

Agenda

ORDINARY COUNCIL MEETING

20 August 2019

Notice of Meeting

The next Ordinary meeting of Council will take place in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley on Tuesday, 20 August 2019 commencing at **6:30pm**.

Yours sincerely



ANDREW BRIEN
CHIEF EXECUTIVE OFFICER

13 August 2019



Meeting Procedures

1. All Council meetings are open to the public, except for matters dealt with under 'Confidential Items'.
2. Members of the public who are unfamiliar with meeting proceedings are invited to seek advice prior to the meeting from a City Staff Member.
3. Members of the public may ask a question during 'Public Question Time'.
4. Meeting procedures are in accordance with the City's Standing Orders Local Law 2018.
5. To facilitate smooth running of the meeting, silence is to be observed in the public gallery at all times, except for 'Public Question Time'.
6. This meeting will be audio recorded in accordance with the resolution of Council of 17 May 2016.
7. Persons are not permitted to record (visual or audio) at the Council meeting without prior approval of the Council.
8. In the event of an emergency, please follow the instructions of City of Bayswater Staff.

City of Bayswater

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Morley WA 6062

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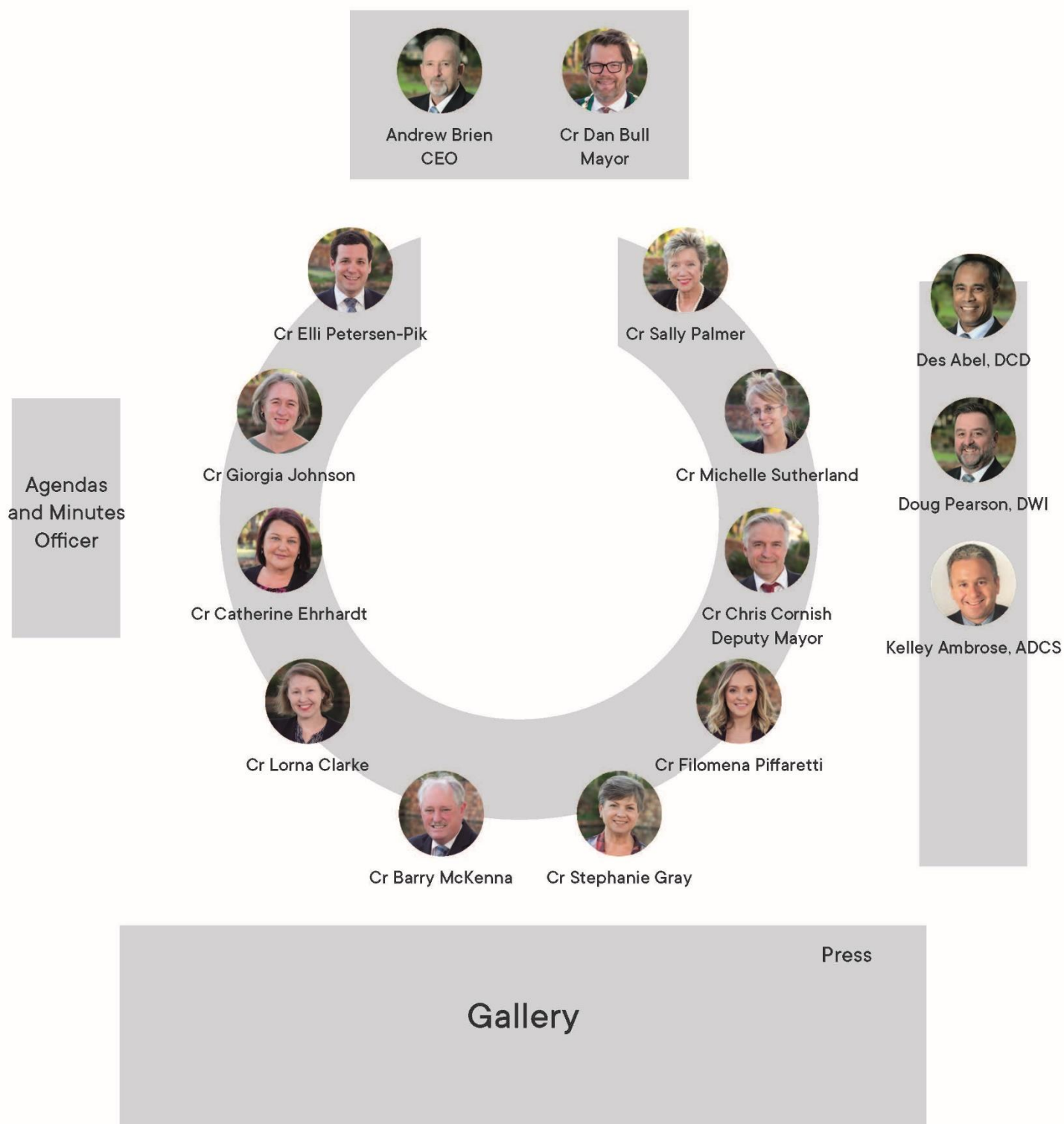
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Council Chambers

Seating Plan



Nature of Council's Role in Decision Making

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

City of Bayswater Standing Orders Local Law 2018

6.9 Deputations

- (1) Any person or group wishing to be received as a deputation by the Council or a Committee open to the public is to either –
 - (a) apply, before the meeting, to the CEO for approval; or
 - (b) with the approval of the Presiding Member, at the meeting.
- (2) Upon receipt of a request for a deputation the CEO must refer the request to the relevant decision making forum, either Council or a Committee, to decide by simple majority whether or not to receive the deputation.
- (3) Deputations in relation to a decision which requires absolute or special majority should be made to Council, in all other circumstances Deputations should be referred to the forum making the final decision on the matter.
- (4) Unless Council or the Committee meeting resolves otherwise, a deputation invited to attend the meeting is not to address the meeting for a period exceeding 5 minutes.
- (5) Unless given leave by the Presiding Member, only two members of the deputation may address the meeting, although others may respond to specific questions from Members.
- (6) For the purposes of this clause, unless Council or the Committee resolves otherwise, a deputation is taken to comprise all those people either in favour of, or opposed to, the matter which is the subject of the deputation.
- (7) Unless Council or the Committee resolves otherwise, any matter which is the subject of a deputation to the Council or a Committee open to the public is not to be decided by Council or the Committee until the deputation has completed its presentation.
- (8) The Presiding Member may require deputations to leave the meeting while other deputations are being heard in relation to that matter.

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AGENDA

1. OFFICIAL OPENING
2. ACKNOWLEDGEMENT OF COUNTRY
3. ANNOUNCEMENTS FROM THE PRESIDING MEMBER
4. ATTENDANCE

Members

West Ward

Cr Dan Bull, Mayor (Chairperson)
Cr Lorna Clarke
Cr Giorgia Johnson

Central Ward

Cr Chris Cornish, Deputy Mayor
Cr Barry McKenna
Cr Sally Palmer

North Ward

Cr Stephanie Gray
Cr Filomena Piffaretti
Cr Michelle Sutherland

South Ward

Cr Catherine Ehrhardt
Cr Elli Petersen-Pik

Officers

Mr Andrew Brien	Chief Executive Officer
Mr Doug Pearson	Director Works and Infrastructure
Mr Des Abel	Director Community and Development
Mr Kelley Ambrose	A/Director Corporate and Strategy
Ms Cassandra Flanigan	Executive Support/Research Officer
Ms Jelena Misic-Hughes	Mayor & Council Support Officer

Observers

Press -
Public -

Leave of Absence

Nil.

4.1 Apologies**4.2 Approved Leave of Absence**

Nil.

4.3 Applications for Leave of Absence**5. DISCLOSURE OF INTEREST SUMMARY**

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

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

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

6. PUBLIC QUESTION TIME

In accordance with the *Local Government Act 1995*, the *Local Government (Administration) Regulations 1996* and the *City of Bayswater Standing Orders Local Law 2018* the following procedures relate to public question time:

1. A member of the public who raises a question during question time, is to state his or her name and address.
2. Each member of the public with a question is entitled to ask up to 3 questions.
3. The minimum time to be allocated for public question time is 15 minutes.
4. Questions from the public must relate to a matter affecting the local government. Questions relating to matters of business listed on the agenda will be considered in the first instance, followed by questions relating to Council business not listed on the agenda.
5. A summary of each question raised by members of the public at the meeting and a summary of the response to the question will be included in the minutes of the meeting.
6. Where a question is taken on notice at the meeting, a summary of the response to the question will be provided in writing to the member of public and included in the agenda for the following meeting.

6.1 Responses to Public Questions Taken on Notice at the Ordinary Council Meeting of 6 August 2019.

Mr Ian Walters - 124 Lawrence Street, Bedford

Question 1

Further questions to be taken on notice relating to List of Payments presented at the Ordinary Council Meeting of 23 July 2019:

- GHD Pty Ltd - \$5,207.40 (Professional Consultancy Services)
- D S Agencies Pty Ltd - \$10,675 (Professional Consultancy Services)
- Hair Supplies Pty Ltd - \$3,225 (Equipment Purchase)

Mr Mayor, can you please arrange for future listings to provide information for ratepayers to ascertain precisely what the expenditure has been incurred for?

Answer 1

Reference is made to your questions taken on notice during public question time at the Ordinary Council Meeting of 23 July 2019 with respect to Item 10.2.3 List of Payments, specifically Attachment 1 - Municipal Account, requesting further information on the below transactions, and I offer the following in response:

- **EF045457 20/06/2019 GHD Pty Ltd \$5,207.40**
Consultancy service as part of the Maylands Lakes project.
- **EF045594 27/06/2019 DS Agencies Pty Ltd \$10,675.50**
Outdoor park furniture.
- **EF045620 27/06/2019 Hair Supplies Pty Ltd \$3,225.00**
Commercial hair dryer replacement - Bayswater and Morley Community Centres in accordance with the minor equipment replacement program.

With respect to your request that expenditure be listed in more detail, the level of detail provided in the reports has to be balanced against the data entry requirements for the volume of transactions that are processed monthly, however we are currently doing a review of our 'procure to pay' system with the aim of improving transaction efficiency and reporting capability.

6.2 Public Question Time

7. CONFIRMATION OF MINUTES

7.1 Ordinary Meeting: 6 August 2019

The Minutes of the Ordinary Council Meeting held on Tuesday, 6 August 2019, which have been distributed, be confirmed as a true and correct record.

Moved:

Seconded:

8. PRESENTATIONS**8.1 Petitions****8.2 Presentations****8.3 Deputations****8.4 Delegates Reports****8.4.1 Council Delegates Report****9. METHOD OF DEALING WITH AGENDA BUSINESS**

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

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

- (a) that requires a 75% majority or a special majority;
- (b) in which an interest has been disclosed;
- (c) that has been the subject of a petition or deputation;
- (d) that is a matter on which a Member wishes to make a statement; or
- (e) that is a matter on which a Member wishes to move a motion that is different to the recommendation.

10. REPORTS**10.1 Chief Executive Officer Reports****10.1.1 Bayswater Bowling and Recreation Club (Inc) - Request to Renegotiate Lease**

Owner:	City of Bayswater	
Responsible Branch:	Office of the Chief Executive Officer	
Responsible Directorate:	Office of the Chief Executive Officer	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	Nil.	
Refer:	OCM 13.09.2016 Item 11.1	

SUMMARY

For Council to consider a request received from the Bayswater Bowling and Recreation Club (Inc) to renegotiate their lease based on the recently adopted Community Facility Lease and Licence/User Agreement Policy.

OFFICER'S RECOMMENDATION

That Council:

- 1. Advises the Bayswater Bowling and Recreation Club (Inc) that Council has considered their request and their lease will not be renegotiated; and**
- 2. Notes that the new policy arrangements relating to Community Facility Lease and Licence/User Agreements will apply to Bayswater Bowling and Recreation Club (Inc) when a new lease is entered into following the expiry of the current lease.**

BACKGROUND

Bayswater Bowling and Recreation Club (Inc) ('**BBRC**') are a long standing tenant within Frank Drago Reserve. The previous lease ran from May 1984 and expired in October 2005. The club requested a lease extension until 30 June 2007 and this was approved by Council at the Ordinary Council Meeting of 22 August 2006 with all existing obligations and associated costs being applicable for the extension period.

The lease was not immediately renewed after the expiration of the extension pending:

- Review of the lease/licence agreement process;
- Council adoption of a standard lease document;
- Review of the strategic direction on the provision of the bowling and tennis facilities; and
- Consideration of a master plan for Frank Drago Reserve.

BBRC continued to occupy the premises under the terms of the expired lease. At the Ordinary Council Meeting on 31 May 2016, Council resolved to advise BBRC that a new lease agreement for the site was to be finalised by August 2016.

The City and BBRC entered lengthy negotiations regarding the terms of the new lease. A number of proposed lease amendments were received from BBRC which the City sought legal advice on.

Representatives from the City and BBRC then met to negotiate and finalise the draft lease document.

The final lease document was presented to Council at the Ordinary Council Meeting on 13 September 2016. BBRC were advised that the lease would be presented to Council on that date and confirmed that they were satisfied with the final document.

The report noted that the previous lease agreement for BBRC was set at \$1.00 peppercorn rental and the Club had again requested this. Given that a number of similar community clubs were granted peppercorn rental, the Officer's recommendation included \$1.00 peppercorn rental.

The lease document agreed between the City and BBRC provided:

'3 RENT AND OTHER PAYMENTS

The Lessee AGREES with the Lessor:

(a) Rent

To pay to the Lessor the Rent in the manner set out at Item 5 of the Schedule from the Commencement Date clearly of any deductions whatsoever.

(b) Outgoings

(i) To pay to the Lessor or to such person as the Lessor may from time to time direct punctually all the following outgoings or charges (if applicable), assessed or incurred in respect of all the Premises:

(A) local government services and other charges, including but not limited to local government rates, rubbish collection charges and Emergency Services Levy (ESL)

...'

The report presented to Council also included the following information:

'Tenant Obligations:

Under the general terms of the lease the club is responsible for:

- Contents and Public Liability Insurance;***
- Utilities – gas, electricity, water;***
- Rates including Emergency Services Levy (ESL) and Refuse Collection;***
- Cleaning;***
- Minor Maintenance; and***
- Grounds Maintenance – to include bowling green maintenance.***

It should be noted that the property has not been previously rated and the Local Government Act requires the City to apply rates. The estimated rateable amount of \$5,269.48 plus \$1,305.22 for ESL would be the responsibility of the tenant.'

Council subsequently adopted the following resolution en bloc:

'That Council:

1. ***Approves the lease agreement between the City of Bayswater and Bayswater Bowling and Recreation Club Inc. as outlined in the report including:***
 - (a) ***A ten (10) year term with an option to renew for a further five (5) years.***
 - (b) ***Rental to be \$1.00 peppercorn with the lessee responsible for all outgoings.***
 - (c) ***Inclusion of a clause to allow reconstruction of the premises if the lessor is required to repair, alter, reconstruct or improve any part of the premises.***
2. ***Council authorises the Mayor and Chief Executive Officer to sign the lease and affix the common seal of the City.***

The lease was executed by the City and BBRC on 16 June 2017. Following execution, conflicting information has been received from BBRC via elected members that the club disputes the obligation to pay rates. The Club has not paid any rates since execution of the lease.

BBRC, along with all other community lessees, were advised in October 2018 that the City was undertaking a review of the Community Facility Lease Policy and that all current obligations under an existing lease would continue to apply. Following adoption of the new Community Facility Lease Policy at the Ordinary Council Meeting of 9 April 2019, the City wrote to BBRC advising that the outstanding rates account required settlement.

BBRC has since written to the City requesting a renegotiation of the current lease.

At the Ordinary Council Meeting on 12 June 2019, Council considered a request from the Bayswater Child Care Association (Inc) to renegotiate their lease. Council resolved the following:

'That Council:

1. ***Notes the legal advice received confirms the lease extensions entered into by the Bayswater Child Care Association are valid and that the policy in place at the time of acceptance will continue to apply;***
2. ***Advises the Bayswater Child Care Association (Inc) that the existing lease arrangements will continue in accordance with the current terms and conditions; and***
3. ***Notes that the new policy arrangements relating to Community Facility Leases and Licence/User Agreements will commence when a new lease is entered into following the expiry of the current lease extension.'***

EXTERNAL CONSULTATION

The City has advised the Club previously that all terms and conditions would continue to apply during the review process.

On 1 October 2018, the Acting Chief Executive Officer advised the President of BBRC that rates payment would not be required until the review of the policy was completed and a Council decision made. Following the resolution on 9 April 2019 and the Council decision that the policy was not to be applied retrospectively, the Club was advised that the rates account was due and payable

OFFICER'S COMMENTS

The lease entered into on 16 June 2017 between the City and BBRC provides that local government rates will be charged to the lessee as an outgoing. This was additionally highlighted in the report presented to Council on 13 September 2016. The Club did not raise any issue with

the inclusion of the rates in the lease during the negotiation process or during review of the Council report. Consistent with the lease and the Council resolution, the City's position is therefore that the rates remain due and payable.

The resolution of Council on 12 June 2019 in relation to a separate request from the Bayswater Child Care Association (Inc) to renegotiate a lease provides that the new policy will only come into effect following the end of the lease extension period. A comparison of the leases between the Bayswater Child Care Association (Inc) and the BBRC indicates that there are different lease conditions for different community groups. It is noted that termination clause in the BBRC lease was removed at the request of BBRC during the negotiation period. Should Council be supportive of renegotiating the lease, legal advice would need to be sought on the correct process to undertake this.

To ensure consistency with the adopted policy and the club's existing lease it is recommended that the status quo continue to apply. The existing lease terms and conditions could be varied to align with the new policy at the expiry of the current term.

At the Ordinary Council Meeting on 25 June 2019, Council considered the item and resolved as follows:

'That this item be deferred to the second Ordinary Council Meeting in August.'

LEGISLATIVE COMPLIANCE

Nil.

OPTIONS

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

Option 1	That Council: 1. Advises the Bayswater Bowling and Recreation Club (Inc) that Council has considered their request and their lease will not be renegotiated; and 2. Notes that the new policy arrangements relating to Community Facility Lease and Licence/User Agreements will apply to Bayswater Bowling and Recreation Club (Inc) when a new lease is entered into following the expiry of the current lease term.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	N/A
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	N/A
Service Delivery	Low	N/A
Organisational Health and Safety	Low	N/A
Conclusion	This option represents the lowest risk to Council as it ensures consistency with the recently adopted Community Facility Lease and Licence/User Agreement Policy, particularly in the areas of reputation and governance. The risk for Community and Stakeholder is moderate as it is noted that it is not the preferred option for the Club but ensures even application of the Policy amongst other community groups. A low financial risk exists as this option will ensure payment of the current outstanding amount.	

Option 2	That Council requests the Chief Executive Officer to seek legal advice in relation to potential renegotiation of the Bayswater Bowling and Recreation Club (Inc) lease terms and conditions to align with the new Community Facility Lease and Licence/User Agreement Policy.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	N/A
Reputation	Low	Low
Governance	Low	Moderate
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Moderate
Environmental Responsibility	Low	N/A
Service Delivery	Low	N/A
Organisational Health and Safety	Low	N/A
Conclusion	This option represents a higher risk as the outcome of the legal advice is unknown. It could potentially be seen to be unfair to other community groups to seek advice on how to renegotiate the lease when other groups are required to pay rates under their current terms.	

Option 3	That Council advise Bayswater Bowling Recreation and Bowling Club (Inc) that upon payment of all current and overdue accounts, Council will consider renegotiating the current lease under the new Community Facility Lease and Licence/User Agreement Policy.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	N/A
Reputation	Low	Low
Governance	Low	Moderate
Community and Stakeholder	Moderate	High
Financial Management	Low	Low
Environmental Responsibility	Low	N/A
Service Delivery	Low	N/A
Organisational Health and Safety	Low	N/A
Conclusion	This represents a higher Community and Stakeholder as the key Stakeholder has advised that they do not want to pay rates. Other clubs may also wish to pay outstanding accounts and also request a renegotiation which also represents a governance risk. As the outstanding accounts are required to be paid, this represents a low Financial Management risk.	

Option 4	That Council: <ol style="list-style-type: none"> Approves the request from Bayswater Bowling Recreation to renegotiate their lease in accordance with the new Community Facility Lease and Licence/User Agreement Policy; and Waives the outstanding rates account. 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	N/A
Reputation	Low	High
Governance	Low	Moderate
Community and Stakeholder	Moderate	High
Financial Management	Low	High
Environmental Responsibility	Low	N/A
Service Delivery	Low	N/A
Organisational Health and Safety	Low	n/A
Conclusion	This option represents the highest risk as it is contrary to the Council decision that the new Community Facility Lease and Licence/User Agreement Policy will only apply to new leases. A high Reputation and Community and Stakeholder risk exists as it does not represent consistency across other community groups who are in a current lease with the City. A high Financial Management risk exists as other clubs who are currently paying rates may also request their rates account be waived and lease renegotiated under the new Policy.	

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme:	Leadership and Governance
Aspiration:	Open, accountable and responsive service
Outcome L1:	Accountable and good governance
Outcome B3:	Strong stewardship and leadership

CONCLUSION

To ensure consistency with Council's new Community Facility Lease and Licence/User Agreement Policy, it is not recommended that Council renegotiate the Bayswater Bowling and Recreation Club (Inc) lease and that payment of the rates account be required.

10.1.2 Retirement of Elected Members Policy

Applicant/Proponent:	City of Bayswater	
Owner:	City of Bayswater	
Responsible Directorate:	Office of the Chief Executive Officer	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. Retirement of Elected Members Policy	
Refer:	OCM 06.08.2019 Item 11.1	

SUMMARY

For Council to consider the adoption of a Retirement of Elected Members Policy.

OFFICER'S RECOMMENDATION

That Council adopt the Retirement of Elected Members Policy as outlined in Attachment 1.

BACKGROUND

At the Ordinary Council Meeting of 6 August 2019, the following Notice of Motion was raised by Cr Ehrhardt:

'The City of Bayswater will provide retiring Elected Members the following gifts in recognition of their service to the City of Bayswater:

- 1. A certificate of service of the retiring Elected Member.***
- 2. A Name plate, similar to the Councillors name plates in the Chambers shall be prepared with details of the years of service engraved on the plate below the Elected Member's name.***
- 3. The gifts to be presented to the retiring Elected Member at an informal farewell as determined by the Mayor.***
- 4. The above presentation can be made posthumously to the spouse or designated family member of the Elected Member..'***

EXTERNAL CONSULTATION

Nil.

OFFICER'S COMMENTS

The policy has been drafted in accordance with the wording of the Notice of Motion as resolved by Council on 6 August 2019.

It is noted that there are legislative provisions relating to the provision of gifts for Elected Members in recognition of their civic service to the community. Legislation provides that gifts 'can' be given and it is therefore considered up to each local Government as to what their position will be.

The City previously had a 'Recognition of Service by Retiring Elected Members Policy' which was adopted by Council on 22 April 2008 and revoked by Council on 20 February 2018. The Policy provided the following:

'The City of Bayswater will provide retiring Elected Members a gift consistent with the Local Government Act 1995 section (5.100A) and Local Government (Administration) Regulations 1996 regulation 34AC, and include:

1. *A gift of the value prescribed in the Local Government (Administration) Regulations 1996 regulation (34AC)*
2. *The retention of computer and computer related equipment (including software) that was provided to the Councillor at the depreciated value of the equipment.*
3. *A name plate, similar to the Councillor's name plates in the Chambers shall be prepared with details of the years of service engraved on the plate below the Elected Member's name.*
4. *A certificate of service of the retiring Elected Member.*
5. *The gifts to be presented to the retiring elected member at an informal farewell as determined by the Mayor.*
6. *The above presentation can be made posthumously to the spouse or designated family member of the Elected Member.'*

The resolution of 20 February 2018 provided that the policy be revoked and converted into a management practice. The current Management Practice includes points 1 and 3-6. As a Management Practice is an administrative document, Council cannot amend and/or revoke them.

The proposed policy under the current notice of motion has removed points 1 and 2 of the previous policy (noting that only point 1 was carried through to the Management Practice).

The policy is in line with budget provisions and is also consider to be a suitable gift in line with community expectations.

LEGISLATIVE COMPLIANCE

Local Government Act 1995 (WA)

OPTIONS

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

Option 1	That Council adopt the Retirement of Elected Members Policy as outlined in Attachment 1.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Low
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	The Retirement of Elected Members Policy has low risk in all aspects as it is considered to represent expected community expectations whilst presenting an appropriate recognition of service. The budget implications are minor.	

Option 2	That Council adopts the Retirement of Elected Members Policy as outlined in Attachment 1 and amended by Council.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Moderate
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	Council may wish to amend the Policy. Depending on the nature of the changes, they may result in a risk to reputation, community and stakeholder relationships or financial management.	

Option 3	That Council does not adopt the Retirement of Elected Members Policy as outlined in Attachment 1.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	High
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Moderate
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	Given the community expectations surrounding gifts to members, there may be a risk to reputation or community and stakeholder relationship should Council not adopt the policy and continue to provide gifts as provided for in the Management Practice.	

FINANCIAL IMPLICATIONS

Minimal financial implications will include the printing of a certificate and purchase of name plaque.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme: Leadership and Governance
 Aspiration: Open, accountable and responsive service
 Outcome L3: Strong stewardship and leadership

CONCLUSION

In consideration of community expectations, the policy is an appropriate mechanism to acknowledge civic service by a retiring Elected Member and it is recommended that it be adopted.

Attachment 1**RETIREMENT OF ELECTED MEMBERS POLICY**

Responsible Division	Governance
Responsible Business Unit/s	Governance
Responsible Officer	Manager Governance
Affected Business Unit/s	Governance, Office of the CEO
Document Ref	3471742

**PURPOSE:**

To provide direction on gifts given to retiring Elected Members in recognition of their service to the community as an Elected Member.

POLICY STATEMENT:

The City of Bayswater will provide retiring Elected Members the following gifts in recognition of their service to the City of Bayswater:

1. A certificate of service of the retiring Elected Member.
2. A name plate, similar to the Councillors name plates in the Chambers shall be prepared with details of the years of service engraved on the plate below the Elected Member's name.
3. The gifts to be presented to the retiring Elected Member at an informal farewell as determined by the Mayor.
4. The above presentation can be made posthumously to the spouse or designated family member of the Elected Member.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Local Government Act 1995 (WA)

RELATED DOCUMENTATION:

Nil

Relevant Delegations	
Risk Evaluation	
Council Adoption	Date
Reviewed / Modified	Date
Reviewed / Modified	Date
Reviewed / Modified	Date

10.2 Corporate and Strategy Directorate Reports**10.2.1 Financial Reports for the Period 1 July 2019 to 31 July 2019**

Responsible Branch:	Financial Services	
Responsible Directorate:	Corporate and Strategy	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input checked="" type="checkbox"/> Executive/Strategic <input checked="" type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input checked="" type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. Financial Activity Statement Report. 2. Reserve Fund. 3. Capital Works.	

SUMMARY

This report presents the financial reports for the period 1 July 2019 to 31 July 2019 comprising **Attachments 1 - 3.**

OFFICER'S RECOMMENDATION

That Council notes the financial reports for the period 1 July 2019 to 31 July 2019, forming 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.

At its meeting on 2 July 2019, Council adopted the Annual Budget for the 2019/20 financial year. The figures in this report are compared to the adopted budget including any amendments subsequently approved by the Council.

Regulation 34(5) determines the mechanism required to ascertain the definition of material variances which are required to be reported to Council as part of the monthly report. It also requires Council to adopt a 'percentage or value' for what it will consider to be material variances on an annual basis.

The material variance adopted by the Council for the 2019/20 Budget is \$50,000 or 10% of the appropriate base, whichever is the higher.

EXTERNAL CONSULTATION

In accordance with section 6.2 of the *Local Government Act 1995*, the adopted budget was prepared having regard to the Community Strategic Plan, prepared under section 5.56 of the *Local Government Act 1995*, which was made available for public comment.

OFFICER'S COMMENTS

The financial statements for the reporting period are submitted in the form of:

- 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 program 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 Program including Nature or Type Classifications discloses reportable variances and defines the description and purpose of each financial activity.

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 (actual and committed) expenditure for the period 1 July 2019 to 31 July 2019. The Monthly Financial Statement Snapshot (**Attachment 1**) for Capital summarises total actual expenditure only.

LEGISLATIVE COMPLIANCE

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

OPTIONS

Not applicable.

FINANCIAL IMPLICATIONS

All amounts quoted in this report are exclusive of GST.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Strategic Community Plan 2017-2027, the following applies:

Theme: Leadership and Governance.
Aspiration: Open, accountable and responsive service.
Outcome L1: Accountable and good governance.

These financial reports will assist Council in meeting its responsibilities in relation to governance of the City of Bayswater's finances.

CONCLUSION

Local Government (Financial Management) Regulation 34 requires local government to prepare each month a Statement of Financial Activity, reporting on revenue and expenditure for the month in question.

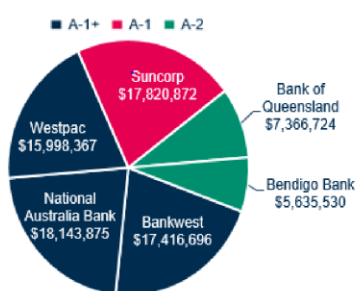
This report demonstrates responsible financial management in line with Council's strategic priorities to ensure the City is financially sustainable.

Attachment 1

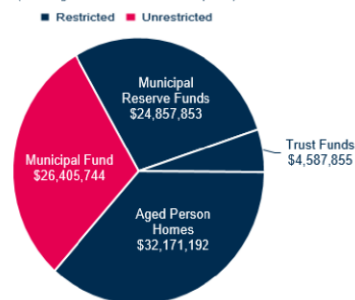

Monthly Financial Statement Snapshot

July 2019

Term Deposits by Bank
(refer to investment report)



Total Cash and Cash Equivalents
(including cash at bank and term deposits)



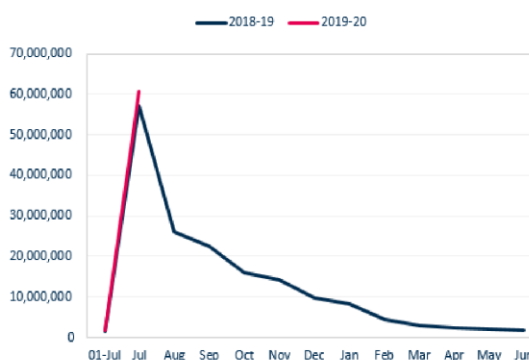
	Sundry Debtors*	Creditors
Total Outstanding	\$132,496	\$1,148,817
Current	95%	94%
Over 30 days	1%	6%
Over 60 days	4%	0%

*excludes infringements and recreation debtors

Rates & Charges

Collected	16%
Total Outstanding	\$60,547,185
Deferred Rates	\$690,028

Rates Receivable
(excluding prepaid and deferred rates)

**Capital**

	Annual Budget	YTD Budget	YTD Actual	YTD % Spent
Expenditure *excludes commitments	\$17,394,172	\$435,433	\$327,300	75%
	Annual Budget	YTD Budget	YTD Actual	YTD % Received
Revenue	\$2,893,517	\$25,834	\$5,572	22%

Operating

	Annual Budget	YTD Budget	YTD Actual	YTD % Spent
Expenditure	\$85,072,546	\$6,554,684	\$4,636,247	71%
	Annual Budget	YTD Budget	YTD Actual	YTD % Received
Revenue *excludes rates	\$36,903,184	\$13,593,158	\$13,590,816	100%

City of Bayswater
Financial Activity Statement
for the period 1 July 2019 to 31 July 2019

	Budget	Amended Budget	YTD Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
Net current assets at start of year - surplus/(deficit) *	5,485,119	5,485,119	5,485,119	13,482,859	(7,997,740)	(146%)
Operating activities						
Revenue from operating activities (excludes rates)						
General purpose funding	4,152,967	4,152,967	144,864	147,192	(2,329)	(2%)
Governance	89,060	89,060	4,545	4,874	(329)	(7%)
Law, order, public safety	323,660	323,660	14,465	33,052	(18,587)	(128%)
Health	311,261	311,261	94,543	90,709	3,834	4%
Education and welfare	213,664	213,664	3,870	24,768	(20,898)	(540%)
Housing	10,026,481	10,026,481	704,452	800,371	(95,919)	(14%)
Community amenities	12,887,879	12,887,879	11,720,334	11,778,347	(58,012)	(0%)
Recreation and culture	7,588,209	7,588,209	604,856	525,671	79,185	13%
Transport	581,868	581,868	48,156	42,470	5,686	12%
Economic services	595,210	595,210	243,114	132,720	110,394	45%
Other property and services	132,925	132,925	9,960	10,642	(683)	(7%)
	36,903,184	36,903,184	13,593,158	13,590,816	2,342	0%
Expenditure from operating activities						
General purpose funding	(1,116,484)	(1,116,484)	(48,359)	(43,890)	(4,468)	9%
Governance	(6,409,982)	(6,409,982)	(673,841)	(388,873)	(284,968)	42%
Law, order, public safety	(3,166,556)	(3,166,556)	(272,081)	(221,249)	(50,833)	19%
Health	(1,986,749)	(1,986,749)	(144,344)	(141,292)	(3,052)	2%
Education and welfare	(1,840,212)	(1,840,212)	(171,479)	(119,356)	(52,123)	30%
Housing	(9,174,442)	(9,174,442)	(728,773)	(750,344)	21,571	(3%)
Community amenities	(17,441,877)	(17,441,877)	(801,262)	(588,009)	(213,252)	27%
Recreation and culture	(27,523,351)	(27,523,351)	(2,256,903)	(1,507,076)	(749,828)	33%
Transport	(14,812,375)	(14,812,375)	(1,226,488)	(659,575)	(566,914)	46%
Economic services	(1,388,615)	(1,388,615)	(216,208)	(82,230)	(133,979)	62%
Other property and services	(211,903)	(211,903)	(14,946)	(134,355)	119,409	(799%)
	(85,072,546)	(85,072,546)	(6,554,684)	(4,636,247)	(1,918,436)	29%

	Budget	Amended Budget	YTD Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
Non-cash amounts excluded from operating activities	12,100,057	12,100,057	999,694	(30,898)	1,030,592	103%
Amount attributable to operating activities	(30,584,186)	(30,584,186)	13,523,287	22,406,530	(8,883,243)	(66%)
Investing activities						
Non-operating grants, subsidies and contributions	2,893,517	2,893,517	25,834	5,572	20,262	78%
Purchase of property, plant and equipment	(6,743,363)	(6,743,363)	(185,600)	(181,926)	(3,674)	2%
Purchase and construction of infrastructure	(10,298,809)	(10,298,809)	(249,833)	(145,374)	(104,459)	42%
Purchase of intangible assets	(352,000)	(352,000)	0	0	0	No Budget
Proceeds from disposal of assets	687,500	687,500	0	33,959	(33,959)	No Budget
Amount attributable to investing activities	(13,813,155)	(13,813,155)	(409,599)	(287,769)	(121,830)	30%
Financing activities						
Repayment of borrowings	(4,484)	(4,484)	(1,094)	(1,094)	(0)	0%
Proceeds from self-supporting loans	4,484	4,484	1,094	1,094	0	0%
Transfer to reserves	(3,681,976)	(3,681,976)	(516,489)	0	(516,489)	100%
Transfer from reserves	2,404,981	2,404,981	109,600	0	109,600	100%
Amount attributable to financing activities	(1,276,995)	(1,276,995)	(406,889)	0	(406,889)	100%
Budget deficiency before general rates	(45,674,336)	(45,674,336)	12,706,799	22,118,761	(9,411,962)	(74%)
Estimated amount to be raised from general rates	48,419,336	48,419,336	48,373,375	48,339,964	33,410	0%
Net current assets at the end of the year - surplus/(deficit)	2,745,000	2,745,000	61,080,174	70,458,725	(9,378,552)	(15%)

* The surplus for net current assets at start of year is subject to the outcome of 2018/19 annual financial audit.

