cl	Resurface Lincoln to Cul de sac	\$12,400	\$12,400	\$7,670		\$7,670	\$4,730
M27200	Upgrade Fencing Halliday Reserve	Bayswater Lacrosse Club	\$5,000	\$5,000	\$0		\$0	\$5,000
M12600	Replacement stair hoist	Replace hoist for removable stairs into 50m pc	\$5,000	\$5,000	\$0		\$0	\$5,000
M13300	Equipment for team sports	Equipment to allow for team sports such as w	\$5,000	\$5,000	\$0		\$0	\$5,000
M22200	Tilford Pl	Resurface Walter to Cul de sac	\$13,000	\$13,000	\$7,956		\$7,956	\$5,044
M10500	E-mail Archiving	Solution to archive inbound and outbound CoE	\$98,035	\$98,035	\$92,746		\$92,746	\$5,289
M21200	Wylde Rd	Resurface Cooper to Cul de sac	\$29,000	\$29,000	\$23,677		\$23,677	\$5,323
M32500	Wilde Street	Parsons to Collier	\$14,400	\$14,400	\$8,945		\$8,945	\$5,455
M23200	Wholley St	Resurface Derby to Traylen	\$17,000	\$17,000	\$11,466		\$11,466	\$5,534
M32800	Moran Street	Sudlow to Sanderson	\$12,580	\$12,580	\$6,968		\$6,968	\$5,612
M25600	McArthur St	New Path: Frimley to Puttenham	\$18,000	\$18,000	\$12,224		\$12,224	\$5,776
M25900	Kennington Rd	New Path: Crimea to Ludlands	\$33,000	\$33,000	\$26,939		\$26,939	\$6,061
M12800	Replacement carpet	Replacement carpet in foyer and creche	\$38,300	\$38,300	\$31,803		\$31,803	\$6,497
M28100	Eric Singleton Bird Sanctuary Gross F	Disposal Cost of Sediment	\$35,000	\$35,000	\$27,774		\$27,774	\$7,226
L14900	Major Pump Service	Waves - Furniture & Equipment	\$12,492	\$12,492	\$4,951		\$4,951	\$7,541
L12200	CCTV Lightning Park	Ranger & Security Services	\$32,000	\$32,000	\$24,145		\$24,145	\$7,855
M20600	Armada St	Resurface Coode to Coode	\$32,000	\$32,000	\$24,038		\$24,038	\$7,962
K33600	Lightning Park Extensions		\$16,771	\$16,771	\$8,298		\$8,298	\$8,473
M32300	Tassell Street	McGregor to Parsons	\$31,620	\$31,620	\$22,944		\$22,944	\$8,676

CAPITAL LISTING 2015-2016 - MUNICIPAL SAVINGS								
			Revised Total Budget (Excluding Cfwd)	Municipal Budget	Municipal Actual	Reserve Actual	Total Actual 30-June-2016	Var
M14000	Waves Plant and equipment upgrade	Refurbishment of 5 of 6 DE Filters	\$65,000	\$65,000	\$56,209		\$56,209	\$8,791
M27700	Bedford RSL garden upgrades and in	Bedford RSL garden upgrade and irrigation ref	\$12,000	\$12,000	\$3,080		\$3,080	\$8,920
M22400	Drainage/Kerbing	Various	\$160,000	\$160,000	\$150,532		\$150,532	\$9,468
M12000	Group Fitness Mats	More fit for purpose mats	\$10,000	\$10,000	\$0		\$0	\$10,000
M28900	Maylands Lakes	Bollard Lights ,Walkway	\$37,500	\$37,500	\$27,465		\$27,465	\$10,035
M32000	Doherty St	Sanderson to Collier	\$26,520	\$26,520	\$16,088		\$16,088	\$10,432
M31300	Carpet Squares	Entry , Admin Area	\$15,000	\$15,000	\$2,977		\$2,977	\$12,023
M29500	Asset Management	Consultants	\$15,000	\$15,000	\$2,560		\$2,560	\$12,440
M11600	Basketball Goal Replacements		\$25,000	\$25,000	\$11,784		\$11,784	\$13,216
M18400	Maylands Peninsula Hotel (Dome)	Installation of additional downpipes	\$25,000	\$25,000	\$11,441		\$11,441	\$13,559
M26700	Miscellaneous Slab Replacement	Replace Slabs Various	\$40,000	\$40,000	\$26,205		\$26,205	\$13,795
M22300	Carparks	Resurface Carparks	\$50,000	\$50,000	\$35,820		\$35,820	\$14,180
M12900	New Lane Rope Anchors	Lane rope anchors to allow for additional lessc	\$15,000	\$15,000	\$0		\$0	\$15,000
L26500	Guildford Penninsula Entry	Entry statement	\$98,333	\$98,333	\$83,200		\$83,200	\$15,133
M31800	Sanderson St	Collier to Beechboro	\$74,377	\$74,377	\$58,879		\$58,879	\$15,468
M32700	Compton Way	Huff to Robinson	\$37,910	\$37,910	\$22,221		\$22,221	\$15,689
M32400	Parsons Street	Broun to McGregor	\$42,600	\$42,600	\$24,288		\$24,288	\$18,312
L11900	CCTV Civic Centre	Ranger & Security Services	\$92,000	\$92,000	\$73,424		\$73,424	\$18,576
M22900	Stone St	Resurface Mogann to Percy	\$21,000	\$21,000	\$2,377		\$2,377	\$18,623
L12500	Reserve Fencing - Wotton and Frank	Recreation Development	\$40,452	\$40,452	\$21,370		\$21,370	\$19,082
M10800	Noranda Netball Court Surface Repairs		\$25,000	\$25,000	\$5,000		\$5,000	\$20,000
M26800	Disability Committee	Disability Committee Various	\$30,000	\$30,000	\$5,999		\$5,999	\$24,001
L21400	Collier Rd	Resurface Tonkin To Gray	\$38,013	\$38,013	\$13,467		\$13,467	\$24,546
M22500	Replace Brick Paving		\$61,000	\$61,000	\$36,260		\$36,260	\$24,740
M27100	Post and Rail replacement	Post and Rail replacemnet	\$100,000	\$100,000	\$69,292		\$69,292	\$30,708
M11200	Upper Hillcrest Floodlights		\$255,000	\$255,000	\$223,822		\$223,822	\$31,178
M28800	Morely Hydraulic Assessment	To develop drainage capacity understanding fo	\$50,000	\$50,000	\$0		\$0	\$50,000
nd Total				\$5,229,478	\$4,791,574	\$527,852	\$5,361,977	\$437,905

13.9 Redevelopment of Mertome Village - Business Plan and Project Update

Location: 30 Winifred Road, Bayswater
Owner: City of Bayswater
Officer: Acting Chief Executive Officer
Refer: Item 13.8 OCM 23.08.2016
 Item 13.6 OCM 02.08.2016

EXECUTIVE SUMMARY**Application:**

For Council to consider the draft Business Plan for the long-term lease and sale of the business and any assets held by Council associated with Mertome Village as well as receive a project update on the progress of the redevelopment of Mertome Village.

Key Issues:

This report outlines the draft Business Plan for the long-term lease with the purchaser of the business in relation to Mertome Village and progress of other parts of the transaction process.

BACKGROUND

Further to Council's resolution at its meetings of 2 and 23 August 2016 in relation to the Redevelopment of Mertome Village Project, the City of Bayswater is pursuing a long-term lease arrangement for Lot 16, 30 Winifred Road, Bayswater and sale of the business and any assets associated with Mertome Village held by Council.

As part of Council's resolution at its Ordinary Meeting of 2 August 2016, a number of steps were authorised including the preparation of a Business Plan in accordance with section 3.59 of the *Local Government Act 1995* for the major land transaction of disposal of Lot 16, 30 Winifred Road, Bayswater. It was also noted that a draft Business Plan would be referred to Council for consideration.

Accordingly, attached is the draft Business Plan (**Attachment 1**) for the major land transaction of disposal of Lot 16, 30 Winifred Road, Bayswater. Statewide public notice of this Business Plan is required and submissions invited for a minimum period of six weeks.

Another step required in the transaction process is to prepare and advertise an Information Memorandum seeking "expressions of interest" from potential purchasers of the relevant business and assets. This Information Memorandum will be advertised in December 2016 and marks the start of the procurement process. This step is designed to bring to the attention of the market the proposed long-term lease, and engender interest from prospective purchasers.

Distinct from this, and in accordance with the adopted Community Engagement and Communications Plan for this project, a letter will be sent to residents of Mertome Village as well as inclusion of a project update in the City's monthly advertorial to advise of the proposed advertising of the Business Plan and the Information Memorandum.

CONSULTATION

As part of managing open communication, and following Council's decision at its meetings of 2 and 23 August 2016, letters and a newsletter have been sent to residents advising of the decision made to approve the long-term lease of land and sale of business and any assets held by Council associated with Mertome Village. Media statements have also been issued and information posted on the City's corporate website.

A meeting with residents has also been held to provide them the opportunity to ask questions with respect to this decision and advise them of next steps.

In addition, meetings with the Department of Housing have also been held to clarify ongoing arrangements for Mertome Village. These discussions are ongoing and will be the subject of a separate report to a future meeting of Council.

ANALYSIS

Information Memorandum

The Information Memorandum (IM) will be advertised in *The West Australian* and *The Australian* for approximately 10 weeks and will highlight the proposed long-term lease and sale arrangement. The IM will be a document that will contain details about the Proposal, the transaction process and any specific requirements that Council may impose on a sale which may not be otherwise expected. A copy of this document will be provided to Councillors for information prior to advertising.

Generally, an IM would be advertised for a six-week period, during which time parties may consider its contents; however additional time has been provided to allow for the Christmas/New Year period.

The purpose of the IM is to provide potential purchasers with enough information to enable them to determine:

- whether they are interested in proceeding further with any potential acquisition of the business;
- whether they are interested in entering into a long-term lease with Council for the relevant land; and
- if so, an indicative price they would be willing to pay for the business and the lease of the facility.

Following receipt of all indicative offers, these are evaluated and 'preferred purchasers' are shortlisted for the formal tender process.

Business Plan

The attached draft Business Plan has been prepared in accordance with section 3.59 of the *Local Government Act 1995* (the Act) and, once approved by Council, will be advertised (in *The West Australian* and *Eastern Reporter* Community newspaper) around the same time as the IM (commencing December 2016 and closing January 2017).

Section 3.59(4)(a)(iii) of the Act requires advertising of the Business Plan for six weeks.

Any submissions received during this public exhibition period will be provided to Council for consideration. If Council decides to proceed with the proposed transaction the City will comply with the further obligations of the Act as required. In the event that Council makes significant changes to the Proposed Transaction, a further six-week advertising period will take place.

Other

With respect to Mertome Gardens, it has been confirmed verbally by the Department of Housing that it has no objection to the inclusion of 14 units in the proposed transaction for the long-term lease of Lot 16 and sale of business and assets associated with Mertome Village. This is on the basis that residents' rights are protected under the *Retirement Villages Act 1992*.

The remaining Mertome Gardens units located on land leased by the City from the State of WA (lessor) is the subject of ongoing discussion and will require meetings between the City, the lessor and the Department of Housing to agree on terms for further consideration by Council. Naturally, engagement with affected residents and stakeholders will be an essential part of this process once broad terms are agreed by Council.

OPTIONS

The following options are available to Council:

OPTION	BENEFIT	RISK
1. Council approves the draft Business Plan and proceeds with statewide public notice of the Plan and notes the Information Memorandum will be advertised in December (via <i>The West Australian</i> and <i>The Australian</i> newspaper) for the long-term lease arrangement for the land and sale of the business and any assets held by Council associated with Mertome Village.	- The Business Plan satisfies the City's compliance requirements under the <i>Local Government Act 1995</i>. - The IM facilitates the start of the transaction process for Mertome Village.	Council may wish to amend the Business Plan in its current form.
2. Council does not approve the draft Business Plan and notes the Information Memorandum will be advertised in December for the long-term lease arrangement for the land and sale of the business and any assets held by Council associated with Mertome Village.	Council may wish to amend the Business Plan in its current form.	- The City does not meet its statutory obligations with respect to this project and in particular the requirements under section 3.59 of the <i>Local Government Act 1995</i>. - Advertising of the IM is delayed until 2017 and as a result will affect the project timeframes.

CONCLUSION

Option 1 is recommended as this will enable the City to comply with its obligations under the *Local Government Act 1995* with respect to the Mertome Village transaction process and facilitate progression of next steps for this.

FINANCIAL IMPLICATIONS

An allocation of \$250,000 is included in the 2016-17 Budget for the Redevelopment of Mertome Village project. The advertising costs for both the Business Plan and the Information Memorandum will be funded by this allocation.

STRATEGIC LINK

In accordance with the *City of Bayswater Strategic Community Plan 2016-26*, the following applies:

Theme: Our Built Environment
 Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
 Outcome B5: High quality and accessible aged care facilities.

- Theme: Our Community
Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.
Outcome C1: Facilities that offer a sense of community, that cater for a range of affordable services and social amenity.
- Theme: Leadership and Governance
Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
Outcome L1: Accountable and good governance.
Outcome L2: Prudent management of financial resources.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

The Community Engagement Policy and the Community Engagement Strategy apply.

The *Local Government Act 1995* and *Retirement Villages Act 1992* and subordinate legislation apply.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Draft Business Plan

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

That Council:

1. Approves, and proceeds with statewide public notice of, the Business Plan prepared in accordance with section 3.59 of the *Local Government Act 1995* for the major land transaction of disposal (long-term lease of land and sale of business and assets held by Council associated with Mertome Village) of Lot 16, 30 Winifred Road, Bayswater.
2. Notes the Information Memorandum will be advertised in *The West Australian* and *The Australian* for approximately 10 weeks commencing December 2016.
3. Receives a report, following receipt of all indicative offers, shortlisting proponents to enable Council to proceed to the next stage of purchaser due diligence (tenders).
4. Receives a further report in regard to ongoing arrangements for those Mertome Gardens units located on land leased by the City from the State of WA.

CR DAN BULL MOVED, CR BRENT FLEETON SECONDED

CARRIED: 6/4

FOR VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor, Cr Alan Radford, Cr Sally Palmer, Cr Dan Bull and Cr Brent Fleeton.
AGAINST VOTE - Cr Michelle Sutherland, Cr Chris Cornish, Cr Catherine Ehrhardt and Cr John Rifici.

Attachment 1



BUSINESS PLAN

MAJOR LAND TRANSACTION

**The proposed disposal (via a Long-Term Lease arrangement)
of
Lot 16 (30) Winifred Road, Bayswater**

Submissions are invited on the proposal and should be addressed to:

City of Bayswater
PO Box 467
MORLEY WA 6943

To be received by: 



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1. Introduction

This Business Plan has been prepared to comply with the provisions of the *Local Government Act 1995* (the Act) with respect to 30 Winifred Road, Bayswater, being Lot 16 on Diagram 75448, the land in Certificate of Title Volume 1846/Folio 421 (Land). This is the site of the Mertome Village that is owned in freehold by the City of Bayswater.

Mertome Village is an Independent Living Unit (ILU) site in Bayswater which operates in accordance with the *Retirement Villages Act 1992* and subordinate legislation. Mertome Village is currently managed by Uniting Church Homes (Juniper) under a Management Agreement between the City of Bayswater and Juniper.

The City of Bayswater is proposing to sell its interest in the business and assets associated with Mertome Village (Business) and grant a Long-Term Lease to the purchaser of the Business in relation to the Land (Long-Term Lease), together referred to as the "Proposed Transaction".

At its meeting of 2 August 2016 Council supported the disposal of the Land (via a Long-Term Lease arrangement), and has prepared this Business Plan to be exhibited for public comment.

The major land transaction is the grant of a 99-year Long-Term Lease under which the City of Bayswater will dispose of a leasehold interest in the Land to the purchaser of the Business. The sale of Business aspects are included in this Business Plan for context only. There will be a formal consultation period with respect to this Business Plan for six weeks. Please send any submissions by email to mail@bayswater.wa.gov.au or by mail to:

City of Bayswater
PO BOX 467
MORLEY WA 6943

2. Background

At the time of construction, Mertome Village was the first of its kind to be built by a local government, with the objective of allowing local residents to age within their community. The complex is now over 40 years old and much of the original accommodation requires significant upgrading or redevelopment to position Mertome Village strongly into the future as a relevant and contemporary retirement housing option for future generations.

There have been significant changes in the aged care and retirement living industries during the past few years, with the implementation of the "Living Longer, Living Better" (LLLBB) reforms in aged care, and the changes to the *Retirement Villages Act 1992*. It is anticipated there will be more changes as aged care and seniors' services become more consumer-directed and competition emerges.

Given the change in the operating environment and the magnitude of the proposed investment in Mertome, the City's advisors raised concern with the capability and capacity of the City to manage the development process and ongoing aged care and retirement living operations. Accordingly, and further to Council's resolution at its meeting of 27 October 2014, two options were shortlisted for further consideration:

- Option 3: Specialist Operator engaged to manage redevelopment program; and
- Option 4: Transfer ownership of the assets to a professional aged care operator (through either a lease or sale arrangement).

After extensive consultation with the residents of Mertome Village and analysis of options available, Council resolved at its meeting on 2 August 2016 to:

"Transfer ownership of the assets to a professional aged care operator [(through a Long-Term Lease (a))] for the redevelopment of Mertome Village."

The Long-Term Lease will include terms and conditions agreed between the City and the buyer including those listed below. The list of terms and conditions below is indicative only and is not an exhaustive list of the proposed terms and conditions of the Long-Term Lease.

1. Lessor: City of Bayswater
2. Lessee: Buyer of Business
3. Guarantor: as required by the City
4. Premises: the whole of the Land
5. Commencement Date: Date of settlement of the contract of sale and purchase of the Business.
6. Term: 99 years
7. Permitted Use: Provision of care, accommodation and residential facilities for aged persons in the form of a retirement village and/or residential aged care facility and matters relating to the provision of such care, accommodation and residential facilities.
8. Naming Rights
9. Amount payable by the Lessee for grant of the Lease
10. The Lessee must pay all rates, taxes, levies, charges and outgoings that are attributable to the Premises as if the Lessee was the owner of the Premises
11. Insurance obligations of the Lessee
12. Indemnity and release in favour of the City
13. Reservations to the City
14. Assignment and Subletting provisions
15. Lessee must comply with all Laws
16. Lessee must repair, maintain and undertake all structural work on the Premises
17. Development risk
18. Works and development obligations
19. No fetter of the City's discretion in the lawful exercise of any of its functions and powers as a local government
20. No warranties by the City

21. Make good obligations by the Lessee
22. Damage and destruction clause
23. Default and termination clause
24. GST clause
25. Registration of the Lease
26. Other special conditions as required by the City.

3. *Local Government Act 1995 (the Act) requirements*

This Business Plan has been prepared to comply with the provisions of section 3.59 of the Act and the *Local Government (Functions and General) Regulations 1996* on the basis that the City is proposing to enter into a major land transaction where the total value of the consideration under the Proposed Transaction may be more than the prescribed amount (i.e. more than \$10 million).

In accordance with Council's resolution of xx (should Council approve the business plan this will be 6 December 2016), this Business Plan will be advertised in *The West Australian* newspaper inviting public submissions on the proposal detailed in the Business Plan for a period of six weeks. Additionally, a public notice will be included in the *Eastern Reporter* Community newspaper. For the duration of the consultation period, the Business Plan will be available online at www.bayswater.wa.gov.au and may be inspected at, or obtained from, the Customer Services Centres at the City's Administration Centre, Morley; Morley Galleria; and The RISE and all of the City's Libraries.

In addition to the minimum legislative requirements for community consultation, the City has already engaged in discussions with the local community on this important Proposed Transaction. Following the final day for submissions, Council will consider any submissions made during the advertising period and may resolve to proceed with the Proposed Transaction. If Council decides to proceed with the Proposed Transaction the City will comply with the further obligations of the Act as required. In the event that Council makes significant changes to the Proposed Transaction, a further six week advertising period will take place. The notice to be used for this proposal is provided as **Attachment 1**.

Submissions on this Business Plan are to be forwarded to the City of Bayswater, PO Box 467, MORLEY WA 6943.

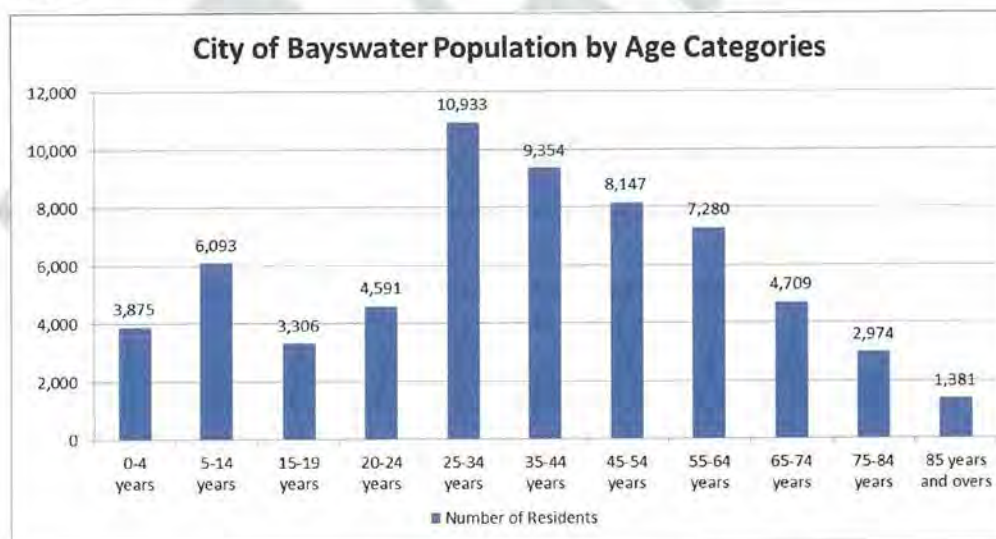
Further enquiries should be directed to the Acting Chief Executive Officer, Carissa Bywater, or by email to carissa.bywater@bayswater.wa.gov.au.

4. Expected effect on the provision of facilities and services by the local government

The disposal by way of the sale of the Business and the Long-Term Lease arrangement will have an effect on the provision by the City of Bayswater, of existing facilities and services associated with Mertome Village. Juniper currently manages Mertome Village on behalf of the City. It is intended that the City will terminate the Management Agreement with Juniper so that the buyer, as owner of the Business and lessee of the Land, can assume management of Mertome Village. The result of the Proposed Transaction will be that the City will not be operating and maintaining the Mertome Village, and it is expected that the buyer will redevelop Mertome Village (as the buyer sees fit) while being obliged to continue to operate Mertome Village in accordance with the *Retirement Villages Act 1992 (WA)* and subordinate legislation. The redevelopment of Mertome Village may facilitate a high-quality outcome that should benefit residents of Mertome Village through more professional aged care and retirement living expertise without the associated financial exposure to the City and the broader community.

5. Expected effect on other persons providing facilities and services in the district

Information from the 2011 Census (ABS) details the City of Bayswater's population as follows:



Council has recognised the need to redevelop Mertome Village; to enable sustainable redevelopment the disposition of freehold land (via a Long-Term Lease arrangement) is intended.

Developers of aged persons housing will be advantaged by the current use and preservation of the Land for retirement living; also having a suitable zoning and density code. Developers will be provided an opportunity to enhance facilities and services available to the ageing population and will contribute to the connectivity of the existing services and facilities provided within the City.

The City leases the building on the Land known as Tranby Hostel to Juniper to operate a Residential Care Facility. The lease provides for:

- a. an original term of two years from 1 July 2013 to 31 May 2015; and
- b. a further term of two years from 1 June 2015 to 31 May 2017.

Further discussion with Juniper is required with respect to arrangements at the expiry of this current lease.

6. Expected financial effect on the local government

Valuation information dated 11 August 2016 estimated that a lessee may pay 25% of the gross market estimate for a 99-year lease; a shorter lease term may result in a reduced return.

The disposal by way of the sale of the Business and the Long-Term Lease arrangement is expected to provide a positive financial return. The expected financial return will be determined through the tender process with the final agreement to be approved by Council. The resident liability of \$4,977,588 (2014-15 refundable contributions) would be acquired by the lessee as part of this arrangement and the cash price paid to the City would be reduced by this same amount.

The value of the leased site would be influenced by a number of variables, including:

- prevailing property market conditions and competitive influences;
- the intended mix, density and format of the development;
- any other restrictions or requirements imposed by the lessor; and
- the probability that the tenure might be extended and renegotiated before the conclusion of the original term.

Consideration needs to be given to the related real estate agent fees and settlement costs for the lease of the Land.

Corporate and legal advisory services will be in the order of \$200,000.

Any net financial benefits provided by the disposal (via a Long-Term Lease arrangement) will assist in funding the due diligence and ancillary requirements necessary to facilitate the Proposed Transaction.

Any financial returns in excess of these costs may be used for other community projects as determined by Council as part of the final transaction process requirements. Notwithstanding this, the operating costs for the City's Residential Care Facilities and Retirement Villages are maintained separate and distinct from the City of Bayswater's Municipal Fund and general operations. Generally, the Independent Living Unit (ILU) fund covers the operating deficit of the Mertome Village which, for the year ended 30 June 2016, was \$111,654. Copies of the financial statements for the City's Aged Persons accounts are available from the City's corporate website or upon request.

7. Expected effect on matters referred to in the local government's plan prepared under section 5.56

Section 5.56 of the Act requires that a local government plan for the future. As part of complying with this section, the City of Bayswater has developed a Strategic Community Plan 2016-26. This plan encompasses values and principles that address the desires of the Bayswater community, both currently and for the future. The redevelopment of Mertome Village is featured as a component of the strategy to *"provide local accommodation facilities which allow ageing in place"* (B5.1).

In addition, Council adopted a Community Engagement and Communications Plan for the redevelopment of Mertome Village at its Ordinary Meeting on 2 August 2016. The intent of this Plan is to keep stakeholders informed and provide the public with balanced and objective information to assist them in understanding the problems, alternatives, opportunities and solutions.

8. The ability of the local government to manage the undertaking or the performance of the transaction

The City of Bayswater ordinarily administers large-scale financial undertakings in its day-to-day business as a Local Government entity, with the assistance of suitably-qualified professionals and specialist advisors as required.

The City has the capability and capacity to implement the Proposed Transaction and has engaged Ansell Strategic to provide the City with corporate advisory services and Jackson McDonald to provide legal advisory services.

Development of the site will be subject to normal planning and building approval processes administered by the City's Planning Directorate. The management of this disposal is within the resources and capacity of the City of Bayswater.

Attachment 1:**Advertisement for the Proposed Transaction in regard to the Land.**

The City of Bayswater currently has freehold ownership of Lot 16, 30 Winifred Road, Bayswater, and is proposing to dispose of it by entering into a Long-Term Lease arrangement with a suitably-qualified operator for the redevelopment of Mertome Village which is situated on this land.

This Business Plan has been prepared in accordance with Council's resolution of 2 August 2016. A copy of this Business Plan may be inspected at, or obtained from, the Customer Services Centres at the City's Administration Centre, Morley; Morley Galleria; and The RISE; all of the City's libraries and the City's website www.bayswater.wa.gov.au.

Comments must be made in writing to:

City of Bayswater
PO Box 467
MORLEY WA 6943
Or by email to mail@bayswater.wa.gov.au

For further information, contact the undersigned on (08) 9272 0620.

Submissions close xxx 2016.

Carissa Bywater
Acting Chief Executive Officer

13.10 Invitation to join Committee for Perth**Officer: Acting Chief Executive Officer Refer:****CR DAN BULL DECLARED A FINANCIAL INTEREST**

In accordance with section 5.60A of the Local Government Act 1995, Cr Dan Bull declared a financial interest in this item as his employer is a foundation member/sponsor. At 10:22pm, Cr Bull withdrew from the meeting.

EXECUTIVE SUMMARY**Application:**

For Council to consider the invitation to join the Committee for Perth.

Key Issues:

- An invitation has been received, inviting the City of Bayswater to join the 'Committee for Perth.'
- The Committee for Perth describes itself as the leading think tank focused on Perth's future growth and development and promotes membership for 'forward focused' local government.
- The cost to join is \$5,500+GST.

BACKGROUND

The Committee for Perth is "A vehicle for the Perth business community to demonstrate their commitment to Corporate Social Responsibility and Community Investment." In addition it focuses on making a positive difference to Perth's future, its members include local, national and international organisations, who set aside commercial gain, sectoral interests and personal perspectives to come together to be a united voice on the issues facing Perth. The complete Committee for Perth Brochure is attached for Council's consideration (**Attachment 1**).

The Committee for Perth is a member driven organisation which plays a leadership role by focusing on issues that are critical to Perth's future growth and development. They rely on research to provide them with a fact-based platform to assist them as a think-tank committee to share information that will positively influence policy development for the Perth metropolitan and Peel regions.

The Committee currently has a broad cross section of the Perth community as members with a membership list of 95. The Committee aspires to increase membership to a maximum of 150.

CONSULTATION

A survey of other local government authorities has identified the several Local Governments that are members of the Committee for Perth - the Cities of Armadale, Canning, Fremantle, Gosnells, Subiaco, Wanneroo, Melville, Perth, Rockingham, South Perth and the Town of Victoria Park.

ANALYSIS

The Committee for Perth advocates for a unified, apolitical and informed voice for its members, who they state are all passionate about Perth's future and want to make sure that it's the best it can be for their business, staff, family and the wider community.

The Committee's vision, mission and principles appear to align with those of the City of Bayswater and provide a channel through which the City will be able to contribute to a positive, valuable and integrated strategic plan for the City of Perth in addition to other initiatives to contribute.

The Committee for Perth runs regular events which a nominee from member organisations are invited to attend. In addition the Committee has three working groups; Reforming, Reshaping and Revitalising.

The Committee provides the following member benefits for Local Government members:

Events

- Opportunity to host events and showcase the City.
- Opportunity to deliver closing address or vote of thanks at Committee for Perth events.

These events are run approximately once a month and member's representatives (usually the Chief Executive Officer for Local Governments) are invited to attend, at their discretion.

Some previous events have included the following:

- **November 08 2016** - Food for Thought Leaders Luncheon - 'A Conversation with Diane Smith-Gander'

"Over lunch, Diane will discuss her reflections and learnings from a recent trade mission to Israel hosted by the Australian Israel Chamber of Commerce."

- October 20 2016 - Executive Women's Leadership Forum - 'A conversation with Paddi Creevey OAM.'

The Executive Women's Leadership Forum is a community of senior and executive level women in the Committee for Perth membership who meet throughout the year to hear from inspiring leaders about their career and life journeys.

- **September 01 2016** - Perth in Focus - 'Densifying the Suburbs'

"At the latest Committee for Perth's Perth in Focus luncheon, Densifying the Suburbs, Planning Minister the Hon. Donna Faragher opened the event by talking about the soon-to-be released Design WA report.

The Minister said the report would ensure that good design was also cost effective, functional, liveable, vibrant and sustainable and that design review panels would be standardised and prioritised to support DAPs.

Emma Booth, Team Leader Design at North Sydney Council, explained how the council had an on-again, off-again love affair with density since the 1950's. The council is now focused on creating 12,000-14,000 new residences and 10,000 new jobs by 2031. To achieve this, they spent three years preparing and implementing a design strategy.

While admitting it was controversial, Assistant Professor Bolleter said that if all of the recommendations were followed it would create 913,879 dwellings, obviate the need for 97 masterplanned communities the size of Ellenbrook and no greenfield homes would need to be built in Perth until 2036."

Working Groups

- Working Groups - opportunity to chair or participate in a Working Group or Taskforce.

The Committee for Perth currently has three active working groups:

- Reform Working Group - *"The Reshaping Working Group assists the Committee with the development of proposals around the built environment, places and transport. It comprises a multi-disciplinary group covering planning, design, development, construction, infrastructure and policy."*

- Reshaping Working Group - *"The Reforming Working Group works with the Committee on items of legislative and regulatory reform. It comprises of a team of executives from multi-national organisations and professional service firms."*
- Revitalising Working Group - *"The Revitalising Working Group assists the Committee on our cultural vibrancy agenda. It comprises a multi-disciplinary team from the arts and the corporate sector."*

Working groups can be attended by a nominee of the member at the discretion of the member. Individual members are not obligated to attend either events or working groups and only commit as much time as they are able or willing to contribute.

Research

- Free and immediate access to FACTBase and other Committee for Perth research publications.
- Subscription to e-Newsletter and advocacy updates.

Members have access to all research undertaken by the Committee for Perth which is emailed to a central contact at the relevant organisation.

Governance

- Eligibility for election to take one of seven board positions.

CONCLUSION

It is recommended that Council accepts the invitation to join the Committee for Perth to effectively facilitate the City of Bayswater's ability to participate in positively contributing to Perth's future.

FINANCIAL IMPLICATIONS

Local Government Membership is at a cost of \$5500+GST. No specific provision has been made in the 2016-17 budget for this membership; however funds may be sourced from the General Subscription Allocation.

STRATEGIC LINK

From the City of Bayswater's Strategic Community Plan 2016-2026:

Theme:	Leadership and Governance
Aspiration:	We will provide responsible governance and be recognised for operating with integrity and delivering quality services.
Outcome L4.1:	Communicate the roles and responsibilities of council in advocating for and representing the community.
Outcome L4.2	Advocate and lobby effectively on behalf of the community.
Outcome L4.3	Provide Council with information and support to enable informed decision making.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority Required for accepting the invitation to join.

ABSOLUTE MAJORITY REQUIRED to authorise the expenditure for payment of the required joining fees.

ATTACHMENTS

1. Committee of Perth Brochure

OFFICER'S RECOMMENDATION TO COUNCIL

That Council

1. accepts the invitation to join the Committee for Perth; and
2. authorises the completion of relevant application forms and the payment of fees in relation to the City of Bayswater membership to commence in January 2017.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that it costs \$5,500 to join, their mission is to provide a systemic channel through which Perth's business and community leaders can make an enduring contribution of their vision and the City of Bayswater's vision is not aligned to theirs and it wasn't a worthwhile expenditure.

COUNCIL RESOLUTION

That Council declines the invitation to join the Committee for Perth.

CR CHRIS CORNISH MOVED, CR CATHERINE EHRHARDT SECONDED

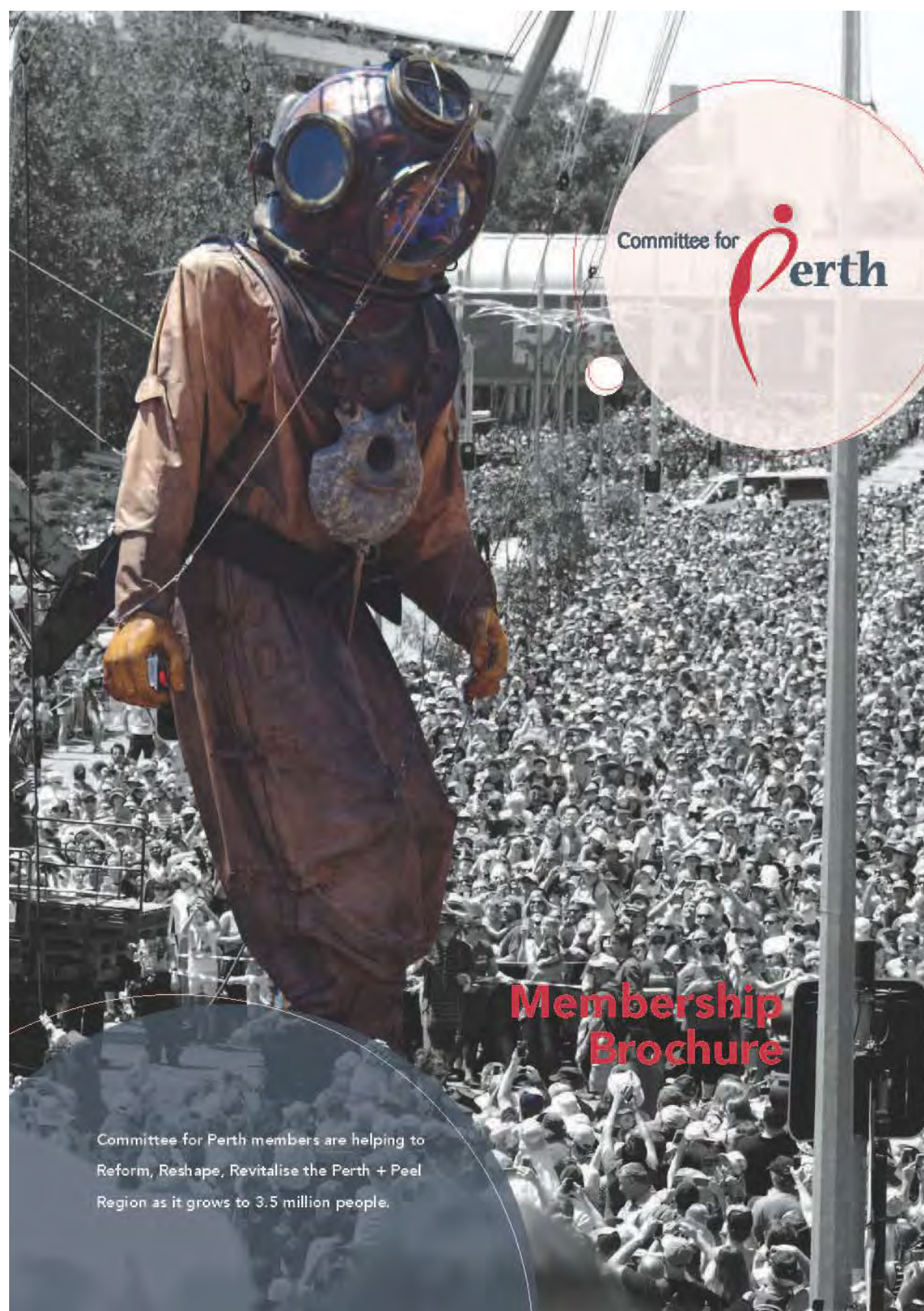
CARRIED: 5/4

FOR VOTE - Cr Barry McKenna, Mayor, Cr Alan Radford, Cr Chris Cornish,
Cr Sally Palmer and Cr Catherine Ehrhardt.

AGAINST VOTE - Cr Stephanie Coates, Deputy Mayor, Cr Michelle Sutherland,
Cr John Rifici and Cr Brent Fleeton.

At 10:34pm, Cr Bull returned to the meeting.

Attachment 1



Committee for Perth members are helping to Reform, Reshape, Revitalise the Perth + Peel Region as it grows to 3.5 million people.



Message from the Chair & CEO



John Langoulant A.O.
Chairman



Marlon Fuller
CEO

Our goal at the Committee for Perth is to bring together a coalition of like-minded businesses and people who have a common goal of making Perth great.

Each piece of our research is designed to be a forward thinking plan that looks at Perth's issues in a sustainable manner to ensure the future prosperity of Perth. It is the culmination of our research that forms the basis for well-informed discussion and policy-making aimed at Reshaping, Reforming and Revitalising Perth.

A membership with the Committee for Perth brings with it more than a diverse network and engagement with our research. It acts as an opportunity for an individual and their company to genuinely impact on the decisions that will develop and aid in Perth's growth.

2015 was a successful year for the Committee as we released our *Filling the Pool* report into gender equity with its 31 interlocking recommendations. Reactions to this from business was overwhelming and work is still continuing to ensure its recommendations are implemented.

We plan on continuing our great research work with the release of our *Get a Move On!* project, which will be released later in the year. It will take a long-term view of the Perth and Peel region's transport needs as the population is predicted to nearly double in size by 2050. It's the first time comprehensive research has been carried out to uncover what kinds of transport the community wants.

It is through research such as *Get a Move On!* that we can help to shape the long-term vibrancy, sustainability and economic growth of the greater Perth region. We will continue to take a long-term approach that is informed by ongoing collaboration with our members and our fact based research to ensure that we create a better Perth.

Alongside our research we have increased our number of events this year, delivering more chances for discussion with our members and more opportunities to hear from influential speakers.

We continue to increase our standing with key decision-makers in government and in the private sector while our research allows us to help guide the decisions they make.

We will continue to take a long-term approach that is informed by ongoing collaboration with our members and our fact based research. We urge you to join the Committee for Perth and together we can ensure that we create a better Perth now and for future generations.



Who We Are

The Committee for Perth is:

- Proactive**
 Our vision is for Perth to be highly liveable and to compete on the world stage. Through our extensive research program, we have a comprehensive understanding of Perth's opportunities and challenges as it grows to a region of 3.5 million people.
- Non-sectoral**
 Unlike other member-based organisations, we don't represent an industry sector or professional group. At the heart of all that we do is to make Perth a great place to live, work, invest and visit.
- Fact-driven**
 All of our recommendations are based on facts, data and consultative inputs and this drives our apolitical long-term approach.
- Member engaged**
 Our members play an active role in defining our research projects and provide input into the current issues we are investigating.
- A diverse network**
 With a membership base from a range of sectors and professions, our members are able to connect across the depth and breadth of Perth's business community.

The Committee for Perth is a coalition of businesses that share a common interest in the future prosperity of Perth and want to play an active role in informing decisions. We offer opportunities to consult with industry leaders and be a part of an organisation dedicated to forward thinking and planning for a sustainable future. Through our research and interaction with our diverse membership base, the work we undertake aims to influence decision makers and government policy and investment.

Our Agenda

Perth and Peel @ 3.5 million

Since our foundation in 2006, the Committee for Perth has been advocating for the development of a unified vision for Perth. A vision that government, business and the community can agree upon that captures the aspirations for Perth as a region of 3.5 million people.

Diversity

The Committee for Perth believes that diversity is something to be celebrated. It is the mingling of people, culture and ideas from all walks of life that creates successful businesses and communities.

Reconciliation

The Committee believes that Perth should be the city in Australia that acknowledges, respects and celebrates its Aboriginal and Torres Strait Islander cultures.

Local Government

The Committee believes that the current fragmented system of local government in the Perth metropolitan region is hindering the potential to achieve our vision for the future of Perth.

Liquor Licensing

The Committee believes in urban revitalisation through vibrant social and cultural offerings, including a strong bar and restaurant scene.

Transport + Congestion

The Committee for Perth supports the development of a long-term integrated public transport network that includes all modes of transport, to ensure efficient movement throughout the region as well as to facilitate transit-oriented development.

Vibrancy + Culture

The Committee believes that a vibrant arts and cultural scene is vital to Perth's livability. Our vision for Perth is a city in which arts and culture form part of the everyday life of residents and visitors.

Transformational Projects

The Committee for Perth supports transformational projects such as Elizabeth Quay, the Perth Stadium and the Perth City Link, as we believe they will increase Perth's livability.

Retail Trading

The Committee believes that the deregulation of retail trading hours is crucial to enhancing the livability and attractiveness of Perth, both as a place of residence and as a tourist destination.

Economic Prosperity

The Committee believes that to be a globally recognised city, Perth needs to secure a level of economic prosperity that thrives beyond the strengths or weaknesses of any particular sector.

Our Impact

We are proud of our research. The Committee for Perth is an independent and non-sectoral organisation and we ensure that our research is unbiased and fact driven rather than conducted for a specific cause. Because we use an evidenced based approach we are able to transcend the political cycle and focus on what is best for Perth. We constantly strive to be thought leaders and conversation starters, setting our sights on Perth's future.

Get a Move On!

Is a partnership research project with RAC. Get a Move On! will be the first comprehensive study that asks Perth commuters and the business community what kind of practical, long-term public transport system they want and also define and quantify the social, economic and environmental impacts of our under-stress transport network. The final report will be released in November 2016.

Future Freo

A year-long funded project which examined the social, economic and demographic character of the greater Fremantle region as well as looking at its strengths and weaknesses which resulted in a FACTBase Special Report - Fremantle as a re-connected city. The report includes 14 key findings that provide the platform for future action to make the region a vibrant place to live, work, play and invest for current and future generations.



Filling the Pool

This landmark report produced a clear understanding of why Perth's women are not well represented at senior, executive and board level. The two-year research project culminated in 31 interlocking recommendations for government, businesses and women and identified the barriers to increasing participation and progression rates of women in the workforce.



Perth and Peel @ 3.5 Million

This report is the result of more than four years of research and consultation with more than 600 Western Australians, from all walks of life. The report puts Perth's people, economy, planning, environment, education and decision making under the microscope and provides two scenarios for Perth's future - a worst case and best case for when the population reaches 3.5 million around 2050. We worked collaboratively with our members and leaders in government, the private and not-for-profit sectors to create a vision for Perth's future.

As well as our ongoing areas of advocacy, the Committee for Perth has identified a number of priority topics to be researched during 2016-17. If you'd like to find out more about our priorities for the next year go to www.committeeforperth.com.au.



Our Board Members



John Langstaff AO
- Chairman



Glynis McMath
- Deputy Chair



Michael Schuch



Unika Waymen



Isaac Raskin



Mays van den Driess



Michael Gelleraudi



Abris DuJarte



Paul Brannon,
- Company Secretary

"My congratulations to Marion Fuller, Terry Fitzsimmons, Michael Schuch and everyone involved on the Filling the Pool report. What is really important about this report is it actually validates what so many women have been experiencing as they embark on their careers and progress through the ranks. This is a validation of what we have experienced and is a call to action to stop and end the nonsense. It is a call to action to on how to get gender diversity through our companies and through our government streams."