City of Bayswater
Financial Activity Statement - Significant Variances
for the period 1 July 2019 to 31 July 2019

Operating activities

Revenue from operating activities (excludes rates)

Program	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
General purpose funding <ul style="list-style-type: none"> Within the 10% or \$50,000 variance threshold. 	144,864	147,192	2,329
Governance <ul style="list-style-type: none"> Within the 10% or \$50,000 variance threshold. 	4,545	4,874	329
Law, order, public safety <ul style="list-style-type: none"> Budget timing difference for Local Government Grants Scheme received for Bayswater SES. Infringements for animal control are higher than budget. Impounding and disposal fees are higher than budget. Cat registration fees are higher than expected. 	14,465	33,052	18,587
Health <ul style="list-style-type: none"> Within the 10% or \$50,000 variance threshold. 	94,543	90,709	(3,834)
Education and welfare <ul style="list-style-type: none"> Lease income is higher due to tenants being billed in advance compared to the budget. User charges such as venue hire, membership and admission fees are higher than budget due to the timing in budget allocation. 	3,870	24,768	20,898
Housing <ul style="list-style-type: none"> Personal care subsidies and interest earnings are higher due to the difference in budget spread. 	704,452	800,371	95,919
Community amenities <ul style="list-style-type: none"> Refuse charges are higher than budget estimate. 	11,720,334	11,778,347	58,012
Recreation and culture <ul style="list-style-type: none"> Green fee invoice is yet to be raised in July pending information from the golf course operator. 	604,856	525,671	(79,185)
Transport <ul style="list-style-type: none"> Anticipated car parking contribution was not received as per budget. 	48,156	42,470	(5,686)
Economic services <ul style="list-style-type: none"> Anticipated grant revenue for underground power project was not received due to the delay by Western Power in assessing the project. 	243,114	132,720	(110,394)
Other property and services <ul style="list-style-type: none"> Within the 10% or \$50,000 variance threshold. 	9,960	10,642	683
Total	13,593,158	13,590,816	2,342

Expenditure from operating activities

Program	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
General purpose funding <ul style="list-style-type: none"> Within the 10% or \$50,000 variance threshold. 	(48,359)	(43,890)	4,468
Governance <ul style="list-style-type: none"> Non recurrent project expenses such as participatory budgeting, community engagement, information technology security enhancement, HR and OSH framework review are under budget due to the timing in budget spread. Subscriptions and licences are under budget due to the timing in processing invoices. 	(673,841)	(388,873)	284,968
Law, order, public safety <ul style="list-style-type: none"> Non recurrent project expense and CCTV maintenance are under budget due to the timing in budget allocations. 	(272,081)	(221,249)	50,833
Health <ul style="list-style-type: none"> Within the 10% or \$50,000 variance threshold. 	(144,344)	(141,292)	3,052
Education and welfare <ul style="list-style-type: none"> Building maintenance and community development projects are under budget due to the timing in budget allocations. 	(171,479)	(119,356)	52,123
Housing <ul style="list-style-type: none"> Within the 10% or \$50,000 variance threshold. 	(728,773)	(750,344)	(21,571)
Community amenities <ul style="list-style-type: none"> Invoices for waste collection services are normally received weeks after end of month resulting in accounts showing underspending. Expenses under Strategic Planning for the heritage incentives and inventory programs are lower than the budget. Other project costs and sundry expenditure under the community amenities program are lower than budget estimates due to budget timing differences. 	(801,262)	(588,009)	213,252
Recreation and culture <ul style="list-style-type: none"> Depreciation expenses for assets and infrastructure are yet to be processed pending the finalisation of the annual accounts for 2018/19. Utilities are lower than budget due to the timing of suppliers' billing. Spending on building and garden maintenance contractors are under budget due to the timing of work performed. Expenditure such as: pool chemicals; equipment maintenance; materials and consumables; and non recurrent expenses are lower than budget estimates. 	(2,256,903)	(1,507,076)	749,828

Program	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Transport <ul style="list-style-type: none"> Street lighting is lower than budget due to the timing of suppliers' billing. Depreciation expenses for assets and infrastructure are yet to be processed pending the finalisation of the annual accounts for 2018/19. Software maintenance, utilities costs and contract maintenance are lower than budget estimates. 	(1,226,488)	(659,575)	566,914
Economic services <ul style="list-style-type: none"> Underground power project is yet to commence pending Western Power's project plan assessment. 	(216,208)	(82,230)	133,979
Other property and services <ul style="list-style-type: none"> This expenditure variance can be attributed to public works overhead adjustments. 	(14,946)	(134,355)	(119,409)
Total	(6,554,684)	(4,636,247)	1,918,436

Non-cash operating activities excluded from the budget

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Non-cash operating activities <ul style="list-style-type: none"> Depreciation expenses for assets and infrastructure are yet to be processed pending the finalisation of the annual accounts for 2018/19. Movements in deferred debtors and aged persons liability adjustment. 	999,694	(30,898)	1,030,592

Investing activities

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Non-operating grants, subsidies and contributions <ul style="list-style-type: none"> Capital income is lower than budget due to claims can only be made based on the progress of projects as per the grant agreements. 	25,834	5,572	(20,262)
Capital acquisitions <ul style="list-style-type: none"> Capital expenditure is lower than budget due to commencement timing of projects. The details of all capital works can be found in <u>Attachment 3</u>. 	(435,433)	(327,300)	108,133
Proceeds from disposal of assets <ul style="list-style-type: none"> Proceeds from disposal of assets is lower than budget due to timing of the budget spread. 	0	33,959	33,959

Financing activities

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Borrowings <ul style="list-style-type: none"> Within the 10% or \$50,000 variance threshold. 	0	0	0
Reserve transfers <ul style="list-style-type: none"> A transfer from a reserve is processed once a reserve's funds are expended and is subject to the timing of the transaction processing. The transfer to and from reserves for 2019/20 will be processed when the annual accounts are finalised. 	(406,889)	0	406,889
Rates <ul style="list-style-type: none"> Within the 10% or \$50,000 variance threshold. 	48,373,375	48,339,964	(33,410)

**City of Bayswater
Net Current Assets
as at 31 July 2019**

Municipal and Aged Persons Homes	Opening Balance	Closing Balance
	\$	\$
Current assets		
Cash and cash equivalents	77,846,716	83,434,789
Trade and other receivables	4,744,924	62,977,546
Inventories	141,945	158,370
Prepayments	127,289	104,575
Total	82,860,874	146,675,280
Current liabilities		
Trade and other payables	(33,061,679)	(40,067,296)
Current portion of long-term borrowings	(4,484)	(3,390)
Provisions	(5,079,680)	(5,079,680)
Clearing accounts	(1,397,661)	(1,178,410)
Total	(39,543,504)	(46,328,775)
Net current assets	43,317,370	100,346,504
Restricted - Reserves	(43,178,678)	(43,178,678)
Cash backed employee provisions	1,533,988	1,533,988
Restricted - Aged Persons Homes	11,810,178	11,756,910
	13,482,859	70,458,725

City of Bayswater
Statement of Comprehensive Income
by Nature or Type
for the period 1 July 2019 to 31 July 2019

	Budget	Amended Budget	YTD Budget	YTD Actual
	\$	\$	\$	\$
Revenue				
Rates	48,419,336	48,419,336	48,373,375	48,339,964
Operating grants, subsidies and contributions	10,621,679	10,621,679	830,685	745,861
Fees and charges	22,453,673	22,453,673	12,552,735	12,597,449
Interest earnings	2,286,850	2,286,850	181,862	192,916
Other revenue	1,521,114	1,521,114	27,877	54,590
	85,302,652	85,302,652	61,966,533	61,930,780
Expenses				
Employee costs	(33,506,901)	(33,506,901)	(2,771,984)	(2,607,770)
Materials and contracts	(26,685,562)	(26,685,562)	(1,635,571)	(804,803)
Utility charges	(3,588,875)	(3,588,875)	(265,648)	(38,072)
Depreciation and amortisation	(12,004,239)	(12,004,239)	(999,694)	0
Insurance expenses	(723,950)	(723,950)	(427,896)	(476,028)
Interest expenses	(1,000)	(1,000)	0	(311)
Other expenditure	(8,096,333)	(8,096,333)	(453,891)	(709,264)
	(84,606,860)	(84,606,860)	(6,554,684)	(4,636,247)
	695,792	695,792	55,411,849	57,294,533
Non-operating grants, subsidies and contributions	2,893,517	2,893,517	25,834	5,572
Profit on asset disposals	19,868	19,868	0	0
(Loss) on asset disposals	(465,686)	(465,686)	0	0
	2,447,699	2,447,699	25,834	5,572
Net result	3,143,491	3,143,491	55,437,683	57,300,105
Other comprehensive income				
Changes on revaluation of non-current assets	0	0	0	0
Total other comprehensive income	0	0	0	0
Total comprehensive income	3,143,491	3,143,491	55,437,683	57,300,105

Attachment 2

**City of Bayswater
Cash Backed Reserves
for the period 1 July 2019 to 31 July 2019**

	Budget Amended			Actual				
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance*	Transfer to	Transfer (from)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Aged Persons Homes - General Reserve	14,608,744	949,918	(1,000,000)	14,558,662	15,728,148	0	0	15,728,148
Aged Persons Homes - Prudential Requirements Reserve	2,517,203	0	0	2,517,203	2,592,677	0	0	2,592,677
Bayswater Bowling Club Capital Improvements Reserve	10,250	241	0	10,491	10,063	0	0	10,063
Bayswater Tennis Club Reserve	156,492	3,672	0	160,164	156,759	0	0	156,759
Bayswater Waves Aquatic Centre Reserve	86,577	513,763	0	600,340	86,724	0	0	86,724
Bore and Reticulation Reserve	658,269	15,445	0	673,714	659,389	0	0	659,389
Building Furniture and Equipment Reserve	669,258	15,703	0	684,961	670,397	0	0	670,397
City Buildings and Amenities Reserve	1,968,050	27,402	(800,200)	1,195,252	1,971,399	0	0	1,971,399
Civic Centre Reserve	595,206	13,966	0	609,172	596,219	0	0	596,219
Eric Singleton Bird Sanctuary Reserve	1,190,413	27,931	0	1,218,344	1,192,439	0	0	1,192,439
Footpath and Cycleway Reserve	328,898	7,717	0	336,615	329,457	0	0	329,457
General Waste Management Reserve	27,631	648	0	28,279	27,678	0	0	27,678
Golf Courses Reserve	1,086,292	25,488	0	1,111,780	1,088,932	0	0	1,088,932
Information Technology Reserve	418,020	419,194	0	837,214	392,454	0	0	392,454
Landfill Restoration Reserve	426,465	6,487	(150,000)	282,952	458,350	0	0	458,350
Les Hansman Centre Development Reserve	5,034,959	118,138	0	5,153,097	5,043,531	0	0	5,043,531
Long Service Leave and Entitlements Reserve	1,538,252	36,093	0	1,574,345	1,533,988	0	0	1,533,988
Major Capital Works Reserve	4,002,769	1,289,121	(54,781)	5,237,109	3,994,987	0	0	3,994,987
Maylands Lakes Reserve	130,688	133	(125,000)	5,821	128,306	0	0	128,306
Maylands Waterland Reserve	59,521	1,397	0	60,918	59,622	0	0	59,622
Morley City Centre Reserve	595,206	13,966	0	609,172	596,219	0	0	596,219
Morley Sport and Recreation Centre Reserve	595,206	12,441	(65,000)	542,647	596,219	0	0	596,219
Noranda Netball Club Reserve	0	64,478	0	64,478	0	0	0	0
Plant and Works Equipment Reserve	201,710	4,733	0	206,443	202,054	0	0	202,054
Playground and Parks Reserve	1,697,342	39,826	0	1,737,168	1,700,231	0	0	1,700,231
River Restoration Reserve	362,585	8,508	0	371,093	363,202	0	0	363,202
Roads and Drainage Reserve	512,214	12,018	0	524,232	513,086	0	0	513,086
Senior Citizens Building Reserve	357,123	8,379	0	365,502	357,731	0	0	357,731
Strategic Land Acquisition Reserve	45,995	1,079	0	47,074	46,073	0	0	46,073
Streetscapes Reserve	704,095	11,593	(210,000)	505,688	705,293	0	0	705,293
Sustainable Environment Reserve	180,301	4,231	0	184,532	170,282	0	0	170,282
The RISE Reserve	595,206	13,966	0	609,172	596,219	0	0	596,219
Workers Compensation Reserve	609,511	14,301	0	623,812	610,549	0	0	610,549
Total	41,970,451	3,681,976	(2,404,981)	43,247,446	43,178,678	0	0	43,178,678

* Opening balance subject to change following the finalisation of the 2018/19 Annual Financial Report.

Attachment 3

City of Bayswater
Capital Acquisitions & Non-Operating Grants
for the period 1 July 2019 to 31 July 2019

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Non-operating grants, subsidies and contributions - summary						
1622 Buildings	(71,082)	(71,082)	0	0	0	(71,082)
1632 Furniture and equipment	(94,859)	(94,859)	0	0	0	(94,859)
1652 Plant and equipment	0	0	0	(1,819)	0	1,819
1702 Roads	(1,056,576)	(1,056,576)	(25,834)	(3,753)	(460)	(1,052,363)
1732 Park development	(1,671,000)	(1,671,000)	0	0	0	(1,671,000)
	<u>(2,893,517)</u>	<u>(2,893,517)</u>	<u>(25,834)</u>	<u>(5,572)</u>	<u>(460)</u>	<u>(2,887,485)</u>
Capital acquisitions - summary						
Purchase of property, plant and equipment						
1622 Buildings	3,351,863	3,351,863	124,600	380	322,786	3,028,696
1632 Furniture and equipment	1,075,500	1,075,500	21,000	0	149,246	926,254
1652 Plant and equipment	2,316,000	2,316,000	40,000	181,545	420,669	1,713,786
	<u>6,743,363</u>	<u>6,743,363</u>	<u>185,600</u>	<u>181,926</u>	<u>892,701</u>	<u>5,668,736</u>
Purchase and construction of infrastructure assets						
1702 Roads	3,342,578	3,342,578	51,667	77,228	300,854	2,964,495
1722 Drainage	130,000	130,000	0	14,723	161,065	(45,788)
1732 Park development	5,911,646	5,911,646	156,166	43,491	872,213	4,995,941
1742 Other infrastructure	914,585	914,585	42,000	9,931	62,688	841,966
	<u>10,298,809</u>	<u>10,298,809</u>	<u>249,833</u>	<u>145,374</u>	<u>1,396,821</u>	<u>8,756,614</u>
Purchase of intangible assets						
1852 Intangible assets	352,000	352,000	0	0	56,106	295,894
	<u>352,000</u>	<u>352,000</u>	<u>0</u>	<u>0</u>	<u>56,106</u>	<u>295,894</u>
	<u>17,394,172</u>	<u>17,394,172</u>	<u>435,433</u>	<u>327,300</u>	<u>2,345,628</u>	<u>14,721,244</u>

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Buildings						
Building major capital works						
80118 Ultrasonic depth sensors for balance tanks	0	0	0	0	9,000	(9,000)
80420 Maylands Town Centre Toilet Block	0	0	0	0	139,591	(139,591)
80450 ANA Rowing Clubhouse - external painting	7,200	7,200	0	0	0	7,200
80451 Bayswater Library & CC - painting	12,000	12,000	0	0	0	12,000
80452 Bayswater Waves - renew roof cladding	12,000	12,000	0	0	0	12,000
80453 Crimea Res Clubrooms/Toilet - painting	14,400	14,400	0	0	0	14,400
80454 Delacey Res Clubroom - internal painting	7,200	7,200	0	0	0	7,200
80455 Ellis House - renew gutter and downpipe	7,200	7,200	0	0	0	7,200
80456 Elstead Res C/Rm - replace external door	13,400	13,400	0	0	0	13,400
80457 Halliday Hse - painting/renew shed roof	27,600	27,600	0	0	0	27,600
80458 Hampton Park Hall - LED light upgrade	6,600	6,600	3,300	0	0	6,600
80459 Hampton Park Scout Hall - renew toilet	153,000	153,000	0	0	0	153,000
80469 MSRC - roof replacement	102,000	102,000	0	0	0	102,000
80470 MSRC - internal painting	66,000	66,000	0	0	0	66,000
80471 Depot - upgrade workshop office	12,000	12,000	0	0	0	12,000
80472 Peninsula Hotel - renew roof cladding	36,000	36,000	0	0	0	36,000
80473 Security Office - drainage & painting	8,400	8,400	0	0	0	8,400
80474 Signage - renewal at various buildings	7,200	7,200	0	0	0	7,200
80475 Silverwood C/Care - install gutter guard	6,000	6,000	0	0	0	6,000
80476 Silverwood C/Care - renew roof/electrical	66,000	66,000	0	0	0	66,000
80477 Sue Belcher Netball Centre - repainting	25,200	25,200	0	0	0	25,200
80478 Sue Belcher Netball Ct - renew main doors	4,600	4,600	2,300	0	0	4,600
80479 The RISE - install shelter and drainage	36,000	36,000	12,000	0	0	36,000
80480 The RISE - install box gutters overflows	9,600	9,600	0	0	0	9,600
80481 The RISE - waterproofing rear landing	102,000	102,000	0	0	0	102,000
80484 Wotton Res C/hse - security improvements	9,600	9,600	0	0	0	9,600
	751,200	751,200	17,600	0	148,591	602,609

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Building minor capital works						
80461 Jamieson Frame Pav - replace rear doors	13,200	13,200	0	0	860	12,340
80463 Maylands Tennis Club - renew servery	7,800	7,800	0	0	0	7,800
80464 Maylands TownH - renew toilet & switchboard	77,400	77,400	0	0	0	77,400
80465 Moojebing Res - internal painting toilet	7,200	7,200	0	0	0	7,200
80466 Les Hansman Centre - repair soffit lining	48,000	48,000	12,000	0	0	48,000
80467 Morley Community Hall - external painting	6,000	6,000	0	0	0	6,000
80468 MSRC - remove water feature & repair area	42,000	42,000	0	0	0	42,000
80482 Wotton Reserve - sewer connection	186,000	186,000	0	0	0	186,000
80490 Paddy Walker Depot - nursery expansion	35,000	35,000	0	380	0	34,620
80532 Bayswater Library - lift	40,000	40,000	0	0	0	40,000
80564 Bedford Hall - renew toilet	18,000	18,000	0	0	0	18,000
80565 Bedford Bowling Club - replace carpet	19,563	19,563	0	0	0	19,563
80566 Wotton Reserve clubrooms - renew kitchen	51,000	51,000	0	0	0	51,000
80567 Moojebing Reserve - shade sails	5,500	5,500	0	0	0	5,500
80570 Upper Hillcrest Reserve - Storage Shed	25,000	25,000	0	0	0	25,000
80574 Roxy Theatre - Security Fence	0	0	0	0	12,380	(12,380)
	581,663	581,663	12,000	380	13,240	568,043
Aquatic facilities						
80365 Bayswater Waves - refurbishment tender design	650,000	650,000	0	0	0	650,000
80425 Bayswater Waves - Repair of pool concourse	75,000	75,000	15,000	0	90,055	(15,055)
	725,000	725,000	15,000	0	90,055	634,945
Aged care facilities						
80390 Aged Persons Homes - general provisions	1,000,000	1,000,000	80,000	0	0	1,000,000
80402 Aged Care - Carramar ILUs	0	0	0	0	60,400	(60,400)
80410 Aged Care - Mertome Redevelopment Project	0	0	0	0	10,000	(10,000)
	1,000,000	1,000,000	80,000	0	70,400	929,600
Community capital requests						
80288 Noranda City Junior Football Club - changeroom upgrade	70,000	70,000	0	0	68	69,932
	70,000	70,000	0	0	68	69,932

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Footpath renewal						
80460 Hillcrest Pre-Primary - path renewal	6,000	6,000	0	0	0	6,000
80483 Wotton Res C/hse - paths and drainage	24,000	24,000	0	0	0	24,000
	30,000	30,000	0	0	0	30,000
Sustainable environment						
80271 Water and Energy Efficiency - building upgrades	100,000	100,000	0	0	432	99,568
	100,000	100,000	0	0	432	99,568
Other infrastructure construction						
80540 Morley CC - entry statement upgrade	20,000	20,000	0	0	0	20,000
80548 Bayswater Waves - replace LED Signage	10,000	10,000	0	0	0	10,000
80549 The RISE - install security fencing	14,000	14,000	0	0	0	14,000
80550 The RISE - LED signage	50,000	50,000	0	0	0	50,000
	94,000	94,000	0	0	0	94,000
Total Buildings	3,351,863	3,351,863	124,600	380	322,786	3,028,696
Furniture and equipment						
Building minor capital works						
80545 Bayswater Waves - paint gym walls	20,000	20,000	15,000	0	0	20,000
	20,000	20,000	15,000	0	0	20,000
Aquatic facilities						
80421 Bayswater Waves - Replace UV filters to indoor pools	0	0	0	0	73,625	(73,625)
	0	0	0	0	73,625	(73,625)

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Furniture and equipment						
80337 MSRC - replace main air-conditioner in Wellington Room	65,000	65,000	0	0	0	65,000
80385 The RISE - strength equipment replacement	35,000	35,000	0	0	0	35,000
80434 Morley Library - shelving	5,500	5,500	0	0	5,162	338
80435 The RISE - replace speakers	14,000	14,000	0	0	0	14,000
80436 The RISE - replace function tables	14,000	14,000	0	0	0	14,000
80488 Bayswater Library - telephony upgrade	15,000	15,000	0	0	3,774	11,227
80541 Bayswater Waves - replace spin rm stereo	7,000	7,000	0	0	0	7,000
80542 Bayswater Waves - replace audio equipment	10,000	10,000	0	0	0	10,000
80543 Bayswater Waves - re-seal balance tank	25,000	25,000	0	0	0	25,000
80544 Bayswater Waves - replace pool lane ropes	12,000	12,000	6,000	0	0	12,000
80546 Bayswater Waves - replace blanket buddy	20,000	20,000	0	0	0	20,000
80547 Bayswater Waves - replace Fun Nuts	10,000	10,000	0	0	0	10,000
	232,500	232,500	6,000	0	8,935	223,565
IT capital						
80088 Virtual Infrastructure Server Replacement Program	80,000	80,000	0	0	20,996	59,004
80089 Network infrastructure	150,000	150,000	0	0	2,183	147,817
80091 PC replacement program	222,000	222,000	0	0	37,435	184,565
80261 Spatial - storage server	45,000	45,000	0	0	0	45,000
80533 Toughpad	5,000	5,000	0	0	0	5,000
80551 Site-to-site network connectivity	60,000	60,000	0	0	0	60,000
80552 Council Chambers - electronic voting	9,000	9,000	0	0	0	9,000
	571,000	571,000	0	0	60,615	510,385
IT renewal						
80387 General IT Equipment Replacement Program	37,000	37,000	0	0	1,781	35,219
	37,000	37,000	0	0	1,781	35,219
CCTV Renewal						
80275 Riverside car parks - CCTV installation	100,000	100,000	0	0	4,290	95,710
80489 CCTV Servers - replacement	75,000	75,000	0	0	0	75,000
80524 MSRC - replace CCTV	40,000	40,000	0	0	0	40,000
	215,000	215,000	0	0	4,290	210,710
Total Furniture and equipment	1,075,500	1,075,500	21,000	0	149,246	926,254

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Plant and equipment						
Furniture and equipment						
80525 In-vehicle camera equipment and storage	50,000	50,000	0	0	0	50,000
	50,000	50,000	0	0	0	50,000
Plant and equipment						
80257 Plant and Fleet Replacement Program	2,260,000	2,260,000	40,000	181,545	420,669	1,657,786
80530 Electric Bicycles	6,000	6,000	0	0	0	6,000
	2,266,000	2,266,000	40,000	181,545	420,669	1,663,786
Total Plant and equipment	2,316,000	2,316,000	40,000	181,545	420,669	1,713,786
Roads						
Place Management						
80535 Bayswater TC Parking Improvement Plan	25,000	25,000	0	0	0	25,000
	25,000	25,000	0	0	0	25,000
Strategic Planning						
80536 MorleyActivCtreCarPkgMgntPlan Implement	7,500	7,500	0	0	0	7,500
	7,500	7,500	0	0	0	7,500
Road construction						
80009 McGann Street ROW NO 1	0	0	0	0	19,460	(19,460)
80073 Crossovers	620,000	620,000	51,667	48,368	21,749	549,884
80198 Resurface ROWs	35,000	35,000	0	0	0	35,000
80245 Traffic management - general	80,000	80,000	0	3,190	5,634	71,177
80247 Traffic management - paving	20,000	20,000	0	0	968	19,032
80302 Peninsula Road - Kirkham Hill Tce to 150m past Wall Street	0	0	0	5,620	17,826	(23,445)
80303 Morley Drive (WB) - Wicks Street to Harrowshill Road	0	0	0	0	15,290	(15,290)
80304 Russell Street - Walter Road to Smith Street	0	0	0	0	12,374	(12,374)
80426 Design of slip lane at 60 Russell St cnr Walter Rd	0	0	0	0	32,468	(32,468)
	755,000	755,000	51,667	57,177	125,768	572,055

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Road renewal							
80268	Railway Parade resurfacing	105,581	105,581	0	0	0	105,581
80491	Noranda - new path and crosswalk	25,000	25,000	0	0	0	25,000
80516	Resurface - McGilvray/Benara	179,625	179,625	0	0	0	179,625
80560	Towns Development Program	20,000	20,000	0	0	0	20,000
80562	Reconstruct ROW No61 - May, Arundel, Lawrence and Essex	26,000	26,000	0	0	0	26,000
80563	Resurface - Whatley Cres - Kenilworth/Chambers	67,800	67,800	0	0	0	67,800
		424,006	424,006	0	0	0	424,006
Roads to recovery							
80492	Resurface - Drake St - Walter/Drake	110,000	110,000	0	0	0	110,000
80493	Resurface - Drake St - Drake/Broun	54,000	54,000	0	0	0	54,000
80494	Resurface - Kennedy St - Walter/Rudloc	78,000	78,000	0	0	0	78,000
80495	Resurface - Boag St - Drake/Russell	67,000	67,000	0	0	0	67,000
80496	Resurface - Fort St - Drake/Coode	25,000	25,000	0	0	0	25,000
80497	Resurface - Strand - Catherine/Beaufort	68,751	68,751	0	0	0	68,751
		402,751	402,751	0	0	0	402,751
Black spot federal							
80526	Eighth Ave and East St - Roundabout	200,000	200,000	0	0	0	200,000
		200,000	200,000	0	0	0	200,000
Based road grant							
80317	Drainage kerb renewal	46,000	46,000	0	0	14,160	31,840
80498	Resurface - Robinson - Bath/Cul-de-sac	30,000	30,000	0	1,518	0	28,482
80499	Resurface - Haslemere Wy - Robinson/Bath	29,000	29,000	0	1,518	0	27,482
80500	Resurface - Weld Ct - Chertley/Robinson	12,000	12,000	0	0	0	12,000
80501	Resurface - Chertley St - Weld/Donna	18,000	18,000	0	395	0	17,605
80502	Resurface - WeldSq - Chertley/Fitzgerald	37,000	37,000	0	956	0	36,044
80503	Resurface - Donna - Chertley/Fitzgerald	31,000	31,000	0	0	0	31,000
80504	Resurface - Eaton St - Ballarat/Timms	25,000	25,000	0	0	0	25,000
80505	Resurface - Renshaw - Eaton/Cul-de-sac	13,000	13,000	0	0	0	13,000
80506	Resurface - BallaratSt - Halvorson/Morley	27,000	27,000	0	0	0	27,000
80507	Resurface - Brisbane - Melbourne/Ballarat	10,000	10,000	0	0	0	10,000

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
80508 Resurface - Gayswood - Hampton/Hampton	39,000	39,000	0	1,813	0	37,187
80509 Resurface - Oakwood - Wolseley/Lincoln	11,000	11,000	0	0	0	11,000
80510 Resurface - Broadway - Priestley/Carpark	35,000	35,000	0	0	0	35,000
80511 Resurface - Shaftesbury - York/Railway	88,000	88,000	0	0	0	88,000
80512 Resurface - Whittaker ShaftesburyToowong	19,000	19,000	0	0	0	19,000
80513 Resurface - Hotham St - York/Railway	78,000	78,000	0	0	0	78,000
80514 Resurface - Bowden - G Prom/Rosebery	17,000	17,000	0	0	0	17,000
80515 Resurface - York - Grand Prom/Salisbury	25,000	25,000	0	0	0	25,000
80517 Resurface - Farrel - Luderman/Cul-de-sac	22,000	22,000	0	2,047	24,072	(4,119)
80518 Resurface - Gittos - Luderman/Cul-de-sac	14,000	14,000	0	2,952	16,236	(5,188)
80519 Resurface - Growse - Luderman/Cul-de-sac	16,000	16,000	0	3,618	17,966	(5,585)
80520 Resurface - Coulsen - Widgee/Cul-de-sac	18,000	18,000	0	827	17,733	(560)
80521 Resurface - Holden - Luderman/Cul-de-sac	20,000	20,000	0	684	22,239	(2,923)
80522 Resurface - Beaver - Luderman/Cul-de-sac	10,000	10,000	0	0	11,151	(1,151)
80523 Resurface - Ing PI - Luderman/Cul-de-sac	10,000	10,000	0	374	10,411	(784)
	700,000	700,000	0	16,701	133,968	549,331
Traffic management						
80291 Citywide traffic implementation	169,321	169,321	0	0	0	169,321
80297 Traffic Management - Disability Access Committee	25,000	25,000	0	0	12,812	12,188
	194,321	194,321	0	0	12,812	181,509
Other road construction						
80429 Wellington Rd/Walter Rd intersection upgrade	0	0	0	0	13,125	(13,125)
	0	0	0	0	13,125	(13,125)
Footpath construction						
80063 New footpath construction and Local Bike Plan	600,000	600,000	0	3,351	15,182	581,468
	600,000	600,000	0	3,351	15,182	581,468
Footpath renewal						
80462 Moojebing Res - external paths renewal	6,000	6,000	0	0	0	6,000
80561 Resurface - Cycleway - Swan Bank/Clarkson Rd	28,000	28,000	0	0	0	28,000
	34,000	34,000	0	0	0	34,000
Total Roads	3,342,578	3,342,578	51,667	77,228	300,854	2,964,495

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Drainage						
Drainage construction						
80047 Russell Street Park - grant funds	0	0	0	561	151,509	(152,070)
80248 Urban water sensitive design	90,000	90,000	0	3,914	3,295	82,791
80249 Drainage grates	40,000	40,000	0	10,248	6,261	23,491
	130,000	130,000	0	14,723	161,065	(45,788)
Total Drainage	130,000	130,000	0	14,723	161,065	(45,788)
Park development						
Building minor capital works						
80485 Riverside Gdns - replace pump stn doors	8,000	8,000	0	0	0	8,000
80537 Bert Wright Park Power Upgrade	28,000	28,000	10,000	0	0	28,000
	36,000	36,000	10,000	0	0	36,000
Entry statement						
80534 Bayswater Library/Bert Wright Sculpture	30,000	30,000	0	0	0	30,000
	30,000	30,000	0	0	0	30,000
Other infrastructure construction						
80569 Sculpture - Corner Ninth Avenue & Whatley Crescent Maylands	10,000	10,000	0	0	0	10,000
	10,000	10,000	0	0	0	10,000
Park development construction						
80015 Playground replacements	41,305	41,305	0	0	0	41,305
80033 Peninsula Golf Course - irrigation replacement (Year 1 of 2)	1,060,000	1,060,000	0	0	31,818	1,028,182
80049 Frank Drago Reserve - pitch levelling and fencing	22,666	22,666	0	0	0	22,666
80064 Central irrigation expansion	0	0	0	0	173	(173)
80066 Tree planting	120,000	120,000	30,000	1,009	121,654	(2,664)
80067 Enhanced tree management	200,000	200,000	50,000	11,051	0	188,949
80071 Maylands Lakes Stage 1	0	0	0	0	14,664	(14,664)
80099 Playground replacements	210,000	210,000	4,166	0	0	210,000
80233 Park timber structures refurbishment	0	0	0	1,341	0	(1,341)
80234 Park post and rail replacement	90,000	90,000	0	363	45,141	44,497

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
80235 Bore and pump maintenance	100,000	100,000	0	403	65	99,532
80236 Irrigation control cubicles replacement	64,000	64,000	0	0	0	64,000
80238 Park entry gates replacement	25,000	25,000	0	0	0	25,000
80239 Park seats replacement	25,000	25,000	0	0	22,154	2,846
80240 Park shelters replacement	55,000	55,000	0	0	44,925	10,075
80242 Riverbank restoration	150,000	150,000	0	385	33,490	116,125
80259 Maylands Waterland redevelopment	172,905	172,905	0	0	0	172,905
80264 Noranda Sports - new supply bore	0	0	0	0	909	(909)
80329 Irrigation upgrade/replacement program	90,000	90,000	0	27,152	19,062	43,785
80364 Maylands Waterland redevelopment	1,500,000	1,500,000	0	0	0	1,500,000
80372 Cricket wickets	36,000	36,000	0	0	0	36,000
80374 Lightning and Houghton Parks - replace floodlight, switchbox	0	0	0	0	19,400	(19,400)
80375 Morley Bowling light replacement	0	0	0	0	45,855	(45,855)
80376 Bayswater Bowling Club and Frank Drago Reserve fencing	0	0	0	0	218	(218)
80437 Crimea Park - replace team benches	10,000	10,000	0	0	0	10,000
80438 Noranda Netball - renew court surfaces	550,000	550,000	0	0	0	550,000
	4,521,876	4,521,876	84,166	41,705	399,528	4,080,643
Sustainable environment						
80270 Bayswater Brook Living Stream	50,000	50,000	0	1,514	35,000	13,486
80272 Lightning Swamp Interpretation Plan Works	0	0	0	0	7,576	(7,576)
80273 Maylands Lakes restoration Stage 2	525,000	525,000	0	0	422,193	102,807
80418 Peters Place Living Stream	0	0	0	272	3,161	(3,433)
	575,000	575,000	0	1,786	467,929	105,284
Tree management						
80276 Streetscape upgrades	200,000	200,000	50,000	0	0	200,000
	200,000	200,000	50,000	0	0	200,000
Golf course development						
80433 Embleton Golf Course - tank upgrade	35,000	35,000	0	0	0	35,000
	35,000	35,000	0	0	0	35,000
Drink fountains						
80380 Drinks Fountains Replacement Program	24,000	24,000	12,000	0	0	24,000
	24,000	24,000	12,000	0	0	24,000

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Playground						
80449 Play Space Developments	350,000	350,000	0	0	2,990	347,010
	350,000	350,000	0	0	2,990	347,010
Other infrastructure construction						
80265 Eighth Avenue, Maylands - seating	0	0	0	0	1,766	(1,766)
80486 Riverside Gardens - replace plaques	35,000	35,000	0	0	0	35,000
80487 Peninsula Estate - replace filtration unit	48,000	48,000	0	0	0	48,000
80557 Deschamp Reserve - install BBQs and seat	11,770	11,770	0	0	0	11,770
80559 Hinds Res - bike trail detailed design	35,000	35,000	0	0	0	35,000
	129,770	129,770	0	0	1,766	128,004
Total Park development	5,911,646	5,911,646	156,166	43,491	872,213	4,995,941
Other infrastructure						
Building minor capital works						
80527 Depot - improve access and security	88,000	88,000	0	0	0	88,000
80529 Rangers & Security Office - alterations	30,000	30,000	0	0	0	30,000
80538 Laboratory - air-conditioning	5,000	5,000	2,500	0	0	5,000
	123,000	123,000	2,500	0	0	123,000
Based road grant						
80318 Carpark Resurfacing Program	38,000	38,000	0	0	488	37,512
	38,000	38,000	0	0	488	37,512
Street lights						
80250 Street light upgrade	120,000	120,000	0	2,499	24,102	93,399
	120,000	120,000	0	2,499	24,102	93,399
Other infrastructure construction						
80251 PAW gates and reserve lighting	18,000	18,000	0	0	0	18,000
	18,000	18,000	0	0	0	18,000
Footpath construction						
80431 Footpath - Bookham Street and Boag Place	75,000	75,000	0	0	0	75,000
	75,000	75,000	0	0	0	75,000

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Park development construction						
80439 Shearn Pk - renew cricket practice bay	30,000	30,000	0	0	0	30,000
80440 Peters Pl - renew cricket practice bay	8,000	8,000	8,000	0	0	8,000
80441 Pat O'Hara - renew cricket practice bay	10,000	10,000	0	0	0	10,000
	48,000	48,000	8,000	0	0	48,000
Drink fountains						
80571 Water bottle re-fill station	12,000	12,000	0	0	0	12,000
	12,000	12,000	0	0	0	12,000
Floodlights						
80442 Wotton Reserve - renew sports floodlight	75,000	75,000	0	0	0	75,000
80443 Bayswater Bowling - renew floodlights	75,000	75,000	0	0	0	75,000
80444 Bayswater Croquet 2 - renew floodlights	60,000	60,000	0	0	0	60,000
	210,000	210,000	0	0	0	210,000
Sports Goals						
80445 Gibbney Reserve - renew sports goals	18,000	18,000	0	0	0	18,000
80446 Pat O'Hara Reserve - renew sports goals	15,000	15,000	0	0	0	15,000
	33,000	33,000	0	0	0	33,000
Other infrastructure construction						
80252 Bus shelters	40,000	40,000	0	0	23,803	16,197
80391 Noranda Town Centre City-led Infrastructure Activation	24,500	24,500	2,500	0	0	24,500
80392 Maylands Town Centre City-led Infrastructure Activation	24,000	24,000	2,000	0	1,819	22,181
80393 Bayswater Town Centre City-led Infrastructure Activation	15,000	15,000	2,000	0	0	15,000
80394 Morley Town Centre City-led Infrastructure Activation	35,000	35,000	5,000	432	9,476	25,092
80447 Frank Drago Res/Tennis - replace fencing	60,000	60,000	0	0	0	60,000
80448 Crimea Tennis Court - replace fencing	20,000	20,000	20,000	0	0	20,000
80556 ESBC - install benches and shelter	19,085	19,085	0	0	0	19,085
	237,585	237,585	31,500	432	35,098	202,055
Land						
80007 Morley Activity Centre - Streetscape Enhancement Plan	0	0	0	7,000	3,000	(10,000)
	0	0	0	7,000	3,000	(10,000)
Total Other infrastructure	914,585	914,585	42,000	9,931	62,688	841,966

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Intangible assets							
IT capital							
80432	Backup Software Upgrade	8,000	8,000	0	0	0	8,000
80528	Building Workflow Development	100,000	100,000	0	0	0	100,000
80531	Knowledge Management System	15,000	15,000	0	0	0	15,000
80539	Health Inspections - system integration	14,000	14,000	0	0	0	14,000
80553	Connected Content - implementation	60,000	60,000	0	0	0	60,000
80554	Rating system improvements - stage 1	20,000	20,000	0	0	0	20,000
80555	Debtors system improvements - stage 1	25,000	25,000	0	0	0	25,000
80558	Payroll CIAnywhere - implementation	10,000	10,000	0	0	0	10,000
		252,000	252,000	0	0	0	252,000
Software							
80395	eApprovals Program	0	0	0	0	10,000	(10,000)
80398	Software	100,000	100,000	0	0	46,106	53,894
		100,000	100,000	0	0	56,106	43,894
Total Intangible assets		352,000	352,000	0	0	56,106	295,894
Total capital projects		17,394,172	17,394,172	435,433	327,300	2,345,628	14,721,244

10.2.2 Investment Portfolio for the Period Ended 31 July 2019

Responsible Branch:	Financial Services	
Responsible Directorate:	Corporate and Strategy	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input checked="" type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input checked="" type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. Investment Summary as at 31 July 2019	

SUMMARY

This report presents the City's Investment Portfolio for the period ended 31 July 2019.

OFFICER'S RECOMMENDATION

That Council notes the Investment Portfolio Report for the period ended 31 July 2019 for the amount of \$82,382,062.95.

BACKGROUND

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%

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

Total investments for the period ended 31 July 2019 were \$82,382,062.95.

The majority of the City's investment portfolio is held as internally restricted \$55,147,139.49 and externally restricted \$4,343,025.88 cash reserves to satisfy the City's legislative responsibilities and to set aside funds for future projects. The balance of the investment funds represents working capital and funding required for the City's 2019/20 operating and capital expenditure requirements.

Fossil fuel free investments for July 2019 were \$13 million, or 16%.

General Ledger Balances

Ledger Source	Description	GL \$
Municipal	Investment - COB General Funds	22,891,897.59
	Investment - COB Reserve	24,763,507.99
	Investment - Trust	4,343,025.88
		51,998,431.46
Aged	Investment - Aged General Funds (Restricted)	11,984,811.19
	Investment - Prudential Requirements Reserve	2,750,611.85
	Investment - Aged General Reserve	15,648,208.46
		30,383,631.50
		\$82,382,062.96

LEGISLATIVE COMPLIANCE

The City's Investment Policy applies.

OPTIONS

Not applicable.

FINANCIAL IMPLICATIONS

Income earned from investments is recognised in the City's financial accounts.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme: Leadership and Governance.
 Aspiration: Open, accountable and responsive service.
 Outcome L1: Accountable and good governance.

This financial report will assist Council in meeting its responsibilities in relation to governance of the City of Bayswater's finances.

CONCLUSION

Local Government (Financial Management) Regulation 34 requires local government to prepare each month a report on revenue and expenditure for the month in question. The City invests funds as per Council's Investment Policy and this report presents a summary of the investment portfolio for the period ended 31 July 2019.

Attachment 1

**City of Bayswater
Investment Summary
as at 31-Jul-2019**

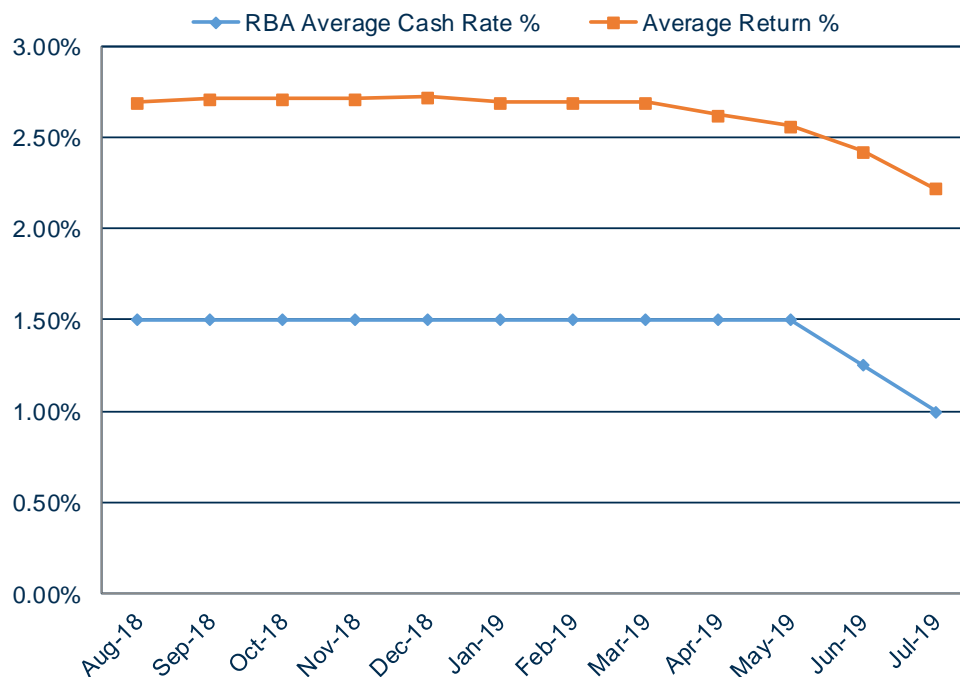
Investments By Maturity Date

Maturity Dates	Principal	Portfolio %	Number of Investments
Less than 30 days	\$15,248,538.02	19%	8
Between 30 days and 60 days	\$14,717,398.62	18%	10
Between 61 days and 90 days	\$28,135,087.24	34%	17
Between 91 days and 180 days	\$18,311,295.88	22%	16
Between 181 days and 1 year	\$5,969,743.19	7%	4
Total	\$82,382,062.95	100%	55

Allocation of Investments

S&P Rating (Short-term)	Bank	Amount Invested	Amount Invested %	Threshold %
A-1+	Bankwest	\$17,416,695.74	21%	45%
A-1+	National Australia Bank	\$18,143,874.88	22%	45%
A-1+	Westpac	\$15,998,367.08	19%	45%
A-1	Suncorp	\$17,820,871.54	22%	35%
A-2	Bank of Queensland **	\$7,366,723.51	9%	10%
A-2	Bendigo Bank **	\$5,635,530.20	7%	10%
Total		\$82,382,062.95	100%	

** Fossil fuel free investment - 16%

Average Return on Investment

10.2.3 List of Payments for the Month of June 2019

Responsible Branch:	Financial Services	
Responsible Directorate:	Corporate and Strategy	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input checked="" type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input checked="" type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. Schedule of Accounts - Municipal Fund 2. Schedule of Accounts - Trust Fund 3. Summary of Corporate Credit Card Expenses 4. Electronic Fund Transfers	

SUMMARY

This report presents the list of payments, comprising **Attachments 1, 2, 3 and 4** made under delegated authority for the month of July 2019 in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

OFFICER'S RECOMMENDATION

That Council notes the list of payments for the month of July 2019 made under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* comprising **Attachments 1, 2, 3 and 4**.

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.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

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 month of July 2019 are included at **Attachment 1** and summarised in the table below.

Payments drawn from the Trust Account for the month of July 2019 are included at **Attachment 2** and summarised in the table below.

Payment Type	Reference	Amount
Municipal Account		
Cheques	105941 – 106064	
Electronic Fund Transfers (EFT)	DC000012 - DC000017 EF045768 - EF046298	
Total		\$5,867,150.87
Trust Account		
Cheques	403366 - 403374	
Electronic Fund Transfers (EFT)	EF045765, EF045767	
Total		\$94,358.69
Total Payments		\$5,961,509.56

The following cheques from previous months were cancelled in July:

Municipal Fund:

- Cheques numbered 105777 and 105881, totalling \$1,550.00
- EFT's numbered EF045673 and EF045754, totalling \$1,018.00

Trust Fund:

- Cheques numbered 402450, 402470, 402475 and 403270, totalling \$163.50.

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 4**.

LEGISLATIVE COMPLIANCE

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.

OPTIONS

Not applicable.

FINANCIAL IMPLICATIONS

All accounts are for goods and services that have been duly incurred and authorised for payment in accordance with the budget allocation and statutory obligations. This provides for the effective and timely payment of the City's contractors and other creditors.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Strategic Community Plan 2017-2027, the following applies:

Theme: Leadership and Governance.
 Aspiration: Open, accountable and responsive service.
 Outcome L1: Accountable and good governance.

These financial reports will assist Council in meeting its responsibilities in relation to governance of the City of Bayswater's finances.

CONCLUSION

That Council notes the List of Payments for the month of July 2019 comprising **Attachments 1, 2, 3 and 4.**

Attachment 1**City of Bayswater****List of Payment - Municipal****for the period 01 July 2019 to 31 July 2019**

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				
105941	4/07/19	Adam Schaal	Refund crossover	1,390.30
105942	4/07/19	Andre Ferreira	Crossover subsidy	600.40
105943	4/07/19	City of Greater Geraldton	Staff leave and entitlement	3,748.65
105944	4/07/19	Dying with Dignity WA	Refund facility hire bond	500.00
105945	4/07/19	LKJV Group Pty Ltd	Refund licence fee	174.27
105946	4/07/19	Matthew Eddy	Refund crossover	906.00
105947	4/07/19	Morley Vet Centre	Animal supplies & services	80.00
105948	4/07/19	Nicholas Gamble	Refund crossover	906.00
105949	4/07/19	Pet City	Animal supplies & services	70.00
105950	4/07/19	St Jude's Health Care Service	Refund bond	500.00
105951	4/07/19	Telstra	Office telephone and communication expenses	881.33
105952	4/07/19	Water Corporation	Water usage charges	786.25
105953	11/07/19	A Falcone	Refund residential verge deposit	1,200.00
105954	11/07/19	Al Tassone	Refund residential verge deposit	780.00
105955	11/07/19	AJ Flynn	Refund residential verge deposit	1,200.00
105956	11/07/19	Akash Agarwal	Crossover subsidy	600.40
105957	11/07/19	Barratt Construction and Development (WA	Refund residential verge deposit	1,200.00
105958	11/07/19	BD Waldock	Refund residential verge deposit	780.00
105959	11/07/19	Billabong Camping/Coach Charter	Youth and seniors community activities	800.00
105960	11/07/19	BP Australia Pty Ltd	Fuel and oil	637.45
105961	11/07/19	Chiarelli Holdings Pty Ltd	Refund residential verge deposit	780.00
105962	11/07/19	City of Canning	Staff leave and entitlement	4,792.16
105963	11/07/19	Dale Alcock Homes Pty Ltd	Refund residential verge deposit	1,200.00
105964	11/07/19	Dale Alcock Homes Pty Ltd	Refund residential verge deposit	1,200.00
105965	11/07/19	Department of Communities	Refund overpayment	1,519.08
105966	11/07/19	FEP Walshe	Refund residential verge deposit	460.00
105967	11/07/19	Home Group WA Pty Ltd	Refund residential verge deposit	780.00
105968	11/07/19	Home Group WA Pty Ltd	Refund residential verge deposit	780.00
105969	11/07/19	Home Group WA Pty Ltd	Refund residential verge deposit	1,200.00
105970	11/07/19	Infinite Energy	Refund development application fee	302.56
105971	11/07/19	J Coyne - JA Construction	Refund bond	5,000.00
105972	11/07/19	Jcorp Pty Ltd T/As Impressions	Refund residential verge deposit	1,200.00
105973	11/07/19	Kenwick Vehicle Wholesalers Pty Ltd	Refund residential verge deposit	780.00
105974	11/07/19	M Reeve	Refund residential verge deposit	780.00
105975	11/07/19	MB Clancy	Refund residential verge deposit	750.00
105976	11/07/19	Mhilcho Co	Crossover subsidy	612.40
105977	11/07/19	N Marjanovic	Refund residential verge deposit	780.00
105978	11/07/19	Nathan Davis	Refund development application fee	295.00
105979	11/07/19	National Geographic	Memberships and subscriptions	75.00
105980	11/07/19	Oceania Homes Pty Ltd	Refund residential verge deposit	780.00
105981	11/07/19	Pure Homes Pty Ltd T/as B1 Homes	Refund residential verge deposit	1,200.00
105982	11/07/19	R U Developments Pty Ltd	Refund residential verge deposit	1,200.00
105983	11/07/19	Redink Homes Pty Ltd	Refund residential verge deposit	780.00
105984	11/07/19	Residential Building WA Pty Ltd	Refund bond	10,000.00
105985	11/07/19	Residential Building WA Pty Ltd	Refund residential verge deposit	1,200.00
105986	11/07/19	RR Ram	Refund bond	5,000.00
105987	11/07/19	SSB Pty Ltd T/A Dreamstart Homes	Refund residential verge deposit	780.00
105988	11/07/19	Suzanne R Seinor	Refund overpayment rates	912.70
105989	11/07/19	T & G Corporation Pty Ltd	Refund residential verge deposit	780.00
105990	11/07/19	T Smith	Refund residential verge deposit	750.00
105991	11/07/19	Telstra	Office telephone and communication expenses	4,419.12
105992	11/07/19	Toby W Semler & Yoke W See	Refund overpayment rates	856.63
105993	11/07/19	Ventura Home Group Pty Ltd	Refund residential verge deposit	780.00
105994	11/07/19	VIC Roads	Vehicle searches	19.00
105995	11/07/19	Vid Homes Pty Ltd	Refund residential verge deposit	460.00
105996	11/07/19	VT Dao	Refund residential verge deposit	440.00
105997	11/07/19	Water Corporation	Water usage charges	22,535.17
105999	18/07/19	Dept For Planning & Infrastructure	Licence and permit renewal	51,949.85
106000	18/07/19	Addstyle Constructions Pty Ltd	Refund residential verge deposit	1,200.00
106001	18/07/19	Pu Ti Lian She Society Perth Inc.	Refund bond	1,000.00
106002	18/07/19	Shrivatsa Property Holdings Pty Ltd	Refund bond	15,000.00
106003	18/07/19	Telstra	Office telephone and communication expenses	358.22
106004	18/07/19	The Estate of Terrence Raymond Quinn	Refund bond	5,000.00
106005	18/07/19	Ultimate Additons	Refund development application fee	105.00

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				
106006	23/07/19	Worksafe Western Australia	Licence and permit renewal	113.40
106036	25/07/19	AM Lee	Refund bond	5,000.00
106037	25/07/19	Ayat Al Shawi	Refund facility hire bond	1,000.00
106038	25/07/19	Barclays Building Services	Refund residential verge deposit	1,200.00
106039	25/07/19	Building Solutions (AUST) Pty Ltd	Refund residential verge deposit	780.00
106040	25/07/19	Building Solutions (AUST) Pty Ltd	Refund residential verge deposit	780.00
106041	25/07/19	Classic And Contemporary Homes Pty Ltd	Refund residential verge deposit	780.00
106042	25/07/19	Commissioner of Police	Licence and permit renewal	843.00
106043	25/07/19	Farrukh Zubair	Refund facility hire bond	1,000.00
106044	25/07/19	George Amperiadis	Refund crossover	3,284.00
106045	25/07/19	Infant Jesus Primary School	Refund facility hire bond	550.00
106046	25/07/19	Lisa Williams	Refund health centre memberships	580.40
106047	25/07/19	LMS Dance & Performing Arts	Refund facility hire bond	500.00
106048	25/07/19	Maria Supan	Refund facility hire bond	500.00
106049	25/07/19	Morley Primary School	Refund facility hire bond	550.00
106050	25/07/19	Nichole Bradfield	Refund library charges	16.50
106051	25/07/19	Paua Rose Netball Club	Memberships and subscriptions	45.00
106052	25/07/19	Ronald George Downie	Refund residential verge deposit	40.00
106053	25/07/19	S Vuksanovic	Refund residential verge deposit	780.00
106054	25/07/19	Sahar Wasim	Refund facility hire bond	1,000.00
106055	25/07/19	Sherylee Jennick	Refund health centre memberships	580.40
106056	25/07/19	St Peter's Primary School	Refund facility hire bond	350.00
106057	25/07/19	Stannard Group Pty Ltd T/as Ultimate Hom	Refund residential verge deposit	780.00
106058	25/07/19	Tas Ventouras	Refund miscellaneous	38.50
106059	25/07/19	TE Richards	Refund bond	2,000.00
106060	25/07/19	Telstra	Office telephone and communication expenses	29,826.35
106061	25/07/19	Tony D'Onofrio	Functions and events entertainment expenses	200.00
106062	25/07/19	WA Genealogical Society	Refund facility hire bond	550.00
106063	25/07/19	WA Police	Refund facility hire bond	500.00
106064	25/07/19	Water Corporation	Water usage charges	2,584.68
DC000012	3/07/19	Dept of Planning,Transport & Infrastructure(South	Vehicle searches	20.00
DC000013	11/07/19	Easisalary Pty Ltd	Payroll deduction	1,462.39
DC000014	11/07/19	Superchoice	Payroll deduction	153,447.55
DC000015	26/07/19	Superchoice	Payroll deduction	964.38
DC000016	26/07/19	Superchoice	Payroll deduction	156,936.75
DC000017	26/07/19	Easisalary Pty Ltd	Payroll deduction	1,462.39
EF045768	4/07/19	A1 Locksmiths	Building supplies and hardware	742.00
EF045769	4/07/19	AARCO Asbestos Solutions	Waste collection and hygiene services	913.00
EF045770	4/07/19	Abaxa	Building maintenance and services	935.00
EF045771	4/07/19	Access Icon Pty Ltd T/A Cascada Group	Parks & gardens materials	5,544.00
EF045772	4/07/19	Acclaimed Catering	Functions and events catering expenses	281.60
EF045773	4/07/19	Advance Press	Printing and graphic design expenses	3,333.00
EF045774	4/07/19	Advance Vacuumed Gutters	Building supplies and hardware	1,843.50
EF045775	4/07/19	Air Liquide WA Pty Ltd	Gas usage charges	48.84
EF045776	4/07/19	Alinta Gas	Gas usage charges	50.25
EF045777	4/07/19	Ashlee Sibson	Staff allowances and reimbursements	750.00
EF045778	4/07/19	Auscorp It	Information technology minor purchases	433.03
EF045779	4/07/19	Austral Pool Solutions	Aquatic maintenance and services	7,095.00
EF045780	4/07/19	Aust Institute of Management	Staff training, development and support	555.00
EF045781	4/07/19	Australian Institute of Management WA Ltd	Staff training, development and support	8,408.00
EF045782	4/07/19	Australian Services Union	Payroll deduction	490.10
EF045783	4/07/19	Commissioner of Taxation	Payroll deduction	282,727.00
EF045784	4/07/19	Austswim	Conference expenses	123.75
EF045785	4/07/19	Baycorp (WA) Pty Limited	Legal expenses and court costs	201.00
EF045786	4/07/19	Bayswater State Emergency Services	Grants & funding	12,806.20
EF045787	4/07/19	Ben Sgherza	Staff training, development and support	3,600.00
EF045788	4/07/19	Benara Nurseries	Parks & gardens plants and trees	6,324.97
EF045789	4/07/19	Bosco Carpentry and Construction	Building maintenance and services	58,044.80
EF045790	4/07/19	BP Medical	Medical services and materials	1,064.01
EF045791	4/07/19	Building Control System	Building maintenance and services	350.00
EF045792	4/07/19	Cai Fences	Fencing	3,916.00
EF045793	4/07/19	Capital Recycling	Tipping Fee	13,651.66
EF045794	4/07/19	Catch Music Inc.	Functions and events entertainment expenses	250.00
EF045795	4/07/19	Cellarbrations At Charlies	Functions and events bar stock	2,310.00
EF045796	4/07/19	Central Regional Tafe	Staff training, development and support	955.20
EF045797	4/07/19	Chamber of Commerce and Industry WA	Legal expenses and court costs	2,970.00
EF045798	4/07/19	Choon Ong Family Trust	Functions and events catering expenses	248.00
EF045799	4/07/19	City of Bayswater Social Club	Payroll deduction	188.00
EF045800	4/07/19	CJS Refrigeration and Air Conditioning	Building maintenance and services	5,870.00

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				
EF045801	4/07/19	Cleanaway	Waste collection and hygiene services	75,859.54
EF045802	4/07/19	COB - Sundowner Club	Payroll deduction	88.00
EF045803	4/07/19	Contraflow Pty Ltd	Traffic management	15,895.19
EF045804	4/07/19	Cornerstone Legal	Legal expenses and court costs	8,693.28
EF045805	4/07/19	Corsign (WA) Pty Ltd	Signage and banners	4,239.40
EF045806	4/07/19	Swish Design	Printing and graphic design expenses	396.00
EF045807	4/07/19	Crest Personnel Pty Ltd	Labour hire and temporary replacement	7,100.69
EF045808	4/07/19	Child Support Agency	Payroll deduction	1,349.36
EF045809	4/07/19	Curost Milk Supply	Food & Drinks	597.12
EF045810	4/07/19	CVC Linemarking	Parks & gardens contract payments	1,650.00
EF045811	4/07/19	Damowest Plastics (Aust)P/L T/A The Plastic Disp	Equipment purchases	841.50
EF045812	4/07/19	Danish Patisserie	Functions and events catering expenses	75.42
EF045813	4/07/19	DDL5	Staff training, development and support	10,428.00
EF045814	4/07/19	Desmond Abel	Gifts and presentations	885.60
EF045815	4/07/19	Diana Kudsee	Youth and seniors community activities	306.00
EF045816	4/07/19	Dimoff Engineering	Building maintenance and services	7,855.19
EF045817	4/07/19	Domus Nursery	Parks & gardens plants and trees	4,896.94
EF045818	4/07/19	El Asador Pty Ltd	Functions and events catering expenses	688.00
EF045819	4/07/19	Emporess Catering Services	Functions and events catering expenses	638.00
EF045820	4/07/19	Epic Catering Services	Functions and events catering expenses	590.00
EF045821	4/07/19	Ergolink	Equipment purchases	719.40
EF045822	4/07/19	Es2 Pty Ltd	IT systems licensing fees and support	2,640.00
EF045823	4/07/19	ESRI Australia Pty Ltd	IT network maintenance	12,540.00
EF045824	4/07/19	Exteria	Parks & gardens contract payments	14,077.80
EF045825	4/07/19	F4 Photographer	Marketing and promotional material	2,000.00
EF045826	4/07/19	Flexi Staff	Labour hire and temporary replacement	1,594.66
EF045827	4/07/19	Fuji Xerox (Aust) Pty Ltd	Photocopying contract charges	878.92
EF045828	4/07/19	GFG Consulting	Professional consultancy services	3,257.91
EF045829	4/07/19	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	5,006.64
EF045830	4/07/19	Health Insurance Fund of WA	Payroll deduction	332.40
EF045831	4/07/19	High Voltage Performers Boutique	Functions and events entertainment expenses	605.00
EF045832	4/07/19	Hiromi Ngu-Yen	Donation	100.00
EF045833	4/07/19	Hirotec Maintenance Pty Ltd	Fire suppression and alarm monitoring	114.40
EF045834	4/07/19	Hospital Benefit Fund of WA	Payroll deduction	1,640.50
EF045835	4/07/19	Hydroquip Pumps	Parks & gardens reticulation systems repairs and upgrades	660.00
EF045836	4/07/19	Iris Consulting Group Pty Ltd	Gifts and presentations	1,100.00
EF045837	4/07/19	IRP Pty Ltd	Labour hire and temporary replacement	4,062.58
EF045838	4/07/19	Jackson McDonald	Legal expenses and court costs	9,677.25
EF045839	4/07/19	James Egan	Artist fee	1,000.00
EF045840	4/07/19	JB Hi-Fi Group Pty Ltd	Information technology minor purchases	12,585.00
EF045841	4/07/19	John Lodge T/A Landcare Weed Control	Parks & gardens contract payments	1,996.50
EF045842	4/07/19	The Watershed Water Systems	Parks & gardens materials	21,636.76
EF045843	4/07/19	Kennards Hire - Malaga	Equipment hire	1,215.00
EF045844	4/07/19	Korn Ferry (AU) Pty Ltd	Professional consultancy services	8,419.49
EF045845	4/07/19	KS Black Pty Ltd	Parks & gardens reticulation systems repairs and upgrades	22,813.00
EF045846	4/07/19	Bedford-Dianella Vet Centre	Animal supplies & services	55.00
EF045847	4/07/19	Lawrence & Hanson	Building supplies and hardware	317.64
EF045848	4/07/19	LF Media	Marketing and promotional material	735.90
EF045849	4/07/19	Lgconnect Pty Ltd	IT systems licensing fees and support	6,875.00
EF045850	4/07/19	Ling Chua	Printing and graphic design expenses	500.00
EF045851	4/07/19	Living Turf	Parks & gardens materials	107.80
EF045852	4/07/19	M P Rogers & Associates	Professional consultancy services	2,956.14
EF045853	4/07/19	Veridian Trust	Youth and seniors community activities	200.00
EF045854	4/07/19	Main Roads Department	Parks & gardens contract payments	1,435.72
EF045855	4/07/19	Mako Holdings Pty Ltd	Donation	2,000.00
EF045856	4/07/19	Markettforce Pty Ltd	Printing and graphic design expenses	15,176.48
EF045857	4/07/19	McLeods	Legal expenses and court costs	25,243.94
EF045858	4/07/19	Modal Pty Ltd	Staff training, development and support	10,310.41
EF045859	4/07/19	Morley Flooring Centre	Building maintenance and services	390.01
EF045860	4/07/19	Morley Mower Centre	Plant and vehicle repairs	2,071.22
EF045861	4/07/19	Morley Noranda Recreation Club Inc	Grants & funding	4,000.00
EF045862	4/07/19	NEC Business Solutions Pty Ltd	IT network maintenance	9,288.44
EF045863	4/07/19	Nestle Australia	Functions and events supplies	159.50
EF045864	4/07/19	New Look Drycleaners & Laundry Service	Functions and events site setup expenses	463.10
EF045865	4/07/19	Nintex Pty Ltd	Memberships and subscriptions	2,145.00
EF045866	4/07/19	Octagon Lifts Pty Ltd	Building maintenance and services	699.37
EF045867	4/07/19	AquamoniX	Parks & gardens reticulation systems repairs and upgrades	13,318.80
EF045868	4/07/19	Officemax Australia Ltd	Office stationery and consumables	573.71
EF045869	4/07/19	Officeworks	Office stationery and consumables	1,789.56