The Hon. Lucy Harvey MLC, Minister for Women's Interests

Membership

The Role of our Members

The Committee has almost 100 member organisations who contribute to the work we do.

Committee for Perth members provide financial and intellectual input that helps to inform our agenda and contribute to our advocacy positions.

Our members embrace corporate social responsibility and their investment is proof of their commitment to ensuring that their company and our society can thrive tomorrow and into the future. They also help the communities in which they operate to achieve their full potential - in both the short and long-term.

- Membership is open to all businesses and local government authorities.
- Membership of the Committee is a commitment by your organisation and its leaders to shape the future of Perth.
- Members unify under our brand to be a positive and informed voice about the future of Perth.
- Members' collective investment contributes to the annual PACTbase research agenda in order to continue to provide an 'open source' information base on Perth and its social, economic and demographic changes.
- Membership is a process of continual engagement, where members contribute and are kept informed.

As a member, you will connect with our broad, cross-sectoral membership base to be informed about the issues facing Perth as a growing region. With access to member-only forums and discounted entry to public events, it is a great opportunity to help shape Perth's future.

Active Engagement

Working Groups

The Committee for Perth has identified three key areas of focus. As a member you have the opportunity to participate in our Working Groups, which bring together like-minded people from different industry sectors to derive the best possible plan of action on issues that we advocate for. The Committee for Perth has identified three key areas of focus.

Reshaping Working Group

The Reshaping Working Group assists the Committee with the development of proposals around the built environment, places and transport. It comprises a multi-disciplinary group covering planning, design, development, construction, infrastructure and policy.

Reforming Working Group

The Reforming Working Group works with the Committee on items of legislative and regulatory reform. It comprises of a team of executives from multi-national organisations and professional service firms.

Revitalising Working Group

The Revitalising Working Group assists the Committee on our cultural vibrancy agenda. It comprises a multi-disciplinary team from the arts and the corporate sector.





Our Events

Events organised by the Committee for Perth are aimed at informing our members on the current issues that are challenging Perth. Our diverse member base and industry leaders are given the chance to engage with relevant and influential guest speakers on topics that are affecting their company and greater Perth. These open forum events are an opportunity to hear from private sector and government and collaborate across sectors to drive potential solutions.

- **Chairman's 20**

A twice-yearly event for our Foundation and Corporate members who are invited by the Chairman. It is a roundtable event, typically with a guest speaker from government during which we encourage feedback on the issues facing Perth both now and into the future.

- **Annual Chairman's Lunch**

Open to the nominated representative of each member organisation, this annual event offers a chance to provide feedback on the year's major research project.

- **Food for Thought**

Open to the nominated member representative, this event provides the opportunity for boardroom style interaction with other members as well as international, national and local expert speakers and politicians.

- **Executive Women's Leadership Forum**

Aimed at female senior executives within our member organisations, these events connect senior and executive level women from across Perth's corporate and government sectors and provides the opportunity to hear from inspirational speakers about their career and life journeys.

- **Perth in Focus**

This event series is open to all members and stakeholders. It offers the opportunity for those with a vested interest in the future of Perth to remain up to date with the transformative projects and ideas that are taking place across our city and region. Members receive discounted tickets to these events.



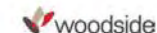


Our Current Members

Foundation Members



Corporate Members





Executive Members

ATCO Australia
BP Development Australia
Brookfield
Corns Chambers Westgarth
Crown Perth
Deloitte
Georgiou
Hawaiian
Hyatt Regency Perth

IPSO Australia
KPMG
Mirvac
Perth Convention and Exhibition Centre
PricewaterhouseCoopers
RSM
Stives Group
The Brand Agency
WorleyParsons

North West Shelf Australia LNG
PDM
Peet Limited
Perron Group
Programmed Group
Purple Communications
SAP Australia
Southern Cross Austereo

St John Ambulance Western Australia
St John of God Health Care
Stoddard
TPG - Town Planning Urban Design and Heritage
Urbis
Western Australian Cricket Association
Woods Bagot
WSP | Parsons Brinkerhoff

Business Members

Amana Living
APP Corporation
ARUP
Ashurst
Bristow Helicopters Australia
Broadpectrum Limited
Built
Cedar Woods Properties
Churchill Consulting
Clifford Chance
Colliers International
Cox Howlett & Bailey Woodland
DBNGP (WA) Nominees
DEXUS Property Group
Finbar

FJM Property
Fraser Property
Gold Corporation
Hames Sharley
HASSELL
HopgoodGanim
Jackson McDonald
Jacobs
Jones Lang LaSalle
Lester Group
Lux Events
Marketforce Advertising
MercyCare
Monadelphous
Navitas

Local Government Members

City of Amadale
City of Canning
City of Fremantle
City of Gosnell
City of Melville

City of Perth
City of Rockingham
City of South Perth
City of Subiaco
City of Wanneroo



Our Working Group Participants

Reshaping Working Group

Graham Holden, Director Major Projects, Civil Infrastructure, Western Australia, AECOM
 Cliff Winby, WA State Manager, APP Corporation
 Rodney O'Neill, WA General Manager, Built
 Mike Mountz, Director City Futures, City of Canning
 Stuart Cuthred, Senior Transport Officer - Strategy, City of Perth
 David Milliken, Manager Planning Services, City of Subiaco
 Theo Smyrniotis, Tenant Representation | Strategic Building Solutions, Colliers International
 Andy Sharp, Director, Campus Planning, Curtin University
 Mathew Selby, Planning Director, Department of Planning
 Steve Beyer, Executive Director, Integrated Transport Planning, Department of Transport
 Kyle Jeavons, Development Manager, FJM Property
 Jon Smeulders, Executive Director, Georgiou
 William Hamas, Executive Chairman, Hamas Sharley
 Peter Lee, Director, HASSELL
 Richard Kilbane, General Manager - Development and Commercial, Hawaiian
 Emmerson Richardson, Senior Executive, Transport, Jacobs
 Paige Walker, Development Director, Mirvac (WA) Pty Ltd
 Charles Johnson, Principal, Planning Context
 Col Dutton, General Manager Residential WA, Stoddard
 Patrick Walker, Executive General Manager, Advocacy and Members, RAC
 Andrew Howe, Director, TPO - Town Planning Urban Design and Heritage
 Ray Heeren, Regional Director, Urbis Pty Ltd
 Tabe Voigt, Director, WSP | Parsons Brinckerhoff
 Marion Fulker, Chief Executive Officer, Committee for Perth
 Gemma Davis, Manager Research and Strategy, Committee for Perth
 Georgia Harford-Mills, Research Officer, Committee for Perth

Reforming Working Group

David Lanfear, Associate Director at Davis Langdon, AECOM
 Peter van Gant, Project Director, APP Corporation
 Hedley Root, Senior Associate, Corrs Chambers Westgarth
 Ian Kerr, Deputy Pro Vice-Chancellor, Curtin University
 Robert Kirby, Partner, Assurance & Advisory Business Services, EY
 Jason Rickatts, Global Head of Practice, Real Estate and Projects, Herbert Smith Freehills
 Brendan Arundell, Director | Real Estate and Construction Advisory Services, KPMG
 Shelia Graham, Core Commercial Team Leader, Shell
 Paul Smith, Manager Business Projects, Wesfarmers Ltd
 Marion Fulker, Chief Executive Officer, Committee for Perth
 Gemma Davis, Manager Research and Strategy, Committee for Perth
 Georgia Harford-Mills, Research Officer, Committee for Perth

Revitalising Working Group

Richard Walley OAM, Aboriginal Productions
 Peter Yeomans, Group Leader Davis Langdon, AECOM
 David Stanley, Business Development Manager, ANZ
 Eric Schluter, Manager Projects WA, APP Corporation
 Alison Gaines, Global Practice Leader, Gerard Daniels
 Rob McKenzie, Partner, Jackson McDonald
 Robyn Serron, General Manager Communities, Rio Tinto
 Naomi Evans, NGO & Stakeholder Relations Manager, Shell
 Ted Snell, Director, Cultural Precinct, The University of Western Australia
 Marion Fredriksson, URBIS
 Helen Carroll, Manager, Wesfarmers Arts, Wesfarmers Ltd
 Marion Fulker, Chief Executive Officer, Committee for Perth
 Gemma Davis, Manager Research and Strategy, Committee for Perth
 Georgia Harford-Mills, Research Officer, Committee for Perth





Events held and planned in 2016

Event Title	Topic and Guest Speaker	Date
End of Year Celebration	Celebrating 10 years	13 December 2016
Perth in Focus	Get a Move On! Launch	30 November 2016
Annual General Meeting and Food for Thought Leaders Luncheon	In the lead-up to the 2017 State Election...	29 November 2016
Executive Women's Leadership Forum	A Conversation with Paddy Creevey OAM	20 October 2016
Food for Thought Leaders Luncheon	Economic Diversification with Prof. Matthew Tonta, Head of School, Earth and Environment and Prof. Paul Plummer, Co-Director, Centre for Regional Development, The University of Western Australia	19 October 2016
Chairman's 20	Evaluating Action on Gender Equality with Perth's Business Leaders	3 October 2016
Perth in Focus	Densifying the Suburbs with Prof. Julian Bollater, Associate Professor, Australian Urban Design Research Centre (AUDRC)	1 September 2016
Food for Thought Leaders Luncheon	An update from the Deputy Premier, The Hon. Liza Harvey MLA	9 August 2016
Chairman's 20	Advancing Gender Equity with Perth's Business Leaders	28 July 2016
Executive Women's Leadership Forum	A conversation with Anneke Brown, Hotel Manager, COMO The Treasury	21 July 2016
Perth in Focus	Transport + Congestion: An international perspective on the transport debate with Prof. Jon Shaw, Associate Head of School (Geography), University of Plymouth	16 June 2016
Annual Chairman's Lunch	Get a Move On! preliminary findings	9 June 2016
Food for Thought Leaders Luncheon	Perth with author David Wirth-Wilson	12 May 2016
Perth in Focus	Attracting and Retaining Female Talent with Diane Smith-Gander	4 May 2016
Perth in Focus	Perth's Future Transport and Congestion with Philip Davies, CEO, Infrastructure Australia	7 April 2016
Food for Thought Leaders Luncheon	The Outer Harbour Project with Dr. Brad Pettitt, Mayor, City of Fremantle	22 March 2016
Chairman's 20	Advancing the recommendations of Filling the Pool with Perth's businesswomen	10 March 2016
Food for Thought Leaders Luncheon	Asylum Seekers with MercyCare and Pathmanathan Kaliyugan	2 March 2016
Executive Women's Leadership Forum	A conversation with Ingrid Cumming, Wadjuk Noongar Woman	25 February 2016
Chairman's 20	Advancing the recommendations of Filling the Pool with Perth's businessmen	24 February 2016
Food for Thought Leaders Luncheon	Attracting and Retaining Talent with Lloyd Smith, Chief Executive, Gerard Daniels	16 February 2016



Images:

Front Cover - "Big Giant in the City" © Julius Skanner
Page 1 - "Sunset Footsteps" © Tyler Vawter
Page 2-3 - "Eye of the Storm" © Howard Elton
Page 12 - "Boat House" © Shikuru Baranuhanya
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Further information on the Committee for Perth along with our ongoing advocacy, research reports, publications and submissions are available on our website:

www.committeeforperth.com.au

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Published August 2016



13.11 Annual Leave - Chief Executive Officer

Officer: Acting Chief Executive Officer

MS CARISSA BYWATER DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 34C of the Local Government (Administration) Regulations 1996, Ms Carissa Bywater declared an impartial interest in this item as the report relates to her annual leave. At 10:34pm, Ms Bywater withdrew from the meeting.

MS JO SADLER DECLARED A FINANCIAL INTEREST

In accordance with regulation 34C of the Local Government (Administration) Regulations 1996, Ms Jo Sadler declared a financial interest in this item as it is proposed that she act in the Chief Executive Officer position. At 10:34pm, Ms Sadler withdrew from the meeting.

EXECUTIVE SUMMARY**Application:**

The Acting Chief Executive Officer, Ms Carissa Bywater, requests Council approval to take annual leave from 22 December 2016 to 13 January 2017 (inclusive).

Key Issues:

Nil.

BACKGROUND

The Acting Chief Executive Officer proposes to take annual leave from 22 December 2016 to 13 January 2017 (inclusive).

In accordance with the *Local Government Act 1995*, there is a need for a Director to act in the capacity of Chief Executive Officer to sign legal documents, co-ordinate the Senior Management Group and perform any of the Chief Executive Officer's duties while she is on annual leave.

To enable a range of matters to be dealt with, in accordance with section 5.36(1) of the *Local Government Act 1995*, it is proposed that the Director of Community Services, act in the role of Chief Executive Officer for this period.

CONSULTATION

N/A

ANALYSIS

N/A

OPTIONS

N/A

CONCLUSION

It is recommended that the Director Community Services act in the position of Chief Executive Officer from 22 December 2016 to 13 January 2017 (inclusive).

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

Theme: Leadership and Governance
Aspiration: We will provide responsible leadership and governance and be recognised for operating with integrity and delivery quality services.
Outcome L1: Accountability and good governance.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Nil.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

Nil.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Approves Annual Leave for the Acting Chief Executive Officer from 22 December 2016 to 13 January 2017 (inclusive).
2. Authorises the Director Community Services to act in the position of Chief Executive Officer from 22 December 2016 to 13 January 2017 (inclusive).

CR CHRIS CORNISH MOVED, CR CATHERINE EHRHARDT SECONDED
CARRIED UNANIMOUSLY

At 10:38pm, Ms Bywater and Ms Sadler returned to the meeting.

13.12 City of Bayswater Council Meeting Schedule 2017**Officer: Acting Chief Executive Officer****EXECUTIVE SUMMARY****Application:**

For Council to adopt the schedule for Ordinary Meetings of Council and Standing Committees for January 2017 to December 2017.

Key Issues:

- At its meeting on 15 November 2016, Council adopted the Council meeting structure
- The Local Government Act 1995 stipulates the requirements to approve and advertise Council meeting dates.

BACKGROUND

In accordance with the requirements of the *Local Government Act 1995*, it is necessary for Council to approve the Council meeting dates on a yearly basis and advertise the dates in the local newspaper.

The frequency of Ordinary meetings times can be determined under section 5.3(2) of the *Local Government Act (1995)* which stipulates that they must be held not more than three months apart. The current monthly programme complies with this provision.

CONSULTATION

N/A

ANALYSIS

The proposed meeting schedule has allowed for Standing Committees and Council Meetings with adjustments made to accommodate the Caretaker Election Period Policy and Christmas.

Once Council has endorsed its meeting schedule, its times and dates will be advertised in accordance with the *Local Government Act (1995)* section 5.25 (1)(g) and *Local Government (Administration) Regulations 1996*, regulation 12(1) and 12(2).

The process of referring the recommendations from each of the City's minor committees direct to Council for consideration without the requirement for prior consideration by the City's standing committees will continue in accordance with the Council resolution of 28 July 2015.

Consideration has been given to the City of Bayswater Caretaker Election Period Policy which stipulates that no Ordinary Council Meeting shall occur during a caretaker period (commencing 37 days prior to the Local Government election on 21 October 2017 until the election date.)

2017 COMMITTEE AND COUNCIL MEETING DATES			
	Planning and Development Services Committee <i>Commencing 6.30pm Tuesday</i>	Community, Technical, Finance and Corporate Services Committee <i>Commencing 6.30pm Wednesday</i>	Council <i>Commencing 6.30pm Tuesday</i>
JANUARY	4 th week 24 January 2017	4 th week 25 January 2017	5 th week 31 January 2017
FEBRUARY	3 rd week 21 February 2017	3 rd week 22 February 2017	4 th week 28 February 2017

MARCH	3rd week 21 March 2017	3rd week 22 March 2017	4th week 28 March 2017
APRIL*	3rd week 18 April 2017	3rd week 19 April 2017	4th week Wednesday, 26 April 2017
MAY	3rd week 16 May 2017	3rd week 17 May 2017	4th week 23 May 2017
JUNE	3rd week 20 June 2017	3rd week 21 June 2017	4th week 27 June 2017
JULY	3rd week 18 July 2017	3rd week 19 July 2017	4th week 25 July 2017
AUGUST	3rd week 15 August 2017	3rd week 16 August 2017	4th week 22 August 2017
SEPTEMBER	1st week 5 September 2017	1st week 6 September 2017	2nd week 12 September 2017
OCTOBER	Caretaker period	Caretaker period	Caretaker period
NOVEMBER	1st week 7 November 2017	1st week 8 November 2017	2nd week 14 November 2017
DECEMBER	1st week 5 December 2017	1st week 6 December 2017	2nd week 12 December 2017

* Due to ANZAC day falling on a Tuesday in April 2017, the Ordinary Council Meeting is proposed to be held on Wednesday.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Council adopts the proposed committee structure to commence January 2017.	This option will be as resolved at the Ordinary Council meeting of 15 November 2016.	Due to the Australia Day public holiday, the Council meeting agenda would be available on the Monday prior to the Council meeting giving only one day to consider the agenda.
2.	Council adopts the proposed Committee Structure to commence in February 2017.	As the Australia Day public holiday falls at this time, it may be beneficial to only have an Ordinary Meeting of Council in January. This will also give more time for the two committees to be established.	The agenda for the January Ordinary Council Meeting will include items ordinarily discussed at Committee so will be larger than OCM Agendas under the new meeting structure.

CONCLUSION

Option 2 is recommended to reflect Council's resolution of 15 November 2016 with respect to the Council meeting structure. Given that the Australia Day Public Holiday falls on a Thursday and there would be limited time to prepare the agenda following the Committee meetings it is recommended that only an Ordinary Council Meeting is held in January 2016 and Committee Meetings commence in February 2016.

The meeting schedule includes Committee Meetings to be held in the 3rd week of the month and Council Meetings in the 4th week of each month with the exception of September, October, November and December 2017 to allow for the Caretaker Election Period and Christmas.

As it suggested that Committees do not occur in January 2017 it is further recommended that deputations be accepted at the commencement of the Council Meeting in January 2017, following Public Question Time.

The Meeting Schedule is presented to Council for consideration.

FINANCIAL IMPLICATIONS

Cost of advertising meeting dates in local paper.

2015/16 BUDGET ALLOCATION	2015/16 BUDGET RECONSIDERATION	PROPOSED 2016/17 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT/LIFE EXPECTANCY OF ASSET
\$500	\$0.00	\$500	\$0.00	N/A

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Leadership and Governance
 Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
 Outcome L1: Accountable and good governance.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Caretaker Election Period Policy

VOTING REQUIREMENTS

ABSOLUTE MAJORITY REQUIRED

ATTACHMENTS

Nil.

OFFICER'S RECOMMENDATION TO COUNCIL

That Council:

- Adopts the following schedule for the two (2) Standing Committees and Ordinary Meetings of Council from January 2017 to December 2017.

2017 COMMITTEE AND COUNCIL MEETING DATES			
	Planning and Development Services Committee <i>Commencing 6.30pm Tuesday</i>	Community, Technical, Finance and Corporate Services Committee <i>Commencing 6.30pm Wednesday</i>	Council <i>Commencing 6.30pm Tuesday</i>
JANUARY	-	-	5 th week 31 January 2017
FEBRUARY	3 rd week 21 February 2017	3 rd week 22 February 2017	4 th week 28 February 2017
MARCH	3 rd week 21 March 2017	3 rd week 22 March 2017	4 th week 28 March 2017

APRIL*	3 rd week 18 April 2017	3 rd week 19 April 2017	4 th week Wednesday, 26 April 2017
MAY	3 rd week 16 May 2017	3 rd week 17 May 2017	4 th week 23 May 2017
JUNE	3 rd week 20 June 2017	3 rd week 21 June 2017	4 th week 27 June 2017
JULY	3 rd week 18 July 2017	3 rd week 19 July 2017	4 th week 25 July 2017
AUGUST	3 rd week 15 August 2017	3 rd week 16 August 2017	4 th week 22 August 2017
SEPTEMBER	1 st week 5 September 2017	1 st week 6 September 2017	2 nd week 12 September 2017
OCTOBER	Caretaker period	Caretaker period	Caretaker period
NOVEMBER	1 st week 7 November 2017	1 st week 8 November 2017	2 nd week 14 November 2017
DECEMBER	1 st week 5 December 2017	1 st week 6 December 2017	2 nd week 12 December 2017

- Receives deputations at the commencement of the Ordinary Meeting of Council on 31 January 2017, following Public Question Time.
- Advertises the 2017 schedule of Standing Committees and Ordinary Meeting of Council meeting dates and times in accordance with section 5.25 (1)(g) of the *Local Government Act (1995)*, and regulation 12(1) and 12(2) of the *Local Government (Administration) Regulations 1996*.

CR STEPHANIE COATES MOVED, CR CHRIS CORNISH SECONDED

LOST: 3/7

FOR VOTE - Cr Stephanie Coates, Deputy Mayor, Cr Michelle Sutherland and Cr John Rifici.

AGAINST VOTE - Cr Barry McKenna, Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Sally Palmer, Cr Dan Bull, Cr Catherine Ehrhardt and Cr Brent Fleeton.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that the reason for Council's decision of 15 November was to have two Standing Committees and one Council meeting per month so that each meeting would be shorter and therefore it would defeat the purpose of that decision to only have a Council meeting in January.

COUNCIL RESOLUTION

That Council:

- Adopts the following schedule for the two (2) Standing Committees and Ordinary Meetings of Council from January 2017 to December 2017.

2017 COMMITTEE AND COUNCIL MEETING DATES			
	Planning and Development Services Committee <i>Commencing 6.30pm Tuesday</i>	Community, Technical, Finance and Corporate Services Committee <i>Commencing 6.30pm Wednesday</i>	Council <i>Commencing 6.30pm Tuesday</i>
JANUARY	4 th week 24 January 2017	4 th week 25 January 2017	5 th week 31 January 2017
FEBRUARY	3 rd week 21 February 2017	3 rd week 22 February 2017	4 th week 28 February 2017
MARCH	3 rd week 21 March 2017	3 rd week 22 March 2017	4 th week 28 March 2017
APRIL *	3 rd week 18 April 2017	3 rd week 19 April 2017	4 th week Wednesday, 26 April 2017
MAY	3 rd week 16 May 2017	3 rd week 17 May 2017	4 th week 23 May 2017
JUNE	3 rd week 20 June 2017	3 rd week 21 June 2017	4 th week 27 June 2017
JULY	3 rd week 18 July 2017	3 rd week 19 July 2017	4 th week 25 July 2017
AUGUST	3 rd week 15 August 2017	3 rd week 16 August 2017	4 th week 22 August 2017
SEPTEMBER	1 st week 5 September 2017	1 st week 6 September 2017	2 nd week 12 September 2017
OCTOBER	Caretaker period	Caretaker period	Caretaker period
NOVEMBER	1 st week 7 November 2017	1 st week 8 November 2017	2 nd week 14 November 2017
DECEMBER	1 st week 5 December 2017	1 st week 6 December 2017	2 nd week 12 December 2017

- Advertises the 2017 schedule of Standing Committees and Ordinary Meeting of Council meeting dates and times in accordance with section 5.25 (1)(g) of the *Local Government Act (1995)*, and regulation 12(1) and 12(2) of the *Local Government (Administration) Regulations 1996*.

CR CATHERINE EHRHARDT MOVED, CR ALAN RADFORD SECONDED

CARRIED BY AN ABSOLUTE MAJORITY: 7/3

FOR VOTE - Cr Barry McKenna, Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Sally Palmer, Cr Dan Bull, Cr Catherine Ehrhardt and Cr Brent Fleeton.

AGAINST VOTE - Cr Stephanie Coates, Deputy Mayor, Cr Michelle Sutherland and Cr John Rifici.

13.13 Policy Review - Deputations Policy**Officer: Acting Chief Executive Officer****EXECUTIVE SUMMARY****Application:**

For Council to review its Deputations Policy in accordance with the resolution made at the Ordinary Meeting of Council held on 15 November 2016 and the City's continuing policy review program.

Key Issues:

- Deputations provide an opportunity for members of the public to address Council on a specific issue.
- At the Ordinary Meeting of Council held on 15 November 2016 Council resolved to amend the way in which Council receives deputations.
- The current deputations policy has been amended to reflect the council resolution of the 15 November 2016.

BACKGROUND

A deputation is the ability for individuals or groups to appear before a Committee Meeting to address the Committee on a particular matter of concern to either themselves or a group of people whom they represent.

Deputations are an important part of community participation in the decision-making process of a local government and provide an opportunity for information and opinions to be presented to elected members. Deputations are undertaken in accordance with the City of Bayswater *Standing Orders Local Law 2013*.

Council has recently been trialling alternate meeting structures and as a consequence, at its Ordinary Council Meeting held on 15 November 2016, resolved the following:

- "...(d) Deputations to be held at the commencement of the meeting.*
- (e) Deputations to be open to the public, save for those persons making a deputation...."*

This change to deputations was made to allow for future deputations to be heard at the beginning of Committee Meetings and to provide deputies the opportunity to present their deputation to elected members without the possible interference of other deputies who do not support the deputation being presented.

This change caused the policy regarding deputations to require amendment. Therefore, the City's current deputations policy (**Attachment 1**) reflects both the requirements of the 15 November resolution and in alignment with the City's program of policy review.

CONSULTATION

No consultation is proposed for this matter.

ANALYSIS

Key changes to the policy are:

- removal of references to 'Special Council Meetings' and 'Briefing Sessions' to bring policy in line with the provisions of the City's Standing Orders Local Law and to bring it up to date with current practise.

- general style and wording changes throughout to promote clarity and ease of understanding.
- clarification and expansion in relation to the process of applying and presenting a deputation.

It is intended that 'in writing' will include requests made via email.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1	Council endorses changes to the Deputations Policy (Attachment 2)	Providing clear guidance to community members and staff regarding Council's preferences in relation to the circumstances in which deputations will be heard.	The current policy is inconsistent with the City's Standing Orders Local Law 2013 and provides other incorrect information in relation to current practise. No foreseeable risk is anticipated by endorsing the amendment.
2	Council does not endorse changes to the Deputations Policy.	Council may require the deletion of the deputations policy in favour of providing a 'guideline' that would allow for a less formal and more interactive and fluid approach when providing information to the community	Policies will not reflect current contemporary practice and Council's resolution at its 15 November 2016 meeting.
3	Council delete policy and require the information to be provided in the format of a 'guideline'.	Would allow for a less formal and more interactive and fluid approach when providing information to the community.	Council may not wish to be less involved in the process of determining the format of deputation presentation. Customers may need to be directed to guidelines if they are accustomed with the information being provided in policy format.

CONCLUSION

Option 1 is recommended as this will provide clear guidance to community members and officers regarding Council's preferences in relation to the circumstances in which deputations will be heard.

FINANCIAL IMPLICATIONS

There are no financial implications applicable to this report.

STRATEGIC LINK

In accordance with the City of Bayswater's Strategic Community Plan 2016-26, the following applies.

Theme: Leadership & Governance
 Aspiration: We will provide responsible governance and be recognised for operating with integrity and delivering quality services.
 Outcome L1: Accountable and good governance.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

The *Local Government Act 1995* outlines the role of Council and Councillors - Councillors participate in the decision making processes of council at both Council Meetings and Committee Meetings and Council determine the local government's policies.

The *City of Bayswater Standing Orders Local Law 2013* provides some brief guidance in relation to deputations to a committee.

VOTING REQUIREMENTS**ABSOLUTE MAJORITY REQUIRED****ATTACHMENTS**

1. Deputations Policy - recommended amendments highlighted.
2. Deputations Policy - Final Draft for adoption.

OFFICER'S RECOMMENDATION TO COUNCIL

That Council adopts the Deputations Policy as presented in **Attachment 2** to this report.

At 10:52pm, Cr Rifici withdrew from the meeting and returned at 10:54pm.

At 10:53pm, Cr Fleeton withdrew from the meeting and returned at 10:55pm.

REASON FOR CHANGE

Council changed the officer's recommendation as it was of the opinion that the community should be given more time to submit a deputation request and point three should be removed as there was no need to seek the Committee Chairperson's approval.

COUNCIL RESOLUTION

That Council adopts the Deputations Policy as presented in **Attachment 2** to this report subject to the following changes:

1. On page 370 of the agenda, point 2 under the heading 'Seeking approval' - the words '2 days' should be amended to 5 hours.
2. Point 3 under the heading 'Seeking approval' should be removed.

CR CHRIS CORNISH MOVED, CR SALLY PALMER SECONDED

CARRIED BY AN ABSOLUTE MAJORITY: 9/0

Attachment 1**CURRENT POLICY****DEPUTATIONS POLICY**

Responsible Division	Executive Services
Responsible Business Unit/s	Executive Services
Responsible Officer	Chief Executive Officer
Affected Business Unit/s	All Business Units

**PURPOSE:**

Procedures for deputations at Briefing Sessions/Committee /Special Council Meetings.

POLICY STATEMENT:

1. A deputation consisting of no more than five people is to apply to the Chief Executive Officer/Director, who will refer the request to the Mayor/Chairperson of the relevant Briefing Session / Committee / Special Council meeting.
2. All deputations require the approval of the Mayor and Chairperson of the Mayor and Chairperson.
3. The time allowed for deputations is ten (10) minutes in total, unless the Council and/or committee approve otherwise.
4. The format of the deputation will be:
 - a) A main spokesperson will present the views of the deputation.
 - b) The Council/Committee will then present questions to the deputation for their response.
5. Members of the deputation will be supplied with a copy of this policy prior to the deputation.
6. A list of names of the expected deputation should be either included in the agenda or given to the Chairperson, Members and Officers in advance of the meeting.

DEFINITIONS:

Nil.

RELATED LEGISLATION:

Nil.

RELATED DOCUMENTATION:

Nil.

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	23 April 1996
Reviewed / Modified	Date	26 February 2002
Reviewed / Modified	Date	10 March 2009
Reviewed / Modified	Date	

Attachment 2**UPDATED POLICY****DEPUTATIONS POLICY**

Responsible Division	Executive Services
Responsible Business Unit/s	Executive Services
Responsible Officer	Chief Executive Officer
Affected Business Unit/s	All Business Units

**PURPOSE:**

Procedures for deputations at Committee Meetings.

POLICY STATEMENT:**Seeking approval:**

1. A person wishing to present a deputation must apply, in writing, to the Chief Executive Officer.
2. The application must be received at least 2 days prior to the advertised date of the relevant Committee Meeting and include the following information:
 - a) A brief description of the item to which the deputation applies;
 - b) The number (maximum of 5) of intended deputies;
 - c) The names of those forming the deputation; and
 - d) The name of the spokesperson for the deputation.
3. On receipt of an application the Chief Executive Officer will seek the approval of the chairperson of the relevant Committee and inform the applicant of the outcome of that request.
4. The time allowed for deputations is 10 minutes in total, (comprising 5 minutes for the presentation and 5 minutes for the deputies to respond to questions raised by the Committee), unless the Committee approve otherwise.
5. Deputations will be held at the beginning of the Committee Meeting.

Presenting a deputation:

1. The format of the deputation will be:
 - a) Deputies will be requested to arrive 10 minutes before the Committee Meeting begins in order to establish presentation order and procedure.
 - b) A main spokesperson will present the views of the deputation.
 - c) The Committee may then present questions to the deputation for their response.

- d) The Deputies will be required to leave the Committee Meeting while other Deputations on the respective item are being heard.
2. Members of the deputation may request a copy of this policy prior to the deputation.

DEFINITIONS:

Nil.

RELATED LEGISLATION:

Local Government Act 1995
City of Bayswater Standing Orders Local Law 2013

RELATED DOCUMENTATION:

Nil.

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	23 April 1996
Reviewed / Modified	Date	26 February 2002
Reviewed / Modified	Date	10 March 2009
Reviewed / Modified	Date	06 December 2016

13.14 Standing Orders Local Law Review**Officer: Acting Chief Executive Officer****EXECUTIVE SUMMARY****Application:**

For Council to initiate the periodic review of the City's *Standing Orders Local Law 2013* in accordance with section 3.16(1) of the *Local Government Act 1995*.

Key Issues:

- Section 3.5 of the *Local Government Act 1995* confers the legislative function of local government to make local laws under the *Local Government Act 1995*.
- Section 3.16(1) of the *Local Government Act 1995*, requires that a local government review local laws within the period of eight (8) years from when the local law commenced. To initiate the review process, a resolution of Council is required.
- The purpose of the Standing Orders Local Law is to provide for the orderly conduct of the proceedings and business of the Council, and for the custody and use of the Common Seal.

BACKGROUND

Section 3.5 of the *Local Government Act 1995* confers the legislative function of local government to make local laws under the *Local Government Act 1995* in addition to the legislative power to make local laws conferred on local governments by any other written law. A local law made under this section, is inoperative to the extent that it is inconsistent with the *Local Government Act 1995* or any other written law.

Where a power to make local laws is conferred on a local government, regulations usually prescribe the permitted content of the local law, to ensure provisions are not deemed ultra vires. WALGA and some relevant State departments, produce a number of model local laws based on the permitted content. Council may then choose to include or exclude the content in the adopted local law for the district; however, the content of the local law cannot alter the provisions of the primary legislation.

Section 3.16(1) of the *Local Government Act 1995*, requires that a local government review local laws within the period of eight (8) years from when the local law commenced. To initiate the review process, a resolution of Council is required.

Section 3.16 of the *Local Government Act 1995* sets out the required procedure to conduct the review, which includes giving statewide and local public notice of the City's intention to carry out a review of the local law and public comments must be invited for a minimum period of six (6) weeks. After the last day for submissions, Council is to consider any submissions made and determine, (by absolute majority) whether or not to repeal, amend or leave the local law unchanged.

If Council resolves to amend the local law, the procedure set out in Section 3.12 of the *Local Government Act 1995* must be followed.

Outlined below is a summary of the statutory requirements under this section:

- **Council initiate process** - s3.12(2) of the *Local Government Act 1995 (the Act)* & *Regulation (3) Local Government (Functions and General) Regulations 1996* - Council to resolve to initiate the new Local Law and include in the resolution the purpose and effect of the local law.

- **State-wide Public Notice** – s3.12(3) and (3a) of the Act - The local government must give state-wide and local public notice for at least a six (6) week period, identifying where and during which hours (if appropriate) the proposed local law can be viewed.
- **Notification to the Minister** - s13.2(3b) of the Act - Send notification to the Minister as soon as the public notice is given (after advertisement appears in the paper).
- **Considering Submissions** – s3.12(4) of the Act - After the last day for submissions, Council to consider any submissions made and may make the Local Law as proposed or make amendments that are not significantly different from what was proposed (by absolute majority).
- **Gazettal Notice** – s3.12(5) of the Act - After making the Local Law, the local government is to publish it in the Gazette.
- **Giving Public Notice** – s3.12(6) of the Act - After the Local Law has been published in the Gazette, Council is to give local public notice stating the title of the Local Law; summarizing the purpose and effect of the Local Law (specifying the day on which it comes into operation); and advising that copies of the local law may be inspected or obtained.
- **Explanatory Memoranda** – s3.12(7) of the Act - After Gazettal to provide an Explanatory Memoranda to the government (WA Parliamentary Joint Standing Committee on Delegated Legislation (JSCDL).
- **Commencement of Local Laws** - s3.14 of the Act - The Local Law will come into effect the 14th day after publication.
- **Review by Government** - s3.17 of the Act - Final point on the process where the Local Law can be amended or repealed via the Parliamentary Joint Standing Committee on Delegated Legislation (JSCDL).

CONSULTATION

In accordance with section 3.16(2)(a) of the *Local Government Act 1995* the City must give statewide and local public notice of the City's intention to carry out a review of the local law and public comments must be invited for a minimum period of six (6) weeks.

ANALYSIS

At its Ordinary Meeting held on 15 November 2016 Council resolved to introduce a structure of one Ordinary Meeting of Council per month to be held on the 4th Tuesday of the month and the establishment of two new Standing Committees in accordance with sections 5.8 and 5.9 of the *Local Government Act 1995*. Committee 1: Planning and Development Services Committee, and Committee 2: Community, Technical, Finance and Corporate Services Committee. Any consequential changes arising from the changes to Council's meeting structure and associated protocols to the City's *Standing Orders Local Law 2013* are now referred to Council for review as part of the periodic review of the Standing Orders Local Law.

To commence the review of the Standing Orders Local Law, Council must initiate the process set out in section 3.16 of the *Local Government Act 1995*

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Retain the existing Standing Orders Local Law 2013 Estimated Cost: Nil.	No further costs and resources incurred.	Provisions of the local law are considered obsolete and/or outdated following changes to State legislation and changes to the Council Meeting Structure.
2.	Initiate the review of the existing Standing Orders Local Law 2013 Estimated Cost: \$1,600 for advertising.	Provisions of the local law will be up to date, and reflect current practice and legislative provisions.	Further costs and resources incurred to proceed with this option.

CONCLUSION

It is recommended that Council resolve to initiate the review process in accordance with section 3.16(1) of the *Local Government Act 1995* to ensure the local law is reviewed to reflect the changes in the Council Meeting Structure.

It is suggested that the local laws be reviewed against the current models in consultation with Council and the Community as required under the *Local Government Act 1995*.

Following the community submission period for each local law, a report will be presented to Council for consideration and to determine, (by absolute majority) whether or not to repeal, amend or leave the local law unchanged.

FINANCIAL IMPLICATIONS

The advertising component requires state and local advertising to be carried out on two (2) occasions at an estimated cost of \$1,600 per occasion, which can be met within the existing budget.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

Theme: Leadership and Governance
 Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
 Outcome L1: Accountable and good governance.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Section 3.5 of the *Local Government Act 1995* confers the legislative function of local government to make local laws under the *Local Government Act 1995*.

Section 3.16(1) of the *Local Government Act 1995*, requires that a local government review local laws within the period of eight (8) years from when the local law commenced. To initiate the review process, a resolution of Council is required.

Section 3.16(2)(a) of the *Local Government Act 1995* the City must give statewide and local public notice of the City's intention to carry out a review of the local law and public comments must be invited for a minimum period of six (6) weeks.

VOTING REQUIREMENTS***ABSOLUTE MAJORITY REQUIRED*****ATTACHMENTS**

Nil

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

That Council:

1. Approves the initiation of the review process under section 3.16 of the *Local Government Act 1995* for the City of Bayswater's *Standing Orders Local Law 2013*.
2. Approves the state-wide and local public notice of the City's intention to carry out a review of the local law and invites public submissions for a minimum period of six (6) weeks. in accordance with section 3.16(2) of the *Local Government Act 1995*.
3. Considers all public submissions received following the public notice period in relation to the review of the local law in a further report to be referred to a future Council meeting.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED BY EN BLOC RESOLUTION BY AN ABSOLUTE MAJORITY: 10/0

14. REPORTS FOR NOTING/INFORMATION**14.1 Public Question Time Responses**

Officer: Acting Chief Executive Officer

EXECUTIVE SUMMARY**Application:**

For Council to consider the responses provided to public questions asked during Public Question Time during the Ordinary Council Meetings held on 15 November 2016.

Key Issues:

- In accordance with clause 5.6(7)(b) of the City of Bayswater *Standing Orders Local Law 2013* a summary of the response to each question taken on notice will be included in the agenda for the following Council meeting.

BACKGROUND

In accordance with section 5.24(2) of the *Local Government Act 1995*, time is allocated for questions to be raised by members of the public, as follows:

- The minimum time to be allocated for the asking of and responding to questions raised by members of the public at ordinary meetings of councils and meetings referred to in regulation 5 is 15 minutes.
- Once all the questions raised by members of the public have been asked and responded to at a meeting referred to in sub regulation (1), nothing in these regulations prevents the unused part of the minimum question time period from being used for other matters.

Pursuant to regulation 7(4)(a) of the *Local Government (Administration) Regulations 1996*, questions from the public must relate to a matter affecting the local government.

In accordance with section 5.25 (1) (f) of the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996* regulation 11 (e) 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.

Where a question is taken on notice at the meeting, in accordance with clause 5.6(7)(b) of the *City of Bayswater Standing Orders Local Law 2013* a summary of the response to the question will be included in the agenda for the following Council meeting. The City is currently operating on a three-weekly meeting schedule, therefore it is anticipated that a summary of the responses will be included in the agenda for the second meeting of Council after the question has been taken.

The City will continue to provide written responses to those questions taken on notice at the meeting but will no longer include associated forms and personalised correspondence as part of Council Minute appendices. All responses to questions taken on notice will be summarised and provided to Council and the Community in a future meeting agenda in the form of a report for noting included in section 14 of the agenda.

CONSULTATION

N/A

ANALYSIS

City responses to questions raised by the public at Ordinary Council meetings held on 15 November 2016 have been summarised for Council noting (**Attachment 1**).

OPTIONS

N/A

CONCLUSION

In accordance with clause 5.6(7)(b) of the City of Bayswater Standing Orders Local Law 2013 a summary of the response to each question taken on notice is provided for Council to receive.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

Theme: Leadership and Governance
Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
Outcome B1: Accountable and good governance.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

In accordance with clause 5.6(7)(b) of the City of Bayswater Standing Orders Local Law 2013 a summary of the response to each question taken on notice will be included in the agenda for the following Council meeting.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Public Question Time Summary.

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

That Council notes the responses provided to public questions taken on notice at the Ordinary Meeting of Council held on 15 November 2016.

**CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION**

Attachment 1

Public Question Time Responses

Ordinary Council Meeting : 15 November 2016



Person	Question	Response
Michiel De Ruyter 117 Guildford Road, Maylands on behalf of the Maylands Business Association	<u>Question 1</u> In addition to my Deputation last week, I ask the following three questions: Are Councillors aware that the percent for art investment policy is widely recognised and celebrated to deliver great community benefits throughout Western Australia. The suggested change proposed this evening is contrary to the schemes undertaken by your own WA State Government and other local authorities including the Cities of Vincent, Fremantle, Perth, South Perth, Albany, Belmont, Stirling, Armadale, Victoria Park, Cockburn, Subiaco, Geraldton, Greater Geraldton, Busselton, Swan, Joondalup, the Towns of Bassendean and Cambridge, the Shires of Ashburton, Broome, Serpentine/Jarrahdale, Augusta/Margaret River to name a few. Do you believe that your management of the City's finances is deficient to all these other local authorities to the extent that you will seriously consider sacrificing the percent for art scheme to fund a responsible street tree program?	<u>Answer 1</u> At the meeting, Mr Michiel De Ruyter advised that the questions were rhetorical and he did not need a written response.
	<u>Question 2</u> Are Councillors aware that the suggested policy change does nothing towards reducing the decline of established trees?	<u>Answer 2</u> At the meeting, Mr Michiel De Ruyter advised that the questions were rhetorical and he did not need a written response.
	<u>Question 3</u> If you decide to proceed down this flawed path, are Councillors aware that the suggested policy does not guarantee any additional funds for trees unless there is a corresponding commitment to maintain funding of the current weights based tree replacement program?	<u>Answer 3</u> At the meeting, Mr Michiel Du Ruyter advised that the questions were rhetorical and he did not need a written response.
Tony Green - Bayswater City Residents Association (Inc) P.O. Box 1639 Morley WA 6943	<u>Question 1</u> Item 12.1 - Petition for resurfacing at Lindsay drive - will the Mayor be declaring an interest in this item as he lives at 32 Lindsay Drive, Noranda. There's no mention of it in the agenda, Mr Mayor?	<u>Answer 1</u> At the meeting Cr Barry McKenna, Mayor advised that he did declare an interest in this item and didn't take part in discussions last week at the Briefing Session.

Person	Question	Response
	<u>Question 2</u> Referring to Item 13.7 - Council Meeting Structure Review - Does the Mayor not realise that the Hansard procedure for tabling motions is as follows: Ask for a Mover, then a Seconder. The Mover then speaks to the motion. The Seconder is offered the opportunity to speak for the Motion. The Chair should then ask if there are any questions relevant to the motion. Once questions have been dealt with, the Chair should ask if anyone is against the motion, and if not, the Chair should declare the motion passed immediately.	<u>Answer 2</u> Hansard is used by the State Government. The City of Bayswater is a Local Government.
	<u>Question 3</u> Why does the Mayor allow Councillors to waste meeting time speaking on or about motions if they are not against these motions?	<u>Answer 3</u> All Councillors have the opportunity to vote and speak for or against the Motion.
	<u>Question 4</u> Does the Council understand that Public Question Time is meant to provide that service to the public asking the questions and those in the public arena who read them in the Minutes? Council must understand that the public will <i>not</i> be satisfied with Private Correspondence Time as a substitute.	<u>Answer 4</u> Public Question Time will be run in accordance with the City's <i>Standing Orders Local Law 2013</i>.
	<u>Question 5</u> Having failed to even provide an adequate sound system to the Public Gallery, rather than dis-empowering it even further by curtailing Public Question Time, why doesn't the Mayor take some training on how to Chair a meeting?	<u>Answer 5</u> The City has invested \$80,000 on a sound system and the City's meetings were run effectively.
Mr Greg Smith 16 Rose Ave, Bayswater WA 6053	<u>Question 1</u> Given the D'Orazio/Carter land is zoned R/17.5 R25, what were the adopted policies that the developer (D'Orazio and Carter) met to have the higher zoning approved by Council?	<u>Answer 1</u> Clause 8.5.4 of Town Planning Scheme No.24 referring to Dual Coding states the following: <i>8.5.4.1 Where an area is designated with an R-Code of R17.5/30, R17.5/25 or R20/25, development to the density and standards of the higher code shall only be permitted subject to the following:</i> <i>The property is required to be connected to reticulated sewer;</i> <i>In the opinion of the Council, the proposed development has a high degree of compliance with adopted policies of the Council, which have been endorsed by the Commission, and provide for development at the higher codes in dual coded areas;</i>

Person	Question	Response
		c) <i>The existing dwelling/s are to be of a standard equivalent to that of the proposed new dwelling/s. To achieve this, the Council may require that the existing dwelling/s be upgraded as a condition of development approval.</i> Council resolved to recommend refusal of the application to the Western Australian Planning Commission (WAPC) given the significant concerns raised in the City's assessment of the application. The WAPC approved the subdivision of the land in accordance with the Residential R17.5/25 zoning of the land.
	<u>Question 2</u> Did the Council advertise the proposed subdivision as per the requirements of the Town Planning Scheme?	<u>Answer 2</u> The application was not advertised given the matter was to be recommended for refusal. Notwithstanding, Council at its Ordinary Meeting held 25 November 2008 resolved inter alia, that proposals meeting the criteria of the Higher R25 Code in areas dual coded Residential R17.5/25 and R20/25 no longer require public advertising as detailed in Clause 8.5.4.3 of Town Planning Scheme No. 24.
	<u>Question 3</u> Did the Council dismiss the requirements to advertise as per the Town Planning Scheme?	<u>Answer 3</u> For the reasons outlined above, the application was not advertised.
Debra Bowie 122 King William Street, Bayswater WA 6053	<u>Question 1</u> Is the Mayor, Councillors or Council staff aware that the Fire Plan for the D'Orazio development identifies one of the emergency exits as going through the gated community which is positioned in Halliday Street?	<u>Answer 2</u> It is acknowledged that in section 2.8 Access of the <i>Bushfire Hazard Level Assessment</i> notes that: <i>"Current access to the subject land is provided via two access points located to the north and south-west. The proposed development ensures that there will be 2 routes (via Bellevue St and Halliday St) that can be used in the event of a bushfire."</i>
	<u>Question 2</u> Has the Mayor, Councillors or Council staff read the agreement between from the Carter/D'Orazio families relating to the land that has been set aside for the cul-de-sac /hammerheads.	<u>Answer 2</u> The City has not been privy to this agreement.

Mary Van Wees 62 Murray Street Bayswater 6053	<u>Question 1</u> Can you update the Houses in Wetlands Group on the progress of the Metropolitan Region Scheme Amendment to reclassify Carter's wetland and other Riverside Gardens sites from urban to parks and recreation and has the City spoken to Eric Lumsden about fast-tracking the amendment so that the Metropolitan Scheme Improvement Tax money can be used for this purchase?	<u>Answer 1</u> The City met with the Chairman of the Western Australian Planning Commission, Mr Eric Lumsden on 27 October 2016 to convey the importance of Lot 14, 128 King William Street, Eric Singleton Bird Sanctuary and Riverside Gardens being reserved "Parks and Recreations" under the Metropolitan Region Scheme. This was followed up with a letter and detailed justification to the same effect to the Chairman and the Director General of the Department of Planning on 3 November 2016.
Jacqui Kelly 23 Hill St Bayswater 6053	<u>Question 1</u> Carter's wetland and the D'Orazio subdivision - in its letter to the WAPC dated 2 March the City of Bayswater stated the City is currently requesting the Department of Parks and Wildlife to consider reviewing the existing classification of the wetland to resource enhancement to reflect the post-restoration amenity and environmental values now demonstrated at the wetlands but this wasn't recorded on the WAPC checklist and in that same letter there's no mention of Carter's wetland at all or the wetland values of the wetland on Carter's land. Why wasn't it noted and this would have initiated WAPC to look into it further. Council in this was did not protect Carter's wetland and its duty to properly inform WAPC of the status of the Eric Singleton Bird Sanctuary neighbouring land and the impact that had on the Carter's block and the buffer that was requested for the Eric Singleton Bird Sanctuary should have been asked for Carter's land so I'm asking why wasn't Carter's wetland noted in the letter.	<u>Answer 1</u> The City included commentary around the Eric Singleton Bird Sanctuary and the classification of the Carter's land in its formal referral response dated 2 March 2016 to the Western Australian Planning Commission (WAPC) however this was for the purpose of context only. I note that the WAPC refer subdivision applications to a number of referral agencies, the City being but one referral agency and the Department of Parks and Wildlife another. Accordingly, it is considered that your question is best directed to the WAPC for its comment. The recommendation of the City officers and Council was to not support the proposed subdivision.
	<u>Question 2</u> We became aware that there was no environmental assessment on Carter's block at all, the 360 Environmental Report dated 9 July 2015? Was the City aware that there was no environmental report on Carter's wetland and does it intend to report the clearing of 50 trees to the Department of Environmental Regulation under part 5 of the <i>Environmental Protection Act</i> - clearing vegetation without a formal assessment.	<u>Answer 2</u> The City was aware that there was no environmental assessment on the Carters block. The issue of tree clearing was referred to the Department of Environment Regulation (DER).

	<u>Question 3</u> The third question is about the contamination. Greg D'Orazio, one of the owners, has claimed that in the 1990s Council dumped waste was on the D'Orazio site, Lot 6-10 so during superficial assessment of the site on 11 October 2016 asbestos was found and now Council has referred it to DER. Why has it taken 4 months for asbestos warning signs to go up and did the City have on file the 2010 report and did they pass it on the WAPC as part of the assessment development application?	The Department of Environment Regulation (DER), on 11 October 2016, classified the site as 'possibly contaminated – investigation required' as this site appears to have received fill of unknown origin and composition. This classification requires further investigations to be undertaken, to determine the nature and extent of fill materials at the site and whether the site is contaminated. The City's Officers have noted that asbestos warning signs are on the front gates to the property. These signs were not erected by the City.
Dan West 46 Kenilworth Street, Maylands 6051	<u>Question 1</u> Does the City of Bayswater have a sustainability strategy?	<u>Answer 1 & 2</u> The City's Strategic Community Plan 2016-2026 is the principal planning and strategic document that guides the delivery of the City's services to the community over a ten year period. This Plan is currently being reviewed and the City encourages you to get involved in helping the City of Bayswater plan for the next 10 years. Please complete the survey on the City's website www.bayswater.wa.gov.au In reference to your question, the key area 'our natural environment' describes the natural area and sustainability objectives developed by our community. The document guides the development of the City's Corporate Business Plan, Long Term Financial Plan, Asset Management Plan and Workforce Plan. The Corporate Business Plan is more specific and defines how the City will achieve the strategies highlighted in the Strategic Community Plan. This document is further supported by the City of Bayswater 'Local Environmental Strategy' (LES). The LES expires in 2017 and the City is currently undertaking a review of the document to guide the development of a new LES for the years 2017-2020. The City's 'Local Environmental Strategy' can be found at http://www.bayswater.wa.gov.au/environment.
	<u>Question 2</u> Is there an overarching strategy that will pull all of those components together?	
	<u>Question 3</u> Does the City have a target or an approach to reduce both its carbon footprint and the carbon footprint of its constituents?	

Harry Bouzidis 21 Parkinson St Noranda	<u>Question 1</u> Can you please provide an update on what's happening with the Galleria application for increases number of kiosks.	<u>Answer 1</u> The City has further requested clarification from the applicant regarding certain aspects of the kiosk egress assessment report submitted by Arup Pty Ltd which were queried at the Councillor Briefing Session held on 18 October 2016. The applicant has been reminded of their obligation to provide the information in a timely manner and the application will be reported to Council again once the information is received.
Mr Lee Unit 2, 37 Kennedy St, Maylands 6051	<u>Question 1</u> Read an article in the community newspaper concerning the two lakes and I have your auditing which I felt was a load of rubbish. They're going to use a lot of chemical by the look of it. Design of the lake is also wrong. Got to manually remove the algae and also the blue dragon - what he would do would be much cheaper and much better and remove all the slush. When are you going to fix it up?	<u>Answer 1</u> In response to your question I would encourage you to view the complete management report and consultants recommendations which are located online at http://www.bayswater.wa.gov.au/environment/bungana-brearley-and-brickworks. This document gives a detailed review of the drivers of poor water quality in the lakes and recommendations for potential management options. The options do not include the use of chemicals. Your reference to the use of chemicals may be in the recommendation to use phoslock which is a clay material which was developed by a Western Australian university and has been successfully used on the Swan River and other surrounding wetlands. In reference to your suggestion to manually removal the algae, the report does include an option to, in the short term, manually remove algae and debris from the lake corners. In consideration of this matter at the Ordinary Meeting of Council held on the 15 November 2016, Council resolved: <i>"That Council:</i> 1. <i>Receives the Lake Bungana, Lake Brearley and Brickworks Management Options Report.</i> 2. <i>Adopts Option 3 to meet with the Friends of Maylands Lakes to develop a way forward for the project.</i> 3. <i>Writes to the State and Federal Planning and Environment Ministers requesting financial support to implement the project."</i>
Tony Green - Bayswater City Residents Association (Inc) P.O. Box 1639 Morley 6943	<u>Question 1</u> Is it City of Bayswater policy to allow poison pen letters to be posted out to ratepayers in City of Bayswater, prepaid envelopes, like the one I recently received? If so, does this mean that the City endorses the content of these letters?	<u>Answer 1</u> No, the City did not write this letter and does not endorse the contents.

	<u>Question 2</u> Have the New Direction policies and procedural plans been developed yet, and if not when will they be available for public viewing?	<u>Answer 2</u> The City is in the engagement phase for the major review of the Community Strategic Plan. Residents are encouraged to provide their feedback to inform these plans for the future.
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14.2 Council Ratification of Planning Determinations Under Delegated Authority - October 2016

Officer: Director Planning and Development Services

CR BRENT FLEETON DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Brent Fleeton declared an impartial interest in this item as one of the applicants is known to him. Cr Fleeton remained in the room during voting on this item.

EXECUTIVE SUMMARY**APPLICATION**

To receive a summary of development applications determined for the period of 1 November 2016 to 30 November 2016.

BACKGROUND

Not applicable.

CONSULTATION

Not applicable.

ANALYSIS

The development applications contained in **Attachment 1** have been determined in accordance with the Residential Design Codes and the City's town planning schemes, policies and Delegated Authority Register.

OPTIONS

Not applicable.

CONCLUSION

Not applicable.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1: Streetscapes which allow for community interaction in an urban environment.
Outcome B3: High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme Nos. 23 and 24;
- City of Bayswater local planning policies; and
- State Planning Policy 3.1 - Residential Design Codes.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Council Ratification of Planning Determinations Under Delegated Authority - 1 November 2016 - 30 November 2016.

At 10:55pm Cr Fleeton returned to the meeting.

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

That Council receives the planning determinations issued for the period 1 November 2016 to 30 November 2016 by the City's Director Planning and Development Services and Manager Planning Services in accordance with the City's Delegated Authority Register, Town Planning Scheme Nos. 23 and 24 and policies, and Residential Design Codes, as contained in Attachment 1.

CR CHRIS CORNISH MOVED, CR SALLY PALMER SECONDED

CARRIED UNANIMOUSLY

Attachment 1

APPLICANT / PROPERTY	PROPOSAL	DATE / COMMENT
Erica S Morrissey Strata Lot 2, 30A Sudlow Street EMBLETON WA 6062	Single Storey Grouped Dwelling	12/10/2016 Approved
Suanne P Giles Strata Lot 3, 17B Hudson Street BAYSWATER WA 6053	Single Storey Grouped Dwelling	25/10/2016 Approved
Hettiarachchige D N Weerakoon & Ebetota A W P K Atukorale Strata Lot 1, 81 Garratt Road BAYSWATER WA 6053	Single Storey Single House	31/10/2016 Approved
William A Potts Lot 564, 107 Guildford Road MAYLANDS WA 6051	Change of Use to Automotive and Marine Sales	02/11/2016 Approved
Craig R G Wickramasinghe Strata Lot 2, 22A Cameron Street EMBLETON WA 6062	Single Storey Grouped Dwelling	02/11/2016 Approved
Stephen M Humphries & Ashley K Frew Strata Lot 1, 5 Timms Place MORLEY WA 6062	Patio to Grouped Dwelling	02/11/2016 Approved
Felice Perdichizzi & Joyce Perdichizzi Lot 41, 6 Aliffe Street MORLEY WA 6062	Single Storey Single House	02/11/2016 Approved
Giovanni Lupo Strata Lot 2, 13A Tonbridge Way MORLEY WA 6062	Two Storey Grouped Dwelling	02/11/2016 Approved
Christopher Fernandes Lot 684, 126 Drake Street EMBLETON WA 6062	Carport to Grouped Dwelling	02/11/2016 Approved
Christopher L Reimer & Megan A Bastian Strata Lot 2, 27A Foyle Road BAYSWATER WA 6053	Single Storey Single House	02/11/2016 Approved
Anka Rakic & Radovan Rakic Lot 76, 17-21 Mcgilvray Avenue MORLEY WA 6062	Signage to Shop	02/11/2016 Approved
Aveline R Adams & Brett S Adams Strata Lot 2, 61A Milne Street BAYSWATER WA 6053	Single Storey Grouped Dwelling	03/11/2016 Approved
Con & Helen Lampropoulos & George & Faye Grigoriou Lot 31, 263-265 Walter Road West MORLEY WA 6062	Change of Use to Restaurant and Alfresco Addition	03/11/2016 Approved
Natasha R Oliveri & Vincent Oliveri Strata Lot 3, 3/3 Law Street MORLEY WA 6062	Outbuilding to Grouped Dwelling	03/11/2016 Approved
Robert N McNeil & Debra A McNeil Lot 2, 47 Grafton Road BAYSWATER WA 6053	Alterations and Single Storey Additions to Single House	03/11/2016 Approved

Allsite Services WA Pty Ltd Lot 448, 33 Durham Road BAYSWATER WA 6053	Warehouse	03/11/2016 Approved
John Majorek & Cvita Majorek Lot 98, 232 Railway Parade BAYSWATER WA 6053	Street Wall to Grouped Dwelling	03/11/2016 Approved
William J White & Maria A White Lot 6, 101 York Street BEDFORD WA 6052	Outbuilding to Single House	03/11/2016 Approved
Scott A Rumbold & Danielle Rumbold Lot 1, 57 Rosebery Street BEDFORD WA 6052	Alterations and Single Storey Additions to Single House	04/11/2016 Approved
Arsenio M Manlangit & Lenie M Manlangit Strata Lot 1, 1 Sinclair Place MORLEY WA 6062	Single Storey Single House	07/11/2016 Approved
Nicola J Staveley Strata Lot 1, 42 Winifred Road BAYSWATER WA 6053	Store Room to Grouped Dwelling	07/11/2016 Approved
Gwyneth J Walshe Strata Lot 1, 540A Morley Drive MORLEY WA 6062	Patio to Grouped Dwelling	07/11/2016 Approved
Lot 109, 120 Caledonian Avenue MAYLANDS WA 6051	Patio to Single House	07/11/2016 Approved
Cheryl A Duce & Phillip W Duce Lot 81, 23 Rosebery Street BAYSWATER WA 6053	Carport to Single House	07/11/2016 Approved
Jeffery G S Goodall Lot 23, 5 Marlborough Street MAYLANDS WA 6051	Outbuilding to Single House	07/11/2016 Approved
Robert P Anthonappa Strata Lot 2, 8A Morrison Street MAYLANDS WA 6051	Two Storey Grouped Dwelling	07/11/2016 Approved
John C Newbury Lot 13, 14 Thirlmere Road MOUNT LAWLEY WA 6050	Carport to Single House	07/11/2016 Approved
Robert F Te Kiri & Rebecca S K Flavell Strata Lot 2, 10A Hannans Street MORLEY WA 6062	Patio to Grouped Dwelling	08/11/2016 Approved
Nickolas R Jury & Jemma L Jury Strata Lot 1, 3 May Street BAYSWATER WA 6053	Alterations and Single Storey Additions Including Carport to Single House	08/11/2016 Approved
Shayne M Hammond & Bindy M Hammond Lot 20, 37 Ferguson Street MAYLANDS WA 6051	Garage and Ancillary Accommodation to Single House	08/11/2016 Approved
Edward M Jones & Wanassanan Jones Lot 18, 7 Warnes Street MAYLANDS WA 6051	Carport and Front Fence to Single House	09/11/2016 Approved
Thelma J Stuart Lot 22, 35 Weld Square West MORLEY WA 6062	Outbuilding to Single House	09/11/2016 Approved

Wladyslaw Pidhirnyj Lot 184, 35 Kirkpatrick Crescent NORANDA WA 6062	Carport and Storeroom to Single House	11/11/2016 Approved
Darryn A McPherson & Lisa M McDowell Lot 333, 6 Sopwith Elbow MAYLANDS WA 6051	Patio to Single House	11/11/2016 Approved
Paul C P James & Shona Stewart Lot 201, 26A Henrietta Street BAYSWATER WA 6053	Single Storey Single House	11/11/2016 Approved
Jadewin Nominees Pty Ltd Strata Lot 7, 7/29 Rudloc Road MORLEY WA 6062	Change of Use to Local Shop	15/11/2016 Approved
Sacha J Thomasz & Jared B Thomasz Strata Lot 2, 20 Wills Street BAYSWATER WA 6053	Proposed Two Storey Grouped Dwelling	15/11/2016 Approved
William E Norman Lot 163, 96 Crimea Street MORLEY WA 6062	Carport and Storeroom to Single House	15/11/2016 Approved
Helena Raper & Michael Raper Lot 561, 142 Benara Road NORANDA WA 6062	Single Storey Single House	15/11/2016 Approved
Barbarich Holdings Pty Ltd Lot 657, 22 Mallion Street EMBLETON WA 6062	Two Single Storey Grouped Dwellings	16/11/2016 Approved
Lesley E Shore & Jeffrey A Shore Lot 763, 20 Seacom Court MORLEY WA 6062	Alterations and Single Storey Additions to Single House	18/11/2016 Approved
Gail L Berman Lot 701, 45 Callaghan Way NORANDA WA 6062	Street Fence to Grouped Dwelling	18/11/2016 Approved
Clifford F Fairman & Crissilda M Fairman Lot 849, 12 Elettra Close MORLEY WA 6062	Patio to Single House	18/11/2016 Approved
Simon R Falcone Lot 30, 12 Robyn Street MORLEY WA 6062	Carport, Patio, Shed and Fence to Single House	18/11/2016 Approved
BRN Developments Pty Ltd Lot 272, 149 Drummond Street BEDFORD WA 6052	Two Single Storey Grouped Dwellings	21/11/2016 Approved
Elena Efimova & Alexander Efimov Strata Lot 2, 81A Garratt Road BAYSWATER WA 6053	Single Storey Single House	22/11/2016 Approved
Noel A Ryan & Katherine J Ryan Lot 801, 21B Grosvenor Road BAYSWATER WA 6053	Two Storey Single House	22/11/2016 Approved
Biao Chen & Yicaimei Lin Lot 101, 47 Tolworth Way EMBLETON WA 6062	Alterations and Single Storey Additions to Single House	22/11/2016 Approved
Altin Abeli & Pranvera Mestani-Abeli Lot 30, 30 Robinson Road MORLEY WA 6062	Single Storey Single House	22/11/2016 Approved

City of Bayswater Lot 25, 21 Raymond Avenue BAYSWATER WA 6053	Dust Extractor Addition to Public Purposes (Men's Shed)	22/11/2016 Approved
Phillip E Filing & Natalie J Vella & Maria Bosnar & Vladimir Bosnar. Lot 18, 127 Grand Promenade BEDFORD WA 6052	Single Storey Single House	23/11/2016 Approved
Daundasekara M K B Deegala & Shyama P Deegala Strata Lot 2, 35A Wolseley Road MORLEY WA 6062	Single Storey Grouped Dwelling	23/11/2016 Approved
Sayed A Hashimi & Golalai Hashimi Lot 110, 19 Millerick Way NORANDA WA 6062	Patio to Single House	23/11/2016 Approved
Sandra J Vinciullo Strata Lot 3, 3/28 Beechboro Road South BAYSWATER WA 6053	Patio to Grouped Dwelling	23/11/2016 Approved
Sayed A Hashimi & Golalai Hashimi Lot 110, 19 Millerick Way NORANDA WA 6062	Decking to Single House	23/11/2016 Approved
Sue J Arazi Lot 337, 11 Tourer Court MAYLANDS WA 6051	Fence to Single House	23/11/2016 Approved
Lina D D'Alonzo Lot 863, 45 Bottlebrush Drive MORLEY WA 6062	Two Single Storey Grouped Dwellings	24/11/2016 Approved
Gavin W Ingram Strata Lot 1, 1/5 Goongarrie Street BAYSWATER WA 6053	Street Fence Addition to Warehouse-	24/11/2016 Approved
Siby Paul & Anju Issac Strata Lot 2, 16A Rokebury Way MORLEY WA 6062	Single Storey Grouped Dwelling	24/11/2016 Approved
David I Brest & Zoe L Brest Lot 1, 10 Hollitt Place NORANDA WA 6062	Carport	25/11/2016 Approved
Chelsea V Rice & Timothy D Galbraith Strata Lot 2, 2/54 Drake Street BAYSWATER WA 6053	Single Storey Grouped Dwelling	25/11/2016 Approved
Elan Avichzer & Michelle A Avichzer Lot 109, 29 Robann Way MORLEY WA 6062	Home Occupation- Kinesiology	25/11/2016 Approved
Jeffrey I Graves & Gaye R Graves Strata Lot 1, 52 Wyatt Road BAYSWATER WA 6053	Single Storey Grouped Dwelling	25/11/2016 Approved
Maria T Eastwick & William T Wiltshire Lot 5, 410 Guildford Road BAYSWATER WA 6053	Alterations and Single Storey Additions to Single House	28/11/2016 Approved
City Of Bayswater Lot 910, Carramar Village 23A Redgum Way MORLEY WA 6062	Alterations and Single Storey Additions to Aged and Dependent Persons Dwellings	28/11/2016 Approved

Tamara Van Elburg & Paul D Downie Lot 110, 111 Seventh Avenue MAYLANDS WA 6051	Additions to Single Storey Alterations to Single House	29/11/2016 Approved
Cheryl J Pavlenko & Bogdan Pavlenko Lot 678, 116 The Strand BEDFORD WA 6052	Two Storey Single House	30/11/2016 Approved

14.3 Subdivisions and Amalgamations Under Delegated Authority - December 2016**Officer: Director Planning and Development Services****EXECUTIVE SUMMARY**

To receive a summary of subdivision and amalgamation applications assessed for the period 1 November 2016 to 30 November 2016.

BACKGROUND

Not applicable.

CONSULTATION

Not applicable.

ANALYSIS

The subdivision and amalgamation applications contained in **Attachment 1** have been assessed in accordance with the provisions of the City's town planning schemes and policies, and a recommendation returned to the Western Australian Planning Commission.

OPTIONS

Not applicable.

CONCLUSION

Not applicable.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1: Streetscapes which allow for community interaction in an urban environment.
Outcome B3: High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- City of Bayswater Town Planning Scheme No. 23 and 24;
- City of Bayswater local planning policies; and
- State Planning Policy 3.1 - Residential Design Codes.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Delegated Authority Subdivisions - 1 November 2016 - 30 November 2016.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council receives the subdivision and amalgamation applications for which comment has been provided to the Western Australian Planning Commission for the period 1 November 2016 to 30 November 2016, as contained in Attachment 1.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

Attachment 1

APPLICANT / PROPERTY	PROPOSAL	DATE / COMMENT
Daniela Gugliotta Lot 12 , 63 Napier Road MORLEY WA 6062	Two Lot Survey-Strata Subdivision	01/11/2016 Supported
Wayne R Taylor Lot 7 , 6 Mcgann Street BAYSWATER WA 6053	Two Lot Freehold Subdivision	01/11/2016 Supported
Rachel F Tachos & Philotas Tachos & Mark S Van Brakel Lot 28 , 96 Rosebery Street BEDFORD WA 6052	Two Lot Freehold Subdivision	01/11/2016 Supported
Carl A Grigg Lot 6 , 14 Ludlands Street MORLEY WA 6062	Two Lot Survey-Strata Subdivision	01/11/2016 Supported
Oneten Investments Pty Ltd Lot 17 , 17 Stuart Street MAYLANDS WA 6051	Three Lot Survey Strata Subdivision	07/11/2016 Not Supported
Helena Raper & Michael Raper Lot 561 , 142 Benara Road NORANDA WA 6062	Two Lot Survey Strata Subdivision	09/11/2016 Supported
Jane Lau & Que H Lau Lot 303 , 210 Grand Promenade BEDFORD WA 6052	Two Lot Freehold Subdivision	16/11/2016 Supported
Ejek Pty Ltd Lot 2 , 107 Benara Road NORANDA WA 6062	Three Lot Freehold Subdivision	17/11/2016 Supported
Irena M Buccilli Lot 643 , 37 Foyle Road BAYSWATER WA 6053	Two Lot Survey Strata Subdivision	17/11/2016 Supported
San Myint & Thaingi Moe Lot 45 , 51 Lawrence Street BAYSWATER WA 6053	Two Lot Survey Strata Subdivision	18/11/2016 Supported
Misha White Lot 13 , 49 Hamilton Street BAYSWATER WA 6053	Two Lot Freehold Subdivision	18/11/2016 Supported
Mario V Rossi & Celine Rossi Lot 431 , 4 Mcgrath Place NORANDA WA 6062	Two Lot Survey Strata Subdivision	23/11/2016 Supported
Jamie L Sewell & Alison B Sewell Lot 937 , 57 River Road BAYSWATER WA 6053	Three Lot Freehold Subdivision	25/11/2016 Supported
Peter D Hall Lot 17 , 56 River Road BAYSWATER WA 6053	Three Lot Survey-Strata Subdivision	25/11/2016 Supported
Gayle L Hooper-Reed Lot 14 , 25 Winifred Road BAYSWATER WA 6053	Two Lot Freehold Subdivision	25/11/2016 Supported
Simon R Falcone Lot 30 , 12 Robyn Street MORLEY WA 6062	Two Lot Survey-Strata Subdivision	25/11/2016 Supported

Pao-Yu Chou Lot 101 , 33 Beechboro Road South BAYSWATER WA 6053	Built Strata Application for 30 Lots - Form 24	25/11/2016 Supported
Peter J Crugnale Lot 77 , 13 Tillingdon Way MORLEY WA 6062	Two Lot Survey Strata Subdivision	30/11/2016 Supported

14.4 Building Permits Issued Under City's Policy for Single Residential Development - December 2016**Officer: Director Planning and Development Services****EXECUTIVE SUMMARY****Application:**

To receive a summary of building permits issued for single residential development involving a variation to setbacks and other policy requirements, for the period 1 November 2016 to 30 November 2016.

BACKGROUND

Not applicable.

CONSULTATION

Not applicable.

ANALYSIS

The building applications contained in **Attachment 1** for single residential development involving variations to setbacks and other policy requirements have been approved, in accordance with the City's Delegated Authority Register and policies, Residential Design Codes and Building Codes of Australia.

OPTIONS

Not applicable.

CONCLUSION

Not applicable.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Our Built Environment
Aspiration: We have a well-connected mix of business, residential and community areas, which are high quality and support our thriving community.
Outcome B1: Streetscapes which allow for community interaction in an urban environment.
Outcome B3: High quality built form.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

- *Building Act 2011;*
- *Building Regulations 2012;*
- *Building Code of Australia (BCA);*
- City of Bayswater local planning policies, including TP-P2.7 - Retaining Wall Setbacks - R-Codes Performance Criteria; and
- State Planning Policy 3.1 Residential Design Codes.

VOTING REQUIREMENTS

Simple Majority required.

ATTACHMENTS

1. Building permits for single residential development involving a variation to setbacks and other policy requirements under delegated authority for 1 November 2016 to 30 November 2016.

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

That Council receives the building permits issued for the period 1 November 2016 to 30 November 2016 by the City's Building Services Section for single residential development involving a variation to setbacks and other policy requirements, in accordance with the City's Delegated Authority Register and policies, Residential Design Codes, and Building Code of Australia, as contained in Attachment 1.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

Attachment 1

APPLICANT / PROPERTY	PROPOSAL	DATE/COMMENT
Ann C Ballantyne Strata Lot 2 , 15B Ellesmere Road MOUNT LAWLEY WA 6050	Retaining Wall to Single Storey Dwelling	15/11/2016 Approved
Janette J Medcalf Strata Lot 1 , 8 Nanhob Street BAYSWATER WA 6053	Patio to Single Storey Dwelling	22/11/2016 Approved

15. MANAGEMENT/ADVISORY COMMITTEES**15.1 Audit and Risk Management Committee - 8 November 2016****15.1.1 Draft Annual Financial Statements for the Period Ended 30 June 2016**

Officer: Acting Director of Finance and Corporate Services

EXECUTIVE SUMMARY**Application:**

For the Audit and Risk Management Committee to endorse to Council the Draft General Purpose Financial Statements and to receive the City of Bayswater Audit Findings Report for the period ended 30 June 2016.

Key Issues:

- This report presents the Draft General Purpose Financial Statements for the period ended 30 June 2016 and City of Bayswater Audit Findings Report in respect to the financial statements, and it is suggested that after review and discussion with the City's auditor, the Committee recommends acceptance to Council.
- The overall financial position of the City of Bayswater remains sound for the year ended 30 June 2016.

BACKGROUND

The *Local Government Act 1995* (the Act) requires the City to prepare an annual report for each financial year. Section 5.54 of the Act requires that the annual report (which includes the financial report for the year) be accepted by the local government no later than 31 December for the previous financial year.

The Council is required to accept the full annual financial statements as per section 6.4(2) of the Act.

Due to changes made to the Constitution of the Bayswater Child Care Association Incorporated, Council is no longer required to consolidate the financial position of the Association as part of its General Purpose Financial Statements. All consolidation references have been eliminated with assets and liabilities of the Association being removed from the financial Statements.

The City of Bayswater (Council) includes the City of Bayswater Aged Persons Homes. Unlike previous years where a separate financial statement has been audited, the financial position of the Aged Persons Homes is now included under Note 34 - Segment Reporting in the City of Bayswater Draft General Purpose Financial Statements.

CONSULTATION

Grant Thornton, the City's external auditor, has been invited to attend the Audit and Risk Management Committee to discuss the City of Bayswater Audit Findings Report.

Provision has been made in the 2016/2017 Budget for an additional 'one off' audit expense to cover costs associated with the transition of the audit from the City's previous auditor, Macri and Partners, to Grant Thornton. This will ensure that the City receives an unqualified audit report.

ANALYSIS

1. Current Ratio or Liquidity: 1.55:1 (Target > 1).

This ratio measures the ability of Council to meet its liabilities (obligations) as they fall due. A ratio greater than 100% indicates that Council has more assets than liabilities.

2. Operating Surplus Ratio - The City's ability to cover daily operational expenses and have revenue available for capital works: -3.72% (Target > 1%).
Note: This ratio has been impacted by the write-back of the City's value for Crown land held under management order and a reduction in the value of Parks and Gardens infrastructure.
3. Asset Sustainability Ratio - Indicates whether the City is renewing or replacing assets at the same rate as they are wearing out: 130.72% (Target 90-110%).
4. Asset Renewal Funding Ratio - The ability of the City to fund its projected asset renewal/replacement programmes: 84.30% (Target 75-95%).
5. Reserve funds have increased from \$40,934,158 to \$42,200,344.
6. Total Equity for the City has increased from \$749,920,428 to \$753,689,115.

OPTIONS

Not applicable.

CONCLUSION

The 2015-16 annual financial statements have been completed and will be included in the City of Bayswater Annual Report 2015-16 and accessible on the City's website.

FINANCIAL IMPLICATIONS

The operating financial result for the 2015/2016 year is not expected to have any impact in the delivery of the 2016/2017 Budget operational and capital requirements.

STRATEGIC LINK

In accordance with the City of Bayswater's Strategic Community Plan 2016-26, the following applies:

Theme: Leadership and Governance

Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.

Outcome L1: Accountable and good governance.

Outcome L2: Prudent management of financial resources.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

The annual financial statements have been prepared in accordance with all relevant statutory requirements and accounting standards.

Regulation 51(2) of the Local Government (Financial Management) Regulations 1996 requires that a copy of the 2015-16 annual financial report be submitted to the Department of Local Government and Communities within 30 days of receipt by the Chief Executive Officer of the auditor's report on that financial report.

VOTING REQUIREMENTS

ABSOLUTE MAJORITY REQUIRED

ATTACHMENTS

1. Draft General Purpose Financial Statements - City of Bayswater (Consolidated)
2. City of Bayswater Audit Completion Report

COUNCIL RESOLUTION**(MANAGEMENT COMMITTEE/OFFICER'S RECOMMENDATION)**

That Council:

1. Accepts the City of Bayswater Draft General Purpose Financial Statements for the year ended 30 June 2016 (Attachment 1).
2. Accepts the City of Bayswater Audit Findings Report for the year ended 30 June 2016 forming Attachment 2 of this report.
3. In accordance with regulation 51(2) of the Local Government (Financial Management) Regulations 1996, submits a copy of the 2015-16 Annual Financial Report to the Department of Local Government and Communities, within 30 days of receipt by the Chief Executive Officer of the auditor's report on that financial report.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED BY EN BLOC RESOLUTION BY AN ABSOLUTE MAJORITY: 10/0

Attachment 1



City of Bayswater

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2016

A Quality Lifestyle in a Sustainable Environment



City of Bayswater

Financial Statements 2016

City of Bayswater

General Purpose Financial Statements
for the year ended 30 June 2016

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Overview

- (i) These financial statements are General Purpose Financial Statements and cover the consolidated operations for City of Bayswater.
- (ii) All figures presented in these financial statements are presented in Australian Currency.
- (iii) These financial statements were authorised for issue by the Council on dd/mm/yy.
Council has the power to amend and reissue the financial statements.

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City of Bayswater

General Purpose Financial Statements for the year ended 30 June 2016

Understanding Council's Financial Statements

Introduction

Each year, individual Local Governments across Western Australia are required to present a set of audited Financial Statements to their Council and Community in accordance with the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

About the Certification of Financial Statements

The Financial Statements must be certified by the Chief Executive Officer as (i) presenting fairly the Council's financial results for the year and complying with (ii) Australian Accounting Standards and the *Local Government Act 1995*.

What you will find in the Statements

The Financial Statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2016.

The format of the Financial Statements is standard across all Western Australian Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and the requirements as set down in the Western Australian Local Government Accounting Manual.

The Financial Statements incorporate 6 "primary" financial statements:

1. A Statement of Comprehensive Income - (by Nature or Type)

A summary of Council's financial performance for the year, listing all income & expenses by their "nature or type". This allows users of the financial statements to identify a break up of operating revenues and expenses for the year.

2. A Statement of Comprehensive Income - (by Program)

A summary of Council's financial performance for the year, listing all income & expenses by "program". This allows users of the financial statements to identify the cost relating to each Council Program and whether or not these costs were recovered from Program revenues.

3. A Statement of Financial Position

A 30 June snapshot of Council's financial position listing its assets & liabilities.

4. A Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

5. A Statement of Cash Flows

Indicates where Council's cash came from and where it was spent across operating, investing & financing activities.

6. A Rate Setting Statement

A Statement showing the amount of rates budgeted to be raised during the year to fund the Council's proposed Programs (and any budget surplus/deficit from prior years).

About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the 6 Primary Financial Statements.

About the Auditor's Reports

Council's Financial Statements are required to be audited by external accountants (that generally specialise in Local Government).

In Western Australia, the Auditor provides an audit report that provides an opinion on whether the Financial Statements present fairly the Council's financial performance and position.

Who uses the Financial Statements?

The Financial Statements are publicly available documents and are used by (but not limited to) Councillors, Residents and Ratepayers, Employees, Suppliers, Contractors, Customers, the Department of Local Government, and Financiers including Banks and other Financial Institutions.

Under the *Local Government Act 1995* the Financial Statements must be made available at the office of the Council.

Financial Statements 2016

City of Bayswater

General Purpose Financial Statements
for the year ended 30 June 2016*Local Government Act 1995**Local Government (Financial Management) Regulations 1996*

Statement by Chief Executive Officer

The attached financial report of the City of Bayswater being the annual financial report and supporting notes and other information for the financial year ended 30 June 2016 are in my opinion properly drawn up to present fairly the financial position of the City of Bayswater at 30 June 2016 and the results of the operations for the financial year then ended in accordance with the *Australian Accounting Standards* and comply with the provisions of the *Local Government Act 1995* and the regulations under that Act.

Signed on the _____ day of _____ 2016

CHIEF EXECUTIVE OFFICER

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Financial Statements 2016

City of Bayswater

Statement of Comprehensive Income (by Nature or Type)
for the year ended 30 June 2016

\$	Notes	2016 Actual	2016 Budget	2015 Actual
Revenue				
Rates	24(a)	39,545,895	39,398,696	37,737,017
Operating Grants, Subsidies & Contributions	28	14,440,462	13,357,973	14,960,224
Fees & Charges	27	20,848,009	20,465,384	20,493,548
Interest Earnings	2(a)	2,599,587	2,424,778	2,697,473
Other Revenue		707,029	548,350	509,149
		<u>78,140,983</u>	<u>76,195,181</u>	<u>76,397,411</u>
Expenses				
Employee Costs	31	(30,514,431)	(31,458,667)	(29,623,362)
Materials & Contracts		(29,528,037)	(28,282,665)	(28,746,520)
Utilities		(3,602,397)	(3,666,554)	(3,490,418)
Depreciation & Amortisation	2(a)	(10,434,757)	(8,719,000)	(10,143,709)
Interest Expenses	2(a)	(3,308)	(6,449)	(6,515)
Insurance		(740,411)	(782,904)	(795,308)
		<u>(74,823,341)</u>	<u>(72,916,239)</u>	<u>(72,805,832)</u>
Operating Result from Continuing Operations		<u>3,317,642</u>	<u>3,278,942</u>	<u>3,591,579</u>
Non-Operating Grants, Subsidies & Contributions	28	2,101,034	1,973,378	1,664,024
Fair Value Adjustments to financial assets at fair value through profit and loss	2(a)	(8,561,184)	-	(964,905)
Net Share of Interests in Controlled Entities, Associated Entities & Joint Ventures	17	2,770,033	-	2,819,482
Profit on Asset Disposals	21	490,071	-	221,054
Loss on Asset Disposal	21	(407,810)	(186,017)	(204,359)
		<u>(3,607,856)</u>	<u>1,787,361</u>	<u>3,535,296</u>
Net Result - Surplus (Deficit)		<u>(290,214)</u>	<u>5,066,303</u>	<u>7,126,875</u>
Other Comprehensive Income				
Changes on revaluation of non-current assets	13	4,058,901	-	(3,966,108)
Total Other Comprehensive Income		<u>4,058,901</u>	<u>-</u>	<u>(3,966,108)</u>
Total Comprehensive Income		<u>3,768,687</u>	<u>5,066,303</u>	<u>3,160,767</u>

This statement should be read in conjunction with the accompanying notes.

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Financial Statements 2016

City of Bayswater

Statement of Comprehensive Income (by Program)
for the year ended 30 June 2016

\$	Notes	2016 Actual	2016 Budget	2015 Actual
Revenue				
General Purpose Funding		43,141,441	43,848,175	42,938,186
Law, Order, Public Safety		314,892	299,000	358,505
Health		307,266	175,550	212,515
Education & Welfare		12,369,967	10,778,705	10,925,619
Housing		103,525	102,949	103,860
Community Amenities		11,362,954	11,341,929	11,914,585
Recreation & Culture		7,827,486	7,667,707	7,806,519
Transport		1,474,130	1,083,969	1,196,491
Economic Services		569,283	636,200	679,306
Other Property & Services		670,039	260,997	261,826
		78,140,983	76,195,181	76,397,410
Expenses (excl. Finance Costs)				
Governance		(3,878,133)	(5,396,765)	(5,668,156)
General Purpose Funding		(743,426)	(767,938)	(703,580)
Law, Order, Public Safety		(2,633,658)	(2,437,297)	(2,240,286)
Health		(1,552,122)	(1,579,846)	(2,180,358)
Education & Welfare		(12,529,934)	(11,857,104)	(11,145,497)
Housing		(140,761)	(127,636)	(116,554)
Community Amenities		(12,570,747)	(12,287,092)	(11,526,746)
Recreation & Culture		(28,272,475)	(27,316,948)	(27,074,691)
Transport		(8,316,950)	(7,610,956)	(7,964,905)
Economic Services		(1,518,786)	(1,411,257)	(1,665,020)
Other Property & Services		(2,663,041)	(2,116,951)	(2,513,523)
		(74,820,033)	(72,909,790)	(72,799,316)
Finance Costs				
Recreation & Culture	(2/a)	(3,308)	(6,449)	(6,515)
		(3,308)	(6,449)	(6,515)
Operating Result from Continuing Operations		3,317,642	3,278,942	3,591,579
Non-Operating Grants, Subsidies, Contributions				
Law, Order, Public Safety		12,740	-	287,910
Education & Welfare		16,593	-	96,702
Community Amenities		(22,356)	-	200,228
Recreation & Culture		119,281	112,500	421
Transport		1,974,776	1,860,878	1,078,763
	(2/c)	2,101,034	1,973,378	1,664,024

This statement should be read in conjunction with the accompanying notes.

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Financial Statements 2016

City of Bayswater

Statement of Comprehensive Income (by Program) (continued)
for the year ended 30 June 2016

\$	Notes	2016 Actual	2016 Budget	2015 Actual
Profit/(Loss) on Disposal of Assets				
Governance		(37,303)	(23,173)	-
Law, Order, Public Safety		(9,522)	(21,793)	(3,872)
Health		(8,485)	(10,294)	(21,070)
Education & Welfare		(19,504)	(15,805)	(8,582)
Community Amenities		490,071	-	221,054
Recreation & Culture		(70,153)	(908)	(33,125)
Economic Services		(11,138)	(23,125)	(35,088)
Other Property & Services		(251,706)	(90,919)	(102,623)
	31	82,261	(186,017)	16,695
Other Income				
Fair Value Adjustments to Financial Assets at Fair Value through Profit & Loss	2(a)	(8,561,184)	-	(964,905)
Net Share of Interests in Controlled Entities, Associated Entities & Joint Ventures	17	2,770,033	-	2,819,482
		(5,791,151)	-	1,854,577
Net Result - Surplus (Deficit)		<u>(290,214)</u>	<u>5,066,303</u>	<u>7,126,875</u>
Other Comprehensive Income				
Changes on revaluation of non-current assets	13	4,058,901	-	(3,966,108)
Total Comprehensive Income		<u>3,768,687</u>	<u>5,066,303</u>	<u>3,160,767</u>

This statement should be read in conjunction with the accompanying notes.

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Financial Statements 2016

City of Bayswater

Statement of Financial Position
as at 30 June 2016

\$	Notes	2016 Actual	2015 Actual
ASSETS			
Current Assets			
Cash and Cash Equivalents	3	64,327,720	57,382,054
Trade and Other Receivables	5	3,780,902	4,822,310
Inventories	6	112,780	101,625
Other	4	190,627	193,852
Total Current Assets		68,412,029	62,499,841
Non-Current Assets			
Trade and Other Receivables	5	740,840	756,598
Property, Plant and Equipment	7	500,015,152	499,902,274
Infrastructure	8	189,045,852	191,997,300
Controlled Entities, Associated Entities & Interests in Joint Ventures	17	32,024,949	29,254,916
Total Non-Current Assets		721,826,793	721,911,088
TOTAL ASSETS	19	790,238,822	784,410,929
LIABILITIES			
Current Liabilities			
Trade and Other Payables	9	30,798,692	28,447,905
Borrowings	10	10,825	50,959
Provisions	11	5,202,856	5,377,341
Total Current Liabilities		36,012,373	33,876,205
Non-Current Liabilities			
Trade and Other Payables	9	11,900	11,900
Borrowings	10	25,882	36,707
Provisions	11	499,552	565,689
Total Non-Current Liabilities		537,334	614,296
TOTAL LIABILITIES		36,549,707	34,490,501
Net Assets		753,689,115	749,920,428
EQUITY			
Retained Surplus		210,541,165	212,097,565
Reserves - Cash/Investment Backed	12	42,200,344	40,934,158
Reserves - Asset Revaluation	13	500,947,606	496,888,705
Total Equity		753,689,115	749,920,428

This statement should be read in conjunction with the accompanying notes.