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				
EF045870	4/07/19	Orbit Health & Fitness Solutions	Recreation and gymnasium equipment	2,732.57
EF045871	4/07/19	Osborne Towing Pty Ltd	Vehicle towing	1,032.00
EF045872	4/07/19	Pathwaste Pty Ltd	Waste collection and hygiene services	243.10
EF045873	4/07/19	Paywise	Payroll deduction	1,819.01
EF045874	4/07/19	PBF Australia	Staff training, development and support	905.00
EF045875	4/07/19	Perth Recruitment Services	Labour hire and temporary replacement	5,900.11
EF045876	4/07/19	Pirtek (Malaga) Pty Ltd	Plant and vehicle parts and materials	90.31
EF045877	4/07/19	Prestige Property Maintenance Pty Ltd	Parks & gardens materials	62,951.90
EF045878	4/07/19	Pro-Am Australia	Kiosk stock	394.35
EF045879	4/07/19	Promolab	Staff uniforms and protective equipment	23,122.50
EF045880	4/07/19	Protector Fire Services	Building maintenance and services	3,366.00
EF045881	4/07/19	Quality Press	Marketing and promotional material	198.00
EF045882	4/07/19	Red Hot Design	Kiosk stock	110.00
EF045883	4/07/19	Red Ochre Pty Ltd	Professional consultancy services	7,425.00
EF045884	4/07/19	Reece Plumbing	Building supplies and hardware	112.06
EF045885	4/07/19	Repo	Plant and vehicle parts and materials	627.15
EF045886	4/07/19	Westbooks	Library book stock and materials	146.70
EF045887	4/07/19	Rubek Automatic Doors	Building maintenance and services	1,438.47
EF045888	4/07/19	Ruth Kilpatrick	Youth and seniors community activities	160.00
EF045889	4/07/19	SGL Consulting Group Australia Pty Ltd	Professional consultancy services	16,500.00
EF045890	4/07/19	Sigma Chemicals	Equipment repairs	9,709.63
EF045891	4/07/19	Sonic Health Plus Pty Ltd	Medical services and materials	1,311.20
EF045892	4/07/19	Sports Turf Technology	Parks & gardens contract payments	495.00
EF045893	4/07/19	St John Ambulance (WA) Inc	Staff training, development and support	360.00
EF045894	4/07/19	State Library of WA	Library book stock and materials	57.63
EF045895	4/07/19	Stratco Pty Ltd	Building supplies and hardware	226.23
EF045896	4/07/19	Synergy	Electricity charges (other than street lighting)	2,481.30
EF045897	4/07/19	Team Systems (WA)	Equipment purchases	1,098.90
EF045898	4/07/19	Teem Treasure	Donation	200.00
EF045899	4/07/19	Teresa Musca	Donation	200.00
EF045900	4/07/19	The O'Grady Family Trust T/A Efficient Site Service	Parks & gardens contract payments	13,596.00
EF045901	4/07/19	Total Tools Malaga	Tools and minor plant	1,514.65
EF045902	4/07/19	T-Quip	Plant and vehicle repairs	2,182.55
EF045903	4/07/19	Trauma Clean	Cleaning services	337.70
EF045904	4/07/19	Trisley Hydraulic Services	Aquatic maintenance and services	6,999.30
EF045905	4/07/19	TV Antennas Australia Pty Ltd	Building maintenance and services	350.00
EF045906	4/07/19	Urbaqua Ltd	Environmental services & supplies	14,685.00
EF045907	4/07/19	Van Der Zee Design and Layout	Printing and graphic design expenses	75.00
EF045908	4/07/19	Visimax	Animal supplies & services	229.15
EF045909	4/07/19	LGRCEU	Payroll deduction	820.00
EF045910	4/07/19	Walcott Industries Pty Ltd	Building maintenance and services	1,221.00
EF045911	4/07/19	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	2,350.05
EF045912	4/07/19	West-Sure (WA) Pty Ltd	Postage and courier charges	137.28
EF045913	4/07/19	Winc	Food & Drinks	4,956.62
EF045914	4/07/19	Winthrop Australia	Information technology minor purchases	241.46
EF045915	4/07/19	Woolworths Ltd (WA)	Functions and events supplies	648.84
EF045916	4/07/19	Morley Sport & Recreation Centre	Venue hire	603.00
EF045917	4/07/19	Youth Affairs Council of Western Australia	Professional consultancy services	5,185.40
EF045918	4/07/19	Zettanet Pty Ltd	IT network maintenance	330.00
EF045919	4/07/19	Zipform Pty Ltd	Printing and graphic design expenses	2,946.35
EF045921	11/07/19	3 Monkeys Audiovisual	Equipment purchases	2,895.00
EF045922	11/07/19	AAC Id Solutions	Signage and banners	11,094.45
EF045923	11/07/19	Acclaimed Catering	Functions and events catering expenses	4,459.40
EF045924	11/07/19	Advance Press	Marketing and promotional material	17,259.00
EF045925	11/07/19	A-Grade Glass	Building maintenance and services	25,575.00
EF045926	11/07/19	Aha! Consulting	Staff training, development and support	850.00
EF045927	11/07/19	Air Liquide WA Pty Ltd	Gas usage charges	231.28
EF045928	11/07/19	Alinta Gas	Gas usage charges	1,363.05
EF045929	11/07/19	Bayswater News & Lotteries	Licence and permit renewal	771.50
EF045930	11/07/19	Clark Rubber Morley	Licence and permit renewal	258.00
EF045931	11/07/19	Ardello Engineering	Plant and vehicle parts and materials	313.50
EF045932	11/07/19	Asphalttech Pty Ltd	Parks & gardens contract payments	345.38
EF045933	11/07/19	Auscorp It	Equipment purchases	1,402.26
EF045934	11/07/19	Ausnet Industries	Equipment purchases	12,851.30
EF045935	11/07/19	Australia Post / Commission	Commission	257.24
EF045936	11/07/19	Australian Institute of Management WA Ltd	Staff training, development and support	949.00
EF045937	11/07/19	Avantgarde Technologies Pty Ltd	IT network maintenance	171,562.00
EF045938	11/07/19	Bayswater Community Mens Shed Inc.	Equipment purchases	300.00
EF045939	11/07/19	Bedford Bowling Club (Inc.)	Parks & gardens contract payments	1,250.00

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				
EF045940	11/07/19	Bedford/Morley Cricket Club	Parks & gardens contract payments	3,999.60
EF045941	11/07/19	Beilby Corporation Pty Ltd	Advertising recruitment	5,390.00
EF045942	11/07/19	BOC Gases Australia Limited	Medical services and materials	70.78
EF045943	11/07/19	Boilertronics	Aquatic maintenance and services	412.50
EF045944	11/07/19	Boral Construction Materials Group Ltd	Construction and civil works tools and materials	2,780.53
EF045945	11/07/19	Bruce L Russell	Youth and seniors community activities	150.00
EF045946	11/07/19	Bunnings Pty Ltd	Environmental services & supplies	9,545.71
EF045947	11/07/19	Burdens Australia Pty Ltd	Equipment purchases	3,134.42
EF045948	11/07/19	Capital Recycling	Waste collection and hygiene services	8,639.40
EF045949	11/07/19	Cat Haven	Animal supplies & services	758.00
EF045950	11/07/19	Cineads Australia Pty Ltd	Marketing and promotional material	1,100.00
EF045951	11/07/19	Civic Legal	Legal expenses and court costs	1,663.20
EF045952	11/07/19	Cleanaway	Waste collection and hygiene services	198.00
EF045953	11/07/19	Cleantex Pty Ltd	Staff uniforms and protective equipment	278.96
EF045954	11/07/19	Cornerstone Legal	Legal expenses and court costs	2,634.10
EF045955	11/07/19	Corsign (WA) Pty Ltd	Environmental services & supplies	9,201.06
EF045956	11/07/19	Crest Personnel Pty Ltd	Labour hire and temporary replacement	6,353.24
EF045957	11/07/19	Telford Industries	Aquatic chemicals and consumables	3,396.80
EF045958	11/07/19	Curost Milk Supply	Food & Drinks	253.26
EF045959	11/07/19	CVC Linemarking	Parks & gardens contract payments	2,191.20
EF045960	11/07/19	CVP Electrical Co	Equipment repairs	232.85
EF045961	11/07/19	Decipha Pty Ltd	Postage and courier charges	1,171.91
EF045962	11/07/19	Fire & Emergency Services Authority of WA	Grants & funding	1,152.21
EF045963	11/07/19	Digitales	Library book stock and materials	808.48
EF045964	11/07/19	Direct Communications Pty Ltd	Plant and vehicle parts and materials	2,256.32
EF045965	11/07/19	Donegan Enterprises Pty Ltd	Parks & gardens contract payments	3,542.00
EF045966	11/07/19	Maylands Park Lottery Centre & News	Memberships and subscriptions	460.40
EF045967	11/07/19	East Metro Regional Council	Waste collection and hygiene services	131,219.38
EF045968	11/07/19	Epic Catering Services	Functions and events catering expenses	110.00
EF045969	11/07/19	Ergolink	Equipment purchases	113.95
EF045970	11/07/19	Es2 Pty Ltd	IT network maintenance	7,920.00
EF045971	11/07/19	Exteria	Equipment purchases	1,829.30
EF045972	11/07/19	Ezy Lockers Pty Ltd	Commission	66.96
EF045973	11/07/19	Fitness Australia Limited	Memberships and subscriptions	750.00
EF045974	11/07/19	Fleetspec Hire	Vehicle & plant hire	2,000.59
EF045975	11/07/19	Flexi Staff	Labour hire and temporary replacement	1,594.66
EF045976	11/07/19	Fuel Distributors of WA Pty Ltd	Fuel and oil	14,229.66
EF045977	11/07/19	Fuji Xerox (Aust) Pty Ltd	Printing and graphic design expenses	12,197.46
EF045978	11/07/19	Galaxy 42 Pty Ltd	Professional consultancy services	17,545.00
EF045979	11/07/19	GFG Temporary Assist	Labour hire and temporary replacement	32,331.07
EF045980	11/07/19	GHD Pty Ltd	Environmental services & supplies	13,907.63
EF045981	11/07/19	Green & Gold Hiab Services	Parks & gardens contract payments	1,010.01
EF045982	11/07/19	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	1,505.72
EF045983	11/07/19	Heidy Asri Kumala Yunita	Artist fee	250.00
EF045984	11/07/19	Hirotec Maintenance Pty Ltd	Fire suppression and alarm monitoring	9,588.87
EF045985	11/07/19	Hydro Flow Pty Ltd	Parks & gardens contract payments	2,037.80
EF045986	11/07/19	Imagesource Digital Solutions	Place activation project	1,056.00
EF045987	11/07/19	Industrial Building Services	Aquatic maintenance and services	96,881.40
EF045988	11/07/19	Instant Fence Hire	Parks & gardens contract payments	1,342.00
EF045989	11/07/19	Inteliflex Group Inc Formally Intework Incorporated	Building maintenance and services	1,790.25
EF045990	11/07/19	Investigative Solutions WA Pty Ltd	Legal expenses and court costs	97.00
EF045991	11/07/19	IRP Pty Ltd	Labour hire and temporary replacement	2,827.44
EF045992	11/07/19	JB Hi-Fi Group Pty Ltd	Information technology minor purchases	6,659.25
EF045993	11/07/19	John Lodge T/A Landcare Weed Control	Environmental services & supplies	1,962.21
EF045994	11/07/19	Kennards Hire - Malaga	Equipment hire	405.00
EF045995	11/07/19	Kleenit Group	Aquatic chemicals and consumables	4,323.00
EF045996	11/07/19	Lawrence & Hanson	Building supplies and hardware	279.69
EF045997	11/07/19	Landgate - Valuer General's Office	Land enquiry	1,621.28
EF045998	11/07/19	LD Total	Parks & gardens contract payments	423.03
EF045999	11/07/19	LF Media	Functions and events site setup expenses	308.00
EF046000	11/07/19	Lgconnect Pty Ltd	IT systems licensing fees and support	30,937.50
EF046001	11/07/19	Life Active Podiatry	Podiatry services and materials	1,305.00
EF046002	11/07/19	Ling Chua	Printing and graphic design expenses	900.00
EF046003	11/07/19	Loftus Computing Services Pty Ltd	Equipment purchases	14,059.10
EF046004	11/07/19	Lucy Griffiths	Staff training, development and support	750.00
EF046005	11/07/19	Mader Contracting Pty Ltd	Labour hire and temporary replacement	27,654.00
EF046006	11/07/19	On Hold Magic	Licence and permit renewal	134.86
EF046007	11/07/19	Major Motors Pty Ltd	Plant and vehicle repairs	192.50
EF046008	11/07/19	Marketforce Pty Ltd	Printing and graphic design expenses	8,606.02

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				
EF046009	11/07/19	Mat Shop Pty Ltd	Equipment purchases	293.00
EF046010	11/07/19	Matt Turner	Staff allowances and reimbursements	171.00
EF046011	11/07/19	McInerney Ford	Plant and vehicle purchasing	170,545.67
EF046012	11/07/19	Message Media	Memberships and subscriptions	392.82
EF046013	11/07/19	Modal Pty Ltd	Staff training, development and support	4,743.20
EF046014	11/07/19	Morley Bowling Club	Parks & gardens contract payments	833.33
EF046015	11/07/19	My Media Intelligence Pty Ltd	Marketing and promotional material	960.81
EF046016	11/07/19	Neopost Australia Pty Ltd	Office stationery and consumables	2,112.00
EF046017	11/07/19	New Look Drycleaners & Laundry Service	Cleaning services	136.40
EF046018	11/07/19	Officemax Australia Ltd	Office stationery and consumables	53.94
EF046019	11/07/19	Officeworks	Office stationery and consumables	349.65
EF046020	11/07/19	Parks and Leisure Australia	Staff training, development and support	8,475.00
EF046021	11/07/19	Paywise	Superannuation	191.96
EF046022	11/07/19	Personal Advocacy Service	Donation	400.00
EF046023	11/07/19	Perth Recruitment Services	Labour hire and temporary replacement	1,571.54
EF046024	11/07/19	Perth Sail Shades & Umbrellas	Parks & gardens contract payments	3,247.20
EF046025	11/07/19	Pickles Auctions Pty Ltd	Professional consultancy services	11,000.00
EF046026	11/07/19	Platinum Glass	Building maintenance and services	798.60
EF046027	11/07/19	Pro-Lamps Pty Ltd	Building supplies and hardware	8,110.30
EF046028	11/07/19	Promolab	Marketing and promotional material	407.00
EF046029	11/07/19	Quality Press	Printing and graphic design expenses	224.33
EF046030	11/07/19	WA Blue Metal and WA Premix	Parks & gardens materials	187.00
EF046031	11/07/19	Repco	Petty cash reimbursement	11,108.41
EF046032	11/07/19	Westbooks	Library book stock and materials	24.39
EF046033	11/07/19	Fasta Couriers	Postage and courier charges	43.34
EF046034	11/07/19	Shred-X Pty Ltd	Document management and archiving	10.12
EF046035	11/07/19	Signbiz WA	Equipment purchases	2,640.00
EF046036	11/07/19	Sonic Health Plus Pty Ltd	Medical services and materials	143.00
EF046037	11/07/19	Southern Wire Industrial Pty Ltd	Parks & gardens contract payments	18,974.89
EF046038	11/07/19	State Wide Turf Services	Parks & gardens contract payments	8,516.64
EF046039	11/07/19	Steve's Sand Sifting for Playground Services	Parks & gardens contract payments	1,738.00
EF046040	11/07/19	Stiles Electrical & Communication Svcs P/L	Parks & gardens contract payments	86,632.04
EF046041	11/07/19	Stratagreen	Parks & gardens materials	22,040.96
EF046042	11/07/19	Stratco Pty Ltd	Parks & gardens materials	110.18
EF046043	11/07/19	Strategen Environmental Consultants Pty Ltd	Professional consultancy services	1,363.07
EF046044	11/07/19	Swim Australia	Memberships and subscriptions	375.00
EF046045	11/07/19	Synergy	Electricity charges - Street lighting	117,352.90
EF046046	11/07/19	Tanknology Aust	Parks & gardens contract payments	6,080.64
EF046047	11/07/19	Temporary Noise Solutions	Fencing	9,813.10
EF046048	11/07/19	The O'Grady Family Trust T/A Efficient Site Service	Parks & gardens contract payments	1,815.00
EF046049	11/07/19	The Poster Girls	Publications	184.80
EF046050	11/07/19	The Rigging Shed	Equipment repairs	638.00
EF046051	11/07/19	Thomson Reuters (Professional)	IT systems licensing fees and support	30,826.17
EF046052	11/07/19	Tjiirdm McGuire	Donation	200.00
EF046053	11/07/19	Total Tools Malaga	Tools and minor plant	1,717.05
EF046054	11/07/19	Tovey Shearwood P/L T/A Creative Adm	Printing and graphic design expenses	2,065.80
EF046055	11/07/19	Town of Bassendean	Grants & funding	5,500.00
EF046056	11/07/19	T-Quip	Plant and vehicle parts and materials	127.25
EF046057	11/07/19	Trisley Hydraulic Services	Aquatic maintenance and services	34,733.60
EF046058	11/07/19	Turf Care WA Pty Ltd	Parks & gardens contract payments	1,815.00
EF046059	11/07/19	University of Western Australia	Environmental services & supplies	8,316.00
EF046060	11/07/19	Veev Group P/L	IT network maintenance	45,056.00
EF046061	11/07/19	Logo Appointments	Labour hire and temporary replacement	3,596.51
EF046062	11/07/19	Viking Rentals	Equipment hire	567.60
EF046063	11/07/19	Viridian Consulting Pty Ltd	IT software/hardware upgrades and replacement	26,136.00
EF046064	11/07/19	Wesfarmers Kleenheat Gas Pty Ltd	Gas usage charges	14,686.98
EF046065	11/07/19	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	740.55
EF046066	11/07/19	Wilson Security	Buildings and events security expenses	898.66
EF046067	11/07/19	Winc	Food & Drinks	4,582.71
EF046068	11/07/19	Work Clobber	Staff uniforms and protective equipment	3,199.32
EF046069	11/07/19	Morley Sport & Recreation Centre	Management fee	15,824.33
EF046070	11/07/19	Zenien	IT network maintenance	1,815.66
EF046071	11/07/19	Zircodata Pty Ltd	Document management and archiving	1,490.16
EF046073	18/07/19	Alinta Gas	Gas usage charges	38.10
EF046074	18/07/19	AMS Service & Maintenance Pty Ltd	Building maintenance and services	1,217.70
EF046075	18/07/19	Australia Post	Postage and courier charges	19,748.83
EF046076	18/07/19	Australian Services Union	Payroll deduction	490.10
EF046077	18/07/19	Commissioner of Taxation	Payroll deduction	277,680.00
EF046078	18/07/19	Baileys Fertilisers	Parks & gardens materials	13,904.00

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				
EF046079	18/07/19	Bayswater Tennis Club	Parks & gardens contract payments	3,215.13
EF046080	18/07/19	Boral Construction Materials Group Ltd	Construction and civil works payments	12,042.92
EF046081	18/07/19	Boya Equipment Pty Ltd	Plant and vehicle purchasing	101,172.60
EF046082	18/07/19	BP Medical	Medical services and materials	1,637.58
EF046083	18/07/19	Bridgestone Aust Ltd	Plant and vehicle parts and materials	905.46
EF046084	18/07/19	Brilliant Badges & Trophies	Staff uniforms and protective equipment	183.48
EF046085	18/07/19	Bunnings Pty Ltd	Environmental services & supplies	43.39
EF046086	18/07/19	Casa Mia Montessori Playgroup	Donation	200.00
EF046087	18/07/19	Cedric Barry Robertson T/A Labspace	Staff training, development and support	858.00
EF046088	18/07/19	City of Bayswater Social Club	Payroll deduction	184.00
EF046089	18/07/19	Cleanaway	Waste collection and hygiene services	340,693.12
EF046090	18/07/19	COB - Sundowner Club	Payroll deduction	88.00
EF046091	18/07/19	Child Support Agency	Payroll deduction	1,349.36
EF046092	18/07/19	Cubic Promotions Pty Ltd	Marketing and promotional material	941.60
EF046093	18/07/19	Cubic Solutions Pty Ltd T/A Cubic M3	Construction and civil works tools and materials	653.40
EF046094	18/07/19	Desmond Abel	Staff allowances and reimbursements	680.80
EF046095	18/07/19	Discern Training and Consulting	Staff training, development and support	5,082.00
EF046096	18/07/19	Doug Pearson	Staff allowances and reimbursements	54.98
EF046097	18/07/19	Downer Edi Engineering Power Pty Ltd	Buildings and events security expenses	4,956.60
EF046098	18/07/19	Dowsing Concrete	Parks & gardens contract payments	27,543.15
EF046099	18/07/19	Dymocks Book Shop	Library book stock and materials	1,163.95
EF046100	18/07/19	Eclipse Soils Pty Ltd	Parks & gardens materials	8,761.50
EF046101	18/07/19	Eco Craft Environment	Environmental services & supplies	12,275.60
EF046102	18/07/19	Ellenbrook Bus Service	Marketing and promotional material	440.00
EF046103	18/07/19	Ellenby Tree Farm	Parks & gardens plants and trees	65,114.50
EF046104	18/07/19	Fleetspec Hire	Equipment hire	6,317.32
EF046105	18/07/19	Fuji Xerox (Aust) Pty Ltd	Photocopying contract charges	878.90
EF046106	18/07/19	Galvins Plumbing Supplies	Building supplies and hardware	346.21
EF046107	18/07/19	Geoff's Tree Service	Parks & gardens contract payments	119,017.35
EF046108	18/07/19	Go Doors Advanced Automation	Building maintenance and services	44,687.50
EF046109	18/07/19	Greenworkz Pty Ltd	Signage and banners	9,295.00
EF046110	18/07/19	GTA Consultants	Professional consultancy services	3,564.55
EF046111	18/07/19	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	3,093.69
EF046112	18/07/19	Health Insurance Fund of WA	Payroll deduction	332.40
EF046113	18/07/19	Heat Exchangers WA Pty Ltd	Aquatic maintenance and services	4,111.80
EF046114	18/07/19	Dr Heather Coventry	Medical services and materials	1,760.00
EF046115	18/07/19	Hosking Leanne	Medical services and materials	1,760.00
EF046116	18/07/19	Hospital Benefit Fund of WA	Payroll deduction	1,546.45
EF046117	18/07/19	Hygiene Concepts	Waste collection and hygiene services	4,616.93
EF046118	18/07/19	International Cities, Town Centres and Communiti	Conference expenses	795.00
EF046119	18/07/19	IPWEA-WA Division	Staff training, development and support	300.00
EF046120	18/07/19	Irrrex	Building maintenance and services	704.00
EF046121	18/07/19	ISKCON Perth	Functions and events entertainment expenses	400.00
EF046122	18/07/19	John Lodge T/A Landcare Weed Control	Environmental services & supplies	779.16
EF046123	18/07/19	The Watershed Water Systems	Parks & gardens reticulation systems repairs and upgrades	2,170.32
EF046124	18/07/19	K-Line Fencing Group	Parks & gardens contract payments	8,360.06
EF046125	18/07/19	Kosmic Electronic Industries	Equipment purchases	1,588.00
EF046126	18/07/19	Landfill Gas and Power Pty Ltd	Electricity charges (other than street lighting)	92,725.53
EF046127	18/07/19	Lgconnect Pty Ltd	IT systems licensing fees and support	1,375.00
EF046128	18/07/19	Linemarking WA Pty Ltd	Parks & gardens contract payments	2,695.00
EF046129	18/07/19	Lock, Stock & Farrell	Building supplies and hardware	20.40
EF046130	18/07/19	M & B Sales	Building supplies and hardware	892.25
EF046131	18/07/19	Maylands Tennis Club	Parks & gardens contract payments	4,952.90
EF046132	18/07/19	McIntosh Holdings Pty Ltd	Plant and vehicle parts and materials	1,259.54
EF046133	18/07/19	McLeods	Legal expenses and court costs	17,915.46
EF046134	18/07/19	Morley Bowling Club	Parks & gardens contract payments	833.33
EF046135	18/07/19	Natural Area Management & Services	Parks & gardens contract payments	658.35
EF046136	18/07/19	Paywise	Payroll deduction	1,129.14
EF046137	18/07/19	Perth City Towing	Vehicle towing	158.40
EF046138	18/07/19	Peachy Sounds	Functions and events entertainment expenses	380.00
EF046139	18/07/19	Perth Bin Hire	Waste collection and hygiene services	1,429.06
EF046140	18/07/19	Perth Voice	Advertising public notices	155.72
EF046141	18/07/19	Pro-Lamps Pty Ltd	Building supplies and hardware	7,072.83
EF046142	18/07/19	Quality Press	Printing and graphic design expenses	484.00
EF046143	18/07/19	Repo	Plant and vehicle parts and materials	572.94
EF046144	18/07/19	Richgro Garden Products	Parks & gardens materials	11,627.00
EF046145	18/07/19	Shoot Photography Workshops Pty Ltd	Staff training, development and support	655.00
EF046146	18/07/19	Sonic Health Plus Pty Ltd	Medical services and materials	518.10
EF046147	18/07/19	Sportsworld of WA	Kiosk stock	256.30

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				
EF046148	18/07/19	State Wide Turf Services	Parks & gardens contract payments	2,772.00
EF046149	18/07/19	Stiles Electrical & Communication Svces P/L	Parks & gardens contract payments	28,413.00
EF046150	18/07/19	Success Print	Printing and graphic design expenses	388.00
EF046151	18/07/19	Sunny Industrial Brushware	Plant and vehicle parts and materials	1,011.45
EF046152	18/07/19	Surun Services Pty Ltd	Construction and civil works payments	31,862.88
EF046153	18/07/19	The O'Grady Family Trust T/A Efficient Site Service	Parks & gardens contract payments	22,869.00
EF046154	18/07/19	Toll Transport Pty Ltd	Postage and courier charges	1,754.06
EF046155	18/07/19	Travis Hayto Photography	Marketing and promotional material	3,300.00
EF046156	18/07/19	Trisley Hydraulic Services	Aquatic maintenance and services	6,081.90
EF046157	18/07/19	Urbaqua Ltd	Professional consultancy services	21,420.00
EF046158	18/07/19	Vorgee Pty Ltd	Kiosk stock	492.20
EF046159	18/07/19	WA Local Government Association	Conference expenses	99.00
EF046160	18/07/19	LGRCEU	Payroll deduction	820.00
EF046161	18/07/19	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	1,916.90
EF046162	18/07/19	West-Sure (WA) Pty Ltd	Fees and charges	1,705.66
EF046163	18/07/19	Winc	Office stationery and consumables	2,200.00
EF046164	22/07/19	Catherine Ehrhardt	Councillor allowances and reimbursements	9,265.54
EF046168	25/07/19	Abco Products	Parks & gardens materials	158.05
EF046169	25/07/19	Access Equipment Hire Australia Pty Ltd	Equipment hire	458.48
EF046170	25/07/19	Acclaimed Catering	Functions and events catering expenses	2,930.40
EF046171	25/07/19	Acurix Networks Pty Ltd	IT systems licensing fees and support	1,654.40
EF046172	25/07/19	Adelphi Tailoring	Staff uniforms and protective equipment	179.74
EF046173	25/07/19	Advance Press	Marketing and promotional material	253.00
EF046174	25/07/19	Adventure Playgrounds Pty Ltd	Parks & gardens contract payments	79,255.00
EF046175	25/07/19	Al Kazam	Youth and seniors community activities	250.00
EF046176	25/07/19	Alan Figueroa	Youth and seniors community activities	400.00
EF046177	25/07/19	Commercial Air Solutions	Building maintenance and services	363.00
EF046178	25/07/19	Allstamps	Office stationery and consumables	220.20
EF046179	25/07/19	AMS Service & Maintenance Pty Ltd	Building supplies and hardware	2,860.71
EF046180	25/07/19	Artistic Greenery	Functions and events site setup expenses	1,076.00
EF046181	25/07/19	Ashleigh Sarris	Refund miscellaneous	38.50
EF046182	25/07/19	Atom Supplies	Parks & gardens materials	2,728.00
EF046183	25/07/19	Aussie Vet Products Pty Ltd	Equipment purchases	486.15
EF046184	25/07/19	Bayswater Community Financial Services Limited	Venue hire	110.00
EF046185	25/07/19	Beilby Corporation Pty Ltd	Labour hire and temporary replacement	5,390.00
EF046186	25/07/19	Ben Dearle	Refund health centre memberships	225.12
EF046187	25/07/19	Benjamin and Fikreta Suhopoljac	Functions and events catering expenses	270.00
EF046188	25/07/19	Bindi Bindi Dreaming	Youth and seniors community activities	495.00
EF046189	25/07/19	Blue Force Pty Ltd	Building maintenance and services	18,980.48
EF046190	25/07/19	Boral Construction Materials Group Ltd	Parks & gardens contract payments	446.82
EF046191	25/07/19	BP Medical	Medical services and materials	354.87
EF046192	25/07/19	Bruce L Russell	Youth and seniors community activities	150.00
EF046193	25/07/19	Building Control System	Aquatic maintenance and services	10,131.55
EF046194	25/07/19	Cablenet Electrical Services	Building supplies and hardware	2,952.40
EF046195	25/07/19	Carlisle Events Hire	Equipment hire	154.00
EF046196	25/07/19	Carol Foley	Youth and seniors community activities	125.00
EF046197	25/07/19	Cleanaway	Waste collection and hygiene services	105,648.87
EF046198	25/07/19	Cleantex Pty Ltd	Parks & gardens materials	365.20
EF046199	25/07/19	Crest Personnel Pty Ltd	Labour hire and temporary replacement	9,650.77
EF046200	25/07/19	Curost Milk Supply	Food & Drinks	486.56
EF046201	25/07/19	Department of Transport - Vehicle Search	Vehicle searches	690.50
EF046202	25/07/19	Detail West	Cleaning services	300.00
EF046203	25/07/19	Diana Kudsee	Functions and events entertainment expenses	390.00
EF046204	25/07/19	Downer Edi Engineering Power Pty Ltd	Building maintenance and services	187.00
EF046205	25/07/19	Dowsing Concrete	Parks & gardens materials	46,198.93
EF046206	25/07/19	Dymocks Book Shop	Library book stock and materials	368.67
EF046207	25/07/19	East Metro Regional Council	Waste collection and hygiene services	184,236.50
EF046208	25/07/19	Ebony Brandis Vegar	Refund swimming lessons	62.80
EF046209	25/07/19	Ee'Kos Architecture & Urban Places	Professional consultancy services	7,700.00
EF046210	25/07/19	Emission Assessments Pty Ltd	Environmental services & supplies	6,358.00
EF046211	25/07/19	Envisionware Pty Ltd	IT software/hardware upgrades and replacement	5,561.87
EF046212	25/07/19	Epic Catering Services	Functions and events catering expenses	1,580.00
EF046213	25/07/19	Flexi Staff	Labour hire and temporary replacement	3,588.16
EF046214	25/07/19	Foxtel Cable Television Ltd.	Licence and permit renewal	253.00
EF046215	25/07/19	Fuel Distributors of WA Pty Ltd	Fuel and oil	22,694.29
EF046216	25/07/19	Galvins Plumbing Supplies	Building supplies and hardware	848.56
EF046217	25/07/19	Les Mills Australia	Licence and permit renewal	560.07
EF046218	25/07/19	Geoff's Tree Service	Parks & gardens materials	4,209.58
EF046219	25/07/19	GTA Consultants	Professional consultancy services	3,508.45

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				
EF046220	25/07/19	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	8,732.21
EF046221	25/07/19	Heatley Sales Pty Ltd	Staff uniforms and protective equipment	349.91
EF046222	25/07/19	Helen Smith	Conference expenses	258.01
EF046223	25/07/19	Humes Wembley Cement	Parks & gardens materials	13,640.00
EF046224	25/07/19	Imagesource Digital Solutions	Equipment purchases	2,446.40
EF046225	25/07/19	Inst of Public Works Engineering Aust - IPWEA	Licence and permit renewal	1,441.00
EF046226	25/07/19	IRP Pty Ltd	Labour hire and temporary replacement	2,613.60
EF046227	25/07/19	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	3,436.11
EF046228	25/07/19	J & A Oliphant	Donation	300.00
EF046229	25/07/19	Jagadeesan Balaraman	Refund swimming lessons	59.68
EF046230	25/07/19	Jan Nicholls	Refund health centre memberships	183.35
EF046231	25/07/19	LGIS Insurance Broking	Insurance premium	52,322.18
EF046232	25/07/19	JM Moyle	Donation	300.00
EF046233	25/07/19	Joe Santoro	Refund health centre memberships	310.22
EF046234	25/07/19	The Watershed Water Systems	Parks & gardens reticulation systems repairs and upgrades	27,152.40
EF046235	25/07/19	K & J Andrews	Refund swimming lessons	47.10
EF046236	25/07/19	Kennards Hire - Malaga	Building supplies and hardware	405.00
EF046237	25/07/19	Kimedia Pty Ltd T/A All Access Australasia	Library book stock and materials	318.20
EF046238	25/07/19	Landgate - Valuer General's Office	Land enquiry	1,418.58
EF046239	25/07/19	Landscape and Maintenance Solutions	Parks & gardens contract payments	7,875.09
EF046240	25/07/19	LGISWA	Insurance premium	419,452.80
EF046241	25/07/19	LGISWA	Insurance premium	178,519.59
EF046242	25/07/19	Lightbase Pty Ltd	Parks & gardens contract payments	1,589.50
EF046243	25/07/19	Local Government Professionals Aust WA	Memberships and subscriptions	2,343.00
EF046244	25/07/19	Local Health Authorities Analytical Committee	Professional consultancy services	17,288.94
EF046245	25/07/19	Lorraine Mollison	Refund health centre memberships	321.30
EF046246	25/07/19	On Hold Magic	Licence and permit renewal	134.86
EF046247	25/07/19	Maxwell Noakes	Refund health centre memberships	146.15
EF046248	25/07/19	Maylands Vet Clinic	Animal supplies & services	550.00
EF046249	25/07/19	McInerney Ford	Plant and vehicle parts and materials	65.66
EF046250	25/07/19	McLeods	Legal expenses and court costs	2,311.06
EF046251	25/07/19	Natural Area Management & Services	Parks & gardens contract payments	68,702.10
EF046252	25/07/19	New Look Drycleaners & Laundry Service	Functions and events site setup expenses	482.35
EF046253	25/07/19	Noranda Vet Clinic	Animal supplies & services	55.00
EF046254	25/07/19	Novel Tees	Marketing and promotional material	467.50
EF046255	25/07/19	Officemax Australia Ltd	Parks & gardens materials	960.30
EF046256	25/07/19	Officeworks	Office stationery and consumables	384.48
EF046257	25/07/19	Optus Stadium VenuesLive/Tours	Youth and seniors community activities	465.00
EF046258	25/07/19	Paul & Concetta Lincoln	Donation	200.00
EF046259	25/07/19	Perth Recruitment Services	Labour hire and temporary replacement	1,571.54
EF046260	25/07/19	Prestige Property Maintenance Pty Ltd	Parks & gardens materials	7,584.50
EF046261	25/07/19	Reece Plumbing	Building supplies and hardware	400.33
EF046262	25/07/19	Resource Recovery Solutions Pty Ltd	Waste collection and hygiene services	1,485.00
EF046263	25/07/19	Richgro Garden Products	Parks & gardens materials	4,488.00
EF046264	25/07/19	Riskwest Pty Ltd	Staff training, development and support	4,708.00
EF046265	25/07/19	Rita Santoro	Refund health centre memberships	305.50
EF046266	25/07/19	Riverjet Pty Ltd	Parks & gardens contract payments	8,630.19
EF046267	25/07/19	Rynat Industries	Equipment purchases	561.48
EF046268	25/07/19	Sai Global Ltd	Medical services and materials	227.79
EF046269	25/07/19	SD & DM Chinnery	Donation	250.00
EF046270	25/07/19	Sero Cafe	Functions and events catering expenses	143.00
EF046271	25/07/19	Shape Urban Pty Ltd	Community engagement framework	8,600.90
EF046272	25/07/19	SJ Ayre Plumbing & Services	Building supplies and hardware	317.99
EF046273	25/07/19	Sonic Health Plus Pty Ltd	Medical services and materials	578.60
EF046274	25/07/19	Sri Lanken Muslim Association (Inc)	Refund facility hire bond	550.00
EF046275	25/07/19	Star-Mites Gym Sports	Memberships and subscriptions	50.00
EF046276	25/07/19	Synaco Global Recruitment	Labour hire and temporary replacement	1,378.09
EF046277	25/07/19	The Book Cover Co	Library book stock and materials	208.55
EF046278	25/07/19	The Literature Centre Inc	Conference expenses	2,200.00
EF046279	25/07/19	The Morley Momentum	Equipment purchases	200.00
EF046280	25/07/19	Thomson Reuters (Professional)	Staff training, development and support	907.50
EF046281	25/07/19	TLC The Lifting Company	Plant and vehicle parts and materials	257.40
EF046282	25/07/19	Totally Workwear Malaga	Staff uniforms and protective equipment	125.90
EF046283	25/07/19	T-Quip	Plant and vehicle parts and materials	207.80
EF046284	25/07/19	Trent Prior	Staff training, development and support	750.00
EF046285	25/07/19	Logo Appointments	Labour hire and temporary replacement	3,294.29
EF046286	25/07/19	W A Treasury Corporation	Loan repayments	1,346.95
EF046287	25/07/19	WA Local Government Association	Licence and permit renewal	14,481.72
EF046288	25/07/19	Wattleup Tractors	Plant and vehicle parts and materials	1,016.40

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				
EF046289	25/07/19	Way Funky Company Pty Ltd	Kiosk stock	90.75
EF046290	25/07/19	Western Australian Birds of Prey	Youth and seniors community activities	580.00
EF046291	25/07/19	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	499.90
EF046292	25/07/19	Winc	Office stationery and consumables	44.24
EF046293	25/07/19	Wind Wanderer	Youth and seniors community activities	350.00
EF046294	25/07/19	Women After Work	Youth and seniors community activities	120.00
EF046295	25/07/19	Woolworths Ltd (WA)	Functions and events bar stock	491.30
EF046296	25/07/19	Yirra Yaakin Aboriginal Corporation	Functions and events entertainment expenses	1,650.00
EF046297	25/07/19	Morley Sport & Recreation Centre	Venue hire	603.00
EF046298	31/07/19	Duke's Inn	Functions and events site setup expenses	245.00
				<hr/> 5,867,150.87
Cancelled Payments				
105777	17/07/19	Payment - 105777	-	1,000.00
105881	24/07/19	Payment - 105881	-	550.00
EF045673	16/07/19	Payment - EF045673	-	380.00
EF045754	3/07/19	Payment - EF045754	-	638.00
				<hr/> - 2,568.00

Attachment 2**City of Bayswater****List of Payment - Trust****for the period 01 July 2019 to 31 July 2019**

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				
403366	11/07/19	Adrian P Clunes	Refund building services levy	61.65
403367	11/07/19	Gary Reid	Refund building services levy	40.50
403368	11/07/19	J Tang	Refund residential verge deposit	1,200.00
403369	11/07/19	LHP Landscaping	Refund building services levy	61.65
403370	11/07/19	MG Barry	Refund residential verge deposit	780.00
403371	11/07/19	Pure Homes Pty Ltd T/as B1 Homes	Refund residential verge deposit	538.50
403372	11/07/19	Residential Building WA Pty Ltd	Refund residential verge deposit	1,200.00
403373	18/07/19	Sabrina Civa	Refund building services levy	61.65
403374	18/07/19	Ultimate Additons	Refund building services levy	61.65
EF045765	4/07/19	City of Bayswater Municipal	Commission	770.25
EF045766	4/07/19	Construction Training Fund	Commission	63,402.20
EF045767	4/07/19	Department of Mines, Industry Regulation and Safety	Commission	26,180.64
				<hr/>
				94,358.69
Cancelled Payments				
402450	26/07/19	Payment - 402450	-	41.50
402470	26/07/19	Payment - 402470	-	41.50
402475	26/07/19	Payment - 402475	-	40.50
403270	24/07/19	Payment - 403270	-	40.00
				<hr/>
				- 163.50

Attachment 3

City of Bayswater		
Corporate Credit Cards Transactions		
for the period 29 June 2019 to 29 July 2019		
Date	Description	Amount
		\$
Chief Executive Officer		
01/07/19	Secure Parking - Parking	15.38
04/07/19	City of Perth - Parking	15.14
05/07/19	Rifo's Café - Catering	295.40
15/07/19	Apple Itunes - Business app	1.49
17/07/19	NGIWA - Refund	-100.00
		227.41
Director Community and Development		
03/07/19	Typeform -	1,016.28
03/07/19	Createsent - Online Business Forum	163.90
03/07/19	SendGrid - Online Forum	116.08
05/07/19	Notre Dame -	20.00
05/07/19	Facebook - Advertising	950.00
10/07/19	Australian Financial Security Authority - Vehicle Searches	2.00
10/07/19	Australian Financial Security Authority - Vehicle Searches	2.00
10/07/19	Agentur Pty Ltd - Refund	-165.00
11/07/19	Formstack - Website maintenance	364.07
15/07/19	Facebook - Advertising	564.56
17/07/19	City of Perth - Parking	4.04
18/07/19	The West Australian -	28.00
19/07/19	Somerset - Vehicle Searches	489.34
19/07/19	Local Government Professionals Aust -	143.00
22/07/19	Zoom Video Communications - Video conference for on demand meetings	21.52
23/07/19	Amazon - IT equipment	158.65
29/07/19	Lepide -	434.48
		4,312.92
Director Works and Infrastructure		
01/07/19	Getty Images - Stock images	207.90
02/07/19	Seton - Refund	-574.75
08/07/19	Seton - OSH equipment	550.75
09/07/19	Curtin University - Awards breakfast	160.00
12/07/19	Rifo's Café - Catering	12.60
22/07/19	Dropbox - Business Storage Online Subscription	448.00
29/07/19	Getty Images - Stock images	207.90
		1,012.40
Total amount debited from Municipal account		5,552.73

Statement for**NAB Visa Purchasing**

NAB Purchasing & Corporate Card Support - GPO Box 9992 Melbourne Victoria 3001

Phone: 13 10 12 between 7am and 9pm AEST, Monday to Friday,

8am and 6pm AEST, Saturday and Sunday

Email: client.services@nab.com.au

Fax: 1300 656 519

Lost & Stolen Cards: 1800 033 103 (24 Hrs, 7 Days a Week)

CITY OF BAYSWATER
ATTN MANAGER FINANCIAL SERVICE
61 BROWN AVENUE
MORLEY WA 6062

Cardholder Name: MR ANDREW GEORGE BRIEN
Account No:
Statement Period: 29 June 2019 to 29 July 2019
Cardholder Limit: \$10,000

Transaction Record For: MR ANDREW GEORGE BRIEN

Date	Amount A\$	Details	Explanation	Cost Coding	GST / FBT Paid	Reference
1 Jul 2019	\$15.38	SECURE PARKING FORTE	EAST PERTH			74940529180
4 Jul 2019	\$15.14	CPP COUNCIL HOUSE	PERTH			74940529184
5 Jul 2019	\$295.40	RIFO'S CAFE	MAYLANDS			74564459185
15 Jul 2019	\$1.49	APPLE ITUNES STORE	SYDNEY			74564459196
17 Jul 2019	\$100.00 CR	EB *2019 NGIWA State C	801-413-7200			03172048857
Total for this						
Period:	\$227.41					

2100418/M07169/S011564/023127

National Australia Bank Limited ABN 12 004 044 937

Statement for**NAB Visa Purchasing**

NAB Purchasing & Corporate Card Support - GPO Box 9992 Melbourne Victoria 3001

Phone: 13 10 12 between 7am and 9pm AEST, Monday to Friday,

8am and 6pm AEST, Saturday and Sunday

Email: client.services@nab.com.au

Fax: 1300 656 519

Lost & Stolen Cards: 1800 033 103 (24 Hrs, 7 Days a Week)

CITY OF BAYSWATER
ATTN: MANAGER FINANCIAL SERVICE
61 BROWN AVENUE
MORLEY WA 6062

Cardholder Name: DESMOND K ABEL
Account No:
Statement Period: 29 June 2019 to 29 July 2019
Cardholder Limit: \$10,000

Transaction Record For: DESMOND K ABEL

Date	Amount A\$	Details	Explanation	Cost Coding	GST / FBT Paid	Reference
3 Jul 2019	\$1,016.28	TYPEFORM S.L BARCELONA	---	---	---	74208479183
		FRGN AMT: 700.00 US dollar	---	---	---	
3 Jul 2019	\$163.90	CREATESEND/COM SYDNEY	---	---	---	03121724858
3 Jul 2019	\$116.08	SendGrid 1-877-969-8647 877-9698647 CO	---	---	---	24906419183
		FRGN AMT: 79.95 US dollar	---	---	---	
5 Jul 2019	\$20.00	NOTRE DAME FREMANTLE	---	---	---	05121023576
5 Jul 2019	\$950.00	FACEBK KHEK5MJ9M2 fb.me/ads	---	---	---	74987509185
10 Jul 2019	\$2.00	PPSR AFSA BARTON	---	---	---	74940529190
10 Jul 2019	\$2.00	PPSR AFSA BARTON	---	---	---	74940529190
10 Jul 2019	\$165.00 CR	AGENTUR PTY LTD CULLEN BAY	---	---	---	74564729190

National Australia Bank Limited ABN 12 004 044 937

Statement for**NAB Visa Purchasing**

NAB Purchasing & Corporate Card Support - GPO Box 9992 Melbourne Victoria 3001

Phone: 13 10 12 between 7am and 9pm AEST, Monday to Friday,

8am and 6pm AEST, Saturday and Sunday

Email: client.services@nab.com.au

Fax: 1300 656 519

Lost & Stolen Cards: 1800 033 103 (24 Hrs, 7 Days a Week)

Transaction Record For: DESMOND K ABEL

Date	Amount A\$	Details	Explanation	Cost Coding	GST / FBT Paid	Reference
11 Jul 2019	\$364.07	FORMSTACK, LLC 800-8456697 IN	---	---	---	24497789191
		FRGN AMT: 249.00 US dollar	---	---	---	
15 Jul 2019	\$564.56	FACEBK SYYSUM2AM2 fb.me/ads	---	---	---	74987509193
17 Jul 2019	\$4.04	CPP CULTURAL CENTRE NORTHBRIDGE	---	---	---	74940529197
18 Jul 2019	\$28.00	WANEWSDTI Osborne Park	---	---	---	74564459198
19 Jul 2019	\$489.34	SOMERSET ON ELIZABET MELBOURNE	---	---	---	74564729199
19 Jul 2019	\$143.00	LG PROFESSIONALS AUS MELBOURNE	---	---	---	74940529199
22 Jul 2019	\$21.52	ZOOM.US 8887999666 CA	---	---	---	24493989200
		FRGN AMT: 14.99 US dollar	---	---	---	
23 Jul 2019	\$158.65	Amazon web services aws.amazon.coWA	---	---	---	24692169203
		FRGN AMT: 110.00 US dollar	---	---	---	
29 Jul 2019	\$434.48	DRI*Lepide NRW	---	---	---	74987509208
Total for this Period:	\$4,312.92					

THE NATIONAL FOREIGN CURRENCY PROCESSING FEE IS THE SUM OF A
VISA FEE OF 0.85% (CHARGED TO THE NATIONAL AND ON-CHARGED TO YOU)
AND THE NATIONAL FOREIGN CURRENCY TRANSACTION FEE OF 1.50%

Statement for**NAB Visa Purchasing**

NAB Purchasing & Corporate Card Support - GPO Box 9992 Melbourne Victoria 3001

Phone: 13 10 12 between 7am and 9pm AEST, Monday to Friday,

8am and 6pm AEST, Saturday and Sunday

Email: client.services@nab.com.au

Fax: 1300 656 519

Lost & Stolen Cards: 1800 033 103 (24 Hrs, 7 Days a Week)

CITY OF BAYSWATER
ATTN MANAGER FINANCIAL SERVICE
61 BROWN AVENUE
MORLEY WA 6062

Cardholder Name: DOUGLAS H PEARSON
Account No:
Statement Period: 29 June 2019 to 29 July 2019
Cardholder Limit: \$10,000

Transaction Record For: DOUGLAS H PEARSON

Date	Amount A\$	Details	Explanation	Cost Coding	GST / FBT Paid	Reference
1 Jul 2019	\$207.90	GETTY IMAGES	MELBOURNE			05182953614
2 Jul 2019	\$574.75 CR	SETON	GREYSTANCES			74798069182
8 Jul 2019	\$550.44	SETON	GREYSTANCES			74798069186
9 Jul 2019	\$160.00	CURTIN UNIVERSITY	BENTLEY			74940529189
12 Jul 2019	\$12.60	RIFO'S CAFE	MAYLANDS			74564459192
22 Jul 2019	\$448.00	Dropbox V482P51TV53X	db.tt/cchelp			74987509200
29 Jul 2019	\$207.90	GETTY IMAGES	MELBOURNE			05182857912
Total for this						
Period:	\$1,012.09					

2100418/M07169/S011563/023125

National Australia Bank Limited ABN 12 004 044 937

Attachment 4

City of Bayswater		
Electronic Fund Transfers		
for the period 1 July 2019 to 31 July 2019		
Date	Description	Amount
		\$
Municipal Account		
02/07/19	New investments	1,000,000.00
03/07/19	NAB transact fee	92.80
03/07/19	Wages	847,112.69
05/07/19	NAB account fee	140.38
09/07/19	New investments	2,700,000.00
17/07/19	Wages	837,391.13
18/07/19	Wages	836.34
19/07/19	Wages	273.07
23/07/19	New investments	1,400,000.00
25/07/19	New investments	2,300,000.00
26/07/19	NAB connect fee	236.98
30/07/19	New investments	6,026,855.33
31/07/19	NAB BPAY fee	3,036.55
31/07/19	Wages	768,270.46
		15,884,245.73
Aged Persons Account		
04/07/19	Aged care subsidies to Juniper	724,559.08
05/07/19	NAB account fees	3.05
09/07/19	New investments	888,711.09
16/07/19	Audit certificate fee	70.00
		1,613,343.22
Total		17,497,588.95

10.2.4 Status Report - Donations Granted Under Delegated Authority

Responsible Branch:	Financial Services	
Responsible Directorate:	Corporate and Strategy	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input checked="" type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input checked="" type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. List of donations granted under delegated authority during July 2019.	

SUMMARY

This report presents the list of donations made under delegated authority for the month of July 2019.

OFFICER'S RECOMMENDATION

That Council receives this status report on the donations granted under delegated authority for the month of July 2019 as contained in Attachment 1.

BACKGROUND

At its meeting of 22 June 2018, Council resolved:

"That Council:

.....

3. *Notes that Directors and Managers may make community funding contribution decisions under existing delegations, capped at \$5,000 in line with the new Community Grants Policy.*
4. *Notes that a monthly information report on community funding will be provided to Council for noting.*

....."

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

A list of donations granted under delegated authority for the month of July 2019 is attached for Councillors' information (Attachment 1).

LEGISLATIVE COMPLIANCE

Donations Policy applies.

OPTIONS

Not applicable.

FINANCIAL IMPLICATIONS

The Donations allocation in the 2019/20 Budget is \$30,000.00. To date \$2,550.00 has been expended this financial year, which includes a donation of \$1,350 which was granted to the Cat Haven in July (Item 10.2.5 OCM 23 July 2019).

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme: Leadership and Governance.
Aspiration: Open, accountable and responsive service.
Outcome L1: Accountable and good governance.

This report will assist Council in meeting its responsibilities in relation to governance of the City of Bayswater's finances.

CONCLUSION

That Council receives this status report on the donations granted under delegated authority for the month of July 2019, as contained in **Attachment 1**.

Attachment 1

REQUESTS FOR DONATIONS
DELEGATED AUTHORITY (\$200 AND UNDER) AS PER POLICYFS-P43

INDIVIDUALS

The following eligibility criteria have been met for each application:

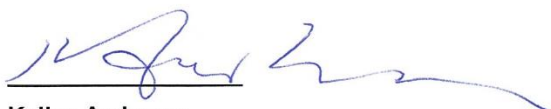
- *Support documentation provided*
- *All are residents of the City of Bayswater*
- *All applications were received at least 2 weeks prior to event*

Name and Address	Age	Event	Cost to Applicant	Previous financial assistance granted (date and amount)	Amount of Donation
Tjiirdm McGuire Bayswater	15	National AFL 15's School Boys Ch/ships Launceston, Tasmania 26 July - 4 August 2019	\$3,200	Indoor Sports WA U-16 Mixed Netball State Team 2018 Junior National Indoor Netball Ch/ships Gold Coast 19 Nov – 9 Dec 2018	\$200
Ella Lincoln Bayswater	15	WA Girls State U15s Squad (Football West) Coffs Harbour, NSW 15-19 July 2019		\$200 - Girls U14's National Youth Ch/ships, (Football West) Coffs Harbour, NSW 16-20 July 2018 \$200 - U14 Girls National Youth Championships (Football West) Coffs Harbour 10-14 July 2017 \$200 - U13 Girls National Youth Championships (Football West) Coffs Harbour - 3-8 July 2016 \$200 - WA Schools 12's Football team - Adelaide November 2015	\$200
Austin Moyle Noranda	12	12U Australian National Team (Baseball Australia) Tainan, Taiwan 26 July - 4 August 2019	\$2,750	\$150 - May 2019 Eastern Phantoms Little League Team, National Little League Baseball Ch/ships Lismore, NSW 4-10 June 2019	\$300
Riley Oliphant Noranda	12	12U Australian National Team (Baseball Australia) Tainan, Taiwan 26 July - 4 August 2019	\$2,750	\$150 - May 2019 Eastern Phantoms Little League Team, National Little League Baseball Ch/ships Lismore, NSW 4-10 June 2019	\$300
					\$1,000

ORGANISATIONS

Name and Address	Purpose of Organisation	Reason for Request	Previous financial assistance granted (date and amount)	Amount of Donation
Casa Mia Montessori Playgroup Inc. Bayswater	Playgroup	Purchase of vacuum cleaner to enable volunteers to quickly clean premises after each playgroup session.	Nil - First application	\$200
				\$200

Total for July 2019 \$1,200



Kelley Ambrose
Acting Director Corporate and Strategy

10.2.5 Donation Request - The Scale Modellers Club of WA

Applicant/Proponent:	The Scale Modellers Club of WA	
Owner:	City of Bayswater	
Responsible Branch:	Financial Services	
Responsible Directorate:	Corporate and Strategy	
Authority/Discretion:	<input checked="" type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. Quote for signage 2. Quotes for standard flyers and business cards	
Refer:	Item 10.2.8: OCM 29.01.2019	

SUMMARY

The Scale Modellers Club of WA has applied for a donation towards signage and promotional materials amounting to \$2,354.90.

OFFICER'S RECOMMENDATION

That Council grants a donation of \$500 to the Scale Modellers Club of WA towards the purchase of signage and promotional materials.

BACKGROUND

The Scale Modellers Club of WA is multicultural, with representation from several countries and backgrounds, and is a not-for-profit organisation aims to promote the art of scale model building across the community.

The Club has approximately 160 members. Although only 12 members are residents of the City, the Club states that the facility at Robert Thompson Reserve in Noranda is the only one of its kind in the southern hemisphere where scale model interest groups can meet at central clubrooms.

It comprises 8 groups which cater for various genres of modelling throughout the week as follows:

- Scale Modellers Club of WA - General modelling of cars, ships, planes and military. Junior modellers and teaching (35 members) (4 COB);
- Perth Districts Model Club - Car and truck modelling speciality (36 members) (0 COB);
- Perth Military Modelling Society - reviews, specialised techniques for all military vehicles (13 members) (0 COB);
- Western Front Modellers - specialising in WW1 objects (23 members) (2 COB);
- IPMS - International Plastic Modellers Society - General all round so including all genres (12 members) (1 COB);
- I'd Crit That - Wargaming - the strategic game of moving armies and conquest using miniature scale figures and artefacts (10 members) (0 COB);
- Aircraft Enthusiast Group - Photograph aircraft from all over the world for collections and publications/museums (12 members) (1 COB).
- 'Perth Jawas' - Star Wars board games with miniatures (20 members).

The Club feels that some of the many families which gather at the Reserve on weekends for social occasions visit the facility, and signage would potentially further increase Club attendance. A number of people with disability attend the facility and are Club members.

Benefits for residents include skill building; increasing participation; and improving wellbeing i.e. Club membership is getting children off mobile devices and doing something different, utilising their motor skills and allowing for general skill building.

The Club is seeking financial assistance towards signage and promotional materials of \$2,354.90.

It is seeking these funds in order to remain viable and open to the public, and believes that these funds would assist to set up the Club to succeed into the future and continue to keep the community engaged in a very unique club that is known nationally and internationally.

The signage and promotional materials are required to promote the hobby and attract new members - The requested signage includes:

- Two teardrop banners;
- One A-frame sign;
- One retractable banner for school visits;
- Generic business cards;
- A5 flyers - to be handed out and provided to hobby stores in the Perth metropolitan area; and
- Two external wall signs in alignment with the City of Bayswater's signage regulations.

Refer to the quotes provided by Club President Kurt Fischer in **Attachments 1 and 2.**

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

As part of the lease agreement between the City of Bayswater and The Scale Modellers Club of WA, effective from 1 July 2017 to 30 June 2022, the Club agreed to pay 80% of the Council Rate and Emergency Services Levy charges. Annual rental is \$1,300.48, Emergency Services Levy is \$544.32 and there are no water rates payable. 50% of electricity is charged (as the City has CCTV camera mounted on the building) which amounts to between \$265 and \$400 every two months.

At its meeting of 29 January 2019 Council resolved to grant a rate exemption to the Club, effective 1 December 2018, amounting to \$1,519.53 for 2018/19, with the exemption applying until the expiry of the lease, unless the Club's circumstances changed.

The Club's Annual Membership Fees are \$100 for adults and \$35 for Juniors.

This application meets the criteria for a donation as the Club:

- promotes community involvement;
- encourages new services and resources, increases community participation and creates a vibrant cultural and community life in the City of Bayswater;
- the project benefits City of Bayswater residents; and
- the project provides equity of access for people with different cultural backgrounds and physical capacity to participate.

The Club would commit to acknowledging the City with an A5 flyer using the City's logos, acknowledging the City's support on the WASMEX webpage, adding the City's logo on any of the Club's signage pieces and retractable banners which would be seen by all participants at events. The City would again be acknowledged in the ModelArt magazine when the club provides another write-up in the near future. This is a national/international model magazine.

LEGISLATIVE COMPLIANCE

Not applicable.

OPTIONS

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

Option 1	That Council grants a donation of \$2,354.90 to the Scale Modellers Club of WA towards the purchase of signage and promotional materials.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	Other community groups which have previously applied for a donation from the City and have been unsuccessful, may find this allocation unfair. If additional funds were to be provided to this group it would limit the amount available for others for the balance of the financial year.	

Option 2	That Council grants a donation of \$500 to the Scale Modellers Club of WA towards the purchase of signage and promotional materials.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	Other community groups which have previously applied for a donation from the City and have been unsuccessful, may find this allocation unfair. If additional funds were to be provided to this group it would limit the amount available for others for the balance of the financial year.	

Option 3	That Council does not grant a donation to the Scale Modellers Club of WA towards the purchase of signage and promotional materials.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate

Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	Not granting a donation to the Scale Modellers Club of WA would disadvantage the Club, however it would leave funds in the Donations Account for other groups.	

FINANCIAL IMPLICATIONS

The Donations allocation in the 2019/20 Budget is \$30,000.00. To date \$2,550.00 has been expended this financial year.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme: Leadership and Governance.
 Aspiration: Open, accountable and responsive service.
 Outcome L1: Accountable and good governance.

CONCLUSION

It is recommended that a donation of \$500 be granted to the Scale Modellers Club of WA in acknowledgement of its uniqueness and the great work the organisation carries out in the community.

Attachment 1

Bokay Signage
 12 Raymond Avenue, Bayswater, Perth, WA, 6053
 Primary Email: sales@bokay.com.au
 Primary Phone: (08) 9473-4488
 Fax : 08 9473 0744
 ABN #: 42009 465 614
 Tax ID: 10
<http://www.bokay.com.au/>

**Quote 6601****Signage**

SALES REP INFO
 Yvonne Leeper
 BDM
 yvonne@bokay.com.au
 (08) 9473-4488

QUOTE DATE
 29/07/2019
 QUOTE DUE DATE
 29/07/2019
 QUOTE EXPIRY DATE
 28/08/2019
 TERMS
 COD

ORDERED BY
 The Scale model Club of WA

CONTACT INFO
 Kurt
 kurtfischer@iinet.net.au

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. GST)	TAX
1	FLAG KITS - FLAG - POLE VARIOUS SHAPE FLAGS TYPE/ART/DESIGN:~ PDF Artwork supplied KIND:~ 1 X kind STOCK:~ Polyester printed flag, pole , Luxury carry bag, grass spike FINISHED SIZE:~ 2M medium Kit including bag PRINT:~CMYK - double sided print FINISH:~ Flat packed into carry bag NOTE: Manufacturing Lead time is 10 working days from artwork approval due to manufacturing process of di-sublimation inks / UV liquid lamination and tunnel drying prior to our in house finishing.	2	Each	\$269.00	\$538.00	\$53.80
2	Bases - External 10KG Metal Base 500mm square - FLAGS Supply only: External 10kg metal base 500mm square with ball bearing spike	2	Each	\$105.00	\$210.00	\$21.00



QUOTE 6601, THE SCALE MODEL CLUB OF WA, 29/07/2019

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. GST)	TAX
---	------	-----	-----	---------	-------------------	-----

3 A Frame Steel Heavy Duty 600mm x 900mm**Supply only:**

TYPE/ART/DESIGN:~ Supplied print ready PDF
 STOCK:~ ACM - SAV / Gloss UV Laminate
 A FRAME SIZE:~ 600mm (wide) x 900mm(high)
 PRINT:~ Double Sided Full colour digital UV ink
 FINISH:~ Boxed ready.

Client to collect from Bokay Signage, Bayswater

**4 Vintage Duo Better Double sided pull up**

ART/ DESIGN: Client to supply print ready PDF

KIND:~

STOCK:~ Standard base - So Flat banner

SIZE:~ 1000mm(wide) x 2000m(high)

PRINT: Digitally printed UV double sided

FINISH:~ Banner mounted to base supplied in carrybag

Anodized aluminium finish with a quality padded carry bag
 Heavy duty clip toprail and a 2 year manufacturers warranty
 on spring mechanism

Client to collect from Bokay Signage, Bayswater

**5 Aluminium Composite Material Sign**

TYPE/ART/DESIGN:~ Supplied print ready PDF

SIZE: 1000x1000mm

STOCK:~ 3mm ACM

PRINT:~ Single Sided Full colour digital UV ink

Gloss laminated

FINISH:Trim to size

Client to collect from Bokay Signage, Bayswater

**6 ACM wall Signage**

PRINTED ON 2019-07-29 10:22:33 +0800 BY YL CREATED BY YL

2/3

QUOTE 6601, THE SCALE MODEL CLUB OF WA, 29/07/2019

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. GST)	TAX
	Artwork supplied Size: 1000x3000mm Uv digitally printed 3 mm Aluminium Composite material Gloss laminated					
7	PERTH METRO AREA x 2 Installer inc Travel 2 x Bokay Installation Team Travel from Bokay to Site Access Equipment (ladders) Maximum 3M high Consumables and SWMs Cones & Barricades Bokay on Site fitting service for works above	2	Hr	\$160.00	\$320.00	\$32.00
	Please Note: * Shire (council) approval by others * Structural certification of drawings by others * Price is subject to confirmation of all quantities, specifications & build methods * Price based on unrestricted access to site * No traffic Management allowed for within this Quote * No EWP - Crane allowed for install * Price is subject to site measure confirmation. * Price based on installation during normal weekday business hours * Price based on installation of all signage taking place during a single visit or consecutive visits * Price does not include any inductions, permits or council approvals. * This is an estimated price that is charged by the hour, additional charges may apply.					

When Placing a Sales Order: Ensure you include our QUOTE#, DATE REQUIRED/INSTALLED to assist us with planning, thanks in advance.

Please Note price remains budget until: * Shire (council) signage / works approval by others * Structural certification of drawings by others * Price is subject to confirmation of all quantities, specifications & build methods * Price based on unrestricted access to site * No traffic Management allowed for within this Quote unless stated in scope of works * No EWP - Crane allowed for install unless stated in scope of works * Price is subject to site measure confirmation. * Price based on installation during normal weekday business hours * Price based on installation of all signage taking place during a single visit or consecutive visits * Price does not include any inductions, permits or council approvals.

Terms & Conditions: Credit applications are available upon request for a 30-day trading account. These applications take 2 weeks to process and approve and the first project with new clients is subject to our COD Account Conditions. COD Accounts are subject to a 50% deposit prior to commencement of artwork, ordering of materials or manufacture. Supply Only works will require final payment prior to goods leaving Bokay factory in Bayswater Perth WA. Installation works are required to be paid on the day of installation or prior. If payment cannot be made on the day of installation your job will be delayed. Payments are accepted by electronic funds transfer, cash or credit card. Credit Card authorization forms are available for this payment type.

Artwork Submission Guide FORMAT: We support PDF, JPEG, TIFF and EPS format as well as native Adobe layout application. We also support all the current versions on Mac and PC. **LAYOUT AND SCALING:** Ensure all layouts are supplied at intended print size (100%), unless intended print output is over 5000mm supply the artwork at 10%. **BLEED AND CROP MARKS:** BLEED Allow at least 5mm bleed for rigid material coreflute / Signwhite/ACM etc. 10-15mm bleed for flexible material (Self Adhesive Vinyl Paper etc.). **ARTWORK:** 50mm bleed for Banners. Crops/Trim marks should be set OUTSIDE THE BLEED AREA. **BLEED LINKS:** We would ask that all elements are supplied, e.g. linked files such as logos and images either embedded or supplied separately in a clearly marked folder. **IMAGE RESOLUTION AND FORMAT:** We recommend that all files be supplied at the highest resolution possible preferably 300dpi CMYK colour format. We do not accept RGB image. **TRANSPARENCIES AND FONTS:** All fonts to be outlined and Stroke converted to vector paths. Flatten all the transparent images of the artwork. **COLOUR MATCHING AND PROFILES:** Provide PMS (Pantone Matching System) reference to your colours we will try our best to match colour. Create your artwork using following colour profiles CMYK: ISO Coated V2(ECI) and RGB: Adobe RGB (1998) please do not hesitate to contact the Art Department at art@bokay.com.au for further information. Bokay Signage 12 Raymond Avenue, Bayswater WA 6053 T: (08) 9473 4488
PLEASE NOTE: Full responsibility for the accurateness of the supplied artwork, including text, positioning, spelling and numbers lies with the customer. Images and text sent separately does not equate to press ready artwork. Our charge out rate for our designer starts at \$70 per hour.

Bokay Delivery Charge of \$30 applies to all goods delivered within the Perth Metro Area

Subtotal:	\$1,802.64
Total GST:	\$180.26
Final price:	\$1,982.90


Tax Totals

GST(10.0%)	\$180.26
-------------------	-----------------

SIGNATURE:

DATE:

Attachment 2



Search for a product


ContactStore LocatorLog InCart

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10.3 Works and Infrastructure Directorate Reports**10.3.1 Requested Support for Local Government Greener Perth**

Responsible Branch:	Sustainability and Environment	
Responsible Directorate:	Works and Infrastructure	
Authority/Discretion:	<input checked="" type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. Letter from Town of Victoria Park	

SUMMARY

Council consideration is sought on a request for support from the Town of Victoria Park for the introduction of a 'Local Government Greener Perth' grant program, funded by the State Government.

The Town of Victoria Park is advocating for a 'Local Government Greener Perth' grant program to financially assist local governments with the delivery of their urban forest strategies and similar programs. The proposed grant funding program would be comparable to the 'Five Million Trees for Greater Sydney' grants program which exists in New South Wales and provides co-funding for tree planting projects in public spaces. It is understood the request would be for a funding pool which would support tree planting and other greening outcomes.

OFFICER'S RECOMMENDATION

That Council requests the Chief Executive Officer to write to Town of Victoria Park to inform them of the City of Bayswater's in principle support for a 'Local Government Greening Perth' grant program, funded by the State Government.

BACKGROUND

On 16 July 2019 the City of Bayswater received a letter from the Mayor of the Town of Victoria Park seeking support for the development of a State Government grant funding program to assist local governments with the delivery of their urban forest strategies.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

The City currently has approximately 33,000 trees with an annual maintenance cost of \$1,700,000. As per the Urban Forest Strategy, the City aims to increase tree canopy coverage from 13.2% to an aspirational target of 20% by the year 2025 through street, parks and natural area plantings. This will require significant funding for both the purchasing and planting of trees as well as their ongoing maintenance.

It is also noted that WALGA's Urban Forest Working Group identified the need for additional funding pathways for the implementation of Urban Forest Strategies and unanimously considered this a key priority.

Whilst it is understood that increasing tree canopy is the City's highest priority environmental initiative, it would be reasonable to assume a significant increase in expenditure by the State in this space would make it less likely to see increases in expenditure for other environmental areas such as river restoration and water management.