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Financial Statements 2016

City of Bayswater

Statement of Changes in Equity
for the year ended 30 June 2016

\$	Notes	Retained Surplus	Reserves Cash / Investment Backed	Asset Revaluation Reserve	Total Equity
Balance as at 1 July 2014		209,453,810	39,117,120	498,188,731	746,759,661
Prior Period Adjustment - Joint Venture EMRC		(2,666,082)	-	2,666,082	-
Restated Balance		206,787,728	39,117,120	500,854,813	746,759,661
Net Result		7,126,875	-	-	7,126,875
Total OCI / Asset Revaluation	13	-	-	(3,966,108)	(3,966,108)
Reserve Transfers	12	(1,817,038)	1,817,038	-	-
Balance as at 30 June 2015		212,097,565	40,934,158	496,888,705	749,920,428
Net Result		(290,214)	-	-	(290,214)
Total OCI / Asset Revaluation	12	-	-	4,058,901	4,058,901
Reserve Transfers	12	(1,266,186)	1,266,186	-	-
Balance as at 30 June 2016		210,541,165	42,200,344	500,947,606	753,689,115

This statement should be read in conjunction with the accompanying notes.

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Financial Statements 2016

City of Bayswater

Statement of Cash Flows
for the year ended 30 June 2016

\$	Notes	2016 Actual	2016 Budget	2015 Actual
Cash Flows from Operating Activities				
<u>Receipts:</u>				
Rates		39,445,086	39,278,696	37,642,903
Operating Grants, Subsidies and Contributions		14,440,462	12,671,864	14,960,224
Fees and Charges		20,848,009	19,515,384	20,493,548
Interest Earnings		2,599,587	2,425,128	2,697,472
Goods and Services Tax		2,094,167	3,250,000	3,874,242
Other Revenue		1,925,682	548,350	1,580,959
		81,352,993	77,689,422	81,249,348
<u>Payments:</u>				
Employee Costs		(30,582,772)	(32,308,667)	(29,628,926)
Materials and Contracts		(27,356,880)	(28,863,015)	(27,744,856)
Utilities		(3,602,397)	(3,666,554)	(3,490,418)
Insurance		(740,411)	(782,904)	(795,308)
Interest		(3,890)	(6,449)	(7,282)
Goods and Services Tax		(2,205,804)	-	(3,964,902)
		(64,492,153)	(65,627,589)	(65,631,692)
Net Cash provided (or used in) Operating Activities	14(a)	16,860,840	12,061,833	15,617,657
Cash Flows from Investing Activities				
<u>Receipts:</u>				
Non-Operating Grants, Subsidies and Contributions	28	2,101,034	2,659,487	1,664,024
Proceeds from Sale of Assets	21	1,623,673	533,700	938,797
<u>Payments:</u>				
Payments for Purchase of Property, Plant & Equipment	20	(5,661,710)	(7,466,018)	(3,776,815)
Payments for Construction of Infrastructure	20	(7,978,172)	(9,796,935)	(10,463,989)
Net Cash provided (or used in) Investing Activities		(9,915,174)	(14,069,766)	(11,637,983)
Cash Flows from Financing Activities				
<u>Receipts:</u>				
Proceeds from Self Supporting Loans	23(a)	50,959	50,928	70,166
<u>Payments:</u>				
Repayment of Debentures	23(a)	(50,959)	(50,928)	(70,166)
Net Cash provided (or used in) Financing Activities		-	-	-
Net Increase/(Decrease) in Cash & Cash Equivalents		6,945,666	(2,007,933)	3,979,674
Cash at the beginning of the year	3	57,382,054	53,125,447	53,402,380
Cash & Cash Equivalents - End of the Year	14(a)	64,327,720	51,117,514	57,382,054

This statement should be read in conjunction with the accompanying notes.

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Financial Statements 2016

City of Bayswater

Rate Setting Statement (by Program)
for the year ended 30 June 2016

\$	Notes	2016 Actual	2016 Budget	2015 Actual
Revenue				
General Purpose Funding (Excl Rates)		3,595,546	4,619,979	5,399,429
Law, Order, Public Safety		305,370	277,207	354,633
Health		298,781	165,256	191,445
Education and Welfare		12,350,463	10,762,900	10,917,037
Housing		103,525	102,949	103,860
Community Amenities		11,853,025	11,341,929	12,135,639
Recreation and Culture		7,757,333	8,081,196	7,773,395
Transport		1,474,130	669,569	1,196,491
Economic Services		558,145	613,075	644,217
Other Property and Services		381,029	(23,592)	(39,061)
		<u>38,677,346</u>	<u>36,610,468</u>	<u>38,677,085</u>
Expenses				
Governance		(3,878,133)	(5,396,765)	(5,668,156)
General Purpose Funding		(743,426)	(767,938)	(703,580)
Law, Order, Public Safety		(2,633,658)	(2,437,297)	(2,240,286)
Health		(1,552,122)	(1,579,846)	(2,180,358)
Education and Welfare		(12,529,934)	(11,857,104)	(11,145,497)
Housing		(140,761)	(127,636)	(116,554)
Community Amenities		(12,570,746)	(12,287,092)	(11,526,746)
Recreation and Culture		(28,275,784)	(27,323,397)	(27,081,206)
Transport		(8,316,950)	(7,610,956)	(7,964,905)
Economic Services		(1,518,786)	(1,411,257)	(1,665,020)
Other Property and Services		(2,663,042)	(2,116,951)	(2,513,521)
		<u>(74,823,342)</u>	<u>(72,916,239)</u>	<u>(72,805,829)</u>
Net Result Excluding Rates		<u>(36,145,995)</u>	<u>(36,305,771)</u>	<u>(34,128,744)</u>
Adjustment for Cash Budget Requirements:				
Non-Cash Expenditure & Revenue				
(Profit)/Loss on Asset Disposal	21	(82,261)	372,034	(16,695)
Movement in Non-Current Deferred Pensioner Rates		(17,742)	-	(15,446)
Movement in Non-Current Employee Benefit Provisions		(66,137)	(24,500)	748,987
Depreciation & Amortisation on Assets	2(a)	10,434,757	8,719,000	10,143,709
Movement of Non-Current Debtors & Inventories		22,674	-	(95,869)
Employee Entitlements Movement		157,178	-	-
Current Self Supporting Loan Debtors Adjustment		-	-	(70,015)
Aged Persons Liability Adjustment		(949,188)	-	(7,344,425)
Net Non-Cash Expenditure & Revenue		<u>9,499,281</u>	<u>9,066,534</u>	<u>3,350,246</u>

This statement should be read in conjunction with the accompanying notes

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Financial Statements 2016

City of Bayswater

Rate Setting Statement (by Program) (continued)
for the year ended 30 June 2016

\$	Notes	2016 Actual	2016 Budget	2015 Actual
Capital Expenditure				
Purchase of Land Held for Resale		-	-	(1,410,183)
Purchase Land and Buildings	20	(2,745,346)	(4,123,920)	-
Purchase Plant and Equipment	20	(1,648,786)	(1,833,000)	(1,788,192)
Purchase Furniture and Equipment	20	(1,267,578)	(1,509,278)	(578,439)
Infrastructure Assets	20	(7,978,172)	(9,796,755)	(10,463,992)
Repayment of Debentures	23(a)	(50,958)	(50,958)	(70,166)
Net Capital Expenditure		(13,690,839)	(17,313,911)	(14,310,972)
Capital Revenue				
Proceeds from Disposal of Assets	21	1,623,672	533,700	938,797
Self-Supporting Loan Principal Income	23(b)	50,958	50,958	70,166
Grants & Contributions Applied for Asset Development		2,101,034	1,973,378	1,664,024
Net Capital Revenue		3,775,664	2,558,036	2,672,987
Transfers				
Transfers to Reserves (Restricted Assets)	12	(3,939,018)	(1,048,810)	(5,882,829)
Transfers from Reserves (Restricted Assets)	12	2,672,832	1,164,119	4,065,791
Net Transfers		(1,266,186)	115,309	(1,817,038)
Surplus/(Deficit) July 1 B/Fwd	24(b)	3,865,858	5,664,180	10,362,362
Surplus/(Deficit) June 30 C/Fwd	24(b)	5,583,678	2,997,056	3,865,858
Amount Raised from Rates	24(a)	(39,545,895)	(39,212,679)	(37,737,017)

This statement should be read in conjunction with the accompanying notes.

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 1. Summary of Significant Accounting Policies

The principal accounting policies adopted in the preparation of the financial report are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of preparation

The financial report is a general purpose financial statement which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), other authoritative pronouncements of the Australian Standards Board, *Local Government Act 1995* and accompanying regulations. The report has also been prepared on the accrual basis under the convention of historical cost accounting modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. The results of this experience and other factors combine to form the basis of making judgements about carrying values of assets and liabilities not readily apparent from other sources. Actual results may differ from these estimates.

(b) The Local Government Reporting Entity

(1) All Funds through which the Council controls resources to carry on its functions have been included in the financial statements forming part of this financial report. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the financial statements, but a separate statement of those monies appears at Note 18 to this financial report.

(2) Discontinued Operation - Bayswater Child Care Assoc (Inc)

On the 17th September 2015 the constitution of the Bayswater Child Care Assoc (Inc) was amended to the extent that the City of Bayswater no longer held a controlling interest over the operations of the Association. All assets and liabilities of the Bayswater Child Care Assoc (Inc) have been excluded from these statements.

(c) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables in the Statement of Financial Position are stated inclusive of applicable GST.

(d) Cash and Cash Equivalents

Cash and cash equivalents in the Statement of Financial Position comprise cash at bank and on hand and short-term deposits with an original maturity of twelve months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Statement of Cash Flows, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities on the Statement of Financial Position.

(e) Trade and Other Receivables

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts which are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(f) Inventories**(i) Raw materials and stores, work in progress and finished goods**

Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Cost comprises direct materials, direct labour and an appropriate proportion of variable and fixed overhead expenditure, the latter being allocated on the basis of normal operating capacity. Costs are assigned to individual items of inventory on

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 1. Summary of Significant Accounting Policies (continued)

the basis of weighted average costs. Net realisable value is the established selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

(ii) Land Held for resale/capitalisation of borrowing costs

Land held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development. When development is completed borrowing costs and other holding charges are expensed as incurred. Borrowing costs included in the cost of land held for resale are those costs that would have been avoided if the expenditure on the acquisition and development of the land had not been made. Borrowing costs incurred while active development is interrupted for extended periods are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale. Land held for resale is classified as current except where it is held as non-current based on the Council's intentions to release for sale.

(g) Fixed Assets

Initial Recognition

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed includes the cost of all materials, direct labour and variable and fixed overheads.

Revaluation

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. For infrastructure and other asset classes where no active market exists, fair value is determined to be the current replacement cost of an asset less, where applicable, accumulated depreciation calculated on a basis to reflect the already consumed or expired future economic benefits of the asset.

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the statement of comprehensive income.

Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Those assets carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and accumulated impairment losses, are to be revalued with sufficient regularity to ensure the carrying amount does not differ significantly from that determined using fair value at reporting date.

Land under Roads

In Western Australia, all land under roads is Crown land, the responsibility for managing which, is vested in the local government.

Effective as at 1 July 2008, Council elected not to recognise any value for land under roads acquired on or before 30 June 2008. This accords with the treatment available in Australian Accounting Standard AASB 1051 Land Under Roads and the fact that *Local Government (Financial Management) Regulation 16(a)(i)* prohibits local governments from recognising such land as an asset.

Whilst such treatment is inconsistent with the requirements of AASB 1051, *Local Government (Financial Management) Regulation 4(2)* provides that, in the event of such an inconsistency, the Local Government (Financial Management) Regulations prevail.

Consequently, any land under roads acquired on or after 1 July 2008 is not included as an asset of the Council.

(h) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are separately and systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets. Assets are depreciated

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 1. Summary of Significant Accounting Policies (continued)

from the date of acquisition or, in respect of internally constructed assets, from the time the asset is completed and held ready for use.

Capitalisation Threshold:

Plant & Equipment	\$2,000
Computer Equipment	\$2,000
Furniture & Equipment	\$2,000
Building Improvements	\$2,000
Land & Buildings	No Limit

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Plant	5 to 15 years
Furniture & Equipment	4 to 10 years
Buildings	30 to 50 years
Computer Equipment	3 years
Work Equipment	5 to 15 years
Toys	3 years
Fleet Vehicles	3 years
Roads	50 years
Footpaths	
- Concrete	50 years
- Asphalt	25 years
Drains	100 years
Reserves	
- Passive Reserves	100 years
- Medians	50 years
- Civic Gardens	30 years
- Verges	30 years
- Active Reserves	20 years
Street Furniture	
- Crash Barriers	10 years
- Bus Shelters	20 years
- Seats	10 years
- Parking Signs	5 years
- Street Name Plates	10 years

The assets residual value and useful lives are reviewed and adjusted if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the

Statement of Comprehensive Income. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained earnings.

(i) Financial Instruments

Initial Recognition and Measurement

Financial assets and financial liabilities are recognised when the Council becomes a part to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the Council commits itself to either the purchase or sale of the asset (i.e. trade date accounting is adopted).

Financial instruments are initially measured at fair value plus transaction costs, except where the instrument is classified 'at fair value through profit or loss', in which case transaction costs are expensed to profit or loss immediately.

Classification and Subsequent Measurement

Financial instruments are subsequently measured at amortised cost using the effective interest rate method or cost.

Fair value represents the amount for which an asset could be exchanged or a liability settled, between knowledgeable, willing parties. Where available, quoted prices in an active market are used to determine fair value. In other circumstances, valuation techniques are adopted.

Amortised cost is calculated as:

- the amount is which the financial asset or financial liability is measured at initial recognition;
- less principal repayments;
- plus or minus the cumulative amortisation of the difference, if any, between the amount initially recognised and the maturity amount calculated using the effective interest rate method; and
- less any reduction for impairment.

The effective interest method used is to allocate interest income or interest expense over the relevant period and is equivalent to the rate that exactly discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums of discounts) through the expected life (or when this cannot be reliably predicted, the contractual term of

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 1. Summary of Significant Accounting Policies (continued)

the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future cash flows will necessitate an adjustment to the carrying value with a consequential recognition of an income or expense in profit or loss.

(i) Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term. Derivatives are classified as held for trading unless they are designated as hedges. Assets in this category are classified as current assets.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the Statement of Financial Position date which are classified as non-current assets. Loans and receivables are included in trade and other receivables in the Statement of Financial Position.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Council's management has the positive intention and ability to hold to maturity. If Council were to sell other than an insignificant amount of held-to-maturity financial assets, the whole category would be tainted and reclassified as available-for-sale. Held-to-maturity financial assets are included in non-current assets, except for those with maturities less than 12 months from the reporting date, which are classified as current assets.

(iv) Available-for-sale financial assets

Available-for-sale financial assets, comprising principally marketable equity securities, are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the Statement of Financial

Position date. Investments are designated as available-for-sale if they do not have fixed maturities and fixed or determinable payments and management intends to hold them for the medium to long term.

(v) Financial Liabilities

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Impairment

At the end of each reporting period, the Council assesses whether there is objective evidence that a financial instrument has been impaired. In the case of available-for-sale financial instruments, a prolonged decline in the value of the instrument is considered to determine whether impairment has arisen. Impairment losses recognised in the Statement of Comprehensive Income.

(j) Fair Value Estimation

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes.

The fair value of financial instruments traded in active markets is determined using valuation techniques. Council uses a variety of methods and makes assumptions that are based on market conditions existing at each balance date. Quoted market prices or dealer quotes for similar instruments are used for long-term debt instruments held. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Council for similar financial instruments.

(k) Provisions

Provisions are recognised when the Council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation and

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 1. Summary of Significant Accounting Policies (continued)

the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

(l) Leases

Leases of property, plant and equipment where the Council has substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalised at the lease's inception at the lower of the fair value of the leased property and the present value of the minimum lease payments. The corresponding rental obligations, net of finance charges, are included in other long term payables. Each lease payment is allocated between the liability and finance charges so as to achieve a constant rate on the finance balance outstanding. The interest element of the finance cost is charged to the Statement of Comprehensive Income over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The property, plant and equipment acquired under finance leases are depreciated over the shorter of the asset's useful life and the lease term. Lease payments under operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

(m) Impairment

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are tested annually for impairment. Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 *Impairment of Assets* and appropriate adjustments made. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Impairment losses are recognised in the Statement of Comprehensive Income.

For non-cash generating assets of the Council such as roads, drains, public buildings and the like, value in use is represented by the asset's written down replacement cost.

(n) Trade and Other Payables

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Municipality prior to the end of the financial year that are unpaid and arise when the Municipality becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(o) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid of the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the Statement of Financial Position date. Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(p) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 1. Summary of Significant Accounting Policies (continued)

Council has a present obligation to pay resulting from employee's services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Council expects to pay and includes related on-costs.

Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows.

Where Council does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

(q) Superannuation

The Council contributes to a number of Superannuation Funds on behalf of their employees. Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(r) Joint Venture

The municipality's interest in a joint venture has been recognised in the financial statements by including its share of any assets, liabilities, revenues and expenses of the joint venture within the relevant items reported in the Statement of Financial Position and Statement of Comprehensive Income. Information about the joint venture is set out in Note 17.

(s) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from

rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed at Note 2(d). That note also discloses the amount of contributions recognised as revenues in a previous reporting period which were obtained in respect of the local government's operation for the current reporting period.

(t) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operation cycle. In the case of liabilities where the Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non-current based on the Council's intentions to release for sale.

(u) Rounding Off Figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest [dollar] OR [thousand dollars].

(v) Comparative Figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the Council applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statement, a statement of financial position as at the beginning of the earliest period will be disclosed.

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 1. Summary of Significant Accounting Policies (continued)

(w) Budget Comparative Figures

Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

(x) Non-Current Assets (or Disposal Groups) "Held for Sale" & Discontinued Operations

Non-current assets (or disposal groups) are classified as held for sale and stated at the lower of either (i) their carrying amount and (ii) fair value less costs to sell, if their carrying amount will be recovered principally through a sale transaction rather than through continuing use.

The exception to this is plant and motor vehicles which are turned over on a regular basis. Plant and motor vehicles are retained in Non Current Assets under the classification of Property, Plant and Equipment - unless the assets are to be traded in after 30 June and the replacement assets were already purchased and accounted for as at 30 June.

For any assets or disposal groups classified as Non-Current Assets "held for sale", an impairment loss is recognised at any time when the assets carrying value is greater than its fair value less costs to sell.

Non-current assets "held for sale" are not depreciated or amortised while they are classified as "held for sale".

Non-current assets classified as "held for sale" are presented separately from the other assets in the balance sheet.

A Discontinued Operation is a component of Council that has been disposed of or is classified as "held for sale" and that represents a separate major line of business or geographical area of operations, is part of a single co-ordinated plan to dispose of such a line of business or area of operations, or is a subsidiary acquired exclusively with a view to resale.

The results of discontinued operations are presented separately on the face of the income statement.

(y) Intangible Assets

Council has not classified any assets as Intangible.

(z) New Accounting Standards and Interpretations for Application in Future Periods

In the current year, Council adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to its operations and effective for the current reporting period. The adoption of the new and revised Standards and Interpretations has not resulted in any material changes to Council's accounting policies.

The City of Bayswater has not applied any Australian Accounting Standards and Interpretations that have been issued but are not yet effective with the exception of AASB 2015-7 *Amendments to Australian Accounting Standards – Fair Value Disclosures of Not-for-Profit Public Sector Entities*. Generally Council applies standards and interpretations in accordance with their respective commencement dates. The retrospective application of AASB 2015-7 has exempted Council from the disclosure of quantitative information and sensitivity analysis for some valuations categorised within Level 3 of the fair value hierarchy.

At the date of authorisation of the financial report, AASB 9 *Financial Instruments* and AASB 2015-6 *Amendments to Australian Accounting Standards – Extending Related Party Disclosures to Not-for-Profit Public Sector Entities* are the only new accounting standards with a future application date that are expected to have a material impact on Council's financial statements.

From 1 July 2016 AASB 124 *Related Party Disclosures* will apply to Council, which means that Council will disclose more information about related parties and transactions with those related parties.

AASB 9, which replaces AASB 139 *Financial Instruments: Recognition and Measurement*, is effective for reporting periods beginning on or after 1 January 2018 and must be applied retrospectively. The main impact of AASB 9 is to change the requirements for the classification, measurement and disclosures associated with financial assets. Under the new requirements the four current categories of financial assets stipulated in AASB 139 will be replaced with two measurement categories: fair value and amortised cost and financial assets will only be

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 1. Summary of Significant Accounting Policies (continued)

able to be measured at amortised cost where very specific conditions are met.

As a result, Council will be required to measure its financial assets at fair value. There will be no financial impact on the consolidated financial statements.

Council is still reviewing the way that revenue is measured and recognised to identify whether AASB 15 Revenue from Contracts with Customers will have a material impact. To date no impact has been identified.

AASB 15 is effective from 1 January 2018 and will replace AASB 118 Revenue, AASB 111 Construction Contracts and a number of Interpretations. It contains a comprehensive and robust framework for the recognition, measurement and disclosure of revenue from contracts with customers.

Other amended Australian Accounting Standards and Interpretations which were issued at the date of authorisation of the financial report, but have future commencement dates are not likely to have a material impact on the financial statements.

The amended Australian Accounting Standards and Interpretations which were issued at the date of authorisation of the financial report, but have future commencement dates are not likely to have a material impact on the financial statements.

(aa) Comparative Figures

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

(ab) Disclaimer

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 2. Operating Revenues and Expenses

\$	Notes	2016 Actual	2016 Budget	2015 Actual
(a) Net Result				
The Result includes:				
(i) Charging as an Expense:				
Significant Expense				
The significant expense relates to the reduction in the fair value of the Council's infrastructure through profit and loss.				
		8,561,184	-	964,905
Auditors Remuneration				
- Audit		27,141	48,600	35,141
- Other Services		1,100	-	1,100
Bad & Doubtful Debts				
Rates		5,052	-	4,662
General Debtors		2,124	-	7,799
Depreciation & Amortisation				
<i>Property, Plant & Equipment</i>	7(10)			
- Buildings		3,487,796	3,065,000	3,659,432
- Furniture & Equipment		367,231	100,000	293,053
- Fleet		369,945	465,000	445,485
- Computer Equipment		390,809	300,000	254,321
- Plant		398,224	400,000	293,503
<i>Infrastructure</i>	8(b)			
- Roads		2,867,620	2,513,000	2,875,580
- Drainage		316,623	310,000	315,445
- Footpaths		512,060	465,000	496,980
- Parks & Gardens		1,337,649	1,100,000	1,110,680
- Other Infrastructure		386,800	1,000	399,230
		<u>10,434,757</u>	<u>8,719,000</u>	<u>10,143,709</u>
Interest Expenses (Finance Costs)				
Debentures	23(a)	3,308	6,449	6,515
		<u>3,308</u>	<u>6,449</u>	<u>6,515</u>

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 2. Operating Revenues and Expenses (continued)

\$	Notes	2016 Actual	2016 Budget	2015 Actual
(ii) Crediting as Revenue:				
Significant Revenue (through Profit & Loss)				
Changes in Non-Current Assets Revaluation		4,058,901	-	(3,966,108)
Initial Recognition WALGA - Unit Housing Trust		-	-	178,885
Increase in Equity Joint Venture		2,770,033	-	2,640,597
		<u>6,828,934</u>	<u>-</u>	<u>(1,146,626)</u>
Interest Earnings				
Investments - Reserve Funds		1,142,642	986,755	1,293,983
Investments - Other Funds		1,036,907	1,438,023	1,009,227
Other Interest Revenue	25	420,938	379,000	394,263
		<u>2,599,587</u>	<u>2,803,778</u>	<u>2,697,473</u>

(b). Statement of Objectives, Reporting Programs and Nature or Type

City of Bayswater is dedicated to providing high quality services to the community through the various service orientated programs which it has established.

REPORTING PROGRAM DESCRIPTIONS

Council operations that are disclosed encompass the following service orientated activities/programs:

GOVERNANCE

Objective: To provide a decision making process for the efficient allocation of scarce resources.

Activities: Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.

GENERAL PURPOSE FUNDING

Objective: To collect revenue to allow for the provision of services.

Activities: Rates, general purpose government grants, and interest revenue.

LAW, ORDER, PUBLIC SAFETY

Objective: To provide services to help ensure a safer and environmentally conscious community.

Activities: Supervision and enforcement of various local laws relating to fire prevention, animal control and protection of the environment and other aspects of public safety including emergency services.

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 2. Operating Revenues and Expenses (continued)

\$

(b). Statement of Objectives, Reporting Programs and Nature or Type (continued)

HEALTH

Objective: To provide services to achieve community and environmental health

Activities: Maternal and infant health facilities, immunisation, inspection of food outlets, noise control and pest control services.

EDUCATION AND WELFARE

Objective: To provide services to children, youth, the elderly and disadvantaged persons

Activities: Pre-school and other education services, child minding facilities, playgroups, senior citizens' centres, meals on wheels and home care services.

HOUSING

Objective: To provide and maintain housing and elderly residents' housing.

Activities: Provision and maintenance of housing and elderly residents' housing.

COMMUNITY AMENITIES

Objective: To provide services required by the community

Activities: Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, and public conveniences.

RECREATION AND CULTURE

Objective: To establish and effectively manage infrastructure and resources which will help the social wellbeing of the community.

Activities: Maintenance of public halls, civic centre, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, and other cultural facilities.

TRANSPORT

Objective: To provide safe, effective and efficient transport services to the community.

Activities: Construction (if not capitalised) and maintenance of roads, streets, footpaths, depots, cycleways, parking facilities and traffic control and cleaning of streets and maintenance of street trees, street lighting etc.

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 2. Operating Revenues and Expenses (continued)

\$

(b). Statement of Objectives, Reporting Programs and Nature or Type (continued)

ECONOMIC SERVICES

Objective: To help promote the City and its economic wellbeing.

Activities: Tourism and area promotion. Provision of services including weed control, vermin control and standpipes. Building control.

OTHER PROPERTY & SERVICES

Objective: To monitor and control council's overheads operating accounts.

Activities: Private works operation, plant repair and operation costs and engineering operation costs.

(c) Nature or Type Classifications

City of Bayswater is required by the Australian Accounting Standards to disclose revenue and expenditure according to its nature or type classification. The following nature or function descriptions are also required by State Government regulations.

REVENUE**Rates**

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Excludes administration fees, interest on instalments, interest on arrears, service charges and waste and sewerage rates.

Operating Grants, Subsidies and Contributions

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating Grants, Subsidies and Contributions

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

Fees and Charges

Revenue (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees.

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 2. Operating Revenues and Expenses (continued)

\$

(c) Nature or Type Classifications (continued)

Service Charges

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations identifies the charges which can be raised. These are television and radio rebroadcasting, underground electricity, property surveillance and security and water services. Excludes rubbish removal and charges for the provision of waste services.

Interest Earnings

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue

Other revenue, which cannot be classified under the above headings, includes dividends, discounts, rebates, etc.

EXPENDITURE**Employee Costs**

All costs associated with the employment of persons such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefits tax etc.

Material and Contracts

All expenditure on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc.

Utilities (Gas, Electricity, Water, etc.)

Expenditures made to respective agencies for the provision of power, gas or water. Excludes expenditure incurred for the re-instatement of road works on behalf of these agencies.

Depreciation & Amortisation on Non-Current Assets

Depreciation and amortisation expense raised on all classes of assets.

Loss on Asset Disposal

Loss on the disposal of fixed assets.

Interest Expenses

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and re-financing expenses.

Insurance

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

Other Expenditure

Statutory fees, taxes, provision of bad debts. Donations and subsidies made to community groups.

Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 2. Operating Revenues and Expenses (continued)

	Opening Balance ¹ 1-Jul-14	Received ² 2015	Expended ³ 2015	Closing Balance ¹ 30-Jun-15	Received ² 2016	Expended ³ 2016	Closing Balance 30-Jun-16
\$							
(d). Conditions Over Grants, Subsidies & Contributions							
Grant/Subsidy/Contribution							
<u>Governance</u>							
Dept Parks & Wildlife - Eric Singleton Bird Sanctuary	-	-	-	-	10,000	(2,858)	7,142
Crossover Contributions	280,498	107,758	-	388,256	-	(25,158)	363,098
Eric Strauss Centre	222,110	-	-	222,110	-	(222,110)	-
Swan River Trust - Water Quality Monitoring	1,228	-	(1,228)	-	-	-	-
Dept Parks & Wildlife - Water Quality Improvements	-	-	-	-	6,000	(573)	5,427
Perth Region NRM - Swan Canning Rivers, Baigup Wetlands	-	-	-	-	27,140	-	27,140
Recreational Grants - Sports for All	27,085	60,000	(57,855)	29,230	-	(29,230)	-
Swan River Trust - Eric Singleton Bird Sanctuary	927,918	175,000	(1,102,918)	-	-	-	-
Swan River Trust - Weld Square Living Stream	28,443	25,000	(53,443)	-	-	-	-
Swan River Trust - Foreshore Stabilisation	-	78,963	-	78,963	-	-	78,963
Grant/Contribution/Subsidy - Various	184,348	5,507	(34,930)	154,925	4,664	(36,158)	123,431
Dept of Sport & Recreation - Morley Noranda Recreation Club	200,000	400,000	(64,697)	535,303	-	(535,303)	-
Department of Sport & Recreation - Lightning Park	176,353	200,000	(359,582)	16,771	-	(15,771)	-
Safer Streets Programme - CCTV	-	270,000	-	270,000	-	(270,000)	-
Main Roads - Road Grants	22,085	-	(22,085)	-	173,334	-	173,334
Bassendean Water Quality Monitoring	-	5,910	-	5,910	-	(5,910)	-
State Emergency - Evacuation Exercise	-	-	-	-	6,700	(4,885)	1,815
WA Police - Graffiti Grant	-	-	-	-	15,976	-	15,976
Total Unspent Grants, Subsidies & Contributions	2,070,068	1,328,138	(1,696,738)	1,701,468	243,814	(1,148,955)	796,326

Notes:

- (1) - Grants/contributions recognised as revenue in a previous reporting period which were not expended at the close of the previous period.
- (2) - New grants/contributions which were recognised as revenues during the reporting period and which had not yet been fully expended in the manner specified by the contributor.
- (3) - Grants/contributions which had been recognised as revenues in a previous reporting period or received in the current reporting period and which were expended in the current reporting period in the manner specified by the contributor.
- (4) - Grants received but not expected to be fully expended in the next financial year.

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 3. Cash and Cash Equivalents

\$	Notes	2016 Actual	2015 Actual
Cash - Unrestricted		21,331,050	14,746,428
Cash - Restricted		42,996,670	42,635,626
Total Cash and Cash Equivalents	1A(a)	64,327,720	57,382,054
The following restrictions have been imposed by regulations or other externally imposed requirements:			
City Buildings & Amenities	12	1,944,064	1,956,305
Bore & Reticulation	12	609,331	784,897
Building Furniture & Equipment	12	619,503	602,483
Major Capital Works	12	4,213,698	5,236,357
Plant & Works Equipment	12	186,714	181,584
Workers Compensation	12	477,008	463,903
Long Service Leave & Entitlements	12	1,286,149	1,128,971
Bayswater Waves Aquatic Centre	12	471,226	534,732
The RISE	12	550,956	535,819
Maylands Waterland	12	55,096	53,582
Aged Persons Homes - General Reserves	12	15,875,689	14,834,551
Aged Persons Homes - Prudential Requirements	12	2,417,402	2,349,800
Civic Centre	12	550,956	535,819
Roads & Drainage	12	474,134	534,564
Footpath/Cycleway	12	550,956	535,819
Playground & Parks	12	1,571,156	1,187,235
Golf Courses	12	1,098,314	1,068,139
Street Scapes	12	651,750	528,752
Information Technology	12	75,474	-
Eric Singleton Bird Sanctuary	12	1,101,913	1,071,639
Les Hansman Centre Development	12	4,660,643	4,288,911
Senior Citizens Building	12	330,574	321,492
Morley City Centre	12	550,956	535,819
Landfill Restoration	12	550,956	535,819
Sustainable Environment	12	550,956	535,819
Morley Sport & Recreation Centre	12	550,956	535,819
Community Housing	12	31,520	30,654
General Waste Management	12	25,577	24,874
River Restoration	12	166,717	-
Total Reserves		42,200,344	40,934,158
Unspent Grants	3(f)	796,326	1,701,468
Total Restricted Cash		42,996,670	42,635,626

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 4. Other Current Assets

\$	Notes	2016 Actual	2015 Actual
Prepayments		190,627	193,852

Note 5. Trade & Other Receivables

Current			
Rates		747,548	664,481
Government Grants		623,560	1,301,912
GST Net Position		403,503	291,866
Home Care		19,968	18,891
Infringements		257,025	222,567
Private Works		6,320	7,949
Recreation		49,258	54,534
Reimbursements/Contributions		1,462,528	2,006,742
Rentals/Leases		80,751	38,866
Self Supporting Loan Debtors		10,825	50,959
Other		119,615	163,543
Total Current Trade & Other Receivables		3,780,902	4,822,310
Non-Current			
Rates Outstanding - Pensioners		614,813	597,071
Self Supporting Loan Debtors		25,881	36,707
Other		100,146	122,820
Total Non-Current Trade & Other Receivables		740,840	756,598

Note 6. Inventories

Current			
Fuel and Materials		112,780	101,625
Total Current Inventories		112,780	101,625

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 7a. Property, Plant and Equipment

\$	Notes	2016 Actual	2015 Actual
Land - Independent Valuation - Independent Valuation 2014		303,246,397	303,246,397
Impairment Increment/Other		5,256,000	
Less Disposals		(560,000)	-
		<u>307,942,397</u>	<u>303,246,397</u>
Land Under Control - Independent Valuation 2016		15,860,000	15,860,000
Revaluation Decrement		(5,450,000)	-
		<u>10,410,000</u>	<u>15,860,000</u>
Buildings - Independent Valuation 2014		208,684,624	207,289,916
Additions after Valuation		2,745,346	1,410,183
Less Disposals		(49,918)	-
Less Accumulated Depreciation		(40,263,291)	(36,790,970)
		<u>171,116,761</u>	<u>171,909,129</u>
Furniture & Equipment - Management Valuation 2016		1,357,052	1,699,184
Additions after Valuation		373,703	484,115
Revaluation Increment		1,219,636	-
Less Accumulated Depreciation		(127,650)	(586,666)
		<u>2,822,741</u>	<u>1,596,633</u>
Fleet - Management Valuation 2016		2,819,968	3,146,319
Additions after Valuation		970,751	1,984,374
Disposals		(560,014)	(1,182,487)
Revaluation Decrement		(180,306)	-
Less Accumulated Depreciation		(57,511)	(815,804)
Transfers		76,303	-
		<u>3,069,191</u>	<u>3,132,402</u>
Computer Equipment - Management Valuation 2016		553,718	597,854
Additions after Valuation		893,875	622,951
Revaluation Increment		782	-
Less Accumulated Depreciation		(151,670)	(427,948)
		<u>1,296,706</u>	<u>792,857</u>
Plant - Management Valuation 2016		3,072,397	3,322,407
Additions after Valuation		678,035	1,557,848
Disposals		(371,480)	(549,295)
Revaluation Increments		160,473	-
Less Accumulated Depreciation		(105,765)	(966,104)
Transfers		(76,303)	-
		<u>3,357,357</u>	<u>3,364,856</u>
Total Property, Plant & Equipment	7(a)	<u>500,015,152</u>	<u>499,902,274</u>

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 7b. Property, Plant and Equipment (continued)

Movements in Carrying Amounts

		Land - Independent Valuation	Land Under Control	Buildings	Furniture & Equipment	Fleet	Computer Equipment	Plant	Total
\$	Notes								
Balance as at 1 July 2015		303,246,397	15,860,000	171,909,129	1,596,633	3,132,402	792,857	3,364,856	499,902,274
Additions - Renewal	20	-	-	2,745,346	373,703	970,751	893,875	678,035	5,661,710
Disposals	21	(560,000)	-	(49,918)	-	(560,014)	-	(371,480)	(1,541,411)
Revaluation - Increments	15	5,256,000	-	-	1,219,636	-	782	160,473	6,636,890
Revaluation - (Decrements)	16	-	-	-	-	(180,306)	-	-	(180,306)
Impairment - (Decrements)		-	(5,450,000)	-	-	-	-	-	(5,450,000)
Depreciation	26	-	-	(3,487,796)	(367,231)	(369,945)	(390,809)	(398,224)	(5,014,005)
Transfers		-	-	-	-	76,303	-	(76,303)	-
Property, Plant & Equipment at 30 June 2016		307,942,397	10,410,000	171,116,761	2,822,741	3,069,191	1,296,704	3,367,357	500,015,152

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 8a. Infrastructure

\$	Notes	2016 Actual	2015 Actual
Roads - Management Valuation 2016		98,270,770	100,654,170
Drainage - Management Valuation 2016		39,184,284	39,225,337
Footpaths - Management Valuation 2016		27,315,850	26,798,130
Parks & Gardens - Management Valuation 2016		20,332,118	18,505,813
Other Infrastructure - Management Valuation 2016		3,942,830	6,813,850
Total Infrastructure	(b)	<u>189,045,852</u>	<u>191,997,300</u>

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 8b. Infrastructure (continued)

Movements in Carrying Amounts

		Roads	Drainage	Footpaths	Parks & Gardens	Street Furniture	Other Infrastructure	Total
\$	Notes							
Balance as at 1 July 2015		100,654,170	39,225,337	26,798,130	18,505,813	-	6,813,850	191,997,300
Additions								
- Renewal	20	2,816,701	327,712	422,025	3,350,588	-	1,061,145	7,978,172
Revaluation - Increments	13	-	-	607,755	-	-	-	607,755
Revaluation - (Decrements)	13	(2,332,481)	(52,142)	-	-	-	(620,815)	(3,005,438)
Impairment - (Losses)		-	-	-	(3,111,184)	-	-	(3,111,184)
Depreciation (Expense)	3(a)	(2,867,620)	(316,623)	(512,060)	(1,337,649)	-	(386,800)	(5,420,752)
Transfers		-	-	-	2,924,550	-	(2,924,550)	-
Infrastructure at 30 June 2016		98,270,770	39,184,284	27,315,850	20,332,118	-	3,942,830	189,045,852

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 9. Trade and Other Payables

\$	2016 Actual	2015 Actual
Current		
Sundry Creditors	4,837,020	4,855,809
Accrued Interest on Debentures	438	1,019
Accrued Salaries and Wages	789,199	620,143
Refundable Contributions ¹	25,172,035	22,965,491
Other	-	5,443
Total Current Trade and Other Payables	30,798,692	28,447,905
Non-Current		
Creditors and Accruals	11,900	11,900
Total Non-Current Trade and Other Payables	11,900	11,900

¹ The City of Bayswater Aged Persons Homes holds \$25,172,035 in refundable contributions (\$10,639,445 in Accommodation Bonds/Refundable Accommodation Deposits and \$14,532,590 in Independent Living Unit entry contributions). These contributions have been classified as current liabilities as the provider does not have the right to defer settlement. However the expected settlement of the liability is expected to be greater than twelve months.

Accommodation bonds are charged for admittance in accordance with current State and Federal Government regulations. These fees can vary according to each individuals financial status and, in accordance with current policy embodying the relevant regulations, varying amounts are deducted for "Retention" over a period of 5 years

Note 10. Borrowings

\$	Notes	2016 Actual	2015 Actual
Current			
- Debentures	23(a)	10,825	50,959
Total Current Borrowings		10,825	50,959
Non-Current			
- Debentures	23(a)	25,882	36,707
Total Non-Current Borrowings		25,882	36,707

Additional detail on borrowings is provided in Note 23.

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 11. Provisions

	2016 Actual	2015 Actual
\$		
Current		
Annual Leave	2,817,396	2,772,350
Long Service Leave	2,385,460	2,604,991
Total Current Provisions	5,202,856	5,377,341
Non-Current		
Long Service Leave	499,552	565,689
Total Non-Current Provisions	499,552	565,689

Movements in Provisions

Class of Provision	2015	2016			
	Opening Balance as at 1/7/15	Additional Provisions	Decrease due to Payments	Remeasurement effects due to Discounting	Closing Balance as at 30/6/16
Annual Leave	2,772,350	2,326,343	(2,284,413)	3,111	2,817,396
Long Service Leave	3,170,680	390,968	(745,341)	68,705	2,885,012
TOTAL	5,943,030	2,717,311	(3,029,754)	71,816	5,702,409

Employees Leave Entitlements & On-Costs represents those benefits accrued and payable and an estimate of those that will become payable in the future as a result of past service.

Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 12. Reserves - Cash/Investment Backed

\$	2016 Actual	2016 Budget	2015 Actual
(a). City Buildings & Amenities			
Opening Balance	1,956,305	1,950,957	1,555,109
Amount Set Aside / Transfer to Reserve / Interest	54,576	45,000	444,379
Amount Used / Transfer from Reserve	(66,817)	(62,000)	(43,183)
	<u>1,944,064</u>	<u>1,933,957</u>	<u>1,956,305</u>
(b). Bore & Reticulation			
Opening Balance	784,897	787,325	1,091,141
Amount Set Aside / Transfer to Reserve / Interest	18,484	16,120	277,572
Amount Used / Transfer from Reserve	(194,050)	(250,000)	(583,816)
	<u>609,331</u>	<u>553,445</u>	<u>784,897</u>
(c). Building Furniture & Equipment			
Opening Balance	602,483	603,273	582,863
Amount Set Aside / Transfer to Reserve / Interest	17,020	18,100	19,620
	<u>619,503</u>	<u>621,373</u>	<u>602,483</u>
(d). Major Capital Works			
Opening Balance	5,236,357	5,835,488	5,727,595
Amount Set Aside / Transfer to Reserve / Interest	131,454	90,000	1,464,872
Amount Used / Transfer from Reserve	(1,154,113)	(673,268)	(1,956,110)
	<u>4,213,698</u>	<u>5,252,220</u>	<u>5,236,357</u>
(e). Plant & Works Equipment			
Opening Balance	181,584	182,857	466,532
Amount Set Aside / Transfer to Reserve / Interest	5,130	5,485	15,052
Amount Used / Transfer from Reserve	-	-	(300,000)
	<u>186,714</u>	<u>188,342</u>	<u>181,584</u>
(f). Workers Compensation			
Opening Balance	463,903	463,637	432,284
Amount Set Aside / Transfer to Reserve / Interest	13,105	6,410	263,766
Amount Used / Transfer from Reserve	-	-	(232,147)
	<u>477,008</u>	<u>470,047</u>	<u>463,903</u>

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 12. Reserves - Cash/Investment Backed (continued)

\$	2016 Actual	2016 Budget	2015 Actual
(g). Long Service Leave & Entitlements			
Opening Balance	1,128,971	1,333,744	1,115,144
Amount Set Aside / Transfer to Reserve / Interest	157,178	152,400	233,827
Amount Used / Transfer from Reserve	-	-	(220,000)
	<u>1,286,149</u>	<u>1,486,144</u>	<u>1,128,971</u>
(h). Bayswater Waves Aquatic Centre			
Opening Balance	534,732	536,520	518,370
Amount Set Aside / Transfer to Reserve / Interest	14,473	13,700	17,447
Amount Used / Transfer from Reserve	(77,979)	(80,000)	(1,085)
	<u>471,226</u>	<u>470,220</u>	<u>534,732</u>
(i). The RISE			
Opening Balance	535,819	536,520	518,370
Amount Set Aside / Transfer to Reserve / Interest	15,137	16,100	17,449
	<u>550,956</u>	<u>552,620</u>	<u>535,819</u>
(j). Maylands Waterland			
Opening Balance	53,582	53,637	51,837
Amount Set Aside / Transfer to Reserve / Interest	1,514	1,610	1,745
	<u>55,096</u>	<u>55,247</u>	<u>53,582</u>
(k). Aged Persons Homes - General Reserves			
Opening Balance	14,834,551	15,446,432	13,307,735
Amount Set Aside / Transfer to Reserve / Interest	1,807,922	489,109	1,526,816
Amount Used / Transfer from Reserve	(766,784)	-	-
	<u>15,875,689</u>	<u>15,935,541</u>	<u>14,834,551</u>
(l). Aged Persons Homes - Prudential Requirements			
Opening Balance	2,349,800	2,349,800	2,392,299
Amount Set Aside / Transfer to Reserve / Interest	67,602	-	-
Amount Used / Transfer from Reserve	-	-	(42,499)
	<u>2,417,402</u>	<u>2,349,800</u>	<u>2,349,800</u>

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 12. Reserves - Cash/Investment Backed (continued)

\$	2016 Actual	2016 Budget	2015 Actual
(m). Aged Persons Homes - Employee Entitlements			
Opening Balance	-	-	144,396
Amount Used / Transfer from Reserve	-	-	(144,396)
	-	-	-
(n). Civic Centre			
Opening Balance	535,819	536,520	518,370
Amount Set Aside / Transfer to Reserve / Interest	15,137	16,100	17,449
	550,956	552,620	535,819
(o). Roads & Drainage			
Opening Balance	534,564	716,326	518,370
Amount Set Aside / Transfer to Reserve / Interest	13,653	10,035	17,444
Amount Used / Transfer from Reserve	(74,083)	(200,000)	(1,250)
	474,134	526,361	534,564
(p). Footpath/Cycleway			
Opening Balance	535,819	536,520	518,370
Amount Set Aside / Transfer to Reserve / Interest	15,137	16,100	17,449
	550,956	552,620	535,819
(q). Playground & Parks			
Opening Balance	1,187,235	1,186,520	518,370
Amount Set Aside / Transfer to Reserve / Interest	533,921	16,100	668,865
Amount Used / Transfer from Reserve	(150,000)	(150,000)	-
	1,571,156	1,052,620	1,187,235
(r). Golf Courses			
Opening Balance	1,068,139	1,021,740	1,036,740
Amount Set Aside / Transfer to Reserve / Interest	30,175	30,655	34,848
Amount Used / Transfer from Reserve	-	-	(3,449)
	1,098,314	1,052,395	1,068,139

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Financial Statements 2016

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 12. Reserves - Cash/Investment Backed (continued)

\$	2016 Actual	2016 Budget	2015 Actual
(s). Street Scapes			
Opening Balance	528,752	536,520	518,370
Amount Set Aside / Transfer to Reserve / Interest	312,004	10,095	17,428
Amount Used / Transfer from Reserve	(189,006)	(199,505)	(7,046)
	<u>651,750</u>	<u>347,110</u>	<u>528,752</u>
(t). Information Technology			
Opening Balance	-	(37,081)	518,370
Amount Set Aside / Transfer to Reserve / Interest	75,474	114,355	12,440
Amount Used / Transfer from Reserve	-	-	(530,810)
	<u>75,474</u>	<u>77,274</u>	<u>-</u>
(u). Eric Singleton Bird Sanctuary			
Opening Balance	1,071,639	1,072,740	1,036,740
Amount Set Aside / Transfer to Reserve / Interest	30,274	32,200	34,899
	<u>1,101,913</u>	<u>1,104,940</u>	<u>1,071,639</u>
(v). Les Hansman Centre Development			
Opening Balance	4,288,911	4,538,039	3,628,588
Amount Set Aside / Transfer to Reserve / Interest	371,732	362,555	660,323
	<u>4,660,643</u>	<u>4,900,594</u>	<u>4,288,911</u>
(w). Senior Citizens Building			
Opening Balance	321,492	321,522	311,022
Amount Set Aside / Transfer to Reserve / Interest	9,082	9,645	10,470
	<u>330,574</u>	<u>331,167</u>	<u>321,492</u>
(x). Morley City Centre			
Opening Balance	535,819	535,870	518,370
Amount Set Aside / Transfer to Reserve / Interest	15,137	16,100	17,449
	<u>550,956</u>	<u>551,970</u>	<u>535,819</u>

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 12. Reserves - Cash/Investment Backed (continued)

\$	2016 Actual	2016 Budget	2015 Actual
(y). Landfill Restoration			
Opening Balance	535,819	535,870	518,370
Amount Set Aside / Transfer to Reserve / Interest	15,137	16,100	17,449
Amount Used / Transfer from Reserve	-	(38,455)	-
	<u>550,956</u>	<u>513,515</u>	<u>535,819</u>
(z). Sustainable Environment			
Opening Balance	535,819	535,870	518,370
Amount Set Aside / Transfer to Reserve / Interest	15,137	16,100	17,449
	<u>550,956</u>	<u>551,970</u>	<u>535,819</u>
(aa). Morley Sport & Recreation Centre			
Opening Balance	535,819	535,870	518,370
Amount Set Aside / Transfer to Reserve / Interest	15,137	16,100	17,449
	<u>550,956</u>	<u>551,970</u>	<u>535,819</u>
(ab). Community Housing			
Opening Balance	30,654	29,140	16,655
Amount Set Aside / Transfer to Reserve / Interest	866	900	13,999
	<u>31,520</u>	<u>30,040</u>	<u>30,654</u>
(ac). General Waste Management			
Opening Balance	24,874	24,820	-
Amount Set Aside / Transfer to Reserve / Interest	703	745	24,874
	<u>25,577</u>	<u>25,565</u>	<u>24,874</u>
(ad). River Restoration			
Opening Balance	-	-	-
Amount Set Aside / Transfer to Reserve / Interest	166,717	-	-
	<u>166,717</u>	<u>-</u>	<u>-</u>
Total Reserves	<u>42,200,344</u>	<u>42,591,687</u>	<u>40,934,158</u>

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 12. Reserves - Cash/Investment Backed (continued)

\$	2016 Actual	2016 Budget	2015 Actual
Summary of Reserve Transfers			
Transfers to Reserves			
City Buildings & Amenities	54,576	45,000	444,379
Bore & Reticulation	18,484	16,120	277,572
Building Furniture & Equipment	17,020	18,100	19,620
Major Capital Works	131,454	90,000	1,464,872
Plant & Works Equipment	5,130	5,485	15,052
Workers Compensation	13,105	6,410	263,766
Long Service Leave & Entitlements	157,178	152,400	233,827
Bayswater Waves Aquatic Centre	14,473	13,700	17,447
The RISE	15,137	16,100	17,449
Maylands Waterland	1,514	1,610	1,745
Aged Persons Homes - General Reserves	1,807,922	489,109	1,526,816
Aged Persons Homes - Prudential Requirements	67,602	-	-
Civic Centre	15,137	16,100	17,449
Roads & Drainage	13,653	10,035	17,444
Footpath/Cycleway	15,137	16,100	17,449
Playground & Parks	533,921	16,100	668,865
Golf Courses	30,175	30,655	34,848
Street Scapes	312,004	10,095	17,428
Information Technology	75,474	114,355	12,440
Eric Singleton Bird Sanctuary	30,274	32,200	34,899
Les Hansman Centre Development	371,732	362,555	660,323
Senior Citizens Building	9,082	9,645	10,470
Morley City Centre	15,137	16,100	17,449
Landfill Restoration	15,137	16,100	17,449
Sustainable Environment	15,137	16,100	17,449
Morley Sport & Recreation Centre	15,137	16,100	17,449
Community Housing	866	900	13,999
General Waste Management	703	745	24,874
River Restoration	166,717	-	-
Total Transfers to Reserves	3,939,018	1,537,919	5,882,829

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 12. Reserves - Cash/Investment Backed (continued)

\$	2016 Actual	2016 Budget	2015 Actual
Summary of Reserve Transfers (continued)			
Transfers from Reserves			
City Buildings & Amenities	(66,817)	(62,000)	(43,183)
Bore & Reticulation	(194,050)	(250,000)	(583,816)
Major Capital Works	(1,154,113)	(673,268)	(1,956,110)
Plant & Works Equipment	-	-	(300,000)
Workers Compensation	-	-	(232,147)
Long Service Leave & Entitlements	-	-	(220,000)
Bayswater Waves Aquatic Centre	(77,979)	(80,000)	(1,085)
Aged Persons Homes - General Reserves	(766,784)	-	-
Aged Persons Homes - Prudential Requirements	-	-	(42,499)
Aged Persons Homes - Employee Entitlements	-	-	(144,396)
Roads & Drainage	(74,083)	(200,000)	(1,250)
Playground & Parks	(150,000)	(150,000)	-
Golf Courses	-	-	(3,449)
Street Scapes	(189,006)	(199,505)	(7,046)
Information Technology	-	-	(530,810)
Landfill Restoration	-	(38,455)	-
Total Transfers from Reserves	(2,672,832)	(1,653,228)	(4,065,791)
Total Net Transfer to/(from) Reserves	1,266,186	(115,309)	1,817,038

All of the cash backed reserve accounts are supported by money held in financial institutions and match the amounts shown as restricted cash in Note 3 and 4 to this financial report.

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

City Buildings & Amenities

For the purpose of preserving and renewing Council's buildings.

Bore & Reticulation

For the installation of new bores and reticulation, and the replacement of old bore and reticulation systems, due to wear and tear.

Building Furniture & Equipment

To provide a cash backed reserve for the purpose of furniture & equipment required in Council's buildings.

Major Capital Works

To finance the cost of major capital works programs as approved by Council.

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City of Bayswater**Notes to the Financial Statements**

for the year ended 30 June 2016

Note 12. Reserves - Cash/Investment Backed (continued)

\$

Plant & Works Equipment

To fund the cost of acquiring plant & equipment needed to provide for the day-to-day operational requirements of the City.

Workers Compensation

To finance Workers' Compensation costs in excess of premium deposits, using the burning cost method (as per Council's Workers Compensation Policy).

Long Service Leave & Entitlements

To provide for the payment to employees of Long Service Leave and other approved entitlements.

Bayswater Waves Aquatic Centre

To fund asset management requirements of the Bayswater Waves Aquatic Centre.

The RISE

To fund asset managements requirements of the RISE

Maylands Waterland

To fund asset management requirements of the Maylands Waterland facility.

Aged Persons Homes - General Reserves

This reserve restricts funds held for the Independent Living Units and Residential Care Facilities owned and controlled by the City. These funds are managed in accordance with the relevant statutory requirements and policies.

Aged Persons Homes - Prudential Requirements

To provide a cash backed prudential reserve to meet the accommodation obligations for Residential Care Facilities and Independent Living Units.

Aged Persons Homes - Employee Entitlements

To provide restricted funds to meet the City's contractual obligations for Residential Care Facilities and Independent Living Unit activities.

Civic Centre

To make provision for the asset management needs of the Civic Centre

Roads & Drainage

To set aside funds for the asset management requirements of the City's road and drainage infrastructure.

Footpath/Cycleway

To set aside funds for the asset management requirements of the City's footpath and cycleways infrastructure.

City of Bayswater**Notes to the Financial Statements**
for the year ended 30 June 2016**Note 12. Reserves - Cash/Investment Backed** (continued)

\$

Playground & Parks

To set aside funds for the asset management requirements of the City's playground and parks infrastructure.

Golf Courses

To set aside funds for the asset management requirements of the City's golf courses.

Street Scapes

To provided for the renewal of urban streetscapes.

Information Technology

To provided for the maintenance of the City's information technology requirements including general computer replacements for elected members and employees

Eric Singleton Bird Sanctuary

To set aside funds for the asset management requirements of the Eric Singleton Bird Sanctuary.

Les Hansman Centre Development

To set aside funds for the redevelopment of the Les Hansman Community Centre.

Senior Citizens Building

To set aside funds for the asset management requirements of the City's senior citizens centres.

Morley City Centre

To provided funds for the future development of the Morley City Centre.

Landfill Restoration

To provide funding for the review and any restoration requirements of the Swan River Foreshore.

Sustainable Environment

To provide funding for strategic environmental projects such as foreshore rehabilitation and the Eric Singleton Bird Sanctuary

Morley Sport & Recreation Centre

To set aside funds for the asset management requirements of the Morley Sport & Recreation Centre.

Community Housing

To set aside funds for the asset management requirements of Community Housing.

General Waste Management

To set aside funds for the future development of Waste Management.

River Restoration

To set aside funds for the restoration of the river.

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 13. Reserves - Asset Revaluation

\$	Notes	2016 Actual	2015 Actual
Asset revaluation reserves have arisen on revaluation of the following classes of assets:			
(a). Land - Independent Valuation			
Opening Balance		298,895,614	298,895,614
Revaluation Increment	7(b)	5,256,000	-
		<u>304,151,614</u>	<u>298,895,614</u>
(b). Buildings			
Opening Balance		105,331,423	105,331,423
		<u>105,331,423</u>	<u>105,331,423</u>
(c). Furniture & Equipment			
Opening Balance		-	-
Revaluation Increment	7(b)	1,219,636	-
		<u>1,219,636</u>	<u>-</u>
(d). Computer Equipment			
Opening Balance		171,025	171,025
Revaluation Increment	7(b)	782	-
		<u>171,807</u>	<u>171,025</u>
(e). Fleet/Plant			
Opening Balance		95,196	95,196
Revaluation Increment	7(b)	(19,833)	-
		<u>75,363</u>	<u>95,196</u>
(f). Roads			
Opening Balance		46,577,984	49,725,504
Revaluation Decrement	8(b)	(2,332,481)	(3,147,520)
		<u>44,245,503</u>	<u>46,577,984</u>

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 13. Reserves - Asset Revaluation

\$	Notes	2016 Actual	2015 Actual
(g). Drainage			
Opening Balance		15,335,993	15,878,061
Revaluation Decrement	8(b)	(52,142)	(542,068)
		<u>15,283,852</u>	<u>15,335,993</u>
(h). Footpaths			
Opening Balance		18,017,576	17,271,463
Revaluation Increment	8(b)	607,755	746,113
		<u>18,625,330</u>	<u>18,017,576</u>
(i). Other Infrastructure			
Opening Balance		4,538,346	4,456,661
Revaluation Increment	8(b)	-	81,685
Revaluation Decrement	8(b)	(620,815)	-
		<u>3,917,531</u>	<u>4,538,346</u>
(j). E.M.R.C			
Opening Balance		7,925,547	7,925,547
Revaluation Increment		-	-
		<u>7,925,547</u>	<u>7,925,547</u>
Total Asset Revaluation Reserves		<u>500,947,606</u>	<u>496,888,705</u>

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 14. Notes to the Statement of Cash flows

\$	Notes	2016 Actual	2016 Budget	2015 Actual
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(a). Reconciliation of Cash

For the purposes of the Statement of Cash Flows, cash includes cash on hand and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

Cash and Cash Equivalents	\$	<u>64,327,720</u>	<u>51,117,514</u>	<u>57,382,054</u>
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(b). Reconciliation of Net Cash Provided
By Operating Activities to Net Result

Net Result	3,768,687	5,066,303	3,160,767
Depreciation	10,434,757	8,719,000	10,143,709
Write Down (Up) in Fair Value of Investments	8,561,184	-	964,905
(Profit)/Loss on Sale of Assets	(82,261)	186,017	(16,695)
Joint Ventures movement	(2,770,033)	-	(2,819,483)
Other Non Cash Movements - Infrastructure Revaluation	(4,058,901)	-	3,966,109
Decrease/(Increase) in Receivables	1,006,206	-	887,036
Decrease/(Increase) in Inventories	(11,155)	-	(9,071)
Decrease/(Increase) in Other Current Assets	3,225	-	(76,885)
Increase/(Decrease) in Payables & Accruals	2,351,368	750,000	1,351,161
Increase/(Decrease) in Accrued Interest Payable	(581)	-	(767)
Increase/(Decrease) in Employee Leave Entitlements	(240,622)	-	(269,104)
Grants/Contributions for the Development of Assets	(2,101,034)	(2,659,487)	(1,864,024)
Net Cash from Operating Activities	<u>16,860,840</u>	<u>12,061,833</u>	<u>15,617,658</u>

Note 15. Contingent Liabilities

Nil

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 16. Capital and Leasing Commitments

	2016	2015
\$	Actual	Actual
(a). Operating Lease Commitments		
Non-cancellable operating leases contracted for but not capitalised in the accounts.		
Payable:		
- not later than one year	-	-
- later than one year but not later than five years	250,687	-
- later than five years	-	-
Total Operating Lease Commitments	250,687	-
(b). Capital Expenditure Commitments		
Contracted for:		
Building Construction & Improvements	-	1,598,029
Recreation Development	208,334	249,018
Road/Footpath Development	941,146	288,115
Parks/Environment Development	496,100	1,789,873
Other Capital Expenditure Commitments	-	350,086
Total Capital Expenditure Commitments	1,645,580	4,275,121
Payable:		
- not later than one year	1,645,580	4,275,121
- later than one year but not later than five years	-	-
- later than five years	-	-
Total Capital Expenditure Commitments	1,645,580	4,275,121

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 17. Subsidiaries, Joint Arrangements & Associates

\$

Council's objectives can and in some cases are best met through the use of separate entities & operations.

These operations and entities range from 100% ownership and control through to lower levels of ownership and control via co-operative arrangements with other Councils, Bodies and other Outside Organisations.

The accounting and reporting for these various entities, operations and arrangements varies in accordance with accounting standards.

The City of Bayswater is in joint venture with:

(a) Homeswest - Community Housing Project

Ten (10) Houses.

- Stage 1 No 2 Haddrill Street (4 Units)
- Stage 2 No 20 Francis Street (6 Units)

The City has a 25% interest in the project. Operating costs are funded by the City from rental received on the houses. Excess income over expenditure is retained as a restricted cash item for future community housing projects.

(b) City of Swan - Altone Park - a community, sporting and recreational facility

The financial statements reflect the City of Bayswater's interest in the joint development with the City of Swan for the development of a community recreation and sporting facility at Altone Park.

The City of Bayswater has the following interest in the assets and liabilities of the venture.

- Pavilion - 50%
- Recreation Centre - 50%
- Library - 33%

Operating costs are shared on the basis of each interest.

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 17. Subsidiaries, Joint Arrangements & Associates (continued)

\$

The City's share of the assets and liabilities to each venture are recorded in the statement of financial position under the following classifications:

	2016 Actual	2015 Actual
\$		
Buildings		
- Community Housing Project	1,343,412	1,355,562

(c) Eastern Metropolitan Regional Council

The City of Bayswater is a participant in the Eastern Metropolitan Regional Council (EMRC).

Comprising six member councils it is primarily concerned with refuse, environmental and safety services.

	2016	%	2015
City of Bayswater	31,846,064	19.46%	29,076,031
Town of Bassendean	7,275,989	4.45%	6,702,763
Shire of Mundaring	18,082,646	11.05%	16,479,545
City of Swan	60,239,185	36.82%	53,502,350
Shire of Kalamunda	27,488,876	16.80%	24,996,679
City of Belmont	18,683,217	11.42%	16,858,963
	<u>163,615,977</u>	<u>100%</u>	<u>147,616,331</u>

	2016 Council Actual	2015 Council Actual
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The City's interest in the assets and liabilities of the EMRC is as follows:

Current Assets	17,617,832	15,466,205
Non-Current Assets	17,083,265	16,054,138
Total Assets	<u>34,701,097</u>	<u>31,520,343</u>
Current Liabilities	1,413,332	1,054,953
Non Current Liabilities	1,441,701	1,389,359
Total Liabilities	<u>2,855,033</u>	<u>2,444,312</u>
Net Assets	<u>31,846,064</u>	<u>29,076,031</u>

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 17. Subsidiaries, Joint Arrangements & Associates (continued)

\$

(d) WALGA Local Government Housing Trust

The City of Bayswater retains an equity interest in the Western Australian Local Government Association (WALGA) as a consequence of a contribution towards the cost of purchasing Local Government House.

The total funds retained in the Local Government House Trust towards the cost of the WALGA building amounted to \$582,000 over 620 unit allocations. The City of Bayswater has for the first time capitalised its share of 10 Units amounting to \$178,885 based on the Trust's 2014 financial statements.

	Council's Share of Net Income		Council's Share of Net Assets	
	Actual 2016	Actual 2015	Actual 2016	Actual 2015
WALGA - Unit Housing Trust		178,885	178,885	178,885
EMRC	2,770,033	2,640,597	31,846,064	29,076,031
Total	2,770,033	2,819,482	32,024,949	29,254,916

Note 18. Trust Funds

	Balance 1-Jul-15	Amounts Received	Amounts Paid	Balance 30-Jun-16
\$				
Cash in Lieu of POS	3,696,707	530,325	(926,037)	3,300,995
Town Planning Bonds/Other	512,140	311,104	(67,000)	756,244
BRB/BCITF	47,458	870,926	(644,967)	73,417
Crossover/Verge Bonds	576,726	291,870	(336,724)	531,872
Unclaimed Monies	41,410	12,577	-	53,987
Other	406,829	277,267	(244,212)	439,884
	5,281,270	2,094,069	(2,218,940)	5,156,399

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 19. Total Assets Classified by Function and Activity

\$	2016 Actual	2015 Actual
Governance / Administration	1,104,080	850,019
Law, Order, Public Safety	3,130,872	2,807,902
Health	971,473	1,025,095
Education & Welfare	53,583,473	54,386,028
Housing	1,518,757	1,523,315
Community Amenities	308,497,672	319,680,717
Recreation & Culture	131,484,358	134,320,354
Transport	168,713,734	170,584,959
Economic Services	337,960	347,619
Other Property & Services	16,777,011	6,552,447
Unallocated	32,765,790	92,332,474
	<u>718,885,180</u>	<u>784,410,929</u>

Note 20. Acquisition of Assets

\$	2016 Actual	2015 Budget
By Program		
Governance		
Building	86,970	588,985
Computer Equipment	418,854	-
Fleet	121,008	-
Law, Order, Public Safety		
Building	99,906	473,322
Computer Equipment	457,276	-
Fleet	91,927	-
Health		
Building	2,709	3,000
Fleet	57,115	-
Education & Welfare		
Building	194,080	1,145,730
Furniture & Equipment	45,164	-
Fleet	82,473	-
Housing		
Building	13,192	-
Recreation & Culture		
Building	2,342,493	7,295,278
Fleet	48,700	-
Furniture & Equipment	318,862	-
Infrastructure	3,350,588	-
Transport		
Infrastructure	4,627,584	5,588,561

(continued on next page)

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 20. Acquisition of Assets (continued)

\$	2016 Actual	2016 Budget
Economic Services		
Building	5,996	-
Fleet	130,643	-
Other Property & Services		
Computer Equipment	17,745	2,168,077
Plant	899,626	-
Fleet	217,294	-
Furniture & Equipment	9,677	-
	<u>13,639,882</u>	<u>17,262,953</u>
By Class		
<i>Property, Plant & Equipment</i>		
- Buildings	2,745,346	4,123,920
- Furniture & Equipment	373,703	1,509,278
- Computer Equipment	893,875	-
- Fleet	970,751	-
- Plant	678,035	1,833,000
<i>Infrastructure</i>		
- Roads	2,816,701	4,424,066
- Drainage	327,712	260,000
- Footpaths	422,025	554,000
- Parks & Gardens	3,350,588	3,968,689
- Other Infrastructure	1,061,145	590,000
	<u>13,639,882</u>	<u>17,262,953</u>

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 21. Disposal of Assets

\$	Notes	Net Book Value		Sale Price		Profit/(Loss)	
		Actual	Budget	Actual	Budget	Actual	Budget

The following assets were disposed of during the year.

By Asset Class*Property, Plant & Equipment*

Land - Independent Valuation	7(b)	560,000	-	1,050,071	-	490,071	-
Buildings		49,918	-	-	-	(49,918)	-
Fleet		560,014	558,559	424,557	425,000	(135,457)	(133,559)
Plant		371,480	161,158	149,045	108,700	(222,435)	(52,458)

By Program*Property, Plant & Equipment*

Governance		116,657	99,173	79,353	76,000	(37,303)	(23,173)
Law, Order, Public Safety		59,161	58,793	49,639	37,000	(9,522)	(21,793)
Health		48,669	30,294	40,185	20,000	(8,485)	(10,294)
Education & Welfare		54,416	-	34,912	-	(19,504)	-
Community Amenities		560,000	56,805	1,050,071	40,000	490,071	(15,805)
Recreation & Culture		88,292	18,908	18,139	18,000	(70,153)	(908)
Economic Services		108,873	104,125	95,734	81,000	(11,139)	(23,125)
Other Property & Services		507,343	352,619	255,640	261,700	(251,704)	(90,919)
Total		1,543,411	719,717	1,623,673	533,700	82,261	(186,017)

\$		2016	2016	2015
		Actual	Budget	Actual

Summary

Profit on Asset Disposals	490,071	-	221,054
Loss on Asset Disposals	(407,810)	(372,034)	(204,359)
Net Profit/(Loss) on Disposal of Assets	82,261	(372,034)	16,695

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 22. Financial Ratios

\$	Amounts 2016	Indicator 2016	Target	Prior Periods 2015 2014	
Liquidity Ratio					
1. Current Ratio ⁽¹⁾					
Current Assets less Restricted Current Assets	25,415,359	1.55	> 1.00 : 1	1.28	1.17
Current Liabilities less Liabilities Associated with Restricted Assets	16,433,133				
Debt Ratio					
2. Debt Service Cover Ratio ⁽²⁾					
Operating Surplus before Interest and Depreciation Exp	8,046,817	148.28 : 1	> 2.00 : 1	203.61	213.84
Principal and Interest Repayments	54,266				
Coverage Ratio					
3. Own Source Revenue Coverage Ratio ⁽³⁾					
Own Source Operating Revenue	64,190,591	76.61%	> 40%	84.45%	82.60%
Operating Expense	83,792,335				
Financial Performance Ratio					
4. Operating Surplus Ratio ⁽⁴⁾					
Operating Revenue less Operating Expense	(2,931,248)	-3.72%	> 1%	8.86%	12.99%
Own Source Operating Revenue	64,190,591				
Asset Management Ratios					
5. Asset Consumption Ratio ⁽⁵⁾					
Depreciated Replacement Cost of Depreciable Assets	370,708,607	68.11%	> 50%	68.70%	70.86%
Current Replacement Cost of Depreciable Assets	544,299				***
*** These ratios have been amended to reflect the interpretation and clarification of definitions in the Financial Management Regulations.					
6. Asset Sustainability Ratio ⁽⁶⁾					
Capital Renewal and Replacement Expenditure	13,639,881	130.72%	90-110%	140.39%	122.26%
Depreciation Expense	10,434,757				
7. Asset Renewal Funding Ratio ⁽⁷⁾					
NPV of Planned Capital Renewals over 10 years	627,019,000	84.30%	75-95%	82.23%	86.47%
NPV of Required Capital Expenditure over 10 years	743,833,586				

Notes

⁽¹⁾ This is a modified commercial ratio designed to focus on the liquidity position of the Council that has arisen from past year's transactions.⁽²⁾ This ratio is the measurement of Council's ability to repay its debt including lease payments.⁽³⁾ This ratio is the measurement of Council's ability to cover its costs through its own revenue efforts.⁽⁴⁾ This ratio is a measure of Council's ability to cover its operational costs and have revenues available for capital funding or other purposes.⁽⁵⁾ This ratio measures the extent to which depreciable assets have been consumed by comparing their written down value to their replacement cost.⁽⁶⁾ This ratio indicates whether Council is replacing or renewing existing non-financial assets at the same rate that its overall asset stock is wearing out.⁽⁷⁾ This ratio is a measure of the ability of Council to fund its projected asset renewal / replacements in the future.

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 23. Information on Borrowings

			Interest			Principal		Principal		Interest	
\$	Borrowing	Rate	Principal	New	Repayments		30-Jun-16		Repayments		
	Institution	%	1-Jul-15	Loans	Actual	Budget	Actual	Budget	Actual	Budget	
(a). Debenture Repayments											
Recreation & Culture											
- 191 Buildings	*	WATC	Variable	21,509	-	16,930	16,930	4,579	4,579	637	2,000
- 222 Morley/Noranda Rec. Club Inc	*	WATC	7.15%	6,975	-	2,381	2,381	4,595	4,595	394	435
- 219 Northern Suburbs Hebrew	*	WATC	5.63%	8,149	-	8,149	8,150	-	(1)	126	231
- 218 Bayswater Bowling	*	WATC	5.93%	19,556	-	19,556	19,556	-	-	269	436
- 217 Windmills Club	*	WATC	5.55%	485	-	485	485	-	-	5	7
- 214 Gibney Reserve Clubrooms	*	WATC	6.55%	30,991	-	30,458	3,457	27,534	27,534	1,878	1,946
				87,666	-	50,958	50,959	36,708	36,707	3,308	5,055

Funding of Borrowings: All loan repayments were funded by general purpose income.

1. Self-Supporting Loan: * Those loans denoted with (*) are subject of a repayment agreement that secured the reimbursement from a community organisation of all costs associated with the loan.

2. WATC = WA Treasury Corporation

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 24(a). Rating Information (2015/16 Financial Year)

			Number of	Rateable	Rate	Interim	Back	Total	Budget	Budget	Budget	Budget
\$	Notes	Rate in \$	Properties	Value	Revenue	Rates	Rates	Revenue	Rate	Interim	Back	Total
Rate Type												
General Rate												
Residential - General	0.04955	22,532	510,582,580	25,299,380	473,065	-	25,772,445	25,301,719	250,000	-	-	25,551,719
Commercial	0.04955	587	115,990,647	5,747,337	(200,019)	-	5,547,318	5,475,318	45,000	-	-	5,520,318
Industrial	0.04955	908	74,121,482	3,672,720	(57,587)	-	3,615,132	3,670,159	50,000	-	-	3,720,159
Sub-Total		24,027	700,694,709	34,719,437	215,459	-	34,934,895	34,447,196	345,000	-	-	34,792,196
Minimum Rates												
Residential	Minimum	5,700	78,330,810	4,531,500	-	-	4,531,500	4,531,500	-	-	-	4,531,500
Comm/Industrial		100	1,213,543	79,500	-	-	79,500	79,500	-	-	-	79,500
Sub-Total		5,800	79,544,353	4,611,000	-	-	4,611,000	4,611,000	-	-	-	4,611,000
							39,545,895					39,403,196
Rates Written Off	-25						-					(4,500)
Totals							39,545,895					39,398,696

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 24(b). Surplus/(Deficit) B/Fwd and C/Fwd

		2016	2015
		Carried Fwd	Brought Fwd
\$	Notes	Actual	Actual
Current Assets			
Cash - Unrestricted	3	21,331,050	14,746,428
Cash - Restricted Reserves	3	42,200,344	40,934,158
Cash - Restricted Unspent Grants	2(d)	796,326	1,701,468
Rates - Current	5	747,548	664,481
Sundry Debtors	5	2,629,851	3,865,963
GST Receivable	5	403,503	291,866
- Fuel and Materials	6	112,780	101,625
		68,412,029	62,499,841
Current Liabilities			
Sundry Creditors	9	4,837,020	4,855,809
Accrued Interest on Debentures	9	438	1,019
Accrued Salaries and Wages	9	789,199	620,143
Other Current Trade and Other Payables	9	25,172,035	22,970,934
Current Employee Benefits Provision	11	5,202,856	5,377,341
Current Loan Liability	10	10,825	50,959
		36,012,373	33,876,205
Net Current Assets		32,399,656	28,623,636
Less:			
Reserves - Restricted Cash	3	(42,200,344)	(40,934,158)
Current Loan Liability	10	-	50,959
Self Supporting Loan Principal Repayments	10	-	(50,959)
Cash Backed Employee Provisions	12	1,286,149	1,128,971
Aged Persons Homes - Restricted		14,098,217	15,047,410
Surplus/(Deficit)		5,583,678	3,865,859

(1) Restricted Grants & Contributions that are not expected to be spent in the next 12 months.

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 25. Discounts, Incentives, Concessions & Write-offs (2015/16 Financial Year)

\$

(a) Discounts

Nil

\$	Notes	Total Cost / Value
(b). Write-Offs		
Rate Assessment	3(a)	5,052
General Debtors	2(a)	2,124
		<u>2,124</u>

Note 26. Interest Charges and Instalments (2015/16 Financial Year)

\$	Interest Rate %	Admin. Charge	Actual Revenue	Budgeted Revenue
Interest on Unpaid Rates	11.00%		140,739	120,000
Interest on Instalments Plan	5.50%		154,988	141,000
Charges on Instalment Plan		\$5.00	125,211	118,000
			<u>420,938</u>	<u>379,000</u>

Ratepayers had the option of paying rates in 4 instalments, due on 19 August 2015, 19 October 2015, 21 December 2015 and 22 February 2016.

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 27. Fees & Charges

\$	2016 Actual	2016 Budget	2015 Actual
Governance	130,717	-	159,449
General Purpose Funding	41,954	276,780	18,335
Law, Order, Public Safety	244,967	239,000	292,982
Health	238,777	141,550	156,104
Education and Welfare	970,949	647,212	900,883
Housing	98,816	102,949	100,345
Community Amenities	10,680,586	10,582,429	10,321,159
Recreation and Culture	7,417,625	7,466,204	7,477,646
Transport	431,706	367,560	385,206
Economic Services	564,618	636,200	673,798
Other Property and Services	27,293	5,500	7,640
	<u>20,848,009</u>	<u>20,465,384</u>	<u>20,493,548</u>

There were changes / no changes during the year to the amount of the fees and charges detailed in the original budget.

Note 28. Grants, Subsidies & Contributions

\$	2016 Actual	2015 Actual
----	----------------	----------------

Grants, subsidies and contributions are included as operating revenues in the Statement of Comprehensive Income:

(a). By Nature & Type

Operating Grants and Subsidies	11,344,754	12,340,234
Contributions	3,095,708	2,619,990
Non-Operating Grants, Subsidies and Contributions	2,101,034	1,664,024
	<u>16,541,497</u>	<u>16,624,248</u>

(b). By Program

General Purpose Funding	1,205,905	3,044,803
Law, Order, Public Safety	82,666	353,433
Health	68,489	56,411
Education & Welfare	10,211,684	8,893,402
Housing	4,709	3,514
Community Amenities	660,013	1,793,655
Recreation & Culture	529,142	329,293
Transport	3,017,200	1,890,048
Economic Services	4,639	5,504
Other Property & Services	757,051	254,185
	<u>16,541,497</u>	<u>16,624,248</u>

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 29. Employee Numbers

	2016 Actual	2015 Actual	2014 Actual
\$			
The number of full-time equivalent employees at balance date	337	347	330

Note 30. Councillor Remuneration

	2016 Actual	2016 Budget	2015 Actual
\$			
The following fees, expenses and allowances were paid to council members and/or the mayor.			
Meeting Fees	355,350	355,350	355,350
Mayor's Allowance	87,550	87,550	87,550
Deputy Mayor's Allowance	21,888	21,888	21,888
Other Allowances	46,390	44,950	38,765
	<u>511,178</u>	<u>509,738</u>	<u>503,553</u>

Note 31. Employee Costs

	2016 Actual	2016 Budget	2015 Actual
\$			
Wages and Salaries	26,934,984	27,515,030	26,047,355
Superannuation	3,145,139	3,065,006	2,900,844
Workers' Compensation Insurance	542,598	475,081	775,126
Conferences/Training	287,256	403,550	276,535
Total Employee Costs	30,909,976	31,458,667	29,999,860
less: Capitalised Costs	(395,545)	-	(376,498)
	<u>30,514,431</u>	<u>31,458,667</u>	<u>29,623,362</u>

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 32. Financial Risk Management

\$

Council's activities expose it to a variety of financial risks including (1) price risk, (2) credit risk, (3) liquidity risk and (4) interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's Finance Section under policies approved by the Council.

The City held the following financial instruments at balance date.

		Carrying Value		Fair Value	
		2016	2015	2016	2015
Financial Assets					
Cash and Cash Equivalents	3	64,327,720	57,382,054	64,327,720	57,382,055
Receivables (Current & Non-Current)	5	4,521,742	5,578,908	4,521,742	5,578,908
Investment in Joint Venture		33,189,476	29,254,916	33,189,476	29,254,916
		<u>102,229,565</u>	<u>92,409,730</u>	<u>102,038,938</u>	<u>92,215,879</u>
Financial Liabilities					
Payables (Current & Non-Current)	9	5,589,950	5,494,315	5,589,950	5,494,315
Borrowings (Current & Non-Current)	10	36,707	87,665	33,476	81,906
Refundable Contributions		25,172,035	22,965,491	25,172,035	22,965,491
		<u>30,798,692</u>	<u>28,547,471</u>	<u>30,795,461</u>	<u>28,541,712</u>

Fair Value is determined as follows:

- **Cash & Cash Equivalents, Receivables, Payables** - are estimated to be the carrying value which approximates market value.
- **Borrowings & Held to Maturity Investments** - estimated future cash flows discounted by the current market interest rates applicable to assets & liabilities with similar risk profiles.
- Financial Assets classified (i) "at fair value through profit & loss" or (ii) **Available for Sale** - based on quoted market prices at the reporting date or independent valuation.

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 32. Financial Risk Management (continued)

\$

(a). Cash & Cash Equivalents, Financial assets "at Fair Value through the Profit & Loss",
"Available-for-sale" financial assets & "Held-to-maturity" Investments

Council's objective is to maximise its return on cash & investments whilst maintaining an adequate level of liquidity and preserving capital.

Council's Finance Section manages the Cash & Investments portfolio with the assistance of independent advisors.

Council has an Investment Policy which complies with the relevant legislation. The policy is regularly reviewed by Council and an Investment Report is tabled before Council on a monthly basis setting out the make-up and performance of the portfolio.

The major risk associated with Investments is price risk - the risk that the capital value of Investments may fluctuate due to changes in market prices, whether these changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.

Cash & Investments are also subject to interest rate risk - the risk that movements in interest rates could affect returns and income.

A further risk associated with Cash & Investments is credit risk - the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council - be it of a capital or income nature.

Council manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees in accordance with investment restrictions prescribed in the Local Government (*Financial Management*) Regulations 1996.

Council also seeks advice from independent advisers before placing any funds in Cash Equivalents & Investments.

	30-Jun-16	30-Jun-15
Impact of a 1% ⁽¹⁾ movement in interest rates on cash and investments		
Equity	643,277	573,820
Statement of Comprehensive Income	643,277	573,820

Notes:

1. Sensitivity percentages based on management's expectations of future possible market movements.
(Price movements calculated on investments subject to fair value adjustments. Interest rate movements calculated on cash, cash equivalents and managed funds.)

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City of Bayswater

Notes to the Financial Statements

for the year ended 30 June 2016

Note 32. Financial Risk Management (continued)

\$

(b). Receivables

Council's major receivables comprise (i) Rates & Annual charges and (ii) User Charges & Fees.

The major risk associated with these receivables is credit risk - the risk that debts due and payable to Council may not be repaid.

Council manages this risk by monitoring outstanding debt and employing stringent debt recovery procedures. It also encourages ratepayers to pay their rates by the due date through incentives.

Credit risk on rates and annual charges is minimised by the ability of Council to secure a charge over the land relating to the debts - that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates & annual charges at higher than market rates which further encourages the payment of debt.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

A profile of Council's receivables credit risk at balance date follows:

	30-Jun-16 %	30-Jun-15 %
Percentage of Rates and Annual Charges		
Current	49.00%	48.17%
Overdue	51.00%	51.83%
Percentage of Other Receivables		
Current	92.36%	92.46%
Overdue	7.64%	7.54%

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City of Bayswater

Notes to the Financial Statements

for the year ended 30 June 2016

Note 32. Financial Risk Management (continued)

\$

(c). Payables & Borrowings

Payables & Borrowings are both subject to liquidity risk - the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can be extended & overdraft facilities drawn upon in extenuating circumstances.

The contractual undiscounted cash outflows (ie. principal and interest) of Council's Payables & Borrowings are set out in the Liquidity Table below:

\$	Due within 1 year	Due between 1 & 5 years	Due after 5 years	Total contractual cash flows	Carrying Values
2016					
Payables	5,638,557	-	-	5,638,557	5,638,557
Borrowings	10,825	19,447	6,435	36,707	33,476
Refundable Contributions	-	-	-	25,172,035	25,172,035
	<u>5,649,382</u>	<u>19,447</u>	<u>6,435</u>	<u>30,847,299</u>	<u>30,844,068</u>
2015					
Payables	5,494,315	-	-	5,494,315	5,494,315
Borrowings	58,027	40,541	6,755	105,323	87,666
Refundable Contributions	-	-	-	22,965,491	22,965,491
	<u>5,552,342</u>	<u>40,541</u>	<u>6,755</u>	<u>28,565,129</u>	<u>28,547,472</u>

¹ The City of Bayswater Aged Persons Homes holds \$25,172,035 in refundable contributions (Accommodation Bonds). These contributions have been classified as current liabilities as the provider does not have the right to defer settlement. However the expected settlement of the liability is expected to be greater than twelve months.

Accommodation bonds are charged for admittance in accordance with current State and Federal Government regulations. These fees can vary according to each individual's financial status and, in accordance with current policy embodying the relevant regulations, varying amounts are deducted for "Retention" over a period of 5 years.

Borrowings are also subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs & debt servicing requirements. Council manages this risk by borrowing long term and fixing the interest rate on a basis that is most suitable for the circumstance. Council officers regularly review interest rate movements to determine if it would be advantageous to refinance or renegotiate part, or all of the loan portfolio.

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 32. Financial Risk Management (continued)

\$

The following interest rates were applicable to the Council's Borrowings at balance date:

	30-Jun-16		30-Jun-15	
	Weighted average interest rate %	Balance \$	Weighted average interest rate %	Balance \$
Bank Loans - Fixed	6.62%	33,476	4.72%	87,666
		33,476		87,666

Notes:

1. The interest rate risk applicable to Variable Rate Bank Loan is not considered significant.

Note 33. Fair Value Measurements

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, Property, Plant and Equipment
- Investment Property
- Financial Assets & Liabilities

The fair value of assets and liabilities must be estimated in accordance with various Accounting Standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a "level" in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 33. Fair Value Measurements (continued)

\$

(1) The following table presents all assets and liabilities that have been measured & recognised at fair values:

	Fair Value Measurement using:			Total
	Level 1 Quoted prices in active mktls	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
2016				
Property, Plant & Equipment				
Land	-	307,942,397	-	307,942,397
Land - Under Control	-	10,410,000	-	10,410,000
Buildings	-	17,244,186	153,872,575	171,116,761
Furniture & Equipment	-	2,822,741	-	2,822,741
Fleet	-	3,069,191	-	3,069,191
Computer Equipment	-	-	1,296,704	1,296,704
Plant	-	3,357,357	-	3,357,357
Total Property, Plant & Equipment	-	344,845,872	155,169,279	500,015,151
Infrastructure				
Roads	-	-	98,270,770	98,270,770
Drainage	-	-	39,184,284	39,184,284
Footpaths	-	-	27,315,850	27,315,850
Parks & Gardens	-	-	20,332,118	20,332,118
Other	-	-	3,942,830	3,942,830
Total Infrastructure	-	-	189,045,852	189,045,852
2015				
Property, Plant & Equipment				
Land	-	303,246,397	-	303,246,397
Land - Under Control	-	15,860,000	-	15,860,000
Buildings	-	18,036,554	153,872,575	171,909,129
Furniture & Equipment	-	1,596,633	-	1,596,633
Fleet	-	3,132,402	-	3,132,402
Computer Equipment	-	-	792,857	792,857
Plant	-	3,364,857	-	3,364,857
Total Property, Plant & Equipment	-	345,236,843	154,665,432	499,902,275
Infrastructure				
Roads	-	-	100,654,170	100,654,170
Drainage	-	-	39,225,337	39,225,337
Footpaths	-	-	26,798,130	26,798,130
Parks & Gardens	-	-	18,505,813	18,505,813
Other	-	-	6,813,850	6,813,850
Total Infrastructure	-	-	191,997,300	191,997,300

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City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 33. Fair Value Measurements (continued)

\$

(2) Transfers between Level 1 & Level 2 Fair Value Hierarchies

During the year, there were no transfers between Level 1 and Level 2 Fair Value hierarchies for recurring fair value measurements.

(3) Valuation techniques used to derive Level 2 and Level 3 Fair Values*(1) Recurring Value Methods*

The following methods are used to determine the fair value measurements.

The City's Land and Buildings were revalued in 2014 by APV Valuers & Asset Management.

Where Council is unable to derive Fair Valuations using quoted market prices of identical assets (ie. Level 1 inputs) Council instead utilises a spread of both observable inputs (Level 2 inputs) and unobservable inputs (Level 3 inputs).

The Fair Valuation techniques Council has employed while utilising Level 2 and Level 3 inputs are as follows:

Property, Plant & Equipment**Land**

Level 2 valuation inputs were used to value land held in freehold title as well as land used for special purpose which is restricted under current zoning rules.

The valuation of freehold (saleable) land has been carried out using the market approach and they have been assessed on the basis of the estimated amount which each interest in each property being valued might reasonably be expected to realise in an exchange between market participants given highest and best use.

The most significant inputs into this valuation approach are price per square metre.

The valuation of restricted or otherwise non-saleable land has been valued using the cost approach.

Specific Considerations

Contaminated Sites - Several sites valued are deemed to be potentially contaminated by activities carried out by council. These valuations represent the current replacement cost of the land the council would need to acquire "non-contaminated" land and as such any instances or possibilities of contamination have been disregarded.

Zonings - A number of parcels of land have been given zonings that relate to public open space, conservation areas and specific locality zonings. These zonings are not representative of surrounding land use. The high level of development restrictions would not be considered normal in a open market situation.

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 33. Fair Value Measurements (continued)

\$

(3) Valuation techniques used to derive Level 2 and Level 3 Fair Values (continued)

Valuation has been based on the highest and best use of the land. In an open market situation these properties would be zoned similarly to surrounding land uses.

It should be noted that there is no evidence of sales within specific zoned areas.

Sale prices under comparable land sites in close proximity are adjusted for key attributes such as property size.

The most significant inputs into this valuation approach are price per square metre.

BuildingsLevel 2 Valuation Inputs

These were used to determine the fair value of a range of properties. This included the bulk of residential and commercial properties.

The residential properties fair value has been derived from sales prices of comparable properties after adjusting for differences in key attributes such as property size. The most significant inputs into this valuation were price per metre.

Level 3 Valuation Inputs

Specialised buildings were valued using professionally qualified Registered Valuers. The approach estimated the replacement cost for each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors. While the unit rates based on square metre could be supported by market evidence (Level 2) other inputs (such as estimates of residual value, useful life, pattern of consumption and asset condition) required extensive professional judgement and impacted significantly on the final determination of fair value. As such these assets were classified as having level 3 valuation inputs.

Plant & Equipment

Plant and Equipment fair values were determined by independent valuers as at 30 June 2016.

Subsequent to the 2016 council's revalued assets are reviewed to ensure that the carrying amount does not differ significantly from that determined using fair value at reporting date.

Level 2 valuation inputs have been applied having regard to the condition and useful life of the asset class except for computer equipment which has been valued at Level 3.

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 33. Fair Value Measurements (continued)

\$

(3) Valuation techniques used to derive Level 2 and Level 3 Fair Values (continued)

Infrastructure

All council infrastructure assets were fair valued using a depreciated replacement cost valuation technique. This method used assets current replacement cost less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. The gross cost of replacing the full service potential of the asset was established then adjusted to take into account the expired service potential of the asset.

The current replacement cost was measured by referencing the lowest cost at which the asset could be obtained in the normal course of business.

The total cost values have been calculated using work code unit costs based on current tender and general market rates.

All council infrastructure has been valued at fair value utilizing in house professional Asset Management staff.

Level 3 valuation inputs have been applied to all asset categories.

Infrastructure Categories

Roads

The road asset comprises seal, Pavement and Kerbing components.

The City of Bayswater's sealed road length is 351.4 Km and does not include MRWA controlled roads.

Valuation methodology comprises

- (1) Current replacement cost to replace the entire network : Current Replacement Cost = Unit Cost X Quantity
- (2) Depreciated Cost is the value the asset has deteriorate : Valuation Depreciation Rate (Critical Life)
= (100/Critical Life (Years) % Per Annum

Critical Life - The lowest calculated life of longevity in years between "Conditioned Assessed Life and Design Assessed Life (Annual Revaluation)."

Footpaths

The footpath network comprises

- Concrete Paths
- Brick Paved Paths
- Asphalt Paths
- Slab Paths

The City of Bayswater's footpath length is 317.2 Km.

City of Bayswater

Notes to the Financial Statements
for the year ended 30 June 2016

Note 33. Fair Value Measurements (continued)

\$

(3) Valuation techniques used to derive Level 2 and Level 3 Fair Values (continued)

Valuation methodology comprises

- (1) Current replacement cost to replace the entire network : Current Replacement Cost = Unit Cost X Quantity
- (2) Depreciated Cost is the value the asset has deteriorate : Valuation Depreciation Rate (Critical Life)
= (100/Critical Life (Years) % Per Annum

Critical Life - The lowest calculated life of longevity in years between "Conditioned Assessed Life and Design Assessed Life (Annual Revaluation)

Drainage

The drainage network comprises Pits, Covers and Pipes

The City of Bayswater's length of pipes is 209.7KM

Valuation methodology comprises

- (1) Current replacement cost to replace the entire network : Current Replacement Cost = Unit Cost X Quantity
- (2) Depreciated Cost is the value the asset has deteriorate : Valuation Depreciation Rate (Critical Life)
= (100/Critical Life (Years) % Per Annum

Critical Life - The lowest calculated life of longevity in years between "Conditioned Assessed Life and Design Assessed Life (Annual Revaluation)

Parks/Reserves/Car Parking

Valuation methodology comprises

- (1) Current replacement cost to replace the entire network : Current Replacement Cost = Unit Cost X Quantity
- (2) Depreciated Cost is the value the asset has deteriorate : Valuation Depreciation Rate (Critical Life)
= (100/Critical Life (Years) % Per Annum

Critical Life - The lowest calculated life of longevity in years between "Conditioned Assessed Life and Design Assessed Life (Annual Revaluation)

Miscellaneous Infrastructure

The components split out to establish fair value for this category comprise the following

- Bus Shelters
- Public Litter Bins
- Lighting
- Entry Statements
- Signage Poles
- Street Signs and Parking Signs

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City of Bayswater

Notes to the Financial Statements

for the year ended 30 June 2016

Note 33. Fair Value Measurements (continued)

\$

(3) Valuation techniques used to derive Level 2 and Level 3 Fair Values (continued)

Valuation methodology comprises

- (1) Current replacement cost to replace the entire network : Current Replacement Cost = Unit Cost X Quantity
- (2) Depreciated Cost is the value the asset has deteriorate : Valuation Depreciation Rate (Critical Life)
= (100/Critical Life (Years) % Per Annum

Critical Life - The lowest calculated life of longevity in years between "Conditioned Assessed Life and Design Assessed Life (Annual Revaluation)

(4). Fair Value Sensitivity to Unobservable Inputs

Relationship between asset consumption rating scale and the level of consumed service potential.

\$	Sensitivity to Unobservable Market Inputs		Amount of Potential Impact	
	Lower %	Upper %	Lower \$	Upper \$
Property, Plant & Equipment				
Buildings	5.00	5.00	(7,693,630)	7,693,630
Total Property, Plant & Equipment			(7,693,630)	7,693,630
Infrastructure				
Roads	10.00	10.00	(9,827,077)	9,827,077
Drainage	10.00	10.00	(3,918,428)	3,918,428
Footpaths	10.00	10.00	(2,731,585)	2,731,585
Parks & Gardens	10.00	10.00	(2,033,211)	2,033,211
Other	10.00	10.00	(394,283)	394,283
Total Infrastructure			(18,904,584)	18,904,584

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City of Bayswater

Notes to the Financial Statements

for the year ended 30 June 2016

Note 34. Segment Reporting

	Residential Aged Care 2016	Independent Living Units 2016	Other Segments 2016	Total 2016
\$				
In accordance with the Aged Care Act 1997 and the Residential Care Subsidy Principles provided under this Act, Council provides the following segment reporting relating to Residential Aged Care in relation to its services conducted at the City of Bayswater Aged Persons' Homes.				
Current Year Information for City of Bayswater				
Segment Expenses				
Employee Costs	(224,976)	(14,495)	(30,274,960)	(30,514,431)
Materials & Contracts	(7,355,670)	(285,564)	(21,886,803)	(29,528,037)
Utilities	-	-	(3,602,397)	(3,602,397)
Depreciation & Amortisation	(233,121)	(628,952)	(9,572,684)	(10,434,757)
Interest Expenses	-	-	(3,308)	(3,308)
Insurance	-	-	(740,411)	(740,411)
	(7,813,767)	(929,011)	(66,080,563)	(74,823,341)
Segment Revenues				
Rate	-	-	39,545,895	39,545,895
Fees & Charges	1,592,567	545,379	18,710,063	20,848,009
- Accommodation Charges	329,163			
- Bond Retentions	82,867			
- Other Operating Revenue	1,181,547			
Operating Grants, Subsidiaries & Contributions	7,229,244	-	7,211,218	14,440,462
Interest Earnings	303,710	453,021	1,842,856	2,599,587
Other Revenue	-	-	707,029	707,029
	9,125,521	998,400	68,017,061	78,140,982
Non-Operating Revenue				
Non-Operating Grants, Subsidiaries & Contributions	-	-	2,101,034	2,101,034
Fair Value Adjustments to Financial Assets at Fair Value through Profit and Loss	43,317	5,040	(8,609,541)	(8,561,184)
Net Share of Interests in Controlled Entities, Associated Entities and Joint Ventures	-	-	2,770,033	2,770,033
Profit on Asset Disposals	-	-	490,071	490,071
Loss on Asset Disposals	-	-	(407,810)	(407,810)
	43,317	5,040	(3,656,213)	(3,607,856)
Segment Result	1,355,071	74,429	(1,719,715)	(290,215)
Segment Assets				
Current Assets	13,107,535	16,386,679	38,917,815	68,412,029
Non-Current Assets	13,837,590	41,547,736	666,441,467	721,826,793
	26,945,125	57,934,415	705,359,282	790,238,822
Segment Liabilities				
Current Liabilities	(10,682,341)	(14,628,899)	(10,701,133)	(36,012,373)
- Refundable Accommodation Bonds	(10,639,445)			
Operating Grants, Subsidiaries & Contributions	-	-	(537,334)	(537,334)
	(10,682,341)	(14,628,899)	(11,238,467)	(36,549,707)
Net Assets for Segment	16,262,784	43,305,516	694,120,815	753,689,115
Acquisition of Property, Plant and Equipment	45,164	140,117	13,454,601	13,639,882

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City of Bayswater

Notes to the Financial Statements

for the year ended 30 June 2016

Note 34. Segment Reporting (continued)

	Residential Aged Care 2016	Independent Living Units 2016	Other Segments 2016	Total 2016
\$				
Prior Year Information for City of Bayswater				
Segment Expenses				
Employee Costs	(234,911)	-	(29,388,451)	(29,623,362)
Materials & Contracts	(6,038,244)	(209,222)	(22,499,054)	(28,746,520)
Utilities	-	-	(3,490,418)	(3,490,418)
Depreciation & Amortisation	(225,492)	(626,298)	(9,291,919)	(10,143,709)
Interest Expenses	-	-	(6,515)	(6,515)
Insurance	-	-	(795,308)	(795,308)
	(6,498,647)	(835,520)	(65,471,665)	(72,805,832)
Segment Revenues				
Rate	-	-	37,737,017	37,737,017
Fees & Charges	1,514,491	494,392	18,484,665	20,493,548
- Accommodation Charges	135,194			
- Bond Retentions	134,539			
- Other Operating Revenue	1,244,758			
Operating Grants, Subsidiaries & Contributions	6,015,726	-	8,944,498	14,960,224
Interest Earnings	328,343	472,756	1,896,374	2,697,473
Other Revenue	-	-	509,149	509,149
	7,868,560	967,148	67,571,703	76,397,411
Non-Operating Revenue				
Non-Operating Grants, Subsidiaries & Contributions	-	-	1,664,024	1,664,024
Fair Value Adjustments to Financial Assets at Fair Value through Profit and Loss	-	-	(964,905)	(964,905)
Net Share of Interests in Controlled Entities, Associated Entities and Joint Ventures	-	-	2,819,482	2,819,482
Profit on Asset Disposals	-	-	221,054	221,054
Loss on Asset Disposals	-	-	(204,359)	(204,359)
	-	-	3,535,296	3,535,296
Segment Result	1,359,913	131,628	5,635,334	7,126,875
Segment Assets				
Current Assets	12,047,924	13,106,137	37,345,780	62,499,841
Non-Current Assets	13,843,720	42,170,041	665,897,327	721,911,088
	25,891,644	55,276,178	703,243,107	784,410,929
Segment Liabilities				
Current Liabilities	(8,881,136)	(14,147,884)	(10,847,185)	(33,876,205)
- Refundable Accommodation Bonds	(10,639,445)			
Operating Grants, Subsidiaries & Contributions	-	-	(614,296)	(614,296)
	(8,881,136)	(14,147,884)	(11,461,481)	(34,490,501)
Net Assets for Segment	17,010,508	41,128,294	691,781,626	749,920,428
Acquisition of Property, Plant and Equipment	97,183	74,001	14,357,503	14,528,687

Note 35. Events occurring after the Reporting Period

Council is unaware of any material or significant "non-adjusting events" that should be disclosed.

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City of Bayswater

Notes to the Financial Statements for the year ended 30 June 2016

Note 36. Council Information & Contact Details

Principal Place of Business:

61 Broun Avenue
Morley WA 6062

Contact Details**Mailing Address:**

PO Box 467
Morley WA 6943

Opening Hours:

8.30am-4.30pm (Monday to Friday)

Telephone: 08 9272 0622

Facsimile: 08 9272 0665

Internet: www.bayswater.wa.gov.au

Email: mail@bayswater.wa.gov.au

Officers**CHIEF EXECUTIVE OFFICER****Elected Members****MAYOR**

Councillor Barry McKenna

AUDITORS

Grant Thornton
Level 1, 10 Kings Park Rd
West Perth 6005

COUNCILLORS

Councillor Stephanie Coates (Deputy Mayor)
Councillor Sally Palmer
Councillor Brent Fleeton
Councillor Chris Cornish
Councillor Catherine Ehrhardt
Councillor Alan Radford
Councillor Michelle Sutherland
Councillor John Rifici
Councillor Terry Kenyon, JP
Councillor Dan Bull

Other Information

ABN: 61-054-003-131

Financial Statements 2016

City of Bayswater

General Purpose Financial Statements
for the year ended 30 June 2016

Auditor's Report

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Financial Statements 2016

City of Bayswater

General Purpose Financial Statements
for the year ended 30 June 2016

Auditor's Report

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Attachment 2



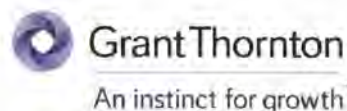
City of Bayswater

Audit Findings Report

To the Audit and Risk Committee for the year ended 30 June 2016



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Members of the Audit Committee
City of Bayswater
61 Brown Avenue
Morley WA 6043

4 November 2016

Dear Committee Members,

REPORT TO THE AUDIT COMMITTEE FOR THE YEAR ENDED 30 JUNE 2016

Please find attached our Report to the Audit Committee for the year ended 30 June 2016.

We have substantially completed our audit work, with only the following matters outstanding:

- subsequent events review
- receipt of management's representation letter
- receipt of signed statement by the Chief Executive Officer

We expect to sign an unqualified audit report after these matters are completed.

We take this opportunity to extend our appreciation to the finance team for their assistance and cooperation during the course of the audit.

This report has been prepared for the Audit Committee and Management of City of Bayswater only. It should not be quoted or referred to, in whole or in part, without our prior written consent. No warranty is given to, and no liability will be accepted from, any party other than City of Bayswater. This report should be read in conjunction with our audit engagement letter and any other formal correspondence addressed to the Audit Committee regarding this year's audit.

We strive for a high level of client satisfaction, and our business is built around the relationships we maintain with our clients. We want to hear feedback from our clients, both positive and negative, to ensure the services we provide exceed expectations.

If you receive our Client Voice Engagement Survey, we would greatly appreciate if you would please take the time to provide your feedback.

We trust that you find this report informative and we appreciate the opportunity to be of service to you. If you have any queries or wish to discuss any issues further, please do not hesitate to contact either Gernie Morrissey or me.

Yours faithfully
GRANT THORNTON AUDIT PTY LTD

Patrick Watt
Partner

cc:	
Carissa Bywater	Peter Grocott
Chief Executive Officer	Finance Manager

Level 1
10 Kings Park Road
West Perth WA 6005

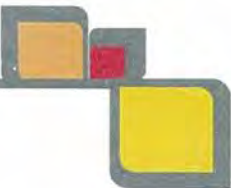
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Key areas of audit focus – summary page

Focus area	Risk*	Management judgement	Material adjustment	Control recommendation	Control deficiency classification	Pending matters
Capital Assets Revaluation	Yes	Yes	No	No	-	No
Infrastructure Revaluation	Yes	Yes	No	No	-	No
Revenue	Yes	No	No	No	-	No

* Risk refers to Significant Risk or Other Risk (per ASA 315).

Basis	Normal range	Preliminary account value	Materiality - 2016
Total expenditures	1 – 3%	Approximately \$75M	2.245M

We expect to sign an unqualified audit report once the outstanding matters are completed.

Key areas of audit focus

Account description	Type	2016 \$'000	2015 \$'000	Risk	Management judgement	ASIC focus area
Property, plant and equipment	Asset	500,015	499,902	Yes	Yes	No

Details of risk

Property, plant and equipment are key risk areas for the City of Bayswater. Further, revaluations are performed to report at fair value. Due to the estimations required in performing revaluations, there is a risk that the basis and assumptions of the revaluation may cause a material misstatement.

Audit procedures performed

- Asset reconciliation schedule was verified against trial balance reported amounts.
- Audit procedures were undertaken with the aim to assess the appropriateness of the useful lives of capital assets, the accuracy of depreciation charges and assess assets for possible impairment.
- We performed substantive testing on property, plant, and equipment asset additions. These transactions were assessed to ensure asset capitalisation was in line with the City's policies and procedures and tested for accuracy to supporting documentation.
- Substantive testing on disposals for the year were assessed to ensure disposals were accounted for appropriately.
- Review and assessment of Australian Property Consultants Valuation report on the value of *Land Under Control*.

Conclusions

There are no material deficiencies noted in our testing of property, plant and equipment.

It should be noted that a decrease of \$5,450,000 in *Land Under Control* occurred as a result of the recent valuation performed by Australian Property Consultants. Our discussions with management and review of the consultant's report revealed that the change in valuation was a result of the general downturn in property values as well as a review of the methodology

used since the last valuation in 2013. We have considered that the previous valuation may have been overstated but note that this prior period error would not be material to the financial statements and difficult to quantify.

In addition, a number of *Land* assets that in previous valuations were determined to be of nil value were re-estimated to be saleable. This resulted in an increase in the *Land* valuation of \$5,256,000. Given this is an estimation, we considered the treatment of this assignment of value prospectively, which has been reflected in the accounts.

Control deficiencies

Current year: no material deficiencies noted.

Key areas of audit focus

Account description	Type	2015 \$'000	2016 \$'000	Risk	Management judgement	ASIC focus area
Infrastructure	Asset	189,046	191,997	Yes	Yes	No

Details of risk

Infrastructure is a key risk area for the City of Bayswater. Further, revaluations are performed to report at fair value. Due to the estimations required in performing revaluations, there is a risk the basis and assumptions of the revaluation may cause a material misstatement. This risk is increased given that the valuation is performed by internal personnel who are not independent of the City.

Audit procedures performed

- Asset reconciliation schedule was verified against trial balance reported amounts.
- Audit procedures were undertaken with the aim to assess the appropriateness of the useful lives of infrastructure, the accuracy of depreciation charges and assess assets for possible impairment.
- We performed substantive testing on infrastructure asset additions. These transactions were assessed to ensure asset capitalisation was in line with the City's policies and procedures and tested for accuracy to supporting documentation.
- We performed testing on management's internal revaluation of infrastructure assets. This included a review of management's inputs such as the replacement cost per unit being assigned to each asset as well as a checking of the mathematical calculations underpinning the Infrastructure subsystem. On a sample basis, we gained comfort over replacement cost per unit used by tracing to source tender documents.
- Our review of the accounting treatment of revaluation adjustments included a determination as to whether the revaluation adjustments were treated appropriately with respect to either a Profit and Loss increment / decrement or Other Comprehensive Income.

Conclusions

There are no material deficiencies noted in our testing of infrastructure.

There was a notable revaluation decrease in the *Parks & Gardens* segment within Infrastructure. This was the result of a re-examination and re-estimation of the assets held within the class. It was determined that prior period estimations were high and that certain assets did not exist within the class. The required adjustment has been treated prospectively which we have concluded to be appropriate given the inherent estimations involved in determining whether assets exist within the category.

Management noted that the City's joint venture with the E.M.R.C. should have previously included a pick-up of revaluation reserve amounts from the E.M.R.C.'s revaluation of assets in past years. The amount of \$2,666,082 was identified and retrospectively applied appropriately by management on the Statement of Financial Position and the Statement of Changes in Equity.

Control deficiencies

Current year no material deficiencies noted.

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Key areas of audit focus

Account description	Type	2016 \$000	2015 \$000	Risk	Management judgement	ASIC focus area
Revenue	Revenue	78,141	76,397	Yes	No	No

Details of risk

Revenue relates to the following:

- Rates
- Operating Grants, Subsidies and Contributions
- Fees and Charges
- Interest Earnings
- Other Operating Revenue

Each of the main streams of revenue has a different recognition criteria and this increases the complexity of accounting and the likelihood of errors.

Audit procedures performed

- We performed analytical procedures on rate revenue recognised to identify significant variances from expectations and obtained explanations and corroboration from Management where appropriate.
- We performed a recalculation of interest revenue received on the basis of average interest rate at year-end and investment balances held as agreed to third party confirmation letters.
- We performed substantive testing around the year-end revenue to ensure that revenue was recognised in the appropriate accounting period.

- We sampled operating grants, subsidies and contributions and fees and charges to ensure that revenue was recognised was valid. We agreed amounts recorded to receipts on the bank statement.

Conclusions

There are no material deficiencies noted in our testing of revenue.

Control deficiencies

Current year: no material deficiencies noted.

Opening Balance Audit

The Australian Auditing Standards require the auditor to obtain comfort over prior year figures and thus opening balances in a first-year engagement.

Comfort in this respect can be obtained by either reviewing the work performed by the predecessor auditor, or performing our own procedures on prior year figures. The predecessor auditor did not afford us access to their prior period work papers and therefore we performed our own procedures on prior period balances. This included:

- review of transactions around the cut-off period (30 June 2015) for significant recordings and determination of whether those transactions were accounted in the appropriate period.
- review of sub ledgers, register and reconciliations for balances as at 30 June 2015 and ensuring appropriate tie-in.
- review of previous years' valuation reports by experts to gain comfort that the opening values of fixed assets and infrastructure appropriately reflected those reports.

We identified no exceptions in the performance of our opening balance work.

Current year recommendations

The following recommendations have been made which identified potential control weakness for consideration but also identified opportunities for future efficiencies and strengthening of controls.

Control deficiency classification	Observation and implication	Recommendation	Management response
	Significant Deficiency – Long Service Leave Through our review of the long service leave accrual, GT noted that all casual employees are not being included in the LSL calculation.	Although we acknowledge, through our discussions with management and review of the re-computed LSL obligation for a selection of casual employees, the possible misstatement could not be material, we suggest that all employees (both casual and permanent) employees be included in the long service leave accrual such that an assessment of the exact impact of the matter can be officially assessed.	

Legend

	Material weakness	Critical area that represents relatively high risk i.e. a control gap that may result in material misstatements and has a likelihood of occurrence that is not remote. Action should be taken immediately.
	Significant deficiency	Important matter that represents medium risk ie a control gap that may result in material misstatements but has a remote likelihood of occurrence.
	Deficiency	Housekeeping or administrative matter that represents relatively low risk i.e. a control gap that is assessed to result in inconsequential misstatements.



Fraud risk

Scope of audit services regarding fraud

In accordance with Auditing Standard ASA 240, our required objectives with regards to fraud are:

- to identify and assess the risks of **material misstatement** of the financial report due to fraud;
- to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and
- to respond appropriately to fraud or suspected fraud identified during the audit.

Responsibility of the directors and management

The directors and management are required to consider the risk of fraud within the company, and are responsible for maintaining a system of internal control to prevent, or detect material misstatements to the financial statements arising from instances of fraud.

Detailed fraud detection services?

Grant Thornton's Forensic Consulting division specialise in providing fraud detection services, and can efficiently perform this value-add service. This testing is designed to detect fraud of values far lower than audit materiality.

What have we done in our audit to address the risk of fraud?

- Considered conditions present that increase the risk of fraud;
- Conducted planning discussions with management regarding the risk or existence of fraud, policies and procedures in place to prevent and detect fraud;
- Planned the nature and extent of our audit tests having regard to the risk of fraud;
- Reviewed accounting estimates for management bias;
- Evaluated the business rationale for unusual transactions;
- Maintained professional scepticism throughout the audit;
- Reviewed the appropriateness of journal entries and year-end accounting adjustments;
- Evaluated if any identified audit misstatements are indicative of fraud; and
- Incorporated unpredictable audit procedures into our audit plan and testing.

Conclusion

Management confirmed that to the best of its knowledge and belief there have been no instances of fraud during the period, and our procedures did not uncover any matters to report.

Communication of audit matters with those charged with governance

In accordance with Auditing Standards, we are required to communicate a number of matters with those charged with governance which is covered by our audit planning report, within this audit findings report, and in the table below.

Matters for Grant Thornton to consider	Description*	Exceptions	Matters for Grant Thornton to consider	Description*	Exceptions
Irregularities and illegal acts	We have not become aware of any material irregularities or illegal acts.	No	Material uncertainties and going concern	We have not detected any material deficiencies in management's assessment of the going concern assumption.	No
Non-compliance with laws and regulations	We have not become aware of any material non-compliance with laws and regulations.	No	Disagreements with management	We have had no material disagreements with management.	No
Access to books and records, and conduct of audit	We have been presented with all the necessary books and records and explanations requested of management.	No	Independence of auditor	National internal independence checks are performed annually.	No
Appropriateness of accounting policies	We have not detected any material deficiencies in the accounting policies disclosed.	No	Expected modifications / exceptions to the audit report	No exceptions.	No

* Reference to "material" implies the exception would cause the financial report to be materially misstated.

ASIC focus areas for 30 June 2016

ASIC announced on 2 June 2016 its focus areas for 30 June 2016 financial reports of listed entities and other entities of public interest with many stakeholders.

'Directors and auditors should continue to focus on values of assets and accounting policy choices. We continue to see companies use unrealistic assumptions in testing the value of assets or that have applied inappropriate approaches in areas such as revenue recognition', ASIC Commissioner John Price.

Accounting estimates	Accounting policy choices	Key disclosures
• Impairment testing and asset values, with focus on the recoverability of assets such as goodwill, other intangibles, and PP&E.	• Off-balance sheet arrangements, especially in relation to joint arrangements and disclosure relating to structured entities. • Revenue recognition, ensuring that it is reflective of the substance of the transaction. • Expensing of costs that should not be included in asset values, and only including items in other comprehensive income where permitted. • Tax accounting	• Such as assumptions supporting accounting estimates and judgments, ensuring these are specific and reflective of uncertainty. • The impact of new reporting requirements e.g. revenue recognition, financial instruments and leases.

[Click here to view TA Alert 2016-09 'ASIC focus areas for 30 June 2016 financial reports'](#)

Not-for-profit industry activity

Quantifying outcomes and your contribution to society

For benefit organisations are constantly questioned on the contribution they have made and the impact they have had on society. The difficulty faced by the sector though is that the initiatives performed often don't provide immediate outcomes that are clearly measureable and consequently, the long term benefits are missed or ignored.

What we're doing

Grant Thornton are joining with the Curtin University's Not-for-profit Initiative in conducting research over the next three (3) years to assist NFPs identify, measure and assure outcomes.

The research will enable us to produce practical tools that can be used to identify outcomes to be measured, the basis of measurement and the assurance that the outcome was achieved. It will also influence policy development in relation to how an outcomes based funding model should be implemented and shape the framework for NFP engagement with government.

Why is this important?

The NFP industry is undergoing transformation and is subject to a range of challenges across fundraising, governance, risk management and more. One of those significant changes is the move by governments to fund on the basis of outcomes achieved rather than simply the level of service provided (outputs).

For further information refer to:

<http://www.granthornton.com.au/insights/reports/building-capacity-in-not-for-profits/>

Accounting updates

During the year the Australian Accounting Standards Board (AASB) has released two (2) Exposure Drafts specific to the not-for-profit sector. Further information can be found in the links below:

- [ED 260 Income recognition changes – Not for Profits](#)
- [ED 270 Reporting Service Performance Information - Not for Profits](#)

Publications



Developments in financial reporting

Contained within Note 1 of the financial statements are new accounting standards that may impact on the company in future reporting periods.

Below is an update on the status of accounting standards which are proposed to be subject to major changes:

Standard	Applicable from annual periods	Links for further information
AASB 15 Revenue from Contracts with Customers	Commencing 1 January 2018	TA Alert 2014-04 IFRS Newsletter (June 2014) – Special Edition on Revenue
AASB 9 Financial Instruments (2014)	Commencing 1 January 2018	TA Alert 2009-22 , TA Alert 2010-49 , TA Alert 2013-13 , TA Alert 2014-09
AASB 16 Leases	Commencing 1 January 2019	TA Alert 2016-01

Technical Accounting (TA) Alerts and other technical resources

We understand the task of keeping up with changes can be daunting, particularly given the length of some of the new standards; to assist you with this we publish TA Alerts on our website: www.granthornton.com.au.

TA Alerts also cover some contentious/difficult accounting concepts which the technical teams of both Grant Thornton International and Grant Thornton Australia have received a number of queries requiring guidance or clarification; [available on our website here](#).

In addition, there are a range of other IFRS/technical resources available on our website, including:

- [Impairment of Assets - A guide to applying IAS 36 in practice](#)
- [Under control? A Practical guide to applying IFRS 10 consolidated Financial Statements](#)
- [Navigating the accounting for business combinations: Applying IFRS 3 in practice](#)
- [Deferred tax: A Chief Financial Officer's guide to avoiding the pitfalls](#)
- [AASB 107: Statement of Cash Flows – A guide to avoiding common pitfalls and application issues](#)
- [AASB 132: Financial Instruments Presentation – Liability or equity?](#)
- [Intangible Assets in a Business Combination – Identifying and Valuing Intangibles under IFRS/AASB 3: Business Combinations](#)
- [Example financial statements](#)

Grant Thornton also has dedicated technical resources/National Audit Support division which can either be contacted via your audit contact or directly on nationalaudit.support@au.gt.com.

Alert for subsidiaries of a "Significant Global Entity"

- SGE is a global group with annual global income > AUD \$1b
- Legislation passed royal assent 3 December 2015
- Effective for years beginning on or after 1 July 2016
- Requirement for General Purpose Financial Reports
- Many uncertainties remain, industry awaiting clarification from ATO

Income of not-for-profit entities

In April 2015, the AASB released ED 260 *Income of Not-for-Profit Entities* which contains AASB's proposals for replacing AASB 1004 *Contributions* and providing application guidance to not-for-profit (NFP) entities in applying the principles in AASB 15 *Revenue from Contracts with Customers*.

The Exposure Draft was open for comment until 14 August 2015. AASB's re-deliberation are expected to be completed by the end of August 2016. It is anticipated that a final draft of the standards will be published on AASB website during August/September, with the final standard out by the end of 2016. It is likely that the final standard will be effective from 1 January 2018.

Below is a brief summary of the ED proposals:

Objective

The AASB's primary objective in replacing AASB 1004 has been to replace that Standard's income recognition requirements, in particular to:

- remove the reciprocal / non-reciprocal distinction, which is considered to be arbitrary and confusing in practice; and
- address concerns that AASB 1004 requires premature recognition of income when a transfer is classified as 'non-reciprocal' but gives rise to performance obligations to transfer specified goods or services to other parties (which should be recognised as a liability).

The other objective of ED 260 is to provide NFP application guidance for AASB 15 that clarifies:

- which transactions of NFP entities would fall within AASB 15; and
- how to interpret some terminology in AASB 15 in a NFP context.

Structure of ED 260



Under ED 260 proposals, NFPs will be allowed to defer income from grants and donations until the related services are delivered, provided the conditions attached regarding delivery of goods or services are 'enforceable' and 'sufficiently specific'. This is regardless of whether the ultimate beneficiary is the grantor or a third party. However, some types of transfers to NFP entities will continue to be recognised as income immediately, including donations and grants where there is discretion about how the donation or grant is to be used.

Fair value measurement of non-financial assets

Presently, the initial carrying amount of a non-financial asset would differ from the consideration paid or payable for acquiring the asset only if the consideration was nil or of a nominal amount, in which case the asset would initially be measured at fair value.

ED 260 proposes broadening the 'fair value on initial recognition' principle, to cover all acquisitions of non-financial assets where the vendor or lessor intended to make a donation. Accordingly, a lessee's finance lease asset involving a lessor's donation will now be measured at fair value.

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Financial Services

Food & Beverage

Health & Aged Care

Life Sciences

Manufacturing

Not-for-Profit

Professional Services

Public Sector

Real Estate & Construction

Consumer Products & Retail

Technology & Media

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15.1.2 Specialised Audit of GST Compliance

Officer: Acting Director of Finance and Corporate Services

EXECUTIVE SUMMARY**Application:**

For the Audit and Risk Management Committee to endorse to Council the engagement of an independent auditor to undertake a specialised audit of GST compliance.

Key Issues:

This report provides an overview of an initiative proposed to audit the effectiveness of the current financial practices to comply with GST legislation.

BACKGROUND

The Australian Taxation Office (ATO) considers the integrity of taxpayers' business systems to be the most significant risk, and has shifted its compliance focus accordingly.

Failure to capture and record information correctly because of inherent weaknesses in systems and processes which are left unchecked for extended periods of time is problematic and expensive to rectify.

Unlike the external audit approach, where a selective sample is made to assess compliance, a specialised audit will review the complete data base, providing accurate data analysis.

The City has four years to claim its GST entitlements and the ATO can go back four years to recover GST liabilities.

The last ATO comprehensive audit of the City's records for GST compliance occurred in 2009.

CONSULTATION

Nil.

ANALYSIS

In conducting a comprehensive GST compliance review of the financial processes, specifically-designed software capable of analysing large volumes of data is required.

Ernst & Young, a large, well-known firm of auditors, has submitted a Tax Data Analytics proposal to the City which should identify deficiencies in GST compliance.

The proposal covers:

1. Testing and Analysis
 - upload the last 4 years' transactional data from the Accounts Payable Masterfile;
 - apply testing principles used by the ATO;
 - analyse and identify -
 - o potential over claims;
 - o potential under claims; and
 - o areas for process improvement.
2. Present draft report to the working party.
3. Investigate findings and implement appropriate action.
4. Present a final report to the Audit & Risk Management Committee.

Key Benefits

- level of assurance over the validity of the City's BAS returns and systems and processes;
- identification of potential GST refunds;
- identification of any liabilities prior to any ATO audit;
- identify potentially fraudulent activities; and
- identify areas for process improvement.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Undertake a comprehensive review of four years of accounts payable data for GST compliance. Estimated Cost: \$10,000	• Identify possible fraudulent activities. • Assurance over validity of administrative systems and processes.	Nil.
2.	Continue to perform a limited internal audit based on a random sample of data. Estimated Cost: \$Nil.	External audit has not to date identified improper practices from selected random sampling.	Non-compliance undetected with the City's GST reporting obligations.

CONCLUSION

That a comprehensive audit of four years data extracted from the accounts payable system be undertaken for GST compliance purposes.

FINANCIAL IMPLICATIONS

The 2016/2017 Budget for Audit Services provides sufficient funding to undertake this audit.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-2026, the following applies:

Theme: Leadership and Governance
 Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
 Outcome L1: Accountable and good governance.
 Outcome L2: Prudent management of financial resources.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Local Government Financial Management Regulations Part 2 - 5 (2)(c).

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

Nil.

COUNCIL RESOLUTION

(MANAGEMENT COMMITTEE/OFFICER'S RECOMMENDATION)

That Council approves the initiative to conduct an independent audit of its GST financial practices and controls.

**CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION**

15.1.3 Organisational Risk Management Progress Report

Officer: Acting Director of Finance and Corporate Services
Refer: Item 8.4: A&RMC: 17.06.2014
Item 8.5: A&RMC: 21.10.2014
Item 8.1: A&RMC: 24.11.2014
Item 8.2: A&RMC: 17.02.2015
Item 8.1: A&RMC: 16.06.2015
Item 8.2: A&RMC 10.11.2015

EXECUTIVE SUMMARY**Application:**

For the Audit and Risk Management Committee to receive an update on the development and implementation of the City's risk management system to support continuous improvement and ensure that the City meets its legislative requirements.

Key Issues:

This report provides an outline of progress made with the development of the key risk management documents and focuses on the methodology used to develop the Organisational Risk Management Plan.

BACKGROUND

At its meeting of 22 March 2016, the Audit and Risk Management Committee was provided with a summary report on the first review of the City's risk management systems, as required under section 17 of the recently-amended *Local Government (Audit) Regulations 1996*. This report highlighted the City's key risk themes, with the overall conclusion that the City has appropriate and effective systems and procedures in place.

Internally, the City has a dedicated Risk Management Advisor whose role it is to coordinate and review the City's risk information, generate an engagement program to raise awareness of roles and responsibilities, and ensure regular monitoring, reporting and promotion of assurance and continual improvement.

The work is based around a suite of key documents which are required for an effective Organisational Risk Management framework and include:

- the City's Risk Management Policy which is reviewed annually (completed);
- Risk Management Governance Framework (completed and reviewed biannually);
- Risk Appetite Statement (a Risk Assessment and Acceptance Criteria have been endorsed);
- an Organisational Risk Management Plan which identifies the City's risk themes and the appropriate internal controls, with recognition of legislative compliance requirements and sector best practice (being finalised);
- a Risk Management Assurance Plan integrated with the City's internal audit program (under development);
- Risk KPI's (under development).

As part of developing the City's Organisational Risk Management Plan, the risk themes identified in the initial review of the City's risk management systems have been examined in more detail in consultation with each of the City's business directorates.

As a result, the City's Organisational Risk Management Plan has been developed to:

- establish the context of the City's activities, functions, infrastructure and services;
- identify the City's core business activities, and the key internal and external stakeholders;
- identify key risk issues or events under risk themes identified in the City's Risk Governance Framework;
- analyse risk using the City's Risk Assessment and Acceptance Criteria to determine relevant consequence/likelihood categories and assess the adequacy of controls;
- make risk acceptance decisions based on controls assurance, existing controls rating, level of risk and risk versus reward and opportunity;
- determine treatment options that improve existing controls or reduce the consequence and likelihood to an acceptable level; and
- implement assurance planning activities and risk profile reviews on an annual basis.

There is an ongoing reporting process embedded in the City's Risk Management Governance Framework to ensure that the City's risk profiles are formally reviewed and updated. The aim is to do this at least on an annual basis or where there has been a material restructure, change in risk ownership, or in the external environment.

Implementation timeframes for the City's Organisational Risk Management program were given in the previous update, and have since been reviewed as follows:

Task	Purpose	Status
Risk Policy and Risk Appetite Statement.	Sets organisational direction and commitment to engage.	Adopted by Council.
Identification of key risk issues.	Provide a summary for tracking, reporting and relevant insight; to form part of regular discussions by the senior management group.	Finalised.
Agree on actions, roles and responsibilities, record in Risk Register and develop into Risk Management Assurance Plan.	To consider the appropriateness and effectiveness of Risk Management Framework, mitigation activities, controls assurance, and internal and external audit program.	First report to Senior Management Group anticipated end of November 2016.
Assurance report to Audit and Risk Management Committee along with determination by Council of its risk appetite.	Exhibit the Risk Register and provide an action plan for the year based on a random selection of 10 to 12 risk topics to be tested each year.	To be presented to the Audit and Risk Management Committee early 2017.
Internal audit of risk topics. Selection of risk issues to be placed across a risk dashboard.	Assess the risk controls, resources, supporting documentation and propose corrective actions where required.	To be discussed with Auditors.
Report findings to Audit and Risk Management Committee.	The Chief Executive Officer to report every two years on outcomes of the assurance process.	Next report due end of 2016, thereafter end of 2018.
Ongoing quarterly risk report to Audit and Risk Management Committee.	To facilitate its oversight of risk, the Audit and Risk Management Committee will receive ongoing reports summarising the City's assurance outcomes.	Ongoing, final form of reports to be determined.

CONSULTATION

Local Government Insurance Services (LGIS) provided early guidance and support on the risk themes and development of the City's risk management policy and is available on a consultative basis to assist in other topical areas such as liability risk management and business continuity planning.

The City's Risk Management methodologies are based upon the International Standard for Risk ISO 31000:2009 and Australian Standard AS/NZS 4360:2004 Risk Management.

ANALYSIS

It was anticipated that the Organisational Risk Management Plan would be completed in early 2016; however the City is still waiting on the outcome of the Local Government Amendment (Auditing) Bill 2016 to the *Local Government Act 1995* which will extend the powers of the Auditor General to conduct audits on local governments from 2017 onward. It is likely that further reviews of the risk themes and the Risk Management Policy may be required as further information becomes available on the proposed legislative changes and the possible aspects of local government operations that will be included in the audit.

The scope of the risk management work is somewhat dependent on resolution of the audit issues, but within these limitations, the next phase ('assurance') of the Organisational Risk Management Plan has commenced. This comprises testing of selected risk topics to evaluate whether the risk management processes are appropriate, effective and embedded in the City's culture.

In summary, risk management is a statutory requirement. Implementation of effective systems provides the assurance that operational and strategic risks are being actively managed; it also supports decision making, strengthens internal controls, and embeds an appropriate risk culture across all aspects of the organisation. The City has finalised the first phase of the risk management work, and is now moving into the assurance phase. The first report on the results will be presented to the Audit and Risk Management Committee at a date to be determined.

OPTIONS

Not applicable.

CONCLUSION

It is recommended that Council:

1. Notes that the City's Organisational Risk Management Plan has moved into the assurance phase, however finalisation of the scope of the risk themes is pending clarity on the future role of the Auditor General in conducting local government audits.
2. Continues to monitor the City's risk management systems through regular reports via the Audit and Risk Management Committee

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

Theme: Leadership and Governance
Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
Outcome L1: Accountable and good governance.
Outcome L2: Prudent management of financial resources.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Risk Management Policy FS-P45 applies and may require review once the position on the Auditor General's involvement in local government audits is clarified.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

Nil.

COUNCIL RESOLUTION**(MANAGEMENT COMMITTEE/OFFICER'S RECOMMENDATION)**

That Council:

1. Notes that finalisation of the Organisational Risk Management Plan is pending clarity on the future role of the Auditor General in conducting local government audits.
2. Continues to monitor the City's risk management systems through regular reports via the Audit and Risk Management Committee.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

15.1.4 Legislative Update**Officer: Acting Chief Executive Officer****EXECUTIVE SUMMARY****Application:**

To provide Council with an update in relation to the progression of the *Local Government Amendment (Auditing) Bill 2016*.

Key Issues:

The *Local Government Amendment (Auditing) Bill 2016* (the Bill) makes legislative changes to the *Local Government Act 1995* to provide for the auditing of local governments by the Auditor General.

BACKGROUND

At its meeting of 10 November 2015, the Audit and Risk Management Committee was provided with an overview of legislative changes, including the intention of the Office of the Auditor General to become involved in auditing the local government sector, as advised by the Department of Local Government and Communities in the attached circular (**Attachment 1**).

The Bill will, if passed, provide the necessary powers in the *Local Government Act 1995*.

The Bill was presented to the Legislative Assembly on 25 August 2016, and has been through the first and second reading.

Some aspects of the Bill are essentially procedural, and will have minimal significance for the sector. For example, there is a requirement to publish annual reports online, which most local governments now do anyway.

There are aspects of the amendments which may however, have significant implications for the sector.

In respect to financial audits, the immediate change will be the loss in autonomy by the sector, as all such audit appointment decisions will sit with the Auditor General and Office of Auditor General (OAG).

The change is intended to take effect from 1 July 2017, and the OAG will allow a two-year transition period for existing audit contracts in the sector to expire. The City currently has an audit agreement with Grant Thornton which will expire in 2017/2018 and the sector has been advised not to enter into any new audit arrangements. It is anticipated that by financial year 2019/2020, all local governments will be audited by the Auditor General, regardless of whether or not their contracts have expired.

Perhaps the more significant issue for the sector generally will be the introduction of a new category of "performance audits" which will examine the economy, efficiency and effectiveness of any aspect of operations. This will give auditors a far broader brief than the traditional testing of the financial controls and compliance matters. The former Minister for Local Government; Community Services; Seniors and Volunteering; Youth advised in a media statement in August that "*the Bill will provide an independent oversight of local governments, which will be scrutinised for potential instances of wastage, inefficiency or ineffectiveness*".

From a community perspective, the new audit scope is likely to be seen as a positive move, and it is recognised that across the sector, performance comparisons between local governments will increasingly be expected as information is made available through tools such as the 'MyCouncil' website. From an operational perspective, the challenge for the sector will be in having the appropriate reporting systems in place to collect the data required for these performance audits. There may also be implications for the City's policy setting, as the audits will include examination of the efficiency of program service delivery. It is worth noting that the Amendment Bill will give the Auditor General the same power to conduct a performance audit on local government as on a state government agency.

With respect to audit costs, the sector will be required to meet the cost of the financial audits, as determined by Treasury Guidelines, and the State Government will bear the cost of the performance audits.

It should be noted that the role of the Audit and Risk Management Committee may change somewhat, in that it will no longer be as involved in the financial audit process as it is currently. However there will still be an important role in internal audit and related financial performance issues. It is likely that association legislation such as the *Local Government (Audit) Regulations 1996* will need to be amended to reflect the changes in the Act.

As mentioned in the introductory section, the Bill has been presented to Parliament, however the timeframes for passing it are now somewhat uncertain. A recent update from the Office of the Auditor General (**Attachment 2**) states that the Auditor General is unable to indicate as to 'when or if' the Bill will pass.

At this stage, officers will continue to work on the assumption that the Bill will pass some time between now and the effective start date of 1 July 2017, and a further update will be given to the Audit and Risk Management Committee when further information becomes available.

CONSULTATION

Nil.

ANALYSIS

The key implications for the change are outlined below, ranked in order of the likely operational and reporting implications for the City:

- performance audits of local governments will shortly be introduced and the OAG will be empowered to undertake such audits at any time and at the discretion of the Auditor General. These audits may include examining the economy, efficiency and effectiveness of any aspect of a local government's operations, programs and administrations, or those of a related entity, and the OAG will, for all effective purposes, treat local government as a state government agency.
- local governments will lose their independent ability to determine the scope of financial and compliance audits .
- the OAG will report its audit outcomes to Parliament in addition to informing individual local governments of their audit results.
- there will be a change in focus of the Audit and Risk Management Committee from financial to internal audit.
- the City's policy setting will need to consider efficiency in service delivery.
- the transfer to the OAG will take place on expiration of current audit contracts, within a defined time frame.
- local governments will be required to pay for the full cost of the financial audit, with costs determined by the OAG in accordance with Treasury Guidelines.

OPTIONS

Nil.

CONCLUSION

The implications of the proposed amendments to the *Local Government Act 1995* to allow the Auditor General's Office to take over the auditing of the local government sector will be significant, however the likelihood of the Bill passing is yet to be advised.

The lesser issue is that the sector will lose its ability to determine the scope of financial audits and the appointment of auditors. The more significant issue will be the introduction of performance audits and the treatment of local government as an agency of state government in respect to accountability to the Auditor General.