LEGISLATIVE COMPLIANCE

There are currently no legislative targets in relation to tree canopy or urban forests.

OPTIONS

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

Option 1	That Council: <ul style="list-style-type: none"> Requests the Chief Executive Officer to write to Town of Victoria Park to inform them of the City of Bayswater's support for a 'Local Government Greening Perth' grant program, funded by the State Government. 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Low
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	Implementation of the City's Urban Forest Strategy will require significant funding in coming years. Supporting Town of Victoria Park's request for a State Government funded grant program has the potential to provide additional funds to the City to deliver on the program. It is also considered that sourcing additional funding pathways will be in line with community expectations.	

Option 2	That Council: <ul style="list-style-type: none"> Requests the Chief Executive Officer to write to Town of Victoria Park to inform them the City of Bayswater's does not support a 'Local Government Greening Perth' grant program, funded by the State Government. 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Moderate
Environmental Responsibility	Low	Moderate
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	Not supporting Town of Victoria Park's proposal for a State Government funded grant program may present moderate risks for the City's financial management and its environmental responsibility. It is also expected that not supporting the possibility of other funding pathways may not be in line with community and stakeholder expectations.	

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme: Our Natural Environment
Aspiration: A green and sustainable environment.
Outcome N1: Natural environment and biodiversity which are conserved and protected.
Outcome N2: A resilient community that responds to sustainability challenges.

CONCLUSION

It is recommended to support the request from Town of Victoria Park for a State Government funded 'Local Government Greener Perth' grant program.

Attachment 1**OFFICE OF THE MAYOR**

Administration Centre
99 Shpperton Road, Victoria Park WA 6100
Locked Bag 437, Victoria Park WA 6979
Telephone: (08) 9311 8155



Our Ref: PLA/6/50
Enquiries: Laura Sabitzer or Nicole Annon
Telephone: (08) 9311 8111
Email: admin@vicpark.wa.gov.au

12 July 2019

Mayor Dan Bull
City of Bayswater
PO Box 467
MORLEY WA 6943

Dear Mayor Bull

RE: REQUEST FOR SUPPORT FOR THE INTRODUCTION OF A 'LOCAL GOVERNMENT GREENER PERTH' GRANT PROGRAM FUNDED BY THE STATE GOVERNMENT

At its Ordinary Council Meeting of 18 June 2019, the Town of Victoria Park (the Town) resolved to seek support from metropolitan local governments and the Western Australian Local Government Association (WALGA) for the introduction a 'Local Government Greener Perth' grant program, funded by the State Government.

The rate of urban deforestation across the Perth metropolitan area has been increasing, with a loss of tree canopy impacting on the quality of health and amenity enjoyed by the community.

In response, local governments have been developing and implementing urban forest strategies (and similar initiatives) aimed at reducing the loss of trees, as well as increasing tree canopy cover.

The Town endorsed its Urban Forest Strategy in September 2018, which sets an ambitious tree canopy target to increase the Town's tree canopy cover from 10% to 20%, which will require the planting of up to 256,000 trees. This will require dedicated resources and significant financial investment to achieve. As a start, the Town has committed \$1 million from its 2019/20 Annual Budget to implement its Urban Forest Strategy,

We seek to advocate to the State Government for financial assistance to help Perth metropolitan local governments deliver their urban forest strategies (and similar initiatives).

It is proposed that this is provided through a dedicated grants program similar to the 'Five Million Trees for Greater Sydney' grants program which exists in New South Wales. This program supports local governments in Greater Sydney to enhance their urban tree canopy by co-funding tree planting projects in public spaces such as streets, parks and plazas.

The Town plans to request that the State Government establishes a 'Local Government Greening Perth' grant program allocating \$10 - \$20 million annually, for Perth metropolitan local governments to grow and maintain their urban forests.

We seek your Council's favourable support for this proposal.

If you wish to contact me, please do not hesitate to call me on (08) 9311 8130 or email tvaughan@vicpark.wa.gov.au.

Yours sincerely



TREVOR VAUGHAN
MAYOR, TOWN OF VICTORIA PARK

10.3.2 Renewable Energy and Emission Reduction Position and Action Statement

Responsible Branch:	Sustainability and Environment	
Responsible Directorate:	Works and Infrastructure	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. Renewable Energy and Emission Reduction Position and Action Statement.	
Refer:	Item 11.2 OCM 25.06.19	

SUMMARY

Council consideration is sought on the draft Renewable Energy and Emission Reduction Position and Action Statement (PAAS).

The purpose of this PAAS is to propose a staged approach to achieve the following targets:

- a corporate renewable energy target of 100% by 2030.
- a corporate greenhouse gas emissions reduction target of 100% by 2040.

The PAAS has been developed to outline the prudent planning necessary for achievement of the above targets over the next 10 to 20 years relating to the City's delivery of its operations and services.

Additionally, the City of Bayswater has been invited to become a member of the National Climate Council's "Cities, Power, Partnership" network and this report outlines the benefits and implications of joining.

OFFICER'S RECOMMENDATION

That Council:

- 1. Adopts the Renewable Energy and Emission Reduction Position and Action Statement as contained in Attachment 1; and**
- 2. Becomes a member of the National Climate Council's "Cities, Power, Partnership" network.**

BACKGROUND

At the Ordinary Council Meeting on 25 June 2019, Council considered a notice of Motion and resolved as follows:

"That Council:

- 1. Acknowledges that climate change is a major issue that requires urgent actions across all levels of government;*
- 2. Requests the Chief Executive Officer to prepare a position paper and action plan for Council to consider at the August Ordinary Council Meeting to adopt:*
 - (a) a corporate renewable energy target of 100% by 2030;*
 - (b) a corporate greenhouse gas emissions reduction target of 100% by 2040; and*

3. *Request the Chief Executive Officer to prepare a report on the implications and benefits of Council membership of the National Climate Council's "Cities, Power, Partnership" network to be presented at the August Ordinary Council Meeting.*

In accordance with the above, this report details the requested Position and Action Statement and membership of the national Climate Council's "Cities, Power, Partnership" network.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

WALGA have released a policy statement which acknowledges that climate change is occurring and greenhouse gas emissions from human activities are the dominant cause. It is an important issue for local government as it impacts almost all aspects of Council operations and responsibilities.

Whilst the issue of climate change is acute the opportunities to combat this in a planned, risk averse and budget considerate way are available. More and more Councils around Australia are developing and executing business cases and projects that demonstrate that the technology is available to reduce their carbon footprint and increase the use of renewable energy sources in a fiscally responsible way. With the adoption of the proposed targets it is believed that the City of Bayswater can prudently plan for actions over the next 10-20 years to deliver on these targets

The PAAS (**Attachment 1**) identifies different approaches that can be considered to achieve the proposed targets. The measures described are indicative and based on business cases of other Councils who have set – and in some instances already achieved - similar targets. Business cases elsewhere are indicating that the whole of life cost for major renewable energy projects is expected to be the same or less than the existing cost of procured energy. To deliver the range of City services, such as road and drainage construction, mowing parks and powering libraries the City spends almost \$4 Million a year on its energy usage. The PAAS identifies the need to develop a business case Emission Reduction and Renewable Energy Plan (ERRE) to clearly ascertain the estimated cost of development and implementation of options to meet the targets against the risk and anticipated business benefits and savings gained. This would demonstrate prudent financial management to sustainably deliver Council services.

The following stages are envisioned:

- Stage 1: Development of the City's emission profile by monitoring and reporting on emissions from electricity/gas, street lighting and the City's vehicle fleet and engineering plant. This includes adoption of interim emission reduction and renewable energy targets to be able to track progress in coming years. It will also include actions which have demonstrated business cases such as the installation of solar panels and improving the City's energy efficiency.
- Stage 2: Preparation of a corporate Emissions Reduction and Renewable Energy (ERRE) plan outlining possible actions to be undertaken by the City to achieve the targets. This plan will also provide an initial business case for each of the options. Stage 4: Implementation of the actions that are identified in the plan.
- Stage 3: Implementation, monitoring and reporting on the City's actions undertaken, emission reductions, cost savings achieved and progress towards the emission reduction and renewable energy targets.

Not pre-empting the outcome of the ERRE plan, it is expected that the City will focus on increasing its renewable energy usage in the first 10 years. By 2030, once 100% renewable energy usage has been achieved the focus will shift to sequestering the remaining carbon emissions to achieve the target of carbon neutrality by 2040. It should be noted that the use of solar panels is already supported with a business case of a return on investment between 3 to 5 years and an expected lifecycle of 20-25 years. The conversion of City owned lighting from traditional luminaires to LED has equally beneficial financial outcomes. Replacement of the lights will need to be properly timed with an asset replacement program to provide the best return on investment. As such, whilst the ERRE is being developed and considered it is the intent of the PAAS to increase the City's renewable energy use and decrease its energy purchase cost and its emissions through these initiatives which have strong business cases as part of Stage 1.

Actions discussed in the PAAS that can be delivered through City Projects (if fully funded) include:

- Installation of 60kw of solar panels in 2019-2020 (Funded).
- Develop an emission profile for the City based on all buildings and assets the City has operational control over (Funded).
- Conduct an energy audit of high energy use Council buildings (funded) and implement the report recommendations (Unfunded - to be considered as part of future budget deliberations).
- Develop a fully costed 'ERRE' to achieve 100% renewable energy by 2030 and zero net emission by 2040. This shall include – but is not limited to – the possible measures discussed in this PAAS (Unfunded – consider cost to engage a consultant for the ERRE on the mid-year review budget).

Actions discussed in the PAAS that can be delivered through City Policy include:

- Develop a 'Carbon Neutral Buildings Policy' for all future City buildings or building upgrades/renovations or major Council projects (Officer time).
- Update the City's procurement policy and vehicle fleet policy to aid in reaching the targets of 100% renewable energy by 2030 and zero net emissions by 2040 (Officer time).

Membership of the National Climate Council's "Cities, Power, Partnership" network

The City has received an invitation to become a member of the National Climate Council's "Cities, Power, Partnership" (CPP) network. This program supports Councils in their emission reduction and renewable energy projects. To date over 100 Councils across Australia have signed up. The benefits of the program include:

- Access to online resources, webinars and analytical tools designed to track emission reduction of designated projects;
- Members are teamed up with two other Councils to knowledge share throughout the year; and
- Members are profiled in national and local media. Joining the partnership is free, however, members are required to select five key actions from the partnership pledge and report on progress against these key actions in a six month survey.

Officers have attended the CPP WA Roundtable to gather a better understanding of the network and its pledges. It is considered that membership has significant benefits specifically relating to accessing online resources.

LEGISLATIVE COMPLIANCE

There are currently no legislative targets in relation to emission reduction and renewable energy. The City's targets are:

- a corporate renewable energy target of 100% by 2030.
- a corporate greenhouse gas emissions reduction target of 100% by 2040.

OPTIONS

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

Option 1	Council: 1. Adopts the Renewable Energy and Emission Reduction Position and Action Statement as contained in Attachment 1; and 2. Becomes a member of the National Climate Council's "Cities, Power, Partnership" network.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	The recommendation is in line with the Council resolution of 25 June 2019 and from a consistency point of view presents the lowest risk. As the subject matter is potentially divisive the risk level associated with 'reputation' and 'community and stakeholder' is anticipated to be moderate.	

Option 2	Council does not: 1. Adopt the Renewable Energy and Emission Reduction Position and Action Statement and its actions as contained in Attachment 1; and 2. Become a member of the National Climate Council's "Cities, Power, Partnership" network.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Moderate
Environmental Responsibility	Low	Moderate
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	Not adopting the PAAS could be considered inconsistent with the Council resolution of 25 June 2019 and as such would present a moderate risk level for 'reputation' and 'community and stakeholder.' Not adopting the PAAS and not becoming a CPP member would increase risks associated with environmental responsibility.	

Option 3	Council: <ol style="list-style-type: none"> Adopts the Renewable Energy and Emission Reduction Position and Action Statement and its actions as contained in Attachment 1 with changes; and Becomes a member of the National Climate Council's "Cities, Power, Partnership" network. 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Dependant on changes
Reputation	Low	Dependant on changes
Governance	Low	Dependant on changes
Community and Stakeholder	Moderate	Dependant on changes
Financial Management	Low	Dependant on changes
Environmental Responsibility	Low	Dependant on changes
Service Delivery	Low	Dependant on changes
Organisational Health and Safety	Low	Dependant on changes
Conclusion	Associated risk levels depend on the changes made to the PAAS	

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme: Our Natural Environment
 Aspiration: A green and sustainable environment.
 Outcome N1: Natural environment and biodiversity which are conserved and protected.
 Outcome N2: A resilient community that responds to sustainability challenges.

In addition to the above, as recently discussed at a Councillor Workshop, the City is currently developing an Environment and Liveability Framework and addressing the impacts of Climate Change will be a key component of the framework.

CONCLUSION

It is recommended to adopt the PAAS as per **Attachment 1** and become a member of the National Climate Council's "Cities, Power, Partnership" network.

Attachment 1

Renewable Energy and Emission Reduction

Position and Action Statement



bayswater.wa.gov.au

City of
Bayswater



What is a Position and Action Statement?

A Position and Action Statement (PAAS) is a tool developed by the City to provide timely and responsive actions (in the short term) to emerging environmental issues. The sustainability topic covered in this PAAS may be retained as a PAAS, further developed into a Strategy or incorporated in the City's Environment and Liveability Framework.

This PAAS identifies current key issues and immediate quick wins or benefits. This PAAS is based on the City's current understanding and is not intended to be fully comprehensive.

Driver:

This PAAS responds to a Council Notice of Motion of 25 June 2019 which resolved in part that Council:

- Acknowledges that climate change is a major issue that requires urgent actions across all levels of government; and
- Requests the Chief Executive Officer to prepare a position paper and action plan for Council to consider at the August Ordinary Council Meeting to adopt a corporate renewable energy target of 100% by 2030 and a corporate greenhouse gas emissions reduction target of 100% by 2040.

The objectives of the Renewable Energy and Emission Reduction Position and Action Statement are:

- Setting a renewable energy target of 100% by 2030 for the City's corporate operations;
- Outlining a framework to achieve a corporate greenhouse gas emissions reduction target of 100% by 2040; and
- Proposing a staged approach to reach the targets.

Acknowledgement of climate change

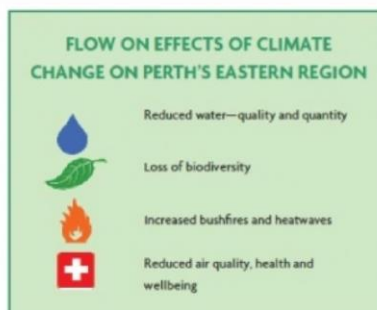
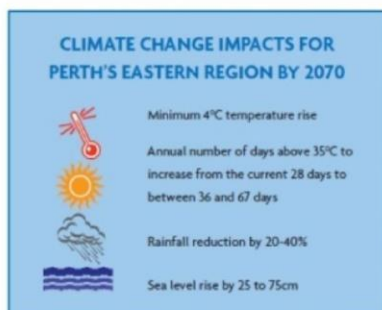
WALGA has developed a policy statement on Climate Change. Local Governments, as part of this statement, concluded that climate change is a key issue as it impacts almost all aspects of their operations and responsibilities.

Local Government acknowledges:

- I. The science is clear: climate change is occurring and greenhouse gas emissions from human activities are the dominant cause.
- II. Climate change threatens human societies and the Earth's ecosystems.
- III. Urgent action is required to reduce emissions, and to adapt to the impacts from climate change that are now unavoidable.
- IV. A failure to adequately address this climate change emergency places an unacceptable burden on future generations.

WALGA: Climate Change Policy Statement, 2018

The below extract from the Climate Council demonstrates the impacts of climate change on Perth's Eastern Region. It is expected that a reduction in water and an increased risk of bushfires and flooding (due to the secondary effects of sea level rise, namely increased river levels and changed storm water events) will have direct and significant impacts on local



government service delivery.

(Extract from Climate Council) Expected climate change impacts on Perth's Eastern Region:

To provide leadership in response to the policy statement it is considered necessary to rapidly reduce greenhouse gas emissions and increase renewable energy sources. By doing so the City will ensure its services are delivered sustainably. Whilst the challenge of climate change is acute, the opportunities to combat these in a planned, risk averse and cost effective way are available. Councils around Australia are delivering innovative projects that demonstrate new technology is available to reduce their carbon footprint, including through the use of renewable energy sources in a fiscally responsible way.

Key climate change facts include:

- The Intergovernmental Panel on Climate Change (IPCC) states that net zero emissions should be reached by 2050 at the latest to limit global heating.
- CO₂ emissions from fossil fuel combustion and industrial processes contributed about 78% of the total greenhouse gas emissions increase from 1970 to 2010 (IPCC, 2014).
- Greenhouse gas emissions from Australia's electricity sector (measured in CO₂ emissions per unit of power) is the highest amongst developed countries (IEA 2018).
- Australia's coal and gas power plants are responsible for over a third of greenhouse gas pollution in Australia (Department of Environment and Energy 2017a).
- In order for Australia to contribute its fair share to limit global temperature rise, independent advice by the Climate Change Authority (2015) recommended Australia cut its greenhouse gas pollution by 45 to 65% below 2005 levels by 2030.
- Whilst the electricity sector is Australia's biggest polluter, it is also the sector with the greatest opportunities to both cut greenhouse gas pollution (ClimateWorks 2017; IEA 2018) and reduce electricity prices at the same time (CSIRO 2016).

Position Statement

The City of Bayswater recognises that:

- lowering carbon emissions through cost-effective means - including improving energy efficiency and increasing the amount of renewable energy used – is a key element of sustainable service delivery for local governments. Not only do business cases demonstrate these approaches to be commercially viable, they also deliver social and environmental benefits.
- The City chooses to pro-actively lead the change in WA by embracing sustainable targets of net zero emissions by 2040 and 100% renewables for its corporate practices by 2030.
- Councils across the country have already demonstrated that achieving 100% renewable energy and net-zero emissions is realistic and achievable (refer to page 13 for examples).
- That adoption of these targets now allows the City to prudently plan for actions over the next 10-20 years to deliver on these targets.

The City will achieve its targets as follows:

- Stage 1: Development of the City's emission profile by monitoring and reporting on emissions from electricity/gas, street lighting and the City's vehicle fleet and engineering plant. This includes adoption of interim emission reduction and renewable energy targets to be able to track progress in coming years. It will also include a range of immediate actions which have demonstrated business cases such as the installation of solar panels and improving the City's energy efficiency.
- Stage 2: Preparation of a corporate Emissions Reduction and Renewable Energy (ERRE) plan outlining possible actions to be undertaken by the City to achieve the targets. This plan will also provide an initial business case for each of the options.
- Stage 3: Implementing, monitoring and reporting on the City's actions undertaken, emission reductions, cost savings achieved and progress towards the emission reduction and renewable energy targets.

Energy Use and Emissions at a glance

For a number of years the City has been tracking its overall energy and water usage in large Council facilities. As such the City has obtained an informed estimate of its energy and water use. To more comprehensively track carbon emissions for all its facilities it is required to allocate additional resources to this task. As such the following information is indicative only.

The four main categories for the highest energy use are as follows:

- Major recreation facilities
- Street lighting
- Vehicle fleet
- Civic administration buildings

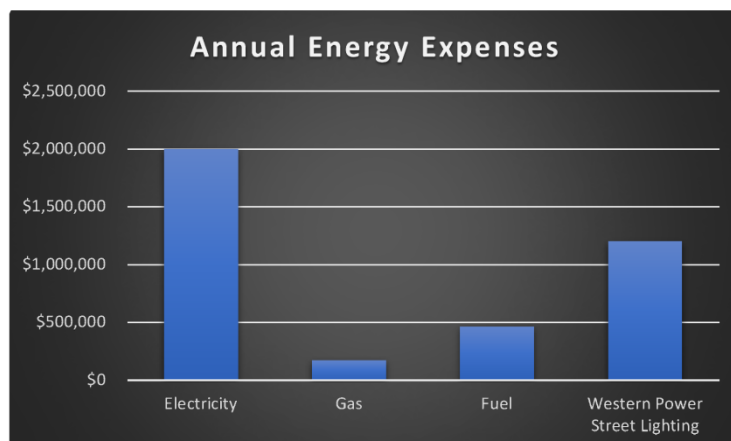
Annual Energy Expenses

Electricity - \$2,000,000 per annum including City owned street lights

Gas - \$175,000 per annum

Western Power Street Lighting - \$1,200,000 per annum

Fuel Total - \$ 465,000 per annum

**Stage 2 Actions to be reviewed as part of the proposed ERRE**

It has been demonstrated by other Australian local governments who have achieved 100% renewable energy targets that an independent ERRE (fully costed) can assist in achieving the targets. In saying that, at this stage ballpark figures based on other business cases – where available – are provided below to inform Council's strategic direction in this matter. The City may or may not adopt similar solutions dependant on the business cases developed.

The following list of measures is indicative of the type of actions that can be taken to achieve the proposed targets. Comprehensive research is needed to find the most cost effective, efficient, suitable and sustainable options to aid in meeting the proposed targets for the City of Bayswater. Throughout this process the City will ensure to be continuously reviewing emerging technologies as part of the current innovation taking place in the energy market, assisting in a more efficient service delivery.

Energy generation (technological measures)	
Stage 2 options to be reviewed as part of the ERRE	Description of measure
Solar PV	<p>Solar power converts sunlight directly into electricity using solar PV cells. Solar PV can be used in both centralized and decentralized energy systems. Generally it has the potential to connect to the electricity, with a relatively short payback period on the investment and meets the energy demand peak.</p> <p>Cost and offset (indicative only and requires further investigation) Per 60Kw system the estimated emission reduction is 70T of Carbon and would cost approximately \$70,000 - \$90,000. The approximate payback time for systems of this size is 4 years.</p>
Solar Farm	<p>As above, but with the potential of economies of scale. A consideration here is the space required.</p> <p>Cost and offset (indicative only and requires further investigation) The cost of a 1MW ground mounted solar farm is between \$1,500,000 - \$2,500,000. For larger solar farms the cost per MW can be lower. The expectation is that the whole of life cost of such a system would be the same or less than the expected expenses if the City continues to purchase energy.</p> <p>Other solar farms were constructed without any capital cost to Councils in cases where developers were offered a 25 year long peppercorn lease of the land and Council committed to long-term purchasing of Green Power at a fixed rate, in line with current green energy prices. Given the space needed for a farm, collaboration with other Councils could be investigated.</p>
Wind Energy	<p>Wind energy harnesses the kinetic energy of moving air. The primary application is to produce electricity from large wind turbines located on land (onshore) or in sea- or freshwater (offshore). Onshore wind energy technologies are already being manufactured and deployed on a large scale.</p> <p>Cost and offset (indicative only and requires further investigation) A Deloitte wind energy business case (2014) based on 40 onshore examples showed a cost range of \$1,500,000 - \$3,000,000 per MW. Each MW can offset approximately 2,600T of carbon.</p> <p>Given the space needed for a farm it could be investigated to work with other Councils to undertake a group purchasing arrangement. (see City of Melbourne example on page 13)</p>

Energy generation (technological measures)	
Stage 2 options to be reviewed as part of the ERRE	Description of measure
Geothermal	<p>Geothermal energy utilises the accessible thermal energy from the Earth's interior. Heat is extracted from geothermal reservoirs using wells or other means. Once at the surface, fluids of various temperatures can be used to generate electricity or can be used more directly for heating or cooling applications.</p> <p>Cost and offset (indicative only and requires further investigation) The Scarborough beach pool uses geothermal heating and the design and construction of the geothermal installation costed approximately \$2,500,000. Geothermal heating will offset 1800T of carbon per year and save the City of Stirling \$530,000 in utility cost per year.</p>
Bioenergy	<p>Bioenergy can be produced from a variety of biomass sources, including forest, agricultural and livestock residues and the organic component of municipal solid waste. Bioenergy can be directly used to produce electricity or heat, or can be used to create gaseous, liquid, or solid fuels. The range of bioenergy technologies is broad and the technical maturity varies substantially.</p> <p>Cost and offset Requires further investigation. No independent data available</p>
Efficiency measures (Technological measures)	
Improving energy efficiency in Council Buildings and its assets	<p>The City's planned energy audit will provide insights to possible energy efficiency improvements.</p> <p>Cost and offset (indicative only and requires further investigation) There is an estimated emission reduction of 70T of carbon which would cost approximately \$100,000</p>
Bulk change of 850 City owned streetlights and ancillary lights to LED	<p>This has the potential to significantly reduce carbon emissions. LED lights can be retrofitted to existing light poles and fitted with smart meters, resulting in further emission reductions.</p> <p>Cost and offset (indicative only and requires further investigation) Approximately \$600,000 for switching the luminaires, potential rewiring and traffic management for streetlights. Cost recovery would be around 8.5 years with a 15 year lifespan of the LED lights. It has the potential to reduce emissions by 75% compared to Mercury Vapour lights.</p> <p>Note: There are approximately 150 active reserve lighting towers that could be upgraded to LED in the future. However at this stage there are no suitable LED lights to replace these.</p>

Energy generation (technological measures)	
Stage 2 options to be reviewed as part of the ERRE	Description of measure
Electric vehicles	<p>Electric vehicles do not produce any emissions (if powered through renewable energy). Existing considerations include the current range of these vehicles and the availability of charging stations. There are currently no existing suitable replacements for larger trucks or engineering plant.</p> <p>Cost and offset (indicative only and requires further investigation) The trial of an electric vehicle would cost approximately \$15,000 (this is the extra cost compared to existing vehicles in the fleet) and would offset around 35T of carbon per year.</p>
Efficiency measures (behavioural change)	
Awareness and education programs	Energy awareness programs are cost effective to run and can have direct outcomes. The success of programs often relies on continuous education.
Development of a Carbon Neutral Buildings Policy	This policy would apply to all future City buildings or building upgrades/renovations and major Council projects. Implementation of a policy will assist in future proofing the City with low energy buildings
Purchasing agreements (outsourcing measures)	
Power purchasing agreements (PPA) with green supplier	<p>A PPA is a long-term contract between two parties, one which generates electricity (the seller) and one which is looking to purchase electricity (the buyer). The seller is responsible for the financing, design, construction and maintenance of the infrastructure. The long-term contract at a fixed rate provides the seller with the financial security needed to start the project.</p> <p>Cost and offset Price to offset is dependent on supplier, length of contract and method of creating green energy.</p>
Voluntary carbon offset agreements	<p>Agreement where a party voluntarily purchases carbon offsets to mitigate their own greenhouse gas emissions from transportation, electricity use, and other sources. Offsets typically support projects that either generate renewable energy, support energy efficiency or reforestation projects. These agreements typically have no local economic or social benefits and no local sustainable outcomes.</p> <p>Cost and offset (indicative only and requires further investigation) To offset the City's 11,000T of carbon in emissions via the purchase of carbon credits would cost between \$30,000 and \$180,000 annually depending on the projects chosen. For instance, investing in renewable energy projects in developing nations would cost less than investing in biodiverse reforestation projects in WA. The latter clearly shows more local environmental, social and economic benefits.</p>

Energy generation (technological measures)	
Stage 2 options to be reviewed as part of the ERRE	Description of measure
Carbon sequestration (environmental activities)	
Tree planting	<p>Tree planting has many ecological aesthetic and economic benefits, but does require a large amount of space to offset carbon.</p> <p>Cost and offset (indicative only and requires further investigation) The organisation 'Carbon Neutral' identify that it requires 15 trees over 30 years to sequester 1T of carbon. To offset 11,000T roughly 165,000 trees per year would need to be planted.</p> <p>Existing City programs reducing carbon Street tree planting – offsets 100T - \$400,000 per year Bayswater Brook – offsets 20T - \$150,000 per year Environmental tree planting – offsets 400T - \$30,000 per year (planting cost only)</p> <p>Note: these programs cannot be formally counted towards becoming offsetting the City's greenhouse gas emissions as they cannot be accredited under the global standards under the Kyoto Protocol Mechanism.</p>

Funding Mechanisms for large scale renewable energy generation

The above snapshot of possible measures provides an insight into the cost associated with greenhouse gas mitigation and renewable energy activities. The larger energy generation projects may require some sort of upfront capital investment, however business cases from other Councils demonstrate different ways of funding these larger projects, including loan, equity and offtake (for instance, third party development) approaches.

1. Self-fund - Bring forward annual energy cost

In the 'Business as Usual' scenario the City will be spending \$26,400,000 on electricity, gas and fuel in the next 10 years (not discounted or making allowances for increases in electricity, gas or fuel costs). Investment in large scale renewable energy generation could potentially be funded by bringing forward these annual expenditures. An in-depth business case is required to understand the payback time of the system chosen and the possible income generated if the system is large enough to be feeding back to the grid.

2. Loan - Apply for a loan from the Clean Energy Finance Corporation (CEFC)

The CEFC's Sustainable Cities Investment Program invests in a broad range of clean energy projects. The CEFC operates with an objective of financial sustainability but also has a public policy purpose to support projects that reduce emissions. As such they are likely to be a more interested lender than other financial institutions. The City would need to repay the loan with its savings on utility cost.

3. Offtake - PPA agreement with developer constructing local large scale renewable energy project

The developer would be responsible for the financing, design, construction and maintenance of the infrastructure. The City would agree to a long-term contract at a fixed rate and potentially offer the lease of the land at a lower price in case energy is generated on local

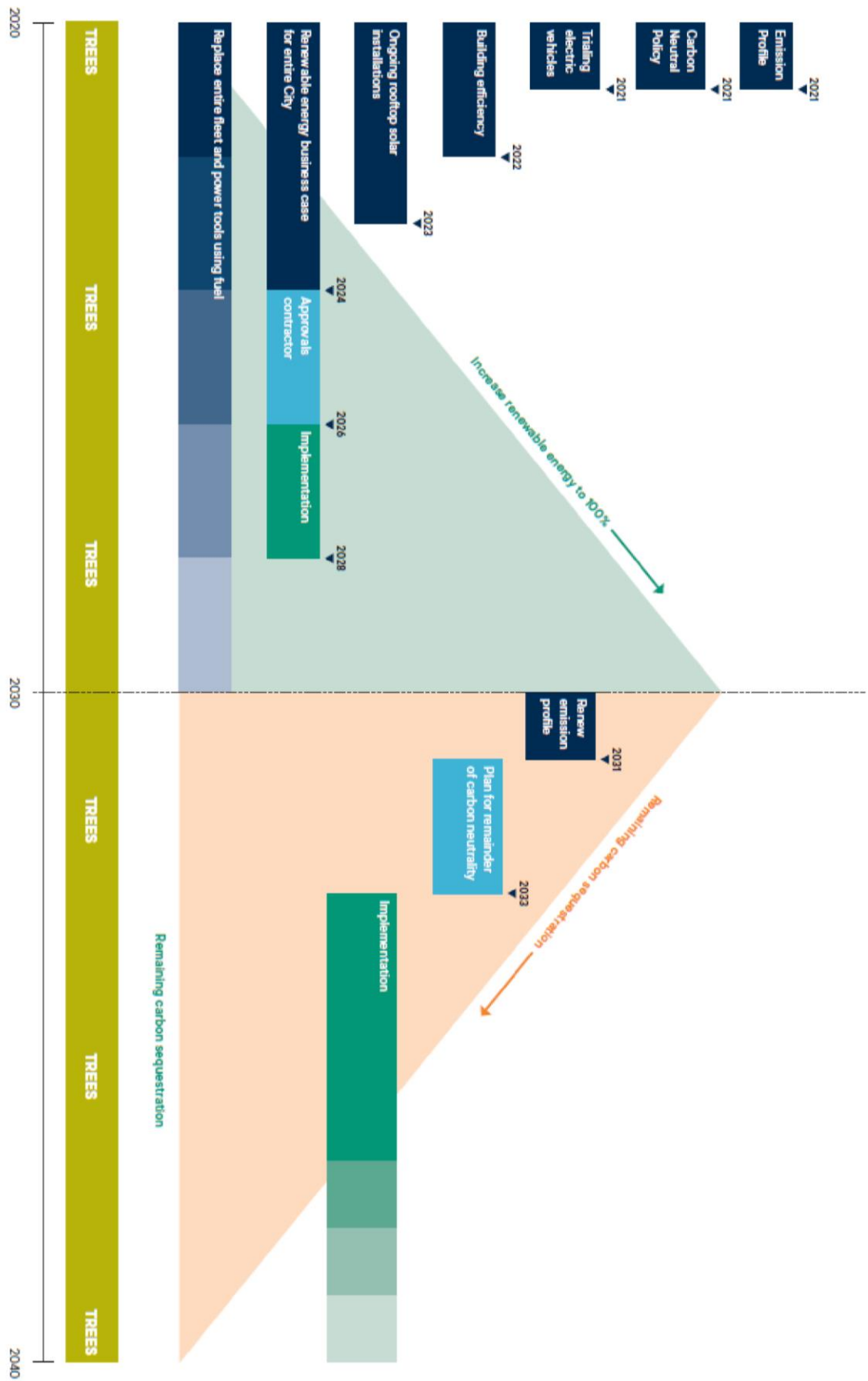
Council land. There are a number of examples where a group buying approach can underwrite project development where the demand from one offtake is insufficient to warrant the development of a large-scale project.

The whole of life cost, over 25 years, for major renewable energy projects is expected to be the same or less than if the City continues to purchase its energy at the same or similar rate as it currently pays. A business case to assess the viability various renewable energy options will need to be developed as part of Stage 2.

Proposed Stages

As described above the City will start with the development of an emission profile which will inform the Emission Reduction and Renewable Energy plan. Not pre-empting the outcome of this plan, it is expected that the City will focus on increasing its renewable energy usage in the first 10 years. By 2030, once 100% renewable energy usage has been achieved the focus will shift to sequestering the remaining carbon emissions to achieve the target of carbon neutrality by 2040. The diagram on the following page provides an indication of the stages and timeline to aid in reaching the targets.

Proposed stages



Actions:**Actions to be delivered through City Projects**

- Installation of 60kw of solar panels in 2019-2020. (Funded)
- Develop an emission profile for the City based on all buildings and assets the City has operational control over. (Funded)
- Conduct an energy audit for high emitting council buildings (Funded) and implement the report recommendations. (Unfunded - to be considered as part of future budget deliberations)
- Develop a fully costed 'ERRE' to achieve 100% renewable energy by 2030 and zero net emission by 2040. This shall include – but is not limited to – the possible measures discussed in this PAAS. (Unfunded – consider cost to engage a consultant for the ERRE on the mid-year review budget).

Action to be delivered through City Policy

- Develop a 'Carbon Neutral Buildings Policy' for all future City buildings or building upgrades/renovations or major Council projects. (Officer time)
- Update the City's procurement policy and vehicle fleet policy to aid in reaching the targets of 100% renewable energy by 2030 and zero net emissions by 2040. (Officer time)

Examples of Councils leading the way

100% Renewable – City of Melbourne

Fourteen project partners including four councils, cultural institutions, universities and corporations combined their purchasing power to support the construction of a 80MW windfarm 200 km east from Melbourne. This has resulted in City of Melbourne, Yarra, Port Phillip and Moreland being 100% powered by renewable energy as of January 2019 through this power purchasing agreement.

The project created more than 140 regional jobs during construction as well as eight ongoing maintenance jobs for the 39 wind turbines.

**Carbon neutral – City of Sydney**

The City of Sydney was the first government body in Australia to be certified as carbon neutral against the National Carbon Offset Standard (NCOS).

Between 2008 and 2015 this led to emissions being reduced by approximately 25 per cent, despite substantial growth in the number of buildings and services offered.

The City has undertaken a range of initiatives in order to reduce its emissions. These have involved implementing energy and water retrofits in their largest consuming sites and the installation of on site solar PV without selling the renewable energy certificates. The city has also upgraded its street lighting with LED lamps, and uses biofuel and renewable powered electric vehicles.

**Carbon Neutral – Moreland City**

Moreland City Council was certified on 13 December 2012.

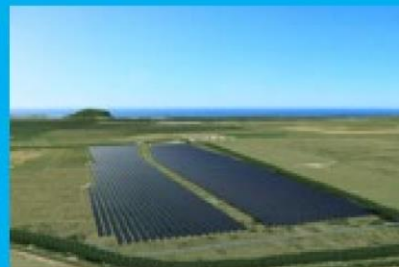
The council has been working towards carbon neutral operations since 2007 when it endorsed a Climate Action Plan. Since then the council has continued to undertake emissions reduction activities. The Council has recently implemented projects including heating and cooling upgrades and double glazing. Planned projects include installing renewable energy systems on several buildings.

Among its initiatives, Moreland City has purchased an electric vehicle with the carbon neutral logo for use as a "billboard" to publicise its carbon neutral achievement.

**100% renewable – Sunshine Coast**

Sunshine Coast was Australia's first local government to offset its entire electricity consumption across all its facilities and operations from renewable energy generated at the 15MW Sunshine Coast Solar Farm.

The farm consists of 58,000 panels on land previously used to grow sugar cane. Net savings to Council of \$22 million in savings, after costs, over 30 years based on today's electricity cost with an estimated \$10 million in economic flow on benefits. The project created 80 regional jobs during construction.



The following Councils have achieved 100% renewable energy and/or carbon neutrality.

10.3.3 Food Organics and Garden Organics (FOGO)

Responsible Directorate:	Works and Infrastructure	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Refer:	Item 11.1 OCM 14.05.19 Item 10.2.3 CTFCS 20.11.18 Item 14.3 OCM 25.09.18	

SUMMARY

The new State Waste Strategy 'Waste Avoidance and Recovery Strategy 20330' was released in February 2019 and stipulates that all Local Governments in Perth and Peel region are to provide a consistent three bin system that includes FOGO.

Council has indicated a desire to move towards FOGO and to facilitate preliminary community engagement in the absence of a formal City Waste Strategy (the development of which has been delayed for reasons detailed in this report), it is proposed to develop a Position and Action Statement (PAAS) on Waste Management for community comment.

OFFICER'S RECOMMENDATION

That Council develops a Position and Action Statement (PAAS) for Waste Management and release for public comment following the local government elections and consider comments in November 2019.

BACKGROUND

At the Ordinary Council Meeting of 25 September 2018, Council considered a Notice of Motion in relation to Food Organics and Garden Organics (FOGO) and resolved in part as follows:

"That Council:

- 2. Investigates options for expressions of interest and/or tender processes to introduce FOGO into the City of Bayswater's waste management processes and systems and provides a report on these options to the November 2018 Community, Technical, Finance and Corporate Services Committee Meeting."*

In accordance with the above resolution, a report was presented to the Community, Technical, Finance and Corporate Services Committee Meeting on 20 November 2018 and Council resolved as follows:

"That Council requests the Chief Executive Officer to:

- 1. Prior to considering Expressions of Interest/tender processes for the introduction of Food Organics and Garden Organics (FOGO) await the outcome of the EMRC's imminent deliberations in relation to the processing of FOGO.*
- 2. Prepare a report at the earliest possible opportunity once the outcomes of the EMRC deliberations are known. The report is to provide for options to pursue the introduction of FOGO, including, the necessary extensive community engagement processes proposed and grant funding opportunities."*

The EMRC at its Ordinary Council Meeting of 21 March 2019 considered a report on the processing of FOGO at the Red Hill Waste Management Facility and resolved as follows:

"THAT:

- 1. THE EMRC BEGIN THE PROCESS OF DEVELOPING A LONG-TERM FOOD ORGANIC & GARDEN ORGANIC (FOGO) STRATEGY INCLUDING, IF REQUIRED, SEEKING EXPRESSIONS OF INTEREST FOR THE APPROPRIATE TECHNOLOGY TO IMPLEMENT LONG-TERM FOGO PROCESSING SOLUTIONS TO CATER FOR ALL MEMBER COUNCIL WASTE STREAMS.*
- 2. IN THE INTERIM, THE EMRC PROCEEDS WITH THE PROCUREMENT PROCESS AND LICENCE APPROVAL FOR THE ADDITION OF A TRIAL MOBILE AERATOR FLOOR (MAF) COMPOSTING SYSTEM FOR THE PROCESSING OF UP TO 10,000 TPA OF FOGO WASTE AT THE RED HILL WASTE MANAGEMENT FACILITY.*
- 3. APPROVES THE EXPENDITURE OF UP TO \$400,000 EX GST FOR THE PURCHASE AND INSTALLATION OF A SUITABLE MAF SYSTEM, INCLUDING HARDSTAND INSTALLATION AND THAT THE FUNDS BE ALLOCATED FROM THE SECONDARY WASTE RESERVE.*
- 4. NOTES THAT INTERIM ARRANGEMENTS ARE AVAILABLE WITH SEVERAL THIRD PARTY PROCESSORS OF FOGO WASTE IF THE INSTALLATION OF A PROCESSING FACILITY OR THE LICENCE APPROVAL IS DELAYED FOR WHATEVER REASON BEYOND PLANNED START DATES FOR FOGO COLLECTIONS BY MEMBER COUNCILS.*
- 5. ADVISE THE TOWN OF BASSENDEAN AND THE CITY OF BAYSWATER OF THE COUNCIL RESOLUTION AND AUTHORISE THE CEO TO ENTER INTO NEGOTIATIONS WITH THESE MEMBER COUNCILS FOR A SUITABLE PROCESSING ARRANGEMENT.*
- 6. SEEK FUNDING SUPPORT FROM THE WASTE AUTHORITY FOR THE FOGO TRIAL AT THE RED HILL WASTE MANAGEMENT FACILITY.*
- 7. THAT THE EMRC EXPLORE ALL MARKETING OPPORTUNITIES FOR THE COMPOST PRODUCT DURING THE FOGO TRIAL PERIOD."*

In addition to the above, the EMRC have been progressing the necessary approval and procurement processes to enable a trial Mobile Aerator Floor (MAF) system at Red Hill for the processing of FOGO.

EXTERNAL CONSULTATION

No consultation has yet occurred with the public or other agencies on this matter, however, the City has engaged with Cleanaway, on the possibility of changes to waste collection.

OFFICER'S COMMENTS

The development of an Education Program for the introduction of FOGO has been complicated by a number of issues.

Firstly, there has been a degree of uncertainty around when the EMRC would be in a position to accept FOGO material from the City. The EMRC have recently indicated that they will be in a position to receive FOGO from the Town of Bassendean and City of Bayswater by 1 July 2020 if not before. This will be on the basis of a trial using a MAF system whilst investigations are ongoing in relation to a more comprehensive FOGO processing option to accommodate FOGO for all EMRC member Councils.

The purpose of the trial will also be to identify markets for the end product of FOGO processing which are yet to be identified.

Secondly, Council has not been in a position to formally adopt a commencement date for FOGO or to consider what collection system will be utilised i.e. will the red top residential bin go to a fortnightly collection cycle and the lime green greenwaste/FOGO go to a weekly collection cycle? The City will also need to negotiate with the current contractor for kerbside collection, Cleanaway, to change the bin collection frequencies as required. It should be noted that this process has commenced.

Whilst a number of these issues will be subject to further investigation/Council consideration, the Council will need to commence an education program as soon as possible if it intends to introduce a FOGO collection system by 1 July 2020. Industry experience has shown that appropriate consultation is essential in ensuring the success of FOGO systems. A robust education program is critical in ensuring that the community are aware of the reasons for the introduction of FOGO and the appropriate at source sorting requirements. Without this, participation rates will be low, contamination rates are likely to be high and this will result in increased processing costs and/or an inferior end product.

The EMRC are currently developing a FOGO Strategy and one of the cornerstones of the strategy will be a regional communication and community engagement program in consultation with member Councils (Bassendean and Bayswater in the first instance). This approach will allow broader consistent messaging across the region and the tailoring of messaging for individual member Councils. The intent is to have resources based at the EMRC that can be directed to member Councils as the need arises (e.g. roll out campaigns, periods of leave). The strategy also advocates that the education campaign for Bayswater/Bassendean) commence as soon as possible with a 'taster' campaign indicating that FOGO is coming via the Council websites and in regular press advertisements/releases.

This would be followed with a more intense program from early 2020 until the introduction of the system in July 2020. Regular reinforcement education and bin audits would continue beyond this point.

In addition to the above, the City has recently applied for funding via the Better Bins Program for a waste education officer to assist in the roll out of a FOGO program. The outcome of the funding application is unknown at this stage, however, preliminary advice indicated that this application was not successful, principally due to the fact that the City had already previously received substantial funding (\$713,000) under the program.

Decision Points

The new State Waste Strategy 'Waste Avoidance and Resource Recovery Strategy 2030' was released in February 2019 and stipulates that all local governments in the Perth and Peel regions are to provide a consistent three bin kerbside collection service that includes separation of FOGO from other waste categories by 2025. Accordingly, the City needs to consider a transition to FOGO before this date.

Whilst there is considered to be merit in adopting FOGO earlier than this date, this needs to be considered in the context of community consultation around the adoption of a FOGO system.

It is evident via previous Council resolutions and by the formulation of a Waste Working Group that the Council intention was to undertake initial community consultation via the development of a Waste Strategy and its release for public comments.

The development of a Waste Strategy has been frustrated by the delayed release of the State Waste Strategy. In addition, once the strategy was released, it detailed the need for local governments to develop Waste Management Plans. City officers further deferred development of a Waste Strategy pending further clarification of what was to be included in Waste Management Plans, as it was thought that one document could be prepared to meet both requirements. Draft

templates for the Waste Management Plans have been released and are currently open for comment. Once they are finalised, Waste Management Plans will be due by September 2020, although they can be submitted earlier.

Given this timeframe, in the interim, Council needs to consider alternatives to facilitate community consultation. It is considered that the following options could be utilised.

Option 1: *Prepare a Position and Action Statement (PAAS) on Waste Management*

The intention of the PAAS documents is to provide an interim statement on Council's position whilst more robust and comprehensive documentation is developed and this would appear to be a suitable option.

Option 2: *Public consultation on FOGO as a standalone project*

Whilst this option would elicit comment on FOGO, it may raise concerns on how FOGO sits within the broader theme of waste management for the City.

Option 3: *Prepare a Waste Management Plan utilising templates*

The draft template focuses on current state and once again, may not provide clarification in relation to the City's forward plans for waste management. There is also discussion occurring in relation to the EMRC providing a resource to help complete these plans on behalf of member Councils.

Option 4: *Prepare a Waste Strategy*

This could be done, however, given the existing timeframe the process for developing the document would not be robust.

The issue of consultation is further complicated by the imminent caretaker period associated with the local government elections. Any consultation prior to the caretaker period would be limited and if it were to be held following the election, comments would not be able to be considered by Council until mid to late November 2019 at the earliest.

LEGISLATIVE COMPLIANCE

The three bin system by 2025 is not legislated. It is an expectation from the State Government and the community, however, the Waste Hierarchy is legislated through the *Waste Avoidance and Resource Recovery (WARR) Act 2007*. This requires material recovery over landfill and to energy. Therefore, the State Government can easily introduce regulations to enforce this i.e. like bans, levies etc. This is evident in the 'by 2020 only residual waste to Waste-to-energy in the recovery objective in the strategy.

OPTIONS

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

Option 1	Develop a PAAS for Waste Management and release for public comment following the local government elections and consider comments in November 2019.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Low
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	This option will allow timely consultation on the introduction of FOGO and still allow the option of introduction of a FOGO system by 1 July 2020.	

Option 2	Develop a Waste Management Plan utilising the draft templates.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Moderate
Organisational Health and Safety	Low	Low
Conclusion	This option will not be as timely as Option 1 and will leave limited time for community education should Council want to introduce FOGO by 1 July 2020.	

Option 3	Develop a Waste Strategy	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Moderate
Organisational Health and Safety	Low	Low
Conclusion	This option will not be as timely as Option 1 and will leave limited time for community education should Council want to introduce FOGO by 1 July 2020.	

Option 4	Undertake community consultation on the introduction of FOGO only.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	This option will not be as timely as Option 1 and will leave limited time for community education should Council want to introduce FOGO by 1 July 2020.	

FINANCIAL IMPLICATIONS

Although the full implications of introducing a FOGO system are yet to be determined (dependent on collection frequency, transport costs, cost of caddies/bin liners, education, promotion etc.) the current indications are that the introduction of a FOGO system will have cost savings in relation to disposal. This is principally related to the EMRC processing fee of \$88.50 per tonne (exc. GST) for FOGO compared to the current landfill disposal rate of \$181.50 (exc. GST) per tonne.

Item 1: Development of PAAS and Community Consultation

Asset Category: Other

Source of Funds: Municipal

LTFP Impacts:

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	3,000	1,000	2,000				

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme: Our Natural Environment

Aspiration: A green and sustainable environment.

Outcome N2: A resilient community that responds to sustainability challenges.

CONCLUSION

Council have given strong indications of a desire to move to a FOGO system as it is a higher order option in terms of the waste hierarchy and is more environmentally sustainable. Information to date also indicates that such a transition will have cost savings in relation to disposal.

Given the opportunity to participate in a trial with the EMRC from 1 July 2020 for FOGO processing, it is critical that the City commences engagement if it is to participate from this date.

Accordingly, it is recommended that a PAAS be developed and advertised for public comment following the local government elections.

10.4 Community and Development Directorate Reports**10.4.1 Three-Storey Single House - Lot 503, 2 The Look, Maylands - Amended Planning Application**

Applicant/Proponent:	3dEDGE Built Environment Designers & Planners	
Owner:	James Schloffer and Jamie Barrett	
Responsible Branch:	Development Approvals	
Responsible Directorate:	Community and Development	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input checked="" type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. Development Plans Confidential Attachment 2. Consultation Submission Map	
Refer:	Item 9.1.3: PDSC 16.05.2017	

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

SUMMARY

A development application was submitted to amend the building height of an approved three-storey single house at Lot 503, 2 The Look, Maylands. The development is located within an estate guideline area adjacent to the Swan River which appears to have been designed with the intention to provide all lots with access to river views.

The application was advertised for comment and received seven submissions all in objection to the proposal. The building height proposed is considered to unduly impact on the amenity of adjacent properties, particularly in respect of access to views of significance, and is recommended for refusal. The application is referred to Council as the number of planning based objections received from adjacent properties exceeded five.

OFFICER'S RECOMMENDATION

That Council refuses the amended development application dated 13 May 2019 and plans dated 12 May 2019 for the proposed three-storey single house at Lot 503, 2 The Look, Maylands, for the following reasons:

- The development is of excessive scale and bulk, not complying with the building height requirements of the Residential Design Codes Volume 1 and Design Guidelines - Lot 1 and 12 No 6-8 Fourth Avenue East, Maylands WAPC Subdivision Reference Number 124855 Policy; resulting in undue impact on the amenity of adjacent properties, and access to views of significance.**
- The roof deck does not comply with the visual privacy requirements of the Residential Design Codes Volume 1; resulting in direct overlooking of an outdoor living area of an adjacent dwelling.**
- The development does not satisfactorily address the following factors set out in clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:**

“(m) 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”;

“(n) the amenity of the locality including the following —

...

(ii) the character of the locality;

(iii) social impacts of the development"; and

“(y) any submissions received on the application.”

4. The development is contrary to orderly and properly planning, undermining the intent of the Design Guidelines - Lot 1 and 12 No 6-8 Fourth Avenue East, Maylands WAPC Subdivision Reference Number 124855 Policy by exceeding building height requirements and compromising access to views of significance within the estate guidelines area.

BACKGROUND

Application Number:	DA16-0671.02
Address:	Lot 503, 2 The Look, Maylands
Town Planning Scheme Zoning:	Medium and High Density Residential - R50
Use Class:	Single House - 'P'
Existing Land Use:	Vacant
Surrounding Land Use:	Single Houses, Bardon Park and Maylands Yacht Club
Proposed Development:	Three-Storey Single House

This application involves amendment to an existing approved three-storey single house approved by Council at its Planning and Development Services Committee Meeting held 16 May 2017. On 6 March 2019 a two year extension of time was granted to the existing approval under delegated authority, extending the approval to 17 May 2021.

This application to amend the approval primarily involves an increase of floor levels and an associated building height increase which the applicant has advised is primarily to eliminate concerns about flooding. The amendment also includes modification to the basement floor area, upper floor pool area, and roof deck area, with some other minor changes.

The application is being referred to Council for determination as seven objections were received during the community consultation period.





EXTERNAL CONSULTATION

The City sought comment for the proposal from adjacent property owners initially for a period of 14 days, however this period was extended to 28 days due to requests for additional time from affected land owners. On completion of advertising seven submissions were received, all in objection to the application. Details of the submission, applicant's response and officer's comment are stated as follows:

Nature of Concern	Applicant Response	Officer Comment
Bardon Waterside Maylands Design Guidelines		
<p>The estate guidelines were created to ensure equitable amenity for all property owners within the estate and there is an expectation that these guidelines be adhered to.</p> <p>The "Character" section of the guidelines states "For Lots 503 to 511 the roof shall be a flat roof concealed behind a parapet wall, curved roof or lightweight shallow pitched skillion type roof no greater than 5° in pitch." It is reasonable to assume roof decks were not intended.</p>	<p><i>"Except for the proposed building and boundary wall height variations of 429mm (or 43cm), together with a very minor side setback variation, all of which we understand is a statutory matter for the City of Bayswater to determine, we believe that our amended design is fully compliant with the Bardon Waterside Design Guidelines."</i></p> <p><i>"We note the letter from Mackay Urban Design, on behalf of Mirvac, dated June 29, 2019, which confirms that "the building proposal complies with Restrictive Covenants and Design Guidelines attached to the Contract of Sale"."</i></p>	<p>The development has been reviewed against the guidelines and approved through the Mirvac Design Committee representative. It is however noted that certain aspects of development such as building height are not considered as part of this process and are instead considered by the City through the development application process.</p>

Building Height and Boundary Wall		
<p>The proposed increase to building height represents an unacceptable amount of building bulk, creating a visual discord on uniformity of balcony lines and roof lines within the streetscape. The development will be out of proportion with other development and overbearing.</p> <p>The increased upper floor balcony height results in an increased wall height (with screen above), 2.2m above the north-west adjoining balcony affecting access to sunlight and south-eastern views, compromising functionality and enjoyment of this space.</p> <p>The ceiling heights proposed are generous and capable of reduction to accommodate an increase to ground floor level without necessitating an increase to building height. No compromises have been made to mitigate the impact of the amended levels.</p> <p>The increased building height serves only to improve access to views for the site, at the expense of adjoining properties access to views.</p>	<p><i>"The proposed increase in building and boundary wall height is very nominal, only 43cm higher than the current Development Approval, which is still valid until May 2021 and already contains a building and boundary wall height of 7 metres. An increase of 43cm is little more than the length of a conventional scale ruler."</i></p> <p><i>"Most of the boundary wall is against the existing boundary wall of 4 The Look and a nominal increase in building height 7m to 7.43m will only marginally change the building bulk and with no impact on 4 The Look because the increased wall height is above their roof line."</i></p> <p><i>"The increased building height does not really impact on the primary view corridor to the lot immediately behind, as demonstrated in our Amended DA application material. There are no overshadowing considerations because all shadows from 2 The Look fall into the road reserve, on the opposite side to 4 The Look."</i></p> <p><i>"With regard to ceiling heights, there is no wasted space at any floor level within the design for 2 The Look. On every floor level, there are areas of built space with a ceiling height at the minimum of 2.4m, in order to accommodate plant and equipment."</i></p> <p><i>"The property owner at 2 The Look is seeking to eliminate all risk, no matter how small this risk is perceived to be, of any potential for flooding of the garage and lower floor level of his new dwelling. Raising the whole building by just 43cm will achieve this."</i></p>	<p>Refer to 'Lot Boundary Setback (Boundary Wall Height)' and 'Building Height' sections below.</p>
Roof Deck		
<p>The reduced roof deck north-west lot boundary setback decreases expected separation to habitable spaces on adjoining sites, increasing impact of noise, light emissions, and cooking odours.</p> <p>The increased roof deck area will increase the likelihood for larger gatherings and more intensive use of this area, resulting in greater impact.</p> <p>Removal of the solar panels undermines the intent of condition 2 of the original approval.</p> <p>The smaller roof deck of the original approval was a</p>	<p><i>"The proposed roof deck is already contained within the current Development Approval, so the roof deck itself is not really a matter for discussion per say."</i></p> <p><i>"Any increase in the size of the approved roof deck is so marginal that it is hardly worthy of comment."</i></p> <p><i>"The proposed minor changes to the roof deck will not have any significant, additional impact on the adjoining properties. Again, this is demonstrated in our Amended DA application material."</i></p> <p><i>"The only other change to the roof deck, besides the raising the building height, is where we have replaced the previously indicated solar panels with a raised portion of concrete roof, in order to facilitate a lift overrun and create additional ceiling space for air conditioning plant and ductwork. All of</i></p>	<p>Refer to 'Building Height' and 'Visual Privacy' sections below.</p>

<p>compromise following negotiation between property owners within the estate. The increased deck area undermines this comprise and sets precedent for approval of undesirable development through small increments.</p> <p>The dwelling already has two balconies with extensive views of the river and park, the increased roof deck size is unnecessary.</p>	<p><i>this occurs within the depth of the main roof and roof deck balustrade height."</i></p> <p><i>"The proposed side setback variation of 7.35m, to the north-west boundary, is only 0.15m less than the deemed to comply setback of 7.5 metres. In fact it would be deemed to comply if the side setback is measured from the inside face of the roof deck balustrade wall. This a very minor variation and could not possibly have any impact whatsoever on the existing dwelling at 4 The Look."</i></p>	
Stormwater Management		
<p>The plans do not address water run-off to the street with the increased driveway level.</p> <p>A survey of kerb heights and road grades reveal concerns about basement flooding are not plausible in extreme weather scenarios. The estate developers addressed drainage for extreme weather events (including street stormwater disposal issues) via an overflow outlet in the east perimeter wall (Lot 509).</p> <p>None of the existing dwellings within the estate (including those lower than the subject site) have ever reported flooding. There is no evidence to support concerns relating to flood risk.</p> <p>Raising the level of the subject site may increase flood risk to adjacent properties.</p>	<p><i>"All storm water generated from within the property at 2 The Look will be disposed of within the site, as required by the conditions of the current Development Approval. Technical details of how this is achieved will form part of the Building Permit documentation."</i></p> <p><i>"We note that, in raising the building by 43cm, we are only bringing our proposed garage floor level to 8 cm above kerb level, which is a little more than 3 inches in the old imperial measurements."</i></p> <p><i>"With regard to potential flooding of the garage at 2 The Look. If it remains below kerb level, as it is in the current Development Approval (by some 35cm), there will always be some risk. I refer to the expert comment already provided by our Hydraulic Engineer."</i></p>	<p>Refer to 'Stormwater Management' section below.</p>
Upper Floor Balconies		
<p>The balcony of 4 The Look is incorrectly indicated in the development plans as being setback from the lot boundary, the balcony extends right to the lot boundary.</p> <p>There is significant overlooking from the top floor balcony towards the north-west lot boundary. A tap on the inside of the indicated balustrade wall indicates intention to have the area beyond the balustrading accessible by occupants. Cone of vision should be</p>	<p><i>"Regarding the existing front balcony of 4 The Look and suggested "significant overlooking" towards the north-west boundary, from the proposed upper floor balcony of 2 The Look. We do not believe that this is a justifiable claim and, in fact, technically incorrect."</i></p> <p><i>The proposed upper floor balcony of 2 The Look will be only 43cm higher than the existing balcony at 4 The Look and does incorporate a glass privacy screen on the boundary wall between the two balconies."</i></p> <p><i>Furthermore, the Bardon Estate Design Guidelines state that "All balconies facing the foreshore reserve shall be deemed as meeting the performance criteria with regard</i></p>	<p>The impact on visual privacy of the upper floor balcony is not considered to have increased from the existing approval. The screen provided to the north-west side of the balcony remains, and the entirety of the balcony was previously accessible, so the introduction of a balustrade 0.9m from the balcony</p>

measured from the brick balustrade, which would result in a further visual privacy variation.	<p><i>to cone of vision". This is confirmed in the City of Bayswater Planning Policy for this estate (ref TP-P4.17, clause 18).</i></p> <p><i>We would also note that the upper floor balcony of 4 The Look is "theoretically" already overlooking the property of 2 The Look.</i></p> <p><i>Based on the Estate Design Guidelines and the City of Bayswater Planning Policy TP-P4.17, clause 18, there appears to be no particular requirements for separation of adjacent balconies where they are both facing the foreshore reserve."</i></p>	<p>edge would result in more restricted views than that previously approved.</p> <p>In addition to the above the estate guidelines stipulate that balconies facing the foreshore area shall be deemed as meeting the performance criteria with regard to the cone of vision.</p>
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OFFICER'S COMMENTS

Additional Scheme Variations	Required	Provided	Assessment
Boundary Wall:			
Maximum Wall Height (north-west)	6.0m	6.43m	Variation
Maximum Building Height:			
Concealed Roof Height	7.0m	7.43m	Variation
Minimum Visual Privacy Setback:			
Roof Deck (north-west)	7.5m	7.35m	Variation

Site Context

The site is located within 'The Look' estate, and subject to the City's Design Guidelines - Lot 1 and 12, No 6-8 Fourth Avenue East, Maylands Policy which provide supplementary requirements to the R-Codes. The estate and design guidelines appear to have been designed with the intention of enabling all lots access to river views.

Currently six of the 13 lots within the estate have been developed, all containing two or three-storey single houses. Bardon Park and the Maylands Yacht Club are nearby and land zoned Medium and High Density Residential R30 to the north-east.

Lot Boundary Setback (Boundary Wall Height)

The development proposes a boundary wall height of 6.43m to the north-west lot boundary (from 6.0m in the existing approval), in lieu of the deemed-to-comply boundary wall height requirement of 6.0m. Accordingly the matter is required to be considered against the associated design principles as follows:

"P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:

- reduce impacts of building bulk on adjoining properties;*
- provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*

P3.2 Buildings built up to boundaries (other than the street boundary) where this:

- *makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;*
- *does not compromise the design principle contained in clause 5.1.3 P3.1;*
- *does not have any adverse impact on the amenity of the adjoining property;*
- *ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and*
- *positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework."*

The length of boundary wall subject to the height increase is 14.9m long, and includes sections of wall associated with the upper floor balcony at the front of the site and the kitchen and pantry area in the middle of the site. It is noted that the section associated with the balcony will also have a privacy screen located above.

The impacts associated with the boundary wall relate to the adjoining property at 4 The Look, and for the most part the wall adjoins a similar wall on this property. The areas of the adjoining property which are considered to be impacted are the top floor balcony at the front of the property, and the ground floor bedroom at the rear which has a window facing the proposed boundary wall.

The increased boundary wall height will be visibly apparent from the affected balcony, and will result in a greater sense of enclosure to one side. The balcony is currently unenclosed on three sides and contains a relatively large unroofed portion, and as a result the impact of the increased boundary wall height on the overall amenity of the balcony is considered to be minor, and will not compromise the effective use of this adjacent outdoor living area. Notwithstanding, in the event of approval it is considered appropriate to ensure the glass privacy screen be set at a height of 1.6m above the finished floor level of the adjacent kitchen/living area floor level to address privacy whilst ensuring the screening does not exacerbate the wall height impact more than necessary.

The increased wall height would typically reduce morning light to this space, however in this instance the impact on access to light will primarily result from the roof above the boundary wall and therefore this factor is considered more appropriately addressed under the building height section below. The boundary wall is also likely to impact on access to views of significance from the balcony which currently has unobstructed south-east views, however the impact is not considered to be increased by the amendment to height, and therefore this is not considered relevant to the boundary wall height amendment proposed.

The affected bedroom is considered to already be significantly compromised by the design of the floor above it, which overhangs the affected window and extends to the boundary. This will result in an almost full enclosure of the area outside of the window once the boundary wall is constructed. Notwithstanding, the increased boundary wall height will not result in any further impact to this opening, and the estate guidelines permit boundary walls in this location. Accordingly the impact is considered to be a result of the adjoining dwelling design not accounting for future development rather than the variation proposed on the adjoining site.

In light of the above, the amended boundary wall height is not considered to result in any undue impact, and is supported.

Building Height

The development proposes a concealed roof building height of 7.43m (from 7.0m in the existing approval), in lieu of the deemed-to-comply concealed roof building height requirement of 7.0m. Accordingly the matter is required to be considered against the associated design principles as follows:

"P6 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:

- *adequate access to direct sun into buildings and appurtenant open spaces;*
- *adequate daylight to major openings into habitable rooms; and*
- *access to views of significance."*

The key considerations for the building height variation in this proposal are considered to be potential adverse impact to amenity of adjoining properties, and impact on access to views of significance. Access to direct sun/daylight is not considered to be unduly impacted as the development is located such that there are no adjacent dwellings to the south, south-east or south-west of the site, which are the primary areas where overshadowing impacts would occur. There will be some minor morning overshadowing to the western adjoining balcony at 4 The Look, however majority of the overshadowing to this balcony will be from the associated dwelling rather than the subject proposed development

Amenity relates to the character and enjoyment of an area, and in this instance there are two key aspects of the development considered relevant in assessing impacts on amenity as a result of the increase to building height. These include the built form of the development itself, and potential impacts associated with use of the roof deck, which can be directly affected by the height of the building. As access to views of significance can be considered a relevant part of the amenity for adjoining properties in this estate, it will also be included under the general considerations of impact on amenity.

The increase to building height will increase impact of the developments built form in respect of increased visual impact, greater obstruction of views, and potentially impacting on character in terms of consistent building heights within the estate. A review of development applications within the estate was undertaken, with approved heights as indicated in the officer assessment summarised in the table below:

Property	Maximum Building Height Proposed	Maximum Building Height Permitted	Variation
8 Fourth Avenue East (pitched roof)	6.0m (wall) 9.0m (pitch)	6.0m 9.0m	Compliant Compliant
12 Fourth Avenue East (pitched roof)	6.1m (wall) 7.7m (pitch)	6.0m 9.0m	0.1m Compliant
14 Fourth Avenue East (pitched roof)	7.8m (wall) 10.43m (pitch)	6.0m 9.0m	0.8m 1.43m
2 The Look - approved (concealed roof)	7.0m	7.0m	Compliant
2 The Look - proposed	7.43m	7.0m	0.43m

(concealed roof)			
4 The Look (concealed roof)	6.4m	7.0m	Compliant
6 The Look* (concealed roof)	6.0m (front) 9.0m (rear)	7.0m 10m	Compliant Compliant
8 The Look* (concealed roof)	6.7m (front) 10m (rear)**	7.0m 10m	Compliant Compliant
12 The Look* (concealed roof)	7.0m (front) 9.7m (rear)	7.0m 10m	Compliant Compliant
14 The Look* (concealed roof)	7.35m (front) 10.3m (rear)	7.0m 10m	0.35m 0.3m
16 The Look (concealed roof)	9.2m	7.0m	2.2m (refused)

*Category C (three-storey) heights are permitted at the rear of sites on the south-west edge of the estate.

**Central skillion feature (10.6m high) not included in officer assessment of concealed roof height.

Based on the above review, seven of the 10 approved developments were considered to comply with building height requirements on assessment, indicating a relatively consistent approach to building height throughout the estate to date. Ensuring a consistent approach and adherence to building height requirements within the estate not only results in a consistent built form character within the estate, but also assists in equity for all properties in the estate in terms of access to views of significance, which is likely the most important factor to property owners within the estate due to its unique location.

A summary of justification for the above approved building height variations are noted below:

- 12 Fourth Avenue East - The average wall height is below the building height permitted (approximately 5.9m), with the variation arising from a minor change in site level across the site. Impact on access to views of significance is considered to be effectively the same as a fully compliant wall height 6.0m development tiered across the site.
- 14 Fourth Avenue East - The building height is considered to have minimal impact given the height variation is at the top of the ridge and this section as viewed from opposite Fourth Avenue East has minor visual impact. In addition, the dwellings south-east and south-west of the site already impede the views which would be obstructed by this development.
- 14 The Look - The variations relate to a lift overrun (front section) and architectural element (rear section), which occupy relatively small areas of the roof. The lift overrun provides a functional purpose whilst the architectural feature provides visual interest to the built form, both of which are considered to be positive features, and due to the level and location of the site within the estate it is considered to present minimal potential for impact to views of adjacent properties.