From a community perspective, the changes are likely to be seen as positive. For the sector, the challenges will be in achieving operational readiness and developing appropriate reporting systems by 1 July 2017.

FINANCIAL IMPLICATIONS

At this early stage, it appears that the costs of the financial audits are likely to be similar to what the City currently pays to its contract auditors, and the state government will pay for the performance audits.

There may be indirect costs associated with developing appropriate reporting systems.

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2016-26, the following applies:

Theme: Leadership and Governance

Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.

Outcome L1: Accountable and good governance

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

The immediate amendments will be to the *Local Government Act 1995*, and it is anticipated that amendments will also be required to the *Local Government (Audit) Regulations 1996*.

The specific policy changes have not yet been determined.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Ministerial Circular
2. OAG Circular

COUNCIL RESOLUTION

(MANAGEMENT COMMITTEE/OFFICER'S RECOMMENDATION)

That Council:

1. Receives the legislative update in relation to the progression of the *Local Government Amendment (Auditing) Bill 2016*.
2. Receives a further report when further information becomes available on the passing of the Bill.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

Attachment 1

**The Hon Tony Simpson MLA
Minister for Local Government; Community Services;
Seniors and Volunteering; Youth**

Our Ref: 49-10888

TO ALL LOCAL GOVERNMENTS

CIRCULAR N^o 03-2016

**AUDITING OF LOCAL GOVERNMENT BY THE AUDITOR GENERAL – RENEWAL OF
AUDIT CONTRACTS**

The State Government is committed to strengthening local government accountability, performance and transparency and providing for independent oversight of the sector.

As part of this important initiative, it is intended to amend the *Local Government Act 1995* to allow for the Auditor General and the Office of the Auditor General (OAG) to take responsibility for local government financial audits from 1 July 2017.

Under the proposed changes, the Auditor General may contract out some of the financial audits, but all financial audits will be done under the supervision of the Auditor General and the OAG.

I thank all local governments that have provided details of their audit contract expiry date to the Department of Local Government and Communities. This information will assist the OAG to manage the transition to the new auditing arrangements over a proposed two-year period.

The data provided indicates that a number of local governments are currently out of contract and are in the midst of renewing or entering into new audit contracts. I strongly encourage local governments that are in this position to renew their audit contracts up to but not past the 2016/17 audit. If, to secure an auditor, the audit contract has to be renewed beyond the 2016/17 audit, you should renew it for no more than one extra year.

I would appreciate local governments having regard to these matters when considering the renewal of audit contracts.

A handwritten signature in blue ink, appearing to read 'Tony Simpson'.

**HON TONY SIMPSON MLA
MINISTER FOR LOCAL GOVERNMENT; COMMUNITY SERVICES;
SENIORS AND VOLUNTEERING; YOUTH**

Level 8, Dumas House, 2 Havelock Street, West Perth Western Australia 6005
Telephone: +61 8 6552 6600 Facsimile: +61 8 6552 6601 Email: Minister.Simpson@dpc.wa.gov.au

Attachment 2

Our Ref: 7576

Mayor Barry McKenna
City of Bayswater
PO Box 467
MORLEY WA 6943

CITY OF BAYSWATER DOCUMENT REGISTRATION	
SUBJ:	
ADM	12
CEO	
HRM	
ADM	
WVS	
WAV	
COM	
REC	
DOF	
20 SEP 2016	
DOCUMENT No.	
ATTENTION:	74RS
ATT:	

cc'd to CEO



7th Floor, Albert Facey House
469 Wellington Street, Perth

Mail to: Perth BC
PO Box 8489
PERTH WA 6849

Tel: (08) 6557 7500
Fax: (08) 6557 7600
Email: info@audit.wa.gov.au

Dear Mayor

LOCAL GOVERNMENT AMENDMENT (AUDITING) BILL 2016

You may be aware that the State Government introduced the Local Government Amendment (Auditing) Bill 2016 to Parliament on Thursday 25 August 2016. The Bill proposes that the Auditor General undertake the annual financial audits of local government. It also requires that I undertake performance audits of local governments. These changes will bring Western Australia into line with other Australian states.

At this stage, I am unable to provide any indication as to when or if the Bill will pass.

However, if it does pass, then I will seek to talk to Councils throughout the State about what the changes will involve and how the transition will take place. I will also keep you informed by email on transition issues as well as on accounting, auditing and governance issues that may affect you.

I have never advocated for my Office to take responsibility for local government audits as this is a matter for the Parliament. However, I can assure you that if given this responsibility, we will approach it in manner consistent with our current role to provide a consultative and highly professional audit service to local government.

Yours sincerely

COLIN MURPHY
AUDITOR GENERAL
15 September 2016

cc Ms Francesca Lefante, Chief Executive Officer

15.1.5 Debtors Write Off

Officer: Acting Director of Finance and Corporate Services

Confidential Attachment(s) - in accordance with Section 5.23(2)(b) of the Local Government Act 1995 - personal affairs of any person.

EXECUTIVE SUMMARY**Application:**

For Council to consider writing off bad debts in accordance with section 6.12(1) of the *Local Government Act 1995*.

Key Issues:

This report provides an overview of bad debts which require Council authorisation to write-off and also those that have been written off under delegated authority under Policy FS-P44: Sundry Debt Collection and Recovery.

These write-offs are shown at **Confidential Attachment 1**.

BACKGROUND

Australian Accounting Standards and the provisions of the *Local Government Act 1995* and Financial Management Regulations require, inter alia, ongoing assessment of the likelihood that debts recognised in the organisation's accounts will be collected.

A Sundry Debt Collection and Recovery Policy (FS-P44) was introduced in 2014 and sundry debtors are managed accordingly. While all reasonable efforts are made to recover aged debts, there are also some which, for practical purposes, will have to be written off.

These can be monies due for user charges, fees and other services rendered, and the process for collection is dependent on the type of debt raised and the mechanisms available under various legislation for recovery. Section 6.12 (1) of the *Local Government Act 1995* allows for debts to be written off by Council, and the Sundry Debt and Recovery Policy gives delegated authority to the Chief Executive Officer to write off any uncollectable bad debts under \$500 per account, and advise Council accordingly.

Any amount in excess of \$500 requires approval from Council to write off.

CONSULTATION

Not applicable.

ANALYSIS

Generally after the expiry of Council's standard 30-day trading terms there are a number of steps undertaken to collect debts, including:

- issuing reminder letters after 30 days;
- follow up phone calls
- final demand letters;
- negotiation of payment options; and
- if economically feasible, referral to a debt collection agency.

Despite these steps, there comes a point where it is not practical or cost effective to pursue recovery further.

On this basis, and following a documented recovery process, a number of debts greater than 150 days have been reviewed and written off under delegated authority in accordance with Council's Sundry Debt Collection and Recovery Policy (**refer Attachment 1**). In summary, these write-offs are Library debts totalling \$3,585.29.

Library Debts

The issue of outstanding library debts has previously been raised at the Audit and Risk Management Committee meetings and a number of changes have since been put into place to mitigate the losses.

These include:

- reducing the number of loan items;
- at least two or three phone contacts;
- after an item has not been returned after its due date, and the second reminder phone call made, a library member will be black-listed for non-return of, or payment for, outstanding items. This means they cannot borrow any items from any City of Bayswater library for five (5) years or until items are returned or the tax invoice is paid; and
- as much as is practicable, limiting items available for loan to low-value items.

OPTIONS

Not applicable.

CONCLUSION

It is recommended that Council notes an amount of \$3,585.29 of bad debts has been written off under delegated authority. A large portion of the written-off stock is from the State Library, which has changed its methodology for valuing stock on loan. As a result, the actual reimbursement costs to the State Library will be slightly less than the written-off values as shown in this report.

FINANCIAL IMPLICATIONS

Bad debts are reflected in the end-of-year operating result.

The ongoing review of the City's revenue collection and debt recovery practices is an important feature of risk management and strengthening corporate governance.

STRATEGIC LINK

In accordance with the City of Bayswater's Strategic Community Plan 2016-26, the following applies:

Theme:	Leadership and Governance
Aspiration:	We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.
Outcome L1:	Accountable and good governance.
Outcome L2:	Prudent management of financial resources.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Policy FS-P44 applies and section 6.12 (1) of the *Local Government Act 1995* states:

*"Subject to subsection (2) and any other written law, a local government may —
...(c) write off any amount of money, which is owed to the local government."*

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

1. Library debts (*Confidential*).

COUNCIL RESOLUTION

(MANAGEMENT COMMITTEE/OFFICER'S RECOMMENDATION)

That Council notes that an amount of \$3,585.29 of bad debts has been written off under delegated authority.

**CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION**

15.2 Community Events Advisory Committee - 28 November 2016**15.2.1 Early Settlers Civic Function 2016 Event Debrief Report**

Officer: Director Community Services
Refer: Item 11.2.5: OCM 28.07.15
Item 11.2.4: OCM 22.09.15
Item 15.1.1: OCM 02.08.16

EXECUTIVE SUMMARY**Application:**

To provide Council with an event debrief of the 2016 Early Settlers Civic Function.

Key Issues:

- The Early Settlers Civic Function has been a long standing event within the City.
- Council reviewed the eligibility criteria and format of the event in July and September 2015.
- The event is now run annually and is spread over two consecutive days within the Rise, Maylands.
- The City has received mostly positive feedback from the recent event delivered in October 2016.

BACKGROUND

The Early Settlers Civic Function acknowledges and celebrates the contribution made by long term residents to the growth and development of the local community. Traditionally the event has been an outdoor event, held in late October as part of Seniors Weeks at Lower Hillcrest Reserve, Bayswater.

The following criteria had previously applied to attending participants:

1. Early settlers/pioneers who resided in the City between 1900 and 1930 and as such, settled in the district, (this group may reside outside of the City); or
2. Early settlers who have lived continuously in the City of Bayswater district for 40 years or more and who are currently a resident within the City.

In 2014, 950 people attended the event conforming to the original criteria listed above. The average cost per attendee to the outdoor event in its original format was approximately \$95 - \$100 per head. The event budget in 2014 was \$100,000.

Eligible residents fulfilling the required attendance criteria are held on a database and invited annually to attend.

It was determined as part of the 2015/16 budget deliberation process that in the spirit of responsible budgeting Council would not allocate a budget for the Early Settlers Civic Function in the 2015/16 financial year and that future events would be held every two years.

At the Ordinary Council Meeting held on 28 July, 2015 it was resolved:

"That Council:

1. *Notes this report on the Early Settlers Civic Function confirming that the event will now be run every two years.*
2. *Endorses the provision of media communication to residents from the Early Settlers database and the general community that the next Early Settlers Civic Function will be in 2016.*
3. *Notes that a further report on the event timing, format, costings and criteria will be presented to Council for consideration in September 2015 prior to budget planning."*

At its Ordinary meeting held 22 September, 2015 Council in considering the future criteria, format and timing for the Early Settlers civic function resolved the following:

"That Council:

1. *Notes the report on the Early Settlers Civic Function*
2. *Endorses changes to the Early Settlers Civic function to be the following:*
 - a) *Retain criteria one for the event as:*
"Early Settlers who have resided in the City of Bayswater between 1900 and 1930" and as such settled the District.
 - b) *Amend criteria two (2) for the event to be:*
"Early Settlers who have lived continuously in the City of Bayswater District for 50 Years or more".
 - c) *Relocate the event from Lower Hillcrest Reserve in a marquee to the function suite at The RISE.*
 - d) *Hold two (2) events annually over two (2) consecutive days.*
 - e) *Continue to deliver a seated lunch.*
3. *Allocates \$60,000 in the 2016/17 budget for the 2016 Early Settlers event and then continue an annual budget allocation thereafter. "*

In May 2016 the Community Events Advisory Committee recommended further changes to the Early Settlers event, including:

1. A reconsideration of the eligibility criteria to recognise heritage;
2. Honour City pioneers; and
3. Reduce the overall budget from \$60,000 to \$30,000.

The Community Events Advisory Committee noted at its meeting held 4 July 2016 that Officers had already acted on the resolution of 22 September 2015 in advising residents of the changes resulting from the September 2015 Council resolution.

Council subsequently resolved at its Ordinary meeting 2 August 2016 to retain the style, format and budget resolved by Council at its ordinary meeting held 22 September 2015.

The 2016 event was successfully delivered at the RISE, Maylands within the function suite over two (2) days on 6 and 7 October 2016 from 11.30am - 3.00pm.

CONSULTATION

Following the 22 September 2015 Council resolution the City wrote to 950 community members eligible to attend the Early Settlers Civic Function as per the original criteria to advise of the revised eligibility.

At that time, the City received approximately 20 complaints / comments in relation to the revised criteria.

ANALYSIS

The following provides an analysis of the delivery of the 2016 Early Settlers Civic Function:

Invitation Criteria

The changes to the attendance criteria from early settlers residing in the City for 40 years to early settlers residing in the City for 50 years reduced the eligible attendees for the event from 950 (prior to eligibility changes) to 550. This was a reduction of 400 people. From the 400 people affected by the criteria changes the City received 20 complaints. This equates to 5% of those affected.

Following community feedback and clarification of individual status and residency, a further review of the attendee database and application of the revised eligibility resulted in a total of 677 invites being distributed to community members for the 2016 event.

The City received 419 RSVP's confirming attendance. As a result of the RSVP's received 204 community members attended the event option held on Thursday 6 October, and 215 community members attended the event option held on Friday 7 October.

222 community members advised they could not attend the event, and 36 did not respond to the invite or attend the event.

Venue

As per the September, 2015 Council resolution the 2016 Early Settlers event was held over two consecutive days at The RISE, Maylands. Feedback from the community in relation to the change of venue has overall been very positive. Officers received positive comments during the event in relation to air conditioning, increased space within the function room and good access to toilet facilities.

Room Layout

Twenty five round tables of ten were set throughout the room. Community members provided feedback that they liked the room layout and commented that access throughout the room was good. Positive comments were also received in relation to how the room was decorated and the food / drink service.

Entertainment

Community members who attended enjoyed both the pianist and the 'Juke Box Lady'. It has been noted that most attendees left prior to or whilst the Jazz group played. Given the attendees early departure time it may have been more suitable to play recorded background music during this time.

The following provides a summary of entertainment during the event:

11.00am - 11.45am	Pianist
12.00pm - 12.15pm	A/CEO Introductory Speech
12.15pm - 12.45pm	The Juke Box Lady
12.45pm - 1.00pm	Mayor Cr Barry McKenna Speech
1.00pm - 2.00pm	The Juke Box Lady
2.00pm - 3.00pm	Jazz Trio Katherine John

Given that many people started to leave between 2.00pm - 2.30pm it may be more appropriate to program any future event from 11.30am to 2.30pm.

Catering

An external caterer provided all catering for the event. A three course meal was served for all attendees. Entrée and dessert were plated at the table and the main course was buffet style.

The menu for the event consisted of entre, main and dessert providing a selection of meats, vegetables, vegetarian and specialist dietary requirement options.

Parking and Access

As parking is limited around the RISE, a park and ride bus service was offered to all attendees from the Civic Centre to the venue. Over the two days, 54 people booked the bus to the venue. Other attendees were either dropped off at the front of the venue or parked in available bays around the RISE.

No significant traffic or congestion issues were noted on the day.

Community Group Involvement

Both the Bayswater and Maylands Historical Societies were invited to erect a display in the upstairs foyer of the venue. Many attendees enjoyed the historical pictorial displays which stimulated strong discussion and reminiscing during the course of the event.

Budget

The 2016/2017 budget for this event is \$60,000.

ITEM	EXPENDITURE
First Aid	\$610
Park and Ride Buses	\$1,220
Room Hire	\$2,300
Photography	\$990
Entertainment	\$2,180
Catering	\$32,648
Drinks	\$6,057
Table Decoration	\$698
Staff	\$2,000
Barrel for Raffle	\$170
Cleaners	\$192
TOTAL	\$49,065

In considering 450 attendees included VIP guests over the two days the 2016 event was delivered at \$109 per head.

Community Feedback

Most residents attending over the two days appeared to enjoy the free event. Comments received on the day related to the positive atmosphere, good catering and an opportunity to socialise with others sharing the common bond of being an early settler.

Post event, Officers have received two written complaints relating to event format and choice of venue. An opinion was expressed within the correspondence received to return to the original event delivery format and outdoor venue.

Six letters of appreciation were received together with a number of attendees contacting the City via telephone post event to express their appreciation in relation to the event.

CONCLUSION

The 2016 Early Settlers event was considered a success based on comments received on the day and subsequent written compliments received post event. Feedback from both community members and other attendees has been positive.

The changes to the event format and delivery had the following positive impacts on the event:

- Provides a social gathering for community members with a common bond;
- Comfortable venue with air conditioning and accessible toilets;
- General acceptance of the revised eligibility criteria;
- Improved catering service and entertainment; and
- Streamlined budget.

In reviewing the 2016 early settlers event Council may wish to consider the following options in relation to any future event format:

	OPTION	BENEFIT	RISK
1	Continue with the event in its current format. <i>Estimated Cost: \$60,000 - \$70,000 (subject to attendance, catering options and additional entertainment)</i>	• Meets general community expectation • Accessible venue • Streamlined event budget	• May not satisfy all past attendees
2	Further review criteria and event format. <i>Estimated Cost: dependent on revised criteria and event format</i>	• Opportunity to review following delivery of new format	• Potential for community dissatisfaction toward further change.
3	Not progress the event. <i>Estimated Cost:\$0</i>	• Budgetary saving • Opportunity to utilise funding for other programs or events.	• Reputation of the City of Bayswater • Risk of complaints from eligible community members

Feedback from Community Events Advisory Committee (CEAC)

During the CEAC meeting on 28 November 2016, Committee members provided the following feedback about this item:

- The Committee noted the community expectation of inviting school students to be part of the event.
- The Committee discussed whether the City promotes similar events catering for over 65's demographic.
- The Committee discussed the value of the event to the community.
- The Committee felt that it would be best to utilise the event to capture historical events/occasions within the City from the attendees.
- The Committee discussed the option of providing a high tea rather than a seated hot meal as being more appropriate to the target audience.

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT/LIFE EXPECTANCY OF ASSET
\$60,000	Nil	\$60,000 - \$70,000 (subject to attendance, catering options and additional entertainment)	Nil	Nil

STRATEGIC LINK

From the City of Bayswater's Strategic Community Plan 2016-2026, the following applies:

Theme: Our Community
 Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.
 Outcome C2: Cohesive community in which residents feel a sense of safety, pride and belonging.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Not applicable

VOTING REQUIREMENTS

Simple Majority Required

ATTACHMENTS

Nil.

OFFICER RECOMMENDATION

That Council:

1. Approve the retention of the current format and eligibility for the 2017 Early Settlers Civic Function as follows:
 - a) Criteria one - "Early Settlers who have resided in the City of Bayswater between 1900 and 1930" and as such settled the District.
 - b) Criteria two - "Early Settlers who have lived continuously in the City of Bayswater District for 50 Years or more".
 - c) The event to be held at The RISE, function suite.
 - d) The event to be held as two (2) events annually over two (2) consecutive days.
 - e) Continue to deliver a seated buffet style lunch.
2. Consider an allocation of \$60,000 for the Early Settlers Civic Function in the 2017/18 budget.

COUNCIL RESOLUTION
(ADVISORY COMMITTEE RECOMMENDATION)

That Council:

1. Approve the retention of the current format and eligibility for the 2017 Early Settlers Civic Function as follows:
 - a) Criteria one - "Early Settlers who have resided in the City of Bayswater between 1900 and 1930" and as such settled the District.
 - b) Criteria two - "Early Settlers who have lived continuously in the City of Bayswater District for 50 Years or more".
 - c) The event to be held at The RISE, function suite.
 - d) The event to be delivered as a seated high tea with two functions on the same day.
2. Consider an allocation of \$30,000 for the Early Settlers Civic Function in the 2017/18 budget.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

15.2.2 South Ward Feature Event Options

Officer: Director Community Services
Refer: Item 15.1.1: OCM 25.10.2016

EXECUTIVE SUMMARY**Application:**

To provide Council with options for the 2016/2017 Feature Event to be delivered in South Ward.

Key Issues:

- Council requested that Officers explore and provide further advice about delivering a community family friendly event at Shearn Memorial Park, Maylands in April 2017.
- This report provides event format and delivery options for the South Ward 2016/2017 Feature Event.

BACKGROUND

The Community Events Advisory Committee at its meeting held 29 September, 2016 considered a range of events to be delivered within each ward across the City.

Considerations for South Ward included:

A seventh Avenue Bridge Party, Festival of the Trees, Forgotten Skills Festival, an ecofriendly event and community picnic. Feedback was in favour of a family friendly event that also provides activities to appeal to adults living within the community. The Advisory Committee recommended to progress a community family friendly event at Shearn Memorial Park, Maylands with a possible date of late April 2017.

At the Ordinary Council meeting held 25 October, 2016 it was resolved in part the Council:

"That Council:

- 4. Does not progress a Seventh Avenue Bridge Party*
- 5. Request's that Officer's explore and provide further advice about delivering a community, family friendly event at Shearn Memorial Park, Maylands in April 2017 with an available budget of \$10,000. "*

CONSULTATION

No formal community consultation has been conducted.

ANALYSIS

The following provides proposed event options that may be delivered within Shearn Park, Maylands.

Proposal A

Event Overview: Maylands Community Art and Craft Markets to include:

- Dressing of the trees - Local artists, community groups and residents will be given the opportunity to take part and dress a tree in colourful knitting or similar material. This activity provides a focus for the Garden City, engages the local community and creates a colourful textile display at the event.
- Art demonstrations - Local artists and members of local art societies will be invited to demonstrate their skills. Artists and activity providers from the wider community of Perth will also be invited to demonstrate forgotten skills and sell their wares. This will encourage family and intergeneration interaction.

- Art and craft stalls selling and or displaying artworks, vintage products and craft items.
- Busker entertainment
- Food Stalls - Businesses invited to sell local products. A community picnic area will be set up to encourage community interaction.
- Body art workshops - A body artist will be invited to deliver workshops for both children and adults using face painting materials to create artwork on the body of volunteers of all ages.
- Children's art work activities - Community groups will be engaged to create art activities for children throughout the event
- Cooking demonstrations - Community groups will be given the opportunity to run workshops for children creating art with food products. This is also an opportunity to engage with a commercial catering company who are able to demonstrate how they artistically prepare their foods.
- Community Group Involvement - Community Groups from the local area will be engaged with for many aspects of this event. This includes children's activities, food sales and demonstrations.
- Local Business Involvement - Local Businesses will be approached prior to the event to be involved with cooking and art demonstrations, as stall holders and possibly to provide other activities.

Date: Sunday April 30, 2017

Time: 11.00am - 4.00pm

The following provides an indicative event program providing two distinct areas:

Area 1 - Performance Area

11.00am - 12.00pm	Local Performer
12.00pm - 1.00pm	Local Performer
1.00pm - 3.00pm	Local DJ
3.00pm - 4.00pm	Local Performer

Area 2 - Demonstration Area

11.30am - 12.00pm	Local Artist Demonstration
12.00pm - 12.30	Cooking Demonstration
12:30pm - 1.30pm	Forgotten skills demonstration
2.00pm - 2.30pm	Local Artist Demonstration
2.30pm - 3.00pm	Forgotten Skills Demonstration
3.00pm - 4.00pm	Local Artist Demonstration

Event Budget:

Detail	Income	Expenditure
Marketing		\$2,200
Infrastructure		\$4,000
Entertainment		\$1800
Sound		\$2,000
Market Stall Holders x 20	\$1600	
Food Stall Holders x 6	\$1110	
SUB TOTAL	\$2,700	\$10,000
Total cost to the City		\$7,300

Proposal B

Event Overview: Maylands Green Day to include the following:

- Eco friendly Children's Activities - Community Groups will be engaged to offer children's creative activities using recycled materials.
- Sustainability and ecofriendly workshops for the home - Providers will be engaged to complete demonstrations educating both children and adults on how to correctly recycle in the home and how to live a more sustainable lifestyle. This also includes gardening workshops for home grown foods and DIY workshops using sustainable and recycled products.
- Community groups / Schools recycled materials catwalk fashion show.
- Food Stalls - Local businesses will be invited to sell local products and a community picnic area will be set up to encourage the community to sit together.
- Stalls selling home made products - All stalls accepted would be selling home made products and products that are eco-friendly and promote sustainability.
- Cooking demonstrations - To demonstrate cooking with organic products, chemical free products and home grown products.
- Dressing of the trees - Local artists and community groups will be given the option to take part and dress a tree in colourful eco-friendly materials and recycled products. This involves more community members and creates a way of displaying recycled and eco-friendly art at the event.

Date: Sunday 30 April, 2017

Time: 11.00am - 4.00pm

The following provides an indicative event program providing two distinct areas:

Area 1 - Performance Area

11.00am - 12.00pm	Local Performer
12.00pm - 1.00pm	Local Performer
1.00pm - 3.00pm	Local DJ Performance
3.00pm - 4.00pm	Local Performer

Area 2 - Demonstration Area

11:30pm - 1.00pm	Gardening Workshop
1.00pm - 1.30pm	Schools Eco Fashion display
2.00pm - 3.00pm	DIY demonstration and workshop
3.00pm - 3.30pm	Recycling information presentation
3.30pm - 4.00pm	DIY Workshop

Event Budget:

Detail	Income	Expenditure
Marketing		\$2,200
Infrastructure		\$4,000
Entertainment		\$1,800
Sound		\$2,000
Market Stall Holder x 15	\$1,200	
Food Stall Holders x 4	\$740	
Subtotal	\$1,940	\$10,000
Total cost to the City		\$8,060

Proposal C

Event Overview: Wake Up and Shape Up in Maylands to include the following:

- Early morning fitness and yoga classes for all ages (making use of our own fitness instructors)
- Community Breakfast focused on healthy lifestyle and choices - Set out long breakfast tables to encourage the community to sit together.
- Live music
- Children's health focused activities
- Health focused Information stalls (dietitian and nutrition)

Date: Sunday 30 April 2017

Time: 8.00am - 12.00pm

The proposed event program, as follows:

Area 1 - Performance Area

8.00am - 10.00am	Local DJ Performance
10.00am - 11.00am	Local Performer
11.00am - 12.00pm	Local DJ Performance

Area 2 - Family / Kids Active Area

8.00am - 9.00am	Family Yoga
9.00am - 10.00am	Family Zumba
10.00am - 11.00am	Fitness for Seniors
11.00am - 12.00pm	Health and fitness talk and question time to follow

Area 3 - Adult Only Active Area

8.00am - 9.00am	Personal Trainers for Adults
9.00am - 10.00am	Boxing for Fitness
10.00am - 11.00am	Power Program
11.00am - 12.00pm	Zumba

Event Budget:

Detail	Income	Expenditure
Marketing		\$2,200
Infrastructure		\$3,000
Classes		\$2,000
Sound		\$1,000
Entertainment		\$1,800
Food Stalls x 4	\$740	
Subtotal	\$740	\$10,000
Total cost to the City		\$9,260

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	Proposal A - Maylands Community Arts and Craft Markets <i>Estimated Cost:\$7,300</i>	- Engage local and emerging artists - Offer opportunity to local community members, businesses and groups - Promote art and culture within the Community - Bringing community together - Promoting local business	Nil
2.	Proposal B - Maylands Green Fair <i>Estimated Cost:\$8,060</i>	- Promote an ecofriendly and sustainable lifestyle - Bringing community together - Supports Garden City Quality Lifestyle - Promote the City's tree planting project - Promoting local business - Educating community members	Nil
3.	Proposal C - Wake up and Shape Up in Maylands <i>Estimated Cost:\$9,260</i>	- Promote healthy living within the City - Utilising local suppliers and City of Bayswater Instructors - Promoting local business - Educating community members	Nil

CONCLUSION

The new South Ward event will compliment other events promoted across the four wards of the City. The proposed events offer an opportunity for the community socialise, participate in activities and learn new skills. The City aims to deliver capacity building activities that promote health, environment and lifestyle. Local business and community groups will be involved within all the proposals.

Officers recommend that Council consider the options contained within this report to consider proceeding with one of these events or an event of their own determination.

Feedback from Community Events Advisory Committee (CEAC)

During the CEAC meeting on 28 November 2016, Committee members provided the following feedback about this item:

- Aim to deliver the event on 22 April 2017 to fit in with Earth Day.
- Event to include eco friendly art demonstrations.
- Event to include a 'bring and share' community dining area.

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT/LIFE EXPECTANCY OF ASSET
\$10,000	\$10,000	\$10,000	Nil	Nil

STRATEGIC LINK

From the City of Bayswater's Strategic Community Plan 2016-2026, the following applies;

Theme: Our Community
 Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.
 Outcome C2: Cohesive community in which residents feel a sense of safety, pride and belonging.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority Required

ATTACHMENTS

Nil

COUNCIL RESOLUTION**(ADVISORY COMMITTEE/OFFICER'S RECOMMENDATION)**

That Council approve the following community event to be delivered within South Ward - Proposal B: Maylands Green Day.

CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
 CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

15.2.3 Evening In the Park 2017 - Partnership Opportunity**Officer: Director Community Services*****CR STEPHANIE COATES, DEPUTY MAYOR DECLARED AN IMPARTIAL INTEREST***

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Stephanie Coates declared an impartial interest in this item as her cousin is on the Board of Awesome Arts. Cr Coates remained in the room during voting on this item.

EXECUTIVE SUMMARY**Application:**

To consider a partnership arrangement with Awesome Arts, supported by Baysie Rollers to deliver a revised format for the 2017 Evening in the Park event.

Key Issues:

- Evening in the Park has been successfully delivered by the City for over 20 years.
- A partnership arrangement may add community value to the existing event through greater diversity and choice of participation activities, and wider marketing opportunities.
- A revised format may assist with greater soft activation and community participation of events within the Bayswater Townsite.

BACKGROUND**Evening in the park**

Council has approved \$15,000 in the 2016/17 budget to deliver the Evening in the Park event.

An evening in the park is a free community event held annually in March. The event is held within Bayswater Library and the adjoining Bert Wright Park and runs from 6.00pm - 9.00pm.

The objective of the event is to provide free family entertainment encouraging community interaction and to raise the profile and public awareness of the City of Bayswater Library Service.

The 2016 event was attended by approximately 550 visitors and included a DJ, Fire Engine Rides, Old MacDonalds Farm, Face Painting, Arts/Crafting Table and Stage Shows. SciTec offered two shows throughout the evening educating youngsters on the history and science of flight.

Officers also took the opportunity to engage and consult the local community attending the event on a concept design for Bert Wright Park.

Awesome Arts

Awesome Arts are a Perth based community not for profit organisation who are experienced in coordinating high quality festivals and events at venues such as the WA Museum, State Library and the Art Gallery of WA.

Since their inception in 1996 Awesome Arts has grown and have become a well-known and respected community art organisation within Western Australia.

Baysie Rollers

At the OCM of 15 November 2016, Council considered a donation request from the Baysie Rollers for financial assistance and in-kind support towards holding four events in the Bayswater town centre, including a potential partnership arrangement for Evening in the Park.

At this meeting, it was resolved:

"That Council:

Supports the in-principle partnership between the City of Bayswater, Awesome Arts and Baysie Rollers, however limit it to co-promotion for the Evening in the Park event where it concerns the partnership between the Baysie Rollers and the City of Bayswater."

CONSULTATION

Following preliminary discussions between Baysie Rollers and Awesome Arts, Officers have held a number of discussions with Awesome Arts to discuss the potential for a partnership to deliver Evening in the Park. In addition, a joint site visit to Bert Wright Park and the Bayswater Library has also been facilitated to understand the event site logistics should a partnership be endorsed by Council.

The option of outsourcing a portion of this community event has not been advertised but rather is the outcome of a direct approach from Baysie Rollers and Awesome Arts.

ANALYSIS

Following a successful community event in the City of Perth Cultural Centre during the October school holidays, Awesome Arts are seeking to partner the City to deliver a range of diverse art related activities with the aim of enabling the community to create, reflect and learn. Awesome Arts submitted a proposal of discrete activities that have the potential to value add to the 2017 Evening in the park event (**Attachment 1**). Awesome Arts have offered an array of activities that the City can potentially "choose from" to complement some of the core Evening in the Park activities delivered by the City.

In considering this proposal from Awesome Arts, Council in essence have two options:

Option1: City continues to deliver Evening in the park event in the current format

The City of Bayswater organised community event is delivered comprising:

- Bouncy Castle
- Caricaturist - workshops teaching children how to create
- Craft Activities - inside within the library
- Face painter
- Animal Farm
- Fire Engine Fun - a fun fire engine giving rides to children and adults
- Gymbus - Outdoor activity
- Laser Corp - Outdoor Activity
- Stage Entertainment - DJ & Live Performers

Indicative Event Budget:

ITEM	EXPENDITURE
Marketing	\$1,500
Furniture Hire	\$500
Stage	\$750
Event Lighting	\$2,900
Stage Entertainment	\$2,000
Family Entertainment	\$7,350
TOTAL	\$15,000

Option 2 - Council approve the development of a partnership agreement between the City of Bayswater and Awesome Arts to deliver Evening in the Park

As outlined in Attachment 1, a wide range of activity options have been proposed by Awesome for the event. The total cost of all activity options proposed by Awesome is \$16,015 and exceeds the available event budget.

Within Option 2 it is proposed that the City would retain overall lead role in coordinating the event including the provision of some core activities and event infrastructure, and then select a number of activities proposed by Awesome best suited to the event.

Should Council endorse the development of a partnership between the City of Bayswater and Awesome Arts, Officers will develop a Memorandum of Understanding that outlines respective roles and responsibilities for the delivery of the Evening in the Park event.

Delivery options provided by Awesome would include a selected range from the attached proposal to the value of \$9,000.

Indicative Event Budget

ITEM	EXPENDITURE
Marketing	\$1,250
Furniture Hire	\$500
Stage	\$750
Event Lighting	\$2,500
Stage Entertainment	\$1,000
Awesome Arts Ltd	\$9,000
TOTAL	\$15,000

Marketing - Regardless of the option chosen, Officers propose to market the event through Facebook, the City's website, placing posters at all outstations and placing event banners at the event location. Baysie Rollers have also indicated that it is able to support the promotion of this event in keeping with its focus on delivering soft activation activities for the Bayswater Town Centre.

In relation to Option 2, the Baysie Rollers and Awesome would further assist in the marketing through promoting the event through their members, existing databases and through their own social media pages.

OPTIONS

The following options are available to Council:

OPTION		BENEFIT	RISK
1.	City continue to deliver Evening in the park event in the current format Estimated Cost: \$15,000	Known delivery format	Community perception that the event may be the same every year.
2.	Council approve the development of a partnership agreement between the City of Bayswater and Awesome Arts Ltd to deliver Evening in the Park Estimated Cost: \$15,000	- Provides new and innovative ways to engage the community. - Provides a further opportunity to refresh the City's events program.	Working in partnership can complicate event management and compliance matters.

CONCLUSION

Officers recommend Option 2, to engage in a partnership with Awesome Arts supported by Baysie Rollers.

While the City has successfully delivered the evening in the park event for over twenty years, it is felt that through partnering with a new community group the event may achieve a greater connection with the local community and provide a wider diversity of activities while utilising the current allocated budget.

Awesome Arts are proposing a range of fun and diverse community activities aimed at the target audience for the event. The proposal adds value to an already successful community event whilst retaining the opportunity to work closely with the team at Bayswater Library to promote library services and education within the City.

Given this unique opportunity and pending Council approval, Officers also propose to conduct a joint event de-brief and review with Awesome Arts to assess the success of this arrangement and determine whether a similar partnership arrangement should be considered next year.

Feedback from Community Events Advisory Committee (CEAC)

During the CEAC meeting on 28 November 2016, Committee members provided the following feedback about this item:

- The Committee discussed clarification that all local community groups have the opportunity to promote the event through their networks.
- The Committee discussed the event to be co-branded between the City and Awesome Arts only.

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT/LIFE EXPECTANCY OF ASSET
\$15,000	\$15,000	\$15,000	Nil	Nil

STRATEGIC LINK

From the City of Bayswater's Strategic Community Plan 2016-2026, the following applies;

Theme: Our Community
 Aspiration: A resilient community with a strong sense of purpose that is able to celebrate its diversity in numerous ways.
 Outcome C5: Services for children, youth, families and seniors.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simply Majority Required

ATTACHMENTS

1. Awesome Arts - Evening In the Park Event Proposal

OFFICER'S RECOMMENDATION

That Council:

1. Approves the partnership between the City of Bayswater and Awesome Arts to deliver the 2017 Evening In the park event in March 2017.
2. Requests that Officers develop a Memorandum of Understanding between the City and Awesome Arts that outlines respective roles and responsibilities to deliver the 2017 Evening In the Park event.
3. Authorises the Acting Chief Executive Officer to execute the above mentioned Memorandum of Understanding between the City of Bayswater and Awesome Arts.
4. Notes that Officers will conduct a joint debrief and review of the 2017 partnership to determine whether a similar arrangement should be considered for future years.
5. Confirms the support of the Baysie Rollers in co-promoting the Evening in the Park event.

COUNCIL RESOLUTION**(ADVISORY COMMITTEE RECOMMENDATION)**

That Council:

1. Approves the partnership between the City of Bayswater and Awesome Arts to deliver the 2017 Evening In the park event in March 2017.
2. Requests that Officers develop a Memorandum of Understanding between the City and Awesome Arts that outlines respective roles and responsibilities to deliver the 2017 Evening In the Park event.
3. Authorises the Acting Chief Executive Officer to execute the above mentioned Memorandum of Understanding between the City of Bayswater and Awesome Arts.
4. Notes that Officers will conduct a joint debrief and review of the 2017 partnership to determine whether a similar arrangement should be considered for future years.

CR CHRIS CORNISH MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED UNANIMOUSLY

Attachment 1



2017 Evening In The Park

**Activity Proposal – Presented to The City of Bayswater
on behalf of AWESOME Arts Australia Ltd.**



Proposed 2017 Activities for Evening In The Park

By AWESOME Arts Australia Ltd (AWESOME)

Date: Late March 2017, Date TBA

Activity Times: 6pm – 9pm

Venue: Bayswater Library, Senior Citizen's Centre and the Ben Wright Park.

AWESOME Arts:

Our **VISION** is for AWESOME to be internationally recognised as an innovative, dynamic platform through which children access and engage with the arts, nurturing values that endure into adulthood.

Our **MISSION** is to provide ever-expanding opportunities for Western Australia's children to actively engage with the arts, intensifying their connectivity with the broader world in which they live.

Our **VALUES** are predicated on our organisation's imperatives.

We are intent on offering 'quality', 'impact', 'reach' and 'value' for our children, their parents, and their educators.

We value our ability to offer different ways of thinking about and 'imagining' our world. We value our ability to serve as a catalyst in inspiring children's creativity. We value our role in promoting quality engagement with the arts that will have enduring benefits as today's children move towards adulthood.

Background: Established as a not-for-profit company in 1996, AWESOME is Western Australia's premier arts company for children and their families. Every year the AWESOME International Children's Festival sets the standard internationally for the breadth and quality of its programming and its capacity to engage and inspire young hearts and minds. AWESOME takes pride in offering far more than 'entertainment', it is our goal to use arts as an effective tool to contribute to growth, development and community. Throughout the year AWESOME delivers the Creative Challenge program throughout Western Australia, working in some of the state's most remote communities.

Evening In The Park

Our objective in partnering with the City of Bayswater is to create a deeper level of engagement with the key themes of the event beyond family entertainment. These themes tie directly into our own values around fostering greater connections within families and throughout the broader community, deepening and developing our sense of place in the world, supporting Western Australian artists and encouraging Western Australian families to leave their screens behind and to enjoy our public spaces.

This Proposal

Consistent with the philosophy of AWESOME Arts Australia, this proposed suite of activities has been created to encourage families in the community to engage with the community and with each other. The activities must be suitable for children aged 0-14 years and be able to offer families opportunities to participate and share in the experience together. It offers young Western Australians and their families opportunities to learn, reflect, create and enjoy their



evening together. AWESOME is committed to offering quality unique creative experiences and these activities have been designed so as to either feature and celebrate the City of Bayswater life or to capture the aspirations of young Western Australians and their grown ups. There is a mix of onsite and 'take home' experiences and activities that can engage people prior to and after the event and all of these activities aim to capture the ideas and aspirations of our people.

We are offering an extensive array of activities, anticipating that not all of them will necessarily fit within budget/venue parameters. This is so that City of Bayswater can consider what will work best within the context of their broader programming objectives and select the activities most appropriate for the event.

Other factors to be considered in terms of thematics and programming:

- Opportunities to highlight nature areas and sustainability
- Intergenerational engagement within the Bayswater community
- Opportunities to include and engage with people from diverse backgrounds
- Prioritising artists/performers who are residents in the City of Bayswater.

Governance/Key Personnel: AWESOME Arts Australia Ltd. is a not for profit company limited by guarantee. It is governed by a Board comprised of:

- | | |
|--------------------------------|-----------------------|
| • Louanne Munz (Chair) | • Jo Wilkie |
| • Derry Simpson (Deputy Chair) | • Sven Sorenson |
| • Mary Bretherton (Treasurer) | • Peter Zissiadis |
| • David Lee | • Nadia Mitsopoulos |
| • Kate Chaney | • Jenny Simpson (CEO) |
| • Luke Blackburn | |

AWESOME's staff is comprised of:

- Jenny Simpson (CEO & Artistic Director)
- Alexandra Biddle (Operations Manager)
- Miranda Stephens (Administration & Education Manager)
- Louise Leadbitter (Marketing & Communications Manager)
- Sarah Commander (Community Cultural Development Manager)
- Eric Sankey (Accounts Manager)

We engage production personnel and crew on an 'as needed' basis for our events.

Public Liability

AWESOME Arts carries Public Liability insurance to the value of \$20 million and is happy to provide a certificate of currency upon request

Risk Management

AWESOME undertakes rigorous risk assessment on all of our activities and, in the context of running activities within a larger event provides this information to the Event Organiser for their own Risk Management Plan.

Working with Children Checks

All personnel engaged in activities managed by AWESOME have current Working with Children checks. Copies of this document are kept on file and can be sighted upon request.



1. The Imagination Playground

It's Toddler Time at Evening In The Park with The Imagination Playground.

Designed for the very young and the young at heart, these enormous blue blocks encourage creative play and design.

Build us City of Bayswater's newest buildings!



Activity Mechanics: *The Imagination Playground* was designed by famed architect David Rockwell and is an interactive, transformable space that prompts very young children to manipulate their environment and create a play space of their own. With giant foam blocks at their fingertips, children have the potential to build and explore endless possibilities. *The Imagination Playground* addresses a broader spectrum of play needs through opportunities for fantasy and cooperative play, in addition to the traditional running, jumping, and climbing.

Rationale:

- To provide a safe and creative offering for very young children and their grown ups.
- To encourage creative play between children.
- To activate the site with young families.
- Site decoration – the blue blocks are visually striking.

Target Age group/Demographic: Under 5 years, toddlers, young families

Venue: This activity needs to be located on a soft surface (i.e. turf/lawn)

Audience flow: The gigantic blocks work well as a walk- up activity and it is good to have some chairs and tables co-located with them so that parents/carers can sit on the sidelines and watch the children play.

Personnel required: 2 onsite

Production requirements to be provided by City of Bayswater

- 6 Café tables and chairs (24) nearby
- Ideally located on a grassy space

Item	Budget	Comment
Hire of Imagination Playground	\$400	Covers license fee
Personnel & parking	\$200	This team member will be trained & certified facilitator of Imagination Playground.
Transport	\$300	Pick up/delivery/removal/transport to storage. Truck hire and labour)
Admin	\$200	

TOTAL: \$1,100 ex GST



2. The Smooth Sound Band

Get your dancing shoes on and enjoy the smooth tunes of these young and talented musicians!



Under the tutelage of Percy Kalino, these extraordinary young people aged 8 – 14 years, have been honing their craft as musicians, promoting culture and encouraging other young people to get involved in the arts. In addition to his role as Admin Officer and Youth Coordinator at 6EBA FM Radio and as a professional teacher at the Mammoth Music School, Percy has been mentoring two groups of very talented young people in performance and broadcasting. These young performers are from a range of CaLD backgrounds and exemplify some of the extraordinary up and coming talent that exists within our community.

Rationale:

- To deepen a relationship with the multicultural community.
- To reflect the cultural diversity of the community.
- To develop more meaningful engagement with multicultural audiences.
- To provide an opportunity for young people from CaLD backgrounds to present their work to a new audience.
- To support their development as artists and young broadcasters through the experience of performing/MC'ing at a community event.

Target Age group/Demographic: All patrons to the event

Venue: Outdoor Stage for 1 x 45 minute set.

Audience flow: Patrons can sit on the grass and enjoy the concert, or get up and dance in front of the stage with their young ones!

Production requirements to be provided by City of Bayswater

- Staging: Outdoor stage with wind barrier. 6m x 8m
- Concert sound system: 6 di boxes, 8mics
- Lighting rig
- Vehicle access to the space
- Technician/crew x 2

• Item	Budget	Comment
Band fee and transport of equipment	\$700	
Admin	\$200	

TOTAL: \$900 ex GST



3. Postcards to Seniors

Decorate a postcard and send it to a senior citizen!