The above variations were supported following consideration of the context (factoring in the unique levels and vantage points affected by each site) and specific design of the individual development on their own merit. Due to the location and proposed built form (in particular the roof deck feature), the approvals are not considered to set any relevant precedent for the amendment currently being considered. In addition it is noted that Council refused the building height variation proposed at 16 The Look, on the basis that the development was considered to be of excessive bulk, and due to the scale and height proposed it would unduly impact on the amenity of the adjoining and rear properties.

The applicant has provided perspectives and cross sections refer to (**Attachment 1**) demonstrating the impact of the proposed building height on access to views for the rear adjoining property at 12 The Look. Whilst this appears relatively minor, it is considered that once the estate is fully developed views will be further obstructed, meaning that even small reductions to views will be proportionately more significant and impactful. The perspectives provided only account for a single viewpoint and angle of view and do not account for additional obstructions which will occur as a result through use of the roof deck. It is reasonable to assume that in addition to people standing on the deck, items may be placed in the deck area such as seating, tables, lighting or shade devices, which can exceed 1.15m in height and may therefore impact views. On this basis the perspectives are not considered comprehensive in detailing the potential full extent of impact.

In addition to the impact to views of significance, the roof deck also raises additional impacts on amenity which would not typically arise with building height increases. In this instance, use of the roof deck will result in obtrusive views directly into habitable spaces to the north (12 Fourth Avenue East) as in addition to the south (river) views which is not considered to have been contemplated by the design guidelines. The perspectives provided clearly demonstrate the clear sightlines between the southern aligned outdoor living area of 12 Fourth Avenue East and the roof deck area, which will significantly impact on enjoyment of the adjoining outdoor living area in terms of visual privacy, and other potential impacts associated with use such as light and noise. The increased building height raises the roof deck level further above screening provided by the rear dividing wall and directly into the line of sight between the rear adjoining outdoor living area and views of significance, and linking building height with increased impact on amenity of the adjoining rear outdoor living areas through greater exposure to impacts associated with visual privacy, noise and light when the roof deck is in use.

In light of the above assessment, the amendment to increase building height is considered to present a significant impact on the amenity of adjacent properties factoring in the cumulative impact of a building height variation with the additional impacts associated with a roof deck component, and potential impact on the character and streetscape amenity. Accordingly the proposed building height increase is not supported.

Visual Privacy

The development proposes a roof deck visual privacy setback of 7.35m to the north-west lot boundary (from 7.75m in the existing approval), in lieu of the deemed-to-comply visual privacy setback of 7.5m. Accordingly the matter is required to be considered against the associated design principles as follows:

"P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:

- *building layout and location;*
- *design of major openings;*
- *landscape screening of outdoor active habitable spaces; and/or*
- *location of screening devices.*

P1.2 Maximum visual privacy to side and rear boundaries through measures such as:

- *offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;*
- *building to the boundary where appropriate;*
- *setting back the first floor from the side boundary;*
- *providing higher or opaque and fixed windows; and/or*

- *screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters)."*

The active habitable spaces and outdoor living areas on the affected property (4 The Look) which are considered to have direct line of site with the roof deck area are the front upper floor balcony and rear upper floor study. The sight lines between the roof deck and study are limited through the roofline of the subject dwelling and the nook which the study window is located in. In addition the window to the study is a highlight window, and the total distance from the roof deck area to the window is approximately 10m. Given the above factors, the impact to the study is considered limited and of no undue impact.

The roof deck is located closer to the adjoining balcony, with the southern-most section of the roof deck 7.35m from the northern-most section of the adjoining balcony of 4 The Look. The nature of the two areas, both being unenclosed outdoor living areas is generally associated with higher potential impact than indoor habitable spaces. There is considered to be direct overlooking to a significant area of the adjoining balcony, and the impact is considered to be significant given this balcony provides the dwelling with access to views of significance, and also functions as the primary outdoor living area.

Given the impact on visual privacy to the adjoining balcony it is necessary to ensure measures are implemented; the standard measures being through setbacks and/or screening. In this instance screening is not considered appropriate as it would contribute to the impact of building bulk and obstruction to views of significance, nor does the roof deck in its current form and location does not meet the minimum 7.5m visual privacy setback, therefore the variation to visual privacy is not supported.

Stormwater Management

The applicant has advised the primary purpose of the amended levels on site is to mitigate potential risk of flooding, and a report (three page memorandum) prepared by RAA Hydraulic & Fire Services Design submitted to the City in respect of the matter. The report was reviewed by the City's Engineering Services, and it was concluded that the site was not subject to any undue flood risk, with measures already in place within the estate to accommodate 1 in 100 year rainfall events. The standard engineering practice is to only consider rainfall events of up to 1 in 100 year events and therefore this is not considered relevant justification for the proposed amended levels and subsequent increased building heights.

Roof Deck Amendments

In addition to the level changes included in the amended application, it is noted that the roof deck was modified in a number of ways, including an increase in size and associated change to setbacks, removal of the solar panels (condition 2 of development approval required the area occupied by solar panels to not be accessible for any purpose other than maintenance), and the introduction of a concrete roof slab directly adjacent to the nominated roof deck area. The applicant has advised that this concrete roof area is for the purposes of accommodating a future lift overrun, however the extent of the roof slab extends notably beyond the area of the lift shaft on the levels below.

Accordingly in the event of approval it is considered appropriate that condition 2 of the existing approval be removed, and an additional condition imposed stipulating that the concrete roof area indicated on the plans be limited to directly above the lift shaft, utilised for no purpose other than accommodating a lift overrun, and not incorporated into any balustraded area at the roof level. Development approval will be required for installation of any lift overrun exceeding the approved building height.

LEGISLATIVE COMPLIANCE

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- State Planning Policy 7.3 - Residential Design Codes Volume 1;
- City of Bayswater Town Planning Scheme No. 24; and
- City of Bayswater local planning policies including Design Guidelines - Lot 1 & 12 No 6-8 Fourth Avenue East, Maylands WAPC Subdivision Reference Number 124855 Policy.

OPTIONS

The following options are available to Council:

1. Council refuses the development application in accordance with the Officer's Recommendation. The risks associated with this option are considered to be reduced due to the reasons given for the Officer's Recommendation.
2. Council approves the development application subject to no or alternate condition(s). The risks associated with this option are considered dependent on the reasons given for the approval and any condition(s) and the nature of the condition(s).

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

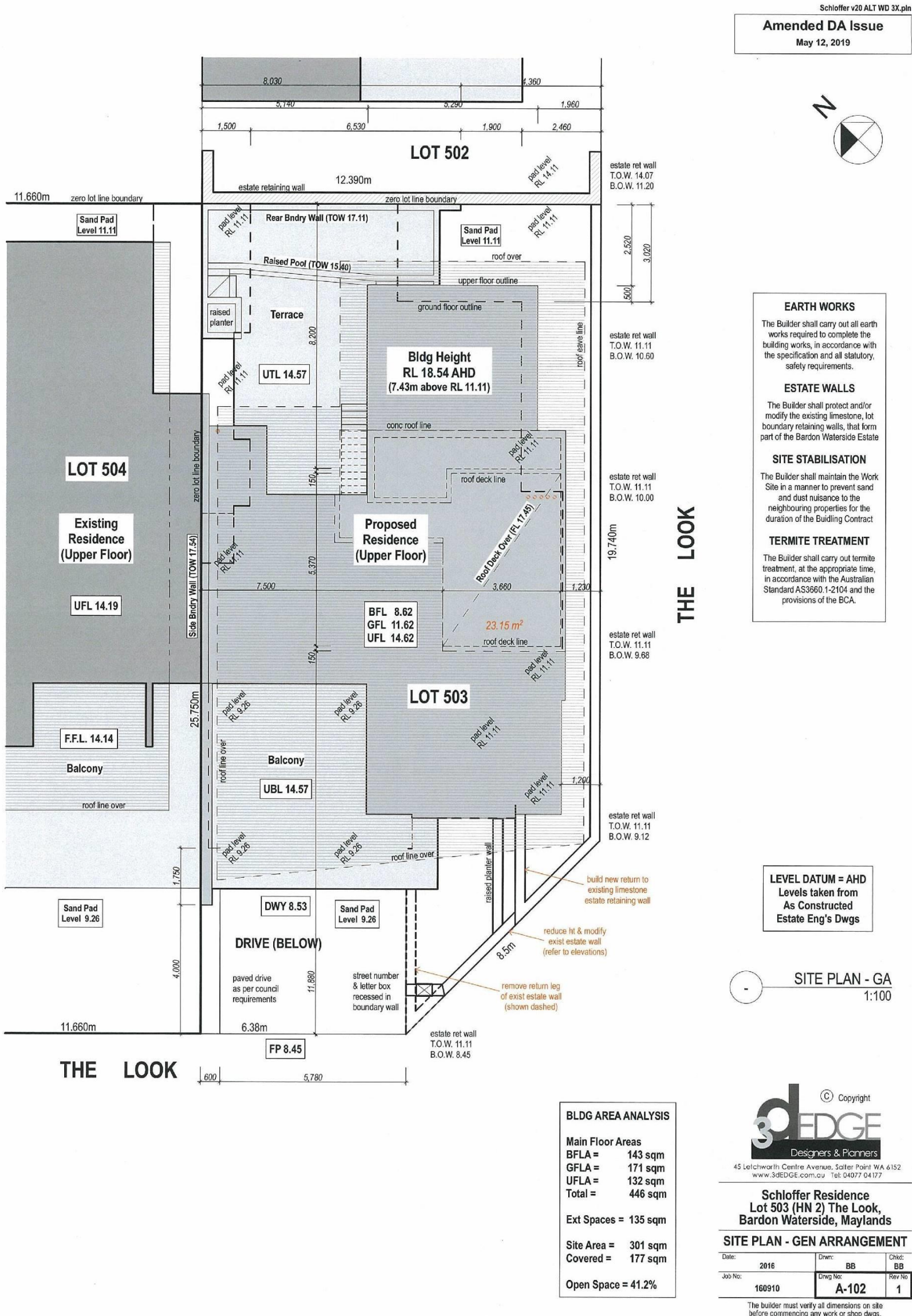
Theme:	Our Built Environment
Aspiration:	A quality and connected built environment.
Outcome B1:	Appealing streetscapes.
Outcome B3:	Quality built environment.

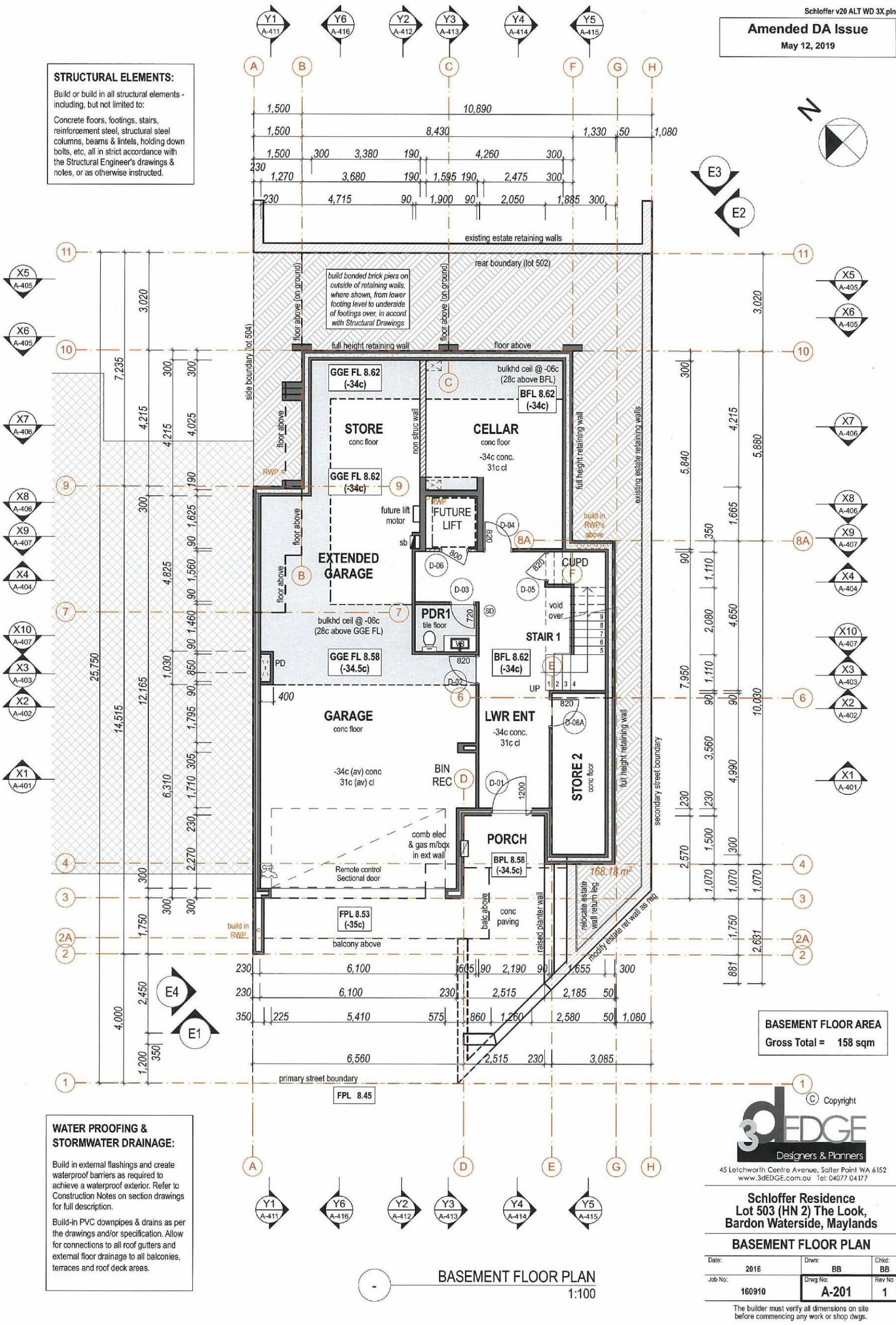
The proposed development will unduly impact on the built form of development within the estate area, and have potential implications for future development proposed within the area which may impact on streetscape consistency and dwelling design.

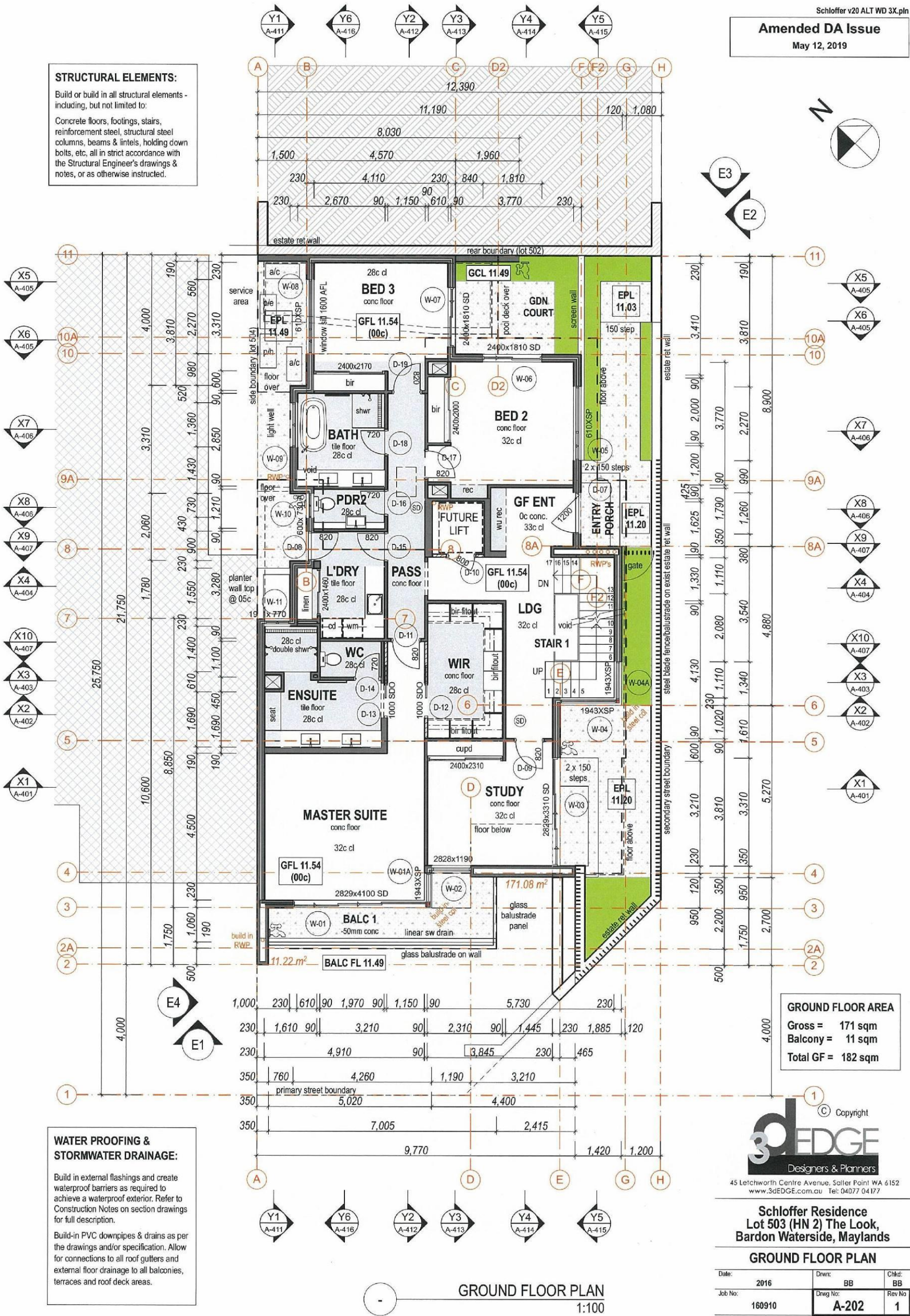
CONCLUSION

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

Attachment 1 - Development Plans







Schloffer v20 ALT WD 3X.pln

Amended DA Issue
May 12, 2019

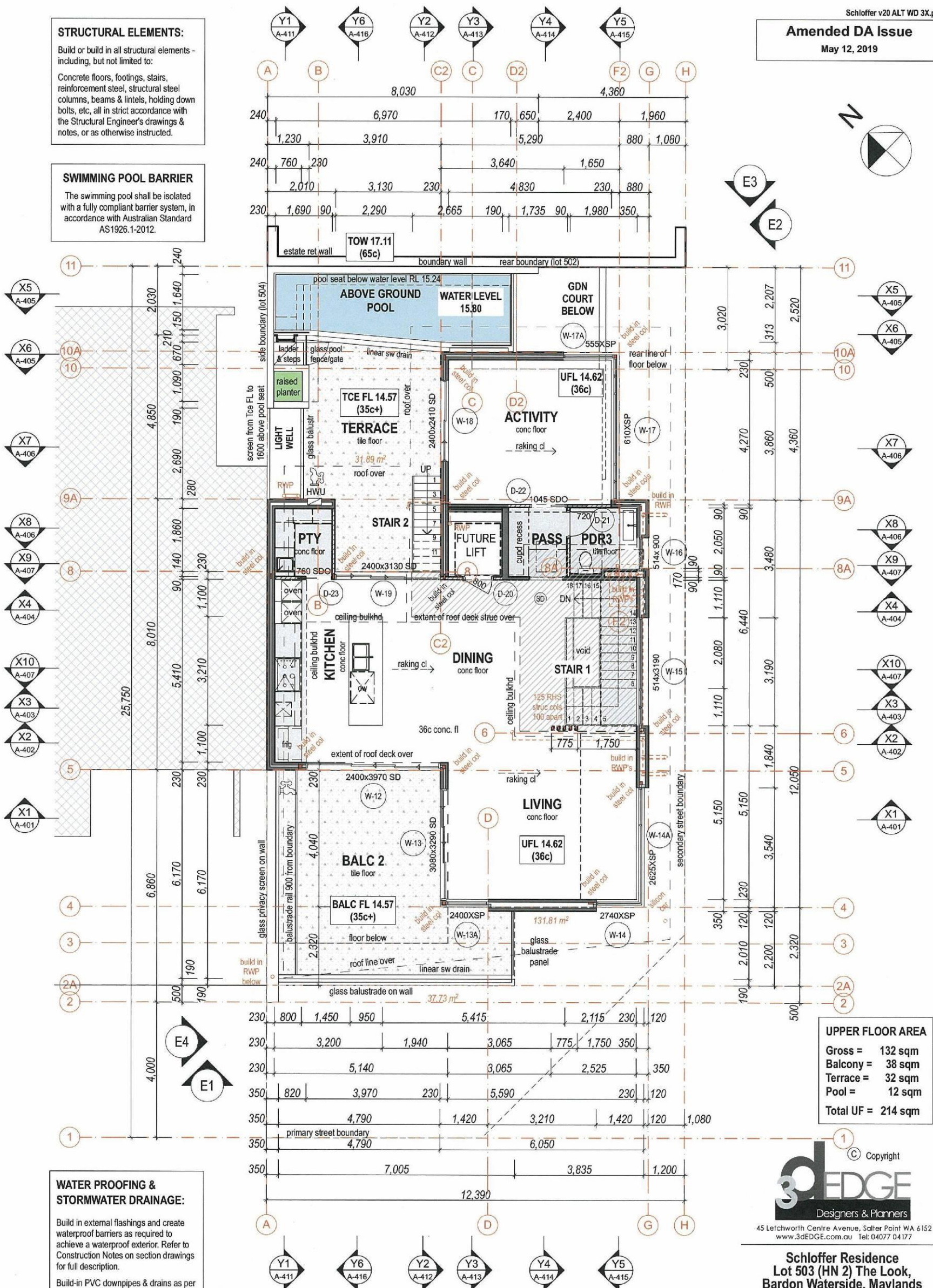
STRUCTURAL ELEMENTS:

Build or build in all structural elements - including, but not limited to:

Concrete floors, footings, stairs, reinforcement steel, structural steel columns, beams & lintels, holding down bolts, etc, all in strict accordance with the Structural Engineer's drawings & notes, or as otherwise instructed.

SWIMMING POOL BARRIER

The swimming pool shall be isolated with a fully compliant barrier system, in accordance with Australian Standard AS1926.1-2012.

**WATER PROOFING & STORMWATER DRAINAGE:**

Build in external flashings and create waterproof barriers as required to achieve a waterproof exterior. Refer to Construction Notes on section drawings for full description.

Build-in PVC downpipes & drains as per the drawings and/or specification. Allow for connections to all roof gutters and external floor drainage to all balconies, terraces and roof deck areas.

3dEDGE
Designers & Planners

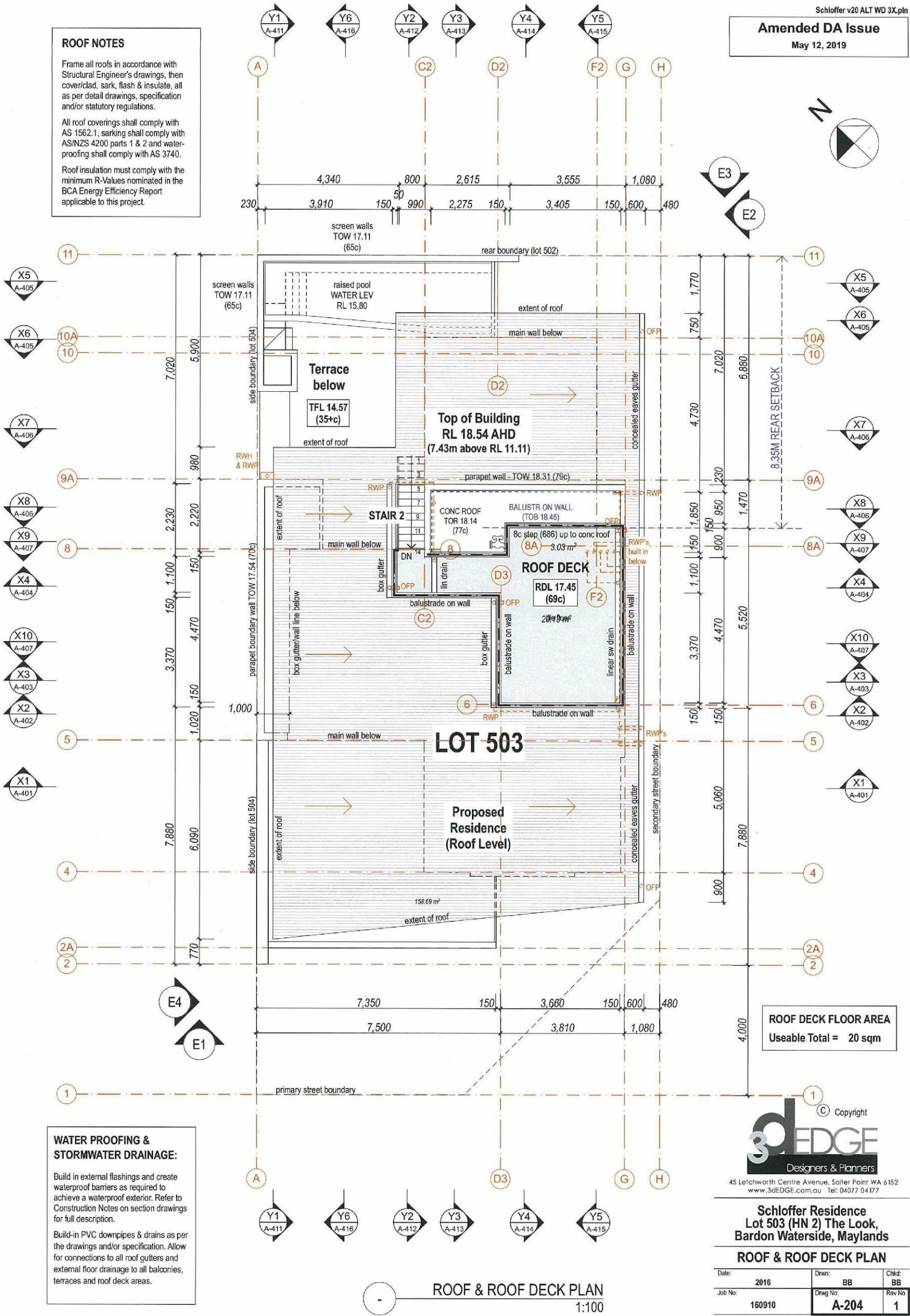
45 Leitchworth Centre Avenue, Satter Point WA 6152
www.3dEDGE.com.au Tel: 04077 04177

Schloffer Residence
Lot 503 (HN 2) The Look,
Bardon Waterside, Maylands

UPPER FLOOR PLAN

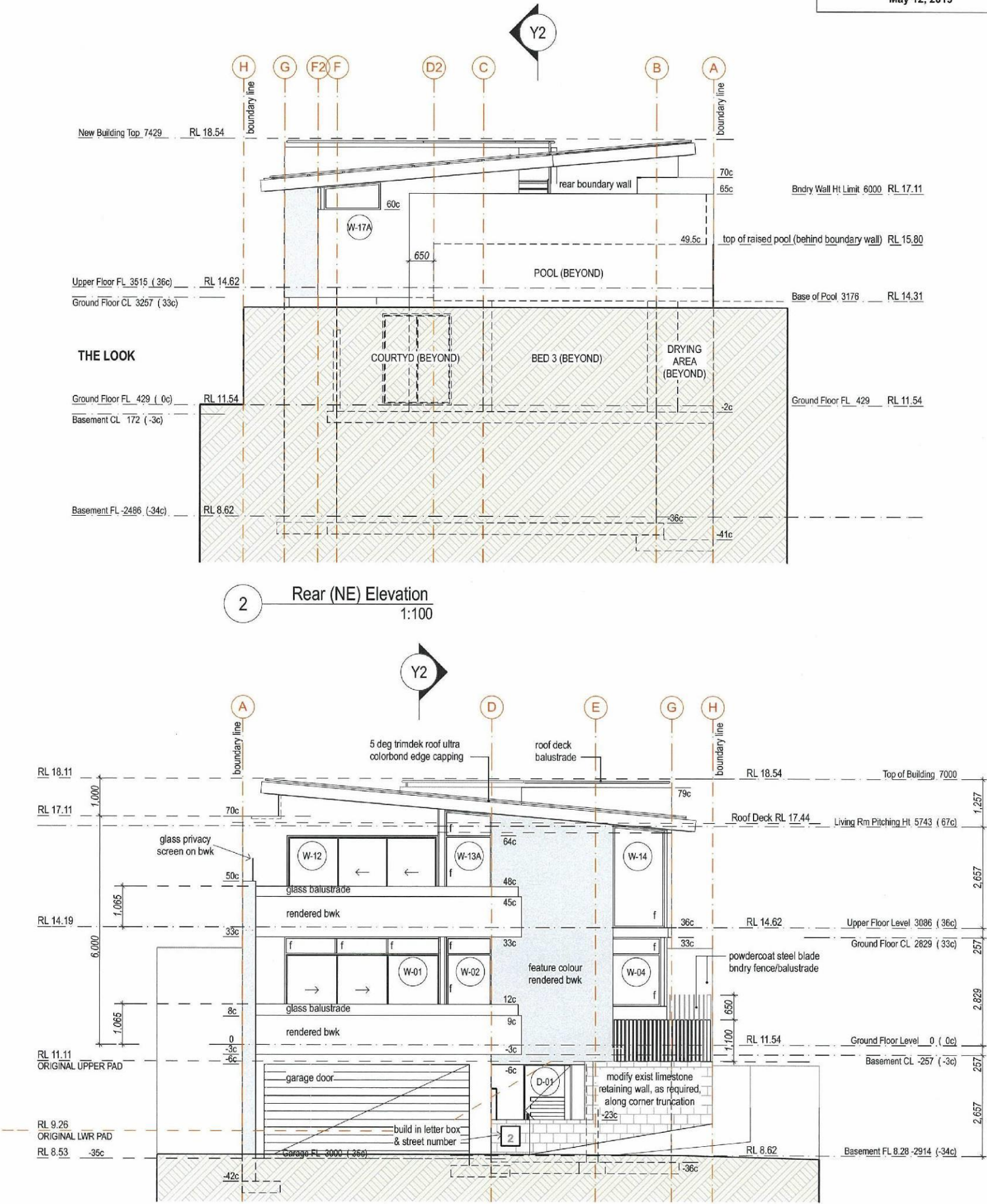
Date:	2016	Drawn:	BB	Chkd:	BB
Job No:	160910	Drawn No:	A-203	Rev No:	1

The builder must verify all dimensions on site before commencing any work or shop dwgs.



Schloffer v20 ALT WD 3X.pln

Amended DA Issue
May 12, 2019



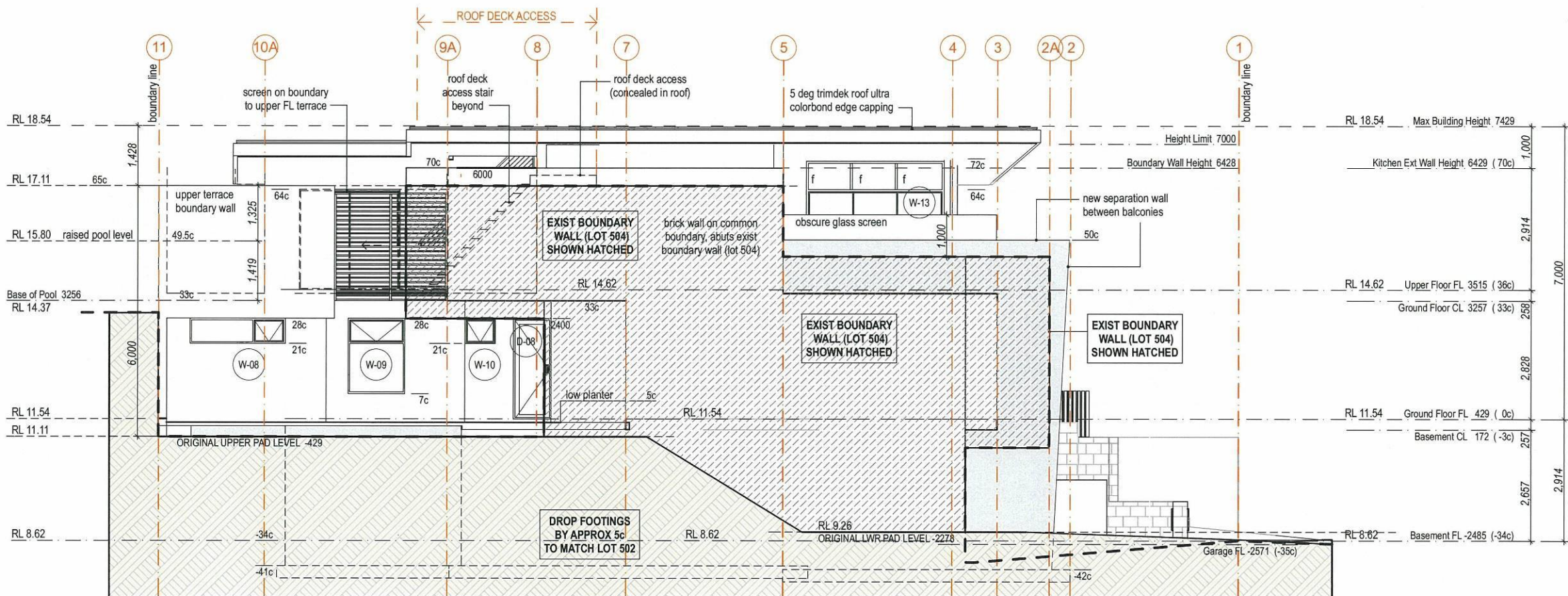
45 Letchworth Centre Avenue, Salter Point WA 6152
www.3dEDGE.com.au Tel: 04077 04177

Schloffer Residence
Lot 503 (HN 2) The Look,
Bardon Waterside, Maylands

ELEVATIONS P1 - FRONT & REAR

Date:	2016	Drwn:	BB	Chkd:	BB
Job No:	160910	Dwg