Activity Mechanics: Senior citizen's names are collected from the centre and individually written on postcards. Children attending the event select a postcard and write a postcard to that person, telling them a little about themselves and what they do to relax in their community. They illustrate this activity on the front of the postcard and are encouraged to include their first name and age on their card. Completed postcards are handed in to our team and are then delivered to their recipients at the senior's centre after the event has concluded.

Rationale:

- Gives children the opportunity to connect with seniors in the community.
- Gives people the opportunity to reflect upon what they love about where they live and why.
- Creates very real/grassroots connections between City of Bayswater citizens.
- Promotes ways of relaxing in City of Bayswater and the sharing of ideas.
- Fosters inspiration and delight in the generosity of spirit that exists in the City of Bayswater when people are invited to share their ideas and experiences.

Target Age group/Demographic: *Senior citizens and young people.*

Venue: In a sheltered space or a 3 x 3 Marquee, 3 sides covered in.

Audience flow: This activity can be done as a walk-up activity in which children are encouraged to illustrate a postcard and write a message to the recipient. AWESOME will have collected the names of around 300 senior residents (via the Senior Citizen's Centre and possibly local retirement facilities).

Personnel required: 1 personnel onsite

Production requirements to be provided by City of Bayswater

- 6x3 Marquee, 3 sides covered in or sheltered space
- 3 Trestle tables and 12 chairs
- Vehicle Access to the space

• Item	Budget	Comment
Postcards	\$150	300 postcards
Art Materials	\$50	Pencils/textas/pens
Personnel	\$200	1 person onsite.
Admin	\$250	Includes gathering names and delivering posting the cards afterwards

TOTAL: \$650 ex GST (this does not include cost of marquee/trestle table/chair hire)



4. Better Beginnings Books-To-Go Book Cubby

Create your own book and become an author!



Activity Mechanics: The Better Beginnings Book Cubby is an interactive exhibition of books written and/or illustrated by children. Stocked with books created by children and communities within Australia and around the world, the Better Beginnings Book Cubby travels throughout metro and regional WA. Using one piece of paper and a few simple folds you can create an 8-page book without having to stick or staple. Every child can be an author, writing and illustrating their own story. The books are published on the spot using a colour photocopier and the author gets to keep the original book, while leaving one in the cubby for others to enjoy.

Rationale:

- Gives children and families an opportunity to engage with books and stories by creating their own.
- Captures children's stories about their home, families, pets and communities.
- Gives children the opportunity to be a published author and have other people view and read their books.

Target Age group/Demographic: *Children 0-5 and families.*

Venue: Book Cubby

Audience flow: This activity can be done as a walk-up activity.

Personnel required: 2 personnel

Production requirements to be provided by City of Bayswater

- Area for Book Cubby
- Colour Photocopier and Library staff member to operate

• Item	Budget	Comment
Hire of Book Cubby/admin	\$150	
Staff	\$400	2 Staff members onsite
Paper/Materials	\$50	

TOTAL: \$600 ex GST



5. Tree Projections

Immerse yourself in spectacular imagery projected onto the natural landscape of the Ben Wright Park trees.



Activity Mechanics: This activity would invite members of the community to view this landscape projection installation by artist Roly Skender. The project features images via projected light thrown onto the foliage of trees, illuminating and activating the space whilst incorporating the natural beauty of the environment. The artwork is a digital projection.

Rationale:

- To engage the community in public art demonstration and provides site decoration and activation.

Target Age group/Demographic: *All ages.*

Venue: The Ben Wright side of the trees along Olfe Street.

Audience flow: The Artist (Roly Skender) would create images that would be projected onto the trees after dark for families to enjoy and to provide place activation and decoration throughout the evening.

Personnel required: 1 artist

Production requirements to be provided by City of Bayswater

- Easy access to power supply
- Trestle table and chair

• Item	Budget	Comment
Artist Fee	\$600	
Materials/Travel	\$600	
Admin	\$200	

TOTAL: \$1,400 ex GST

6. Menagerie Choir

*Sit back and enjoy the songs of the
Menagerie Choir in concert!*



Menagerie is an Indi Pop choir for groovers who want to get their 'song on'. This choir celebrates the talents of all their members, welcoming people from a variety of different backgrounds and musical ability.

Rationale:

- Exposure to live music.
- Promotes community choirs.

Target Age group/Demographic: *All ages, particularly families.*

Venue: Outdoor area for 1 x 45 minute set.

Audience flow: Patrons can sit and enjoy the concert or get up and groove with their young ones!

Production requirements to be provided by the City of Bayswater

- Staging: Outdoor stage with wind barrier. 6m x 8m
- Concert sound system: 6 di boxes, 8mics
- Lighting rig
- Vehicle access to the space
- Technician/crew x 2

• Item	Budget	Comment
Choir Fee	\$565	
Admin	\$200	

TOTAL: \$765 ex GST



7. Family Portrait Workshop

Learn how to create a family portrait with a professional artist!

Activity Mechanics: This activity would invite children to participate in a workshop with local professional visual artist, Elizabeth Marruffo. These portraits are also a take-home offering or can be displayed throughout the event for members of the public to enjoy. The activity would run for 1 hour.

Rationale:

- Engaging children in an artistic process and learn new skills.

Target Age group/Demographic: *Children aged 6 - 12.*

Venue: Marquee, with 3 sides.

Audience flow: The Artist (Elizabeth Marruffo) would facilitate a workshop that teaches children the techniques to create their own family portrait.

Personnel required: 1 artist

Production requirements to be provided by the City of Bayswater

- Marquee, trestle tables, chairs

• Item	Budget	Comment
Artist Fee	\$350	
Materials	\$100	Paper, pens, pencils
Admin	\$200	

TOTAL: \$650 ex GST (this does not include the cost of marquee/trestle table/chair hire)



8. Comic Book Workshop

Create your own comic book!

Activity Mechanics: This activity would invite children to participate in a workshop with local professional artist, Campbell Whyte. Working predominately in comics and illustration, Campbell will run a workshop for children on the techniques of creating your very own comic book like the ones he created in his recent graphic novel, *Home Time*. These books are a take-home offering or can be displayed throughout the event for members of the public to enjoy. The activity would run for 1 hour.

Rationale:

- Engaging children in an artistic process and learn new skills.

Target Age group/Demographic: *Children aged 6 - 12.*

Venue: Marquee, with 3 sides.

Audience flow: The Artist (Campbell Whyte) would facilitate a workshop that teaches children the techniques to create their own comic book.

Personnel required: 1 artist

Production requirements to be provided by the City of Bayswater

- Marquee, trestle tables, chairs

• Item	Budget	Comment
Artist Fee	\$350	
Materials	\$100	Paper, pens, pencils
Admin	\$200	Contracting, pre-work and transporting materials

TOTAL: \$650 ex GST (this does not include the cost of marquee/trestle table/chair hire)

9. Textile Wall and Yarn Loom

Join in creating a textile wall using Kandinsky circle techniques and learn to French knit!



Activity Mechanics: These activities would invite members of the community to work with artist Lex Randolph to create a stunning textile wall inspired by Kandinsky circles and use a loom to learn how to French knit, creating cylindrical yarn creatures. The Textile Wall would be created out of colourful recycled strips of fabric, ribbons and wool. The result would be stunning community artworks made with the hands and hearts of local residents.

Rationale:

- To engage the community in making a collaborative artwork that fosters a sense of pride.
- To offer an activity that encourages complete strangers to work together.
- To create an artwork that is not only an activity, but provides site decoration and activation.

Target Age group/Demographic: *All ages, particularly families.*

Venue: Outdoor area.

Audience flow: The Artist (Lex Randolph) would create a backing for the artwork prior to the event for visitors to add to at the event. Participants would then select materials and with the artist and team create a Kandinsky inspired artwork throughout the evening. The Yarn loom invites participants one at a time to start and continue the loom technique to create a colourful yarn creature.

Personnel required: 3 onsite

Production requirements to be provided by the City of Bayswater

- Outdoor area
- Bollards or rope around the perimeter of the artwork
- Shade structure if positioned in direct sun
- Vehicle access for materials delivery

• Item	Budget	Comment
Artist Fee	\$500	Fee incl. design, mapping and facilitation on the day. Artist would also be engaged in selecting the materials beforehand.
Personnel	\$400	2 person assisting the artist
Materials transport/storage/acquisition	\$500	
Admin	\$200	Contracting and pre-work

TOTAL: \$1,600 ex GST



10. Community Mandala

Join in creating a community mandala out of stunning Western Australian native plants!

Activity Mechanics: This activity would invite members of the community to work with artist Louise Snook to create a beautiful Mandala in the Ben Wright Park. The Mandala would be created out of the foliage of WA native plants, twigs, flowers etc. These materials would be sourced locally. The result would be a stunning community artwork made with the hands and hearts of local residents from WA plants.



Rationale:

- To engage the community in making a collaborative artwork that fosters a sense of pride.
- To showcase the diversity of colours and textures in WA native plants
- To offer an activity that encourages complete strangers to work together.
- To create an artwork that is not only an activity, but provides site decoration and activation.

Target Age group/Demographic: *All ages, particularly families.*

Venue: Outdoor area.

Audience flow: The Artist (Louise Snook) would create a map on the surface prior to commencement of the event (chalk if on pavement or spray paint if on grass). Participants would then select materials and with the artist and team create the Mandala throughout the evening.

Personnel required: 2 onsite

Production requirements to be provided by the City of Bayswater

- Outdoor area 10m diameter on flat surface
- Bollards or rope around the perimeter of the artwork
- Shade structure if positioned in direct sun
- Vehicle access for materials delivery

• Item	Budget	Comment
Artist Fee	\$500	Fee incl. design, mapping and facilitation on the day. Artist would also be engaged in selecting the materials beforehand.
Personnel	\$200	1 person assisting the artist
Materials transport/storage/acquisition	\$500	The flowers/plants would be sourced from a wholesaler
Admin	\$200	Contracting, pre-work and transporting materials

TOTAL: \$1,400 ex GST



11. Wish Upon A Seed

Decorate a pot and plant an iconic Western Australian plant to take home!

Activity Mechanics: Participants are given the opportunity to learn about an iconic West Australian plant by planting a seed and decorating the pot. This is a take-home offering and we would ask children to make a wish as they plant their seed and to create a decoration (drawing) on the pot. We would have information about the plant on display on the day and instructions on how to tend it once they take it home.



Rationale:

- To learn about an iconic WA flower.

Target Age group/Demographic: *Children aged 5 and above.*

Venue: In a sheltered space, or 3 x 3 Marquee, 3 sides covered in.

Audience flow: Three tables would be used for children to decorate their cups. The cups then go to the staff to be filled with soil and then returned to the child. This is where the child selects a seed and staff will pop the seed into the cup.

Personnel required: 2 personnel onsite

Production requirements to be provided by the City of Bayswater

- Trestle tables and chairs

• Item	Budget	Comment
Personnel/parking	\$400	2 pax @ \$200 each
Materials	\$300	Coffee cups, potting mix, arts materials, spray bottles, etc.
Admin	\$100	Pre-work, sourcing and transporting materials

TOTAL: \$800 ex GST (this does not include the cost of marquee/trestle table/chair hire)



12. Kids Concert with the Libby Hammer Quintet

Get your dancing shoes on and enjoy the smooth jazz sounds of this West Australian jazz singer!



Libby Hammer is a West Australian jazz singer, bandleader and vocal coach who loves bringing high quality, fun, entertaining jazz music to the broader public. Appealing to children and adults alike, her line-up will have everyone up and dancing the night away.

Rationale:

- To engage children in live music and jazz.
- To encourage parents to dance with their children.

Target Age group/Demographic: All patrons to the event

Venue: Outdoor Stage for 1 x 45 minute set.

Audience flow: Patrons can sit on the grass and enjoy the concert, or get up and dance in front of the stage with their young ones!

Production requirements to be provided by the City of Bayswater

- Staging: Outdoor stage with wind barrier. 6m x 8m
- Concert sound system: 6 di boxes, 8mics
- Lighting rig
- Vehicle access to the space
- Technician/crew x 2

• Item	Budget	Comment
Band Hire	\$2,200	Singer Libby Hammer and a 4-piece band.
Admin	\$200	Contracting and pre-work

TOTAL: \$2,400 ex GST



13. Storytime

Sit down, get comfortable and prepare to be drawn into a world of pirates, shadowy jungles, or mysterious packages, with some of Western Australia's best authors in an interactive and engaging storytime!

Bright young things will be enraptured as authors animatedly voices their characters, before engaging in creative activity connected to the story!

Rationale:

- Create an early interest in reading in children.
- Expose children to local authors and illustrators.
- Generate a relationship between families and their local library,
- Create opportunities for advancing comprehension skills and creative expression.
- Provide inspiration and activities for families to take home with them.

Target Age group/Demographic: All patrons to the event

Venue: Library space.

Audience flow: Children and parents are encouraged to sit and enjoy storytime in the library.

Personnel required: 1 – 3 personnel

Production requirements to be provided by City of Bayswater

- Stage and sound equipment
- Vehicle access to the space

• Item	Budget	Comment
Artist Fee – Chris Owen	\$350	City of Bayswater has the option to choose 1, 2 or 3 authors for a 45-minute session each.
Artist Fee – Deb Fitzpatrick	\$350	(Optional)
Artist Fee – Norman Jorgensen	\$350	(Optional)
Admin	\$200	Contracting, pre-work and Working with Children Checks

TOTAL: \$550 for 1 author, \$900 for 2, \$1,250 for 3 authors ex GST



14. Animals Come to Life!

What's your favourite Western Australian animal?

Here's your chance to make your own animation thaumatrope and see it come to life!

Activity Mechanics: This interactive activity encourages children to think about iconic Western Australian animals and the habitats in which they live. Using the thaumatrope templates, children colour and decorate a Western Australian animal and a depiction of its habitat. When elastic bands are attached to the thaumatrope and twisted, an optical illusion occurs which places the animal in its natural environment. There is also the opportunity for children to create their own designs using a blank template with instructions.



Rationale:

- To encourage children to consider Western Australian animals and their habitats.
- To educate young people about some of Western Australia's iconic species.
- To provide a hands-on activity that is both educational and fun.
- To give children a basic understanding of the mechanics of animation.

Target Age group/Demographic: 5 and up particularly families

Venue: Marquee

Audience flow: Trestle tables or an appropriate workspace with chairs should be set up with the materials for decorating in the middle.

Personnel: 2 x personnel on site to deliver the activity

Production requirements to be provided by Bayswater Library

- 6 x 3 open sided marquee
- 3 x trestle tables
- 24 chairs

Item	Budget	Comment
Printing double sided templates on card	\$50	Based on 1,000 templates.
Art materials	\$100	Pencils, scissors, elastic bands, sticky tape etc.
Personnel	\$400	2 x personnel
Admin/pre-work	\$100	Contracting, pre-work and transporting materials

Total: \$650 ex GST (this does not include the cost of marquee/trestle table/chair hire)



15. Recycled Art Sculpture

Join in creating a community public art sculpture out of recycled materials!

Activity Mechanics: This activity would invite members of the community to work with artists Calvin Chee and Matt McVeigh to create a sculpture out of recycled materials. Families are encouraged to bring along their recycled containers to paint and assist the creation of a large City of Bayswater logo sculpture. The result would be a stunning community artwork created with residents' recycled objects.

Rationale:

- To engage the community in making a collaborative artwork that fosters a sense of pride.
- To promote recycling in the community.
- To promote public art.
- To offer an activity that encourages complete strangers to work together.
- To create an artwork that is not only an activity, but provides site decoration and activation.

Target Age group/Demographic: *All ages, particularly families.*

Venue: Outdoor area.

Audience flow: The Artists (Calvin Chee and Matt McVeigh) would construct a design and patrons are encouraged to decorate the recycled materials and add to the sculpture.

Personnel required: 4 onsite

Production requirements to be provided by Bayswater Library

- Outdoor area 10m diameter on flat surface
- Bollards or rope around the perimeter of the artwork
- Shade structure if positioned in direct sun
- Vehicle access for materials delivery

• Item	Budget	Comment
Artist Fees	\$1,000	Fee incl. design, and facilitation on the day. Artists would also be engaged in selecting the materials beforehand.
Personnel	\$200	1 person assisting the artist
Materials transport/storage/acquisition	\$500	
Admin	\$200	Contracting, pre-work and transporting materials

TOTAL: \$1,900 ex GST



BUDGET SUMMARY

All prices are quoted ex GST

Activity	Budget
The Imagination Playground	\$1,100
The Smooth Sound Band	\$900
Postcards to Seniors	\$650
Better Beginnings Books-to-Go Book Cubby	\$600
Tree Projections	\$1,400
Menagerie Choir	\$765
Family Portrait Workshops	\$650
Comic Book Workshops	\$650
Textile Wall and Yarn Loom	\$1,600
Community Mandala	\$1,400
Wish Upon A Seed	\$800
Libby Hammer Quintet	\$2,400
Storytime	\$550 minimum
Animals Come to Life Thaumatrope	\$650
Recycled Art Sculpture	\$1,900
TOTAL excluding GST	\$16,015

AWESOME Arts Australia Contacts:

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Mobile: 0409 682 234

COUNCIL RESOLUTION - EN BLOC RESOLUTION

To approve (en bloc) the Committee/Officer's Recommendations to Council Items 10.1, 10.2, 10.7, 10.9, 10.11, 10.15, 10.16, 11.2, 12.1, 12.4, 13.1, 13.6, 13.7, 13.8, 13.14, 14.1 - 14.4, 15.1.1 to 15.1.5, 15.2.1, 15.2.2 and those items requiring an Absolute Majority, be carried with an *Absolute Majority*.

**CR STEPHANIE COATES MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY**

16. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**16.1 Cr Dan Bull - Preparation of an Economic / Business Framework*****CR CHRIS CORNISH DECLARED AN IMPARTIAL INTEREST***

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Chris Cornish declared an impartial interest in this item as he is a member of CEBA and they may benefit from this motion along with the other business associations and his wife is a Vice President of CEBA. Cr Cornish remained in the room during voting on this item.

CR CATHERINE EHRHARDT DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Catherine Ehrhardt declared an impartial interest in this item as she is a member of the Maylands Business Association. Cr Ehrhardt remained in the room during voting on this item.

In accordance with clause 4.5(1) of the City of Bayswater's *Standing Orders Local Law 2013*, Cr Dan Bull raised the following motion:

"Requests the Acting Chief Executive Officer prepare a draft economic/businesses framework by 31 April 2017 for Council's consideration that aims to support, enhance and revitalise existing local businesses within the City of Bayswater as well as provide incentives for new businesses to emerge and existing businesses to relocate to the district. Such draft is to be developed in consultation with ratepayers, existing businesses and business representative groups (such as CEBA, MBA, BVT, and BB)."

MATERIAL FACTS

In accordance with clause 4.5(7) of the City of Bayswater *Standing Orders Local Law 2013*, the Chief Executive Officer may provide relevant and material facts and circumstances relating to the notice of motion on such matters as policy, budget and law relevant to the notice of motion.

At the Ordinary Council Meeting of 31 May 2016 Council resolved as follows:

"That Council:

1. Supports the introduction of two Place Manager positions to provide place management at the town centres within the City of Bayswater, and these positions to replace the current Economic Development Officer position (Model 1).
2. *Considers a further allocation of \$86,000 for the additional place management position as part of the 2016-17 budget process".*

The new Place Managers are scheduled to commence in January 2017 and will focus their work on the four town centres being Maylands, Bayswater, Morley and Noranda. Progressing economic development within the town centres will form part of the place management approach.

OFFICER COMMENT

It is the City's understanding that the intent of the motion is to develop a framework for the City to work with the established business/retail associations to provide incentives and business attraction support to businesses both within as well as outside of the town centres, and would include the industrial areas and support for home-based businesses. There are a couple of other local governments in Western Australia that include business attraction as part of their economic development programs, most notably the City of Swan and City of Fremantle.

It is considered that the framework would provide options for business support, incentives and business attraction, how those options could be delivered (for example, by the City, via a partnership with industry partners, or a combination), and the ongoing resourcing requirements for consideration in the review of the City's Corporate Business Plan and 2017-18 Budget. The framework would include recommendations on further policies/strategies to support this approach.

Development of the framework will require research on the options, liaison with ratepayers, existing businesses, and the business associations, and reporting to Council.

LEGAL IMPLICATIONS

Not applicable.

POLICY IMPLICATIONS

Not applicable.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Strategic Community Plan 2016-2026, the following applies:

Theme:	The Local Economy
Aspiration:	Our vibrant business hubs provide opportunities for business growth, community activity, learning and employment opportunities.
Outcome E3:	Growth of local and new business

FINANCIAL IMPLICATIONS

It is considered that the temporary Economic Development Officer resource could be extended for two months to complete the framework at a cost of \$17,000. A budget adjustment at the mid-year budget review would be required to identify a budget for this matter.

VOTING REQUIREMENTS

Simple Majority required.

COUNCIL RESOLUTION

That Council requests the Acting Chief Executive Officer prepare a draft economic/businesses framework by 31 April 2017 for Council's consideration that aims to support, enhance and revitalise existing local businesses within the City of Bayswater as well as provide incentives for new businesses to emerge and existing businesses to relocate to the district. Such draft is to be developed in consultation with ratepayers, existing businesses and business representative groups (such as CEBA, MBA, BVTA, and BB).

CR DAN BULL MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED: 9/1

FOR VOTE - *Cr Barry McKenna, Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland, Cr John Rifici, Cr Sally Palmer, Cr Dan Bull, Cr Brent Fleeton and Cr Catherine Ehrhardt.*

AGAINST VOTE - *Cr Stephanie Coates, Deputy Mayor.*

16.2 Cr Michelle Sutherland - Cat Deterrents at Lightning Swamp

In accordance with clause 4.5(1) of the City of Bayswater's *Standing Orders Local Law 2013*, Cr Michelle Sutherland raised the following motion:

'That Officers meet with staff from Murdoch University to develop and trial cat deterrents at Lightning Swamp Bushland, with the broader aim of establishing approaches to mitigate the loss of our native fauna in bushlands due to cat predation'.

MATERIAL FACTS

In accordance with clause 4.5(7) of the City of Bayswater *Standing Orders Local Law 2013*, the Chief Executive Officer may provide relevant and material facts and circumstances relating to the notice of motion on such matters as policy, budget and law relevant to the notice of motion.

OFFICER COMMENT

At a recent cat management workshop hosted by Perth NRM, Associate Professor Michael Calver presented a summary of current research into the effects of domestic and feral cats on native fauna populations; as well as potential approaches to reduce or mitigate these pressures in suburban areas.

Suggested approaches included focusing on better informing cat owners of their pets' welfare; the risk when they roam and deterrent technologies such as cat bibs and insitu deterrents.

The associate professor was seeking local government partners to trial these approaches. The Friends of Lightning Swamp have expressed that they would support and promote this trial at Lightning Swamp bushland.

LEGAL IMPLICATIONS

Nil.

POLICY IMPLICATIONS

The 'Cat Act 2011' and the 'City of Bayswater keeping and control of cats local law 2016' do not provide a policy tool to mitigate the effects of cats on native fauna populations.

The local law only refers to cats acting as a nuisance in section 2.1 as follows:

"2.1 Cat Nuisance

The owner or occupier of premises on which a cat is ordinarily kept shall prevent the cat from creating a nuisance on other premises, to another person or exposing another person to health and/or safety risks by:

- (a) the noise or odour generated by the presence of the cat;*
- (b) the aggressive nature of the cat."*

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Strategic Community Plan 2016-26, the following applies:

Theme: Our Natural Environment
Aspiration: We conserve and manage our natural environment, which makes the City of Bayswater a great place and we live in a sustainable way to protect our environment for future generations.
Outcome N1: Natural environment and biodiversity which is conserved and protected.

FINANCIAL IMPLICATIONS

At this stage Officers would need to meet with the Friends of Lightning Swamp and Murdoch University to discuss the details of the approaches and financial implications. The intent would be to seek grant funding to support the project. If the trial is successful, further consideration would need to be made to as to the financial implications in moving management approaches from a trial to policy.

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION

That Officers meet with staff from Murdoch University to develop and trial cat deterrents at Lightning Swamp Bushland, with the broader aim of establishing approaches to mitigate the loss of our native fauna in bushlands due to cat predation.

CR MICHELLE SUTHERLAND MOVED, CR CHRIS CORNISH SECONDED

CARRIED UNANIMOUSLY

16.3 Cr Michelle Sutherland - Beehives on Public Land

In accordance with clause 4.5(1) of the City of Bayswater's *Standing Orders Local Law 2013*, Cr Michelle Sutherland raised the following motion:

"That Officers work with the Apiarists Association to identify appropriate locations and approaches to trial Beehives on public land in the City of Bayswater".

MATERIAL FACTS

In accordance with clause 4.5(7) of the City of Bayswater *Standing Orders Local Law 2013*, the Chief Executive Officer may provide relevant and material facts and circumstances relating to the notice of motion on such matters as policy, budget and law relevant to the notice of motion.

OFFICER COMMENT

Officers occasionally receive requests to keep bees in public places including bushlands and passive recreation reserves. The historical position of the City has been that these requests have not been supported.

There are potential implications to the City regarding safety, environmental risks and cost to the City in keeping bees in public areas. That being said, the City has set a new direction to solve similar complex issues via the development of policies and guidelines which manage risks whilst reducing red tape.

To further this approach, Officers have spoken with a representative of the Apiarists Association, who has advised that the organisation has developed a draft policy guide to the keeping of bees in public places; which manages actual or perceived risks. The representative has offered to meet with Council officers at a bee hive in a nearby public space, to demonstrate how this policy can be applied on the ground. Furthermore, the association identified that they have members which are looking for locations in which to keep hobby bee hives.

Accordingly, should Council adopt this Notice of Motion, Officers would meet with the Apiarists Association to:

- Develop a policy/guideline to keep bees in public open spaces; and
- Identify trial locations.

LEGAL IMPLICATIONS

The City of Bayswater Health Local Laws 2001 specifies that:-

"6.28 Limitation on Numbers of Hives

- (1) A person shall not keep bees on any land within the municipality of the City of Bayswater without first obtaining the written approval of the local government to do so.*
- (2) Subject to subsections (3) and (4), a person shall not keep or permit the keeping of bees in more than 2 hives on a lot.*
- (3) The local government may, upon written application, consent, with or without conditions, to a person keeping bees in more than 2 hives on a lot which is not zoned or classified for residential purposes.*
- (4) A person shall comply with any conditions imposed by the Council under subsection.*

6.29 Restrictions on Keeping of Bees in Hives.

A person shall not keep or permit the keeping of bees in a hive on a lot unless, at all times-

- (a) an adequate and permanent supply of water is provided on the lot within 2 metres of each hive;
- (b) the hive is kept-
 - (i) outside, and at least 10 metres from, any building other than a fence;
 - (ii) at least 10 metres from any footpath, street, private street or public place; and
 - (iii) at least 5 metres from the boundary of the lot; and
- (c) the hive is enclosed on all sides by a fence, wall or other enclosure.

6.30 Bees which cause a Nuisance not to be Kept.

- (1) *A person shall not keep, or permit the keeping of, bees that cause a nuisance.*
- (2) *The local government may direct any person to remove any bees or beehives that in the opinion of the Principal Environmental Health Officer are causing a nuisance.*
- (3) *A person shall comply with a direction under subsection (2) within the time specified.*

POLICY IMPLICATIONS

Authority has been delegated to the Chief Executive Officer to approve the keeping of bees in accordance with Part 6, Division 7 - Bee Keeping, of the *City of Bayswater Health Local Laws 2001*.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Strategic Community Plan 2016-26, the following applies:

Theme: Our Natural Environment
Aspiration: We conserve and manage our natural environment, which makes the City of Bayswater a great place and we live in a sustainable way to protect our environment for future generations
Outcome N1: Natural environment and biodiversity which is conserved and protected.

FINANCIAL IMPLICATIONS

At this stage, the expected resource request to implement the notice of motion will be in Officer time for administration. It is difficult to gauge at this time the impact on officer resources to manage any potential complaints and investigations during any trial period or beyond.

If a trial is implemented in partnership with the apiarist's association possible financial implications can be further determined.

VOTING REQUIREMENTS

Simple Majority

COUNCIL RESOLUTION

That Officers work with the Apiarists Association to identify appropriate locations and approaches to trial Beehives on public land in the City of Bayswater.

CR MICHELLE SUTHERLAND MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY

16.4 Cr Catherine Ehrhardt - Review of Catering provisions for Council Meetings, Workshops and Committees

In accordance with clause 4.5(1) of the City of Bayswater *Standing Orders Local Law 2013*, Cr Catherine Ehrhardt, raised the following motion:

"That Council, for Council meetings including workshops and committees, replace full meals with 'light snacks' i.e. sandwich and fruit platter when the catering contract ends December 2016."

In accordance with clause 4.5(7) of the City of Bayswater *Standing Orders Local Law 2013*, the Chief Executive Officer may provide relevant and material facts and circumstances relating to the notice of motion on such matters as policy, budget and law relevant to the notice of motion.

MATERIAL FACTS

In accordance with the legislative requirements of the *Local Government Act 1995*, the City undertook the tender process for provision of catering services in September 2014.

Council has approved \$135,000 in the 2016/17 Functions and Reception Budget. This funding provides for catering and hospitality for Council meetings, workshops, advisory committees but also provides funding for some other hospitality and civic events.

The following provides the Function and Reception budget and actual expenditure for the last three years:

Year	Budget	Expenditure
2013/14	\$170,000	\$146,356
2014/15	\$160,000	\$140,989
2015/16	\$135,000	\$139,020

In relation to the contractual arrangements for catered meals for Council and Committee meetings, at its Ordinary Meeting held on 18 November 2014 Council resolved as follows:

"That Council awards Tender 18-2014 for Council and Committee catered meals to Acclaimed Catering for a one (1) year contract on the basis of their tender submission at \$52.50 per head (including GST), with two (2) options for extension of one (1) year each, subject to annual CPI review, performance and the City's requirements at the time."

The contract was awarded through the public tender process for one year commencing on 1 January 2015 to 31 December 2015, with two options to extend, each for one year.

The first such option was exercised to 31 December 2016. As part of the review process the price per head figure was revised from \$52.50 to \$63.00 including GST.

The City currently engages with catering companies for the following meals, platters and event catering:

a) Council meetings, briefing sessions and workshops

Council Meals, Staff and Cleaning	Acclaimed Catering Contract
Food Type	Seated Meal
Average Attendance	14 - 18 Persons
Cost per head	\$63.00
Total cost per meal	\$1,008.00 (based on 16 persons)

Average cost per month	\$3,500.00
<i>b) Light refreshments for liaison / advisory committees</i>	
Catering for Liaison and Advisory Committees	Freshstar Foods or Acclaimed Catering
Food Type	Sandwich, fruit and cake platters
Average Attendance	12 - 30
Cost per head	\$20.00
Total cost per meal	\$320.00 (based on 16 persons)
Average cost per month	\$3,200

Catering for Liaison and Advisory Committees occur more frequently at approximately ten occasions per month. There is no catering contract in place for these types of events. Catering is purchased on an as required basis seeking quotations from suitable service providers.

The overall total cost for catered meals and platters for meetings, workshops and committees in 2015/16 was \$90,901.

OFFICER COMMENT

Should the catering requirement of the City change there is provision within the current contract with Acclaimed to terminate the contract.

It should be noted however that if a full catering service was to be reinstated in the future the City would be required to tender for any new future service.

Alternatively Acclaimed Catering may be open to a 'pause' in the current contract. This would allow a negotiated trial where new catering options can be explored. This could allow for the contract to resume at any time within the next twelve month period (January to December 2017) if required.

Any future catering for sandwich / fruit platters could be procured through Acclaimed Catering under the terms of the current contract review process considering the City's requirements at the time. The estimated cost of providing sandwich, fruit and dessert platters for 16 people is approximately \$320 per meeting.

Based on an average of number of 14 combined Council meetings, workshops, committees and advisory committees per month, the cost of catering with light refreshments would be approximately \$4,480 (average per month) or \$53,760 (average per year).

LEGAL IMPLICATIONS

Section 3.57 of the *Local Government Act 1995* - Tendering for providing of goods and services.

Regulation 11(2)(j) of the *Local Government (Functions and General) Regulations 1996* - renewal or extension of term of a contract.

POLICY IMPLICATIONS

Procurement Policy

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Strategic Community Plan 2016-26, the following applies:

In accordance with the City of Bayswater Strategic Community Plan 2013-23, the following applies:

Theme: Leadership and Governance

Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.

Outcome L1: Accountable and good governance

FINANCIAL IMPLICATIONS

\$135,000 is allocated in the 2016/17 Functions and Reception Budget

VOTING REQUIREMENTS

Simple Majority Required.

REASON FOR CHANGE

Council changed the motion as it was of the opinion that it was reasonable to supply a meal and alcohol prior to Council meetings and as the current catering contract was due for renewal, the option for a 12 month option should be taken up.

COUNCIL RESOLUTION

That Council:

1. Trials the cessation of the provision of meals for Council meetings, including workshops and committees, from 31 December 2016 to 30 June 2017.

CR CATHERINE EHRHARDT MOVED, CR BRENT FLEETON SECONDED

LOST: 2/8

FOR VOTE - Cr Stephanie Coates, Deputy Mayor and Cr Catherine Ehrhardt.

AGAINST VOTE - Cr Barry McKenna, Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland, Cr John Rifici, Cr Sally Palmer, Cr Dan Bull and Cr Brent Fleeton.

2. Considers the inclusion of funding in the 2017-18 budget development to upgrade the civic centre kitchen and employ a permanent caterer/cook for any Council meetings.

CR CATHERINE EHRHARDT MOVED, CR BRENT FLEETON SECONDED

CARRIED: 5/5

FOR VOTE - Cr Barry McKenna, Mayor, Cr Alan Radford, Cr Catherine Ehrhardt, Cr Dan Bull and Cr Brent Fleeton.

AGAINST VOTE - Cr Stephanie Coates, Deputy Mayor, Cr Chris Cornish, Cr Michelle Sutherland, Cr John Rifici and Cr Sally Palmer.

In accordance with section 5.21 (3) of the Local Government Act 1995, as the votes were equally divided, the Presiding Member (Chairperson), Cr Barry McKenna, Mayor, cast a second vote.

3. That no alcohol be available prior to the meetings.

CR CATHERINE EHRHARDT MOVED, CR BRENT FLEETON SECONDED

LOST: 1/9

FOR VOTE - Cr Stephanie Coates, Deputy Mayor,

AGAINST VOTE - Cr Barry McKenna, Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland, Cr John Rifici, Cr Sally Palmer, Cr Dan Bull, Cr Brent Fleeton and Cr Catherine Ehrhardt.

4. That the City continue with the existing catering contract for 12 months.

CR ALAN RADFORD MOVED, CR SALLY PALMER SECONDED

CARRIED: 8/2

FOR VOTE - *Cr Barry McKenna, Mayor, Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland, Cr John Rifici, Cr Sally Palmer, Cr Dan Bull and Cr Brent Fleeton.*

AGAINST VOTE - *Cr Stephanie Coates, Deputy Mayor and Cr Catherine Ehrhardt.*

16.5 Cr Catherine Ehrhardt - Report to review, Election of Mayor, Wards and Number of Offices of Council

In accordance with clause 4.5(1) of the City of Bayswater *Standing Orders Local Law 2013*, Cr Catherine Ehrhardt, raised the following motion:

"That a report be presented to Council no later than March 2017 on the options available to the City in relation to the holding of a community poll to assess the community opinion with regards to:

- 1. Adopting the alternative method of filling the office of Mayor by election by the electors of the district.***
- 2. Reviewing/discontinuing the ward system.***
- 3. Reducing the number of offices of Councillors within in the district."***

In accordance with clause 4.5(7) of the City of Bayswater *Standing Orders Local Law 2013*, the Chief Executive Officer may provide relevant and material facts and circumstances relating to the notice of motion on such matters as policy, budget and law relevant to the notice of motion.

MATERIAL FACTS

Adopting the alternative method of filling the office of Mayor by election by the electors of the district.

The method of electing the Mayor is set by the Governor when the district is declared. The City of Bayswater Mayor is currently elected by the Council from amongst the Councillors at the first meeting of Council following the local government elections.

In accordance with section 2.11(2) of the *Local Government Act 1995*, Council by special majority, can resolve to change the method of election of the Mayor from election by the Council to election by the electors. Under section 2.11(3) of the *Local Government Act 1995*, Council can exercise that power whether or not the electors have requested a change to the method.

Once the method of election of the Mayor has been changed to election by the electors, it can only be changed back to election by Councillors by poll with the majority of electors voting for the change under section 2.11(4) of the *Local Government Act 1995*.

Reviewing/discontinuing the ward system

The City conducted a comprehensive review of ward boundaries and elected member numbers in 2006 and 2012.

In accordance with schedule 2.2(6)(1) of the *Local Government Act 1995*, the City is required to review the ward boundaries and number of offices of Councillors for each ward not more than eight years apart. The next review would therefore be due in 2019.

The ward review process must be carried out in accordance with the *Local Government Act 1995* and involves a number of steps as follows:

- Council resolving to undertake a ward and representational review.
- 42 day public submission period on the ward and representation review.
- Council considering all submissions and relevant factors before making a decision.

- Submission of a report to the Local Government Advisory Board for consideration.
- The Local Government Advisory Board submitting a recommendation to the Minister for Local Government for determination.

When considering changes to wards and representation, the Act specifies that the following factors must be taken into account by a local government as part of the review process:

- Community interest
- Physical and topographical features
- Demographic trends
- Economic factors
- Ratio of Councillors to electors in the various wards.

Reducing the number of offices of councillors within in the district

As part of the statutory process for review of wards, the number of Councillors will also need to be considered.

Under the *Local Government Act 1995* members of Council can be as follows:

2.17 Members of Council

- (1) If the method of filling the office of mayor or president is election by electors, the council is to consist of-
 - a. the mayor or president; and
 - b. not less than 5 nor more than 14 councillors one of whom is to hold the office of deputy mayor or deputy president in conjunction with his or her office as a councillor.
- (2) If the method of filling the office of mayor or president is election by the council, the council is to consist of not less than 6 nor more than 15 councillors of whom —
 - a. one is to hold the office of mayor or president as well as the office of councillor; and
 - b. another is to hold the office of deputy mayor or deputy president as well as the office of councillor.
- (3) If the council has 15 councillors and a decision is made under section 2.11(2) to change the method of filling the office of mayor or president to election by electors, the council may, despite subsection (1)(b), continue to have 15 councillors after the decision has effect.

The City currently has 11 Councillors with a Mayor elected by the Council.

In accordance with schedule 2.2(6)(1) of the *Local Government Act 1995*, the City is required to review number of offices of councillors for each ward not more than eight years apart. The next review would therefore be due in 2019.

OFFICER COMMENT

The City has recently commenced the major review of the Integrated Planning Framework suite of documents and the review of the election of the Mayor, ward boundaries and number of actions could be included in the revised Corporate Business Plan as an action for 2016/17.

The Western Australia Electoral Commission (WAEC) is responsible for the City's local government elections. Enquiries can be made with the WAEC to ascertain whether a community poll could be undertaken, as part of the 2017 local government election, to gauge the community interest in changing the method of election of Mayor, ward structure and number of Councillors.

The costs of the process of the poll can be ascertained by officers from the WAEC and any further costs investigated.

Under the *Local Government Act 1995*, Councillors are entitled to fees, reimbursement of expenses and allowances. The total cost to the City of Bayswater of these fees and allowances would vary depending on the number of Councillors.

LEGAL IMPLICATIONS

Section 2.11(2) of the *Local Government Act 1995*
Schedule 2.2(6)(1) of the *Local Government Act 1995*

POLICY IMPLICATIONS

NIL

STRATEGIC LINK

In accordance with the City of Bayswater Strategic Community Plan 2013-23, the following applies:

Theme: Leadership and Governance

Aspiration: We will provide responsible leadership and governance, and be recognised for operating with integrity and delivering quality services.

Outcome L1: Accountable and good governance

FINANCIAL IMPLICATIONS

Officer resources to research and prepare the report.

VOTING REQUIREMENTS

Simple Majority Required

COUNCIL RESOLUTION

That a report be presented to Council no later than March 2017 on the options available to the City in relation to the holding of a community poll to assess the community opinion with regards to:

1. Adopting the alternative method of filling the office of Mayor by election by the electors of the district.
2. Reviewing/discontinuing the ward system.
3. Reducing the number of offices of Councillors within the district.

CR CATHERINE EHRHARDT MOVED, CR BRENT FLEETON SECONDED

LOST: 3/7

FOR VOTE - Cr Catherine Ehrhardt, Cr Brent Fleeton and Cr Dan Bull.

AGAINST VOTE - Cr Barry McKenna, Mayor, Cr Stephanie Coates, Deputy Mayor,
Cr Alan Radford, Cr Chris Cornish, Cr Michelle Sutherland,
Cr John Rifici and Cr Sally Palmer.

17. NOTICE OF MOTION FOR CONSIDERATION AT THE FOLLOWING MEETING IF GIVEN DURING THE MEETING

17.1 Cr Brent Fleeton - Australia Day Celebration - 26 January 2018

In accordance with clause 4.5(1) of the City of Bayswater Standing Orders Local Law 2013, Cr Brent Fleeton, raised the following motion:

"That the City of Bayswater, in consultation with all relevant community stakeholders, investigates the potential to hold an Australia Day celebration on 26 January 2018. This would include fireworks and other activities, partnered with local businesses and community groups, at a location to be determined along the Swan River. A report detailing all options, including funding requirements, will be presented via to Council via the Community Events Advisory Committee for consideration by no later than 30 June 2017."

At 11:52pm, Cr Cornish withdrew from the meeting.

17.2 Cr Stephanie Coates, Deputy Mayor - Bayswater Town Centre Structure Plan (BTCSP)

"That:

- The City of Bayswater appoints a suitably qualified and experienced consultant(s) to prepare detailed design guidelines for relevant precincts within the Bayswater Town Centre Structure Plan (BTCSP) Area, subject to sufficient available funds being identified for this work as part of the mid-year review of the 2016-17 Budget.***
- The detailed design guidelines are to:***
 - o Build on the design principles and development criteria articulated in the BTCSP (forthcoming); and***
 - o Define the architectural styles of relevant precincts within the town centre."***

At 11:53pm, Cr Ehrhardt withdrew from the meeting and returned at 11:55pm.

At 11:55pm, Cr Cornish returned to the meeting.

18. MAYORS REPORT

Date	Meeting / Event
16 November 2016	• Outcare Funding Morning Tea
20 November 2016	• WALGA Civic Service
21 November 2016	• Art Awards Opening Night
23 November 2016	• Australian Engineering Excellence Awards (AEEA) 2016 - Awards Event (Brisbane)
24 November 2016	• Meeting - Tim Hammond (Parliament House)
25 November 2016	• CEBA Business Awards
26 November 2016	• City of Stirling Mayoral Dinner
27 November 2016	• WA Symphonic Wind Ensemble & WASWE Swing Band - "Ready for Christmas"
30 November 2016	• Opening of the Hazelmere Resource Recovery Park Commercial and Industrial Waste Sorting Facility
3 December 2016	• Bayswater Town Centre Structure Plan - Scenario Workshop
3 December 2016	• Bayswater Petanque Club Inc 30 Year Anniversary Celebrations
3 December 2016	• Swan Lake Reserve - Community Christmas BBQ
4 December 2016	• Noranda Christmas Festival
5 December 2016	• City of Bayswater Volunteers' Christmas Luncheon
5 December 2016	• DeLacy Reserve Floodlight Community Workshop
6 December 2016	• Christmas Food Appeal - Buddhist Church Morning Tea with Council

19. AFFIXING OF COMMON SEAL**19.1 Ratification for Affixing of the Common Seal**

Ratification is sought for affixing of the common seal to the following documents:

Document Details	No. of Documents	Council Resolution
Agreement for the transfer of rates debt from City of Swan to City of Bayswater	2	N/A
Section 70A Notifications	1	Approved 28 October 2014 by the Western Australian Planning Commission

CR CHRIS CORNISH MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY

19.2 Approval for Affixing of the Common Seal

Approval is sought for affixing of the common seal to the following documents:

Nil.

CR CHRIS CORNISH MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY

COUNCIL RESOLUTION

That the meeting be closed to the public and the doors were closed.

CR CHRIS CORNISH MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY

At 11:55pm, the doors were closed to the public and those present in the public gallery left the meeting.

20. DISCUSSION OF MATTERS BEHIND CLOSED DOORS**20.1 Planning and Development Services**

Nil.

20.2 Community Services

Nil.

20.3 Technical Services

Nil.

20.4 Finance & Corporate Services

Nil.

20.5 Reports of Management/Advisory Committees

Nil.

COUNCIL RESOLUTION

That the meeting be re-opened to the public and the doors were re-opened.

CR BRENT FLEETON MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY

At 12:17pm, the doors were re-opened to the public and those present in the public gallery were invited to return to the meeting (however no members of the public returned).

21. CLOSURE

There being no further business to discuss, the Mayor, Cr Barry McKenna declared the meeting closed at 12:17pm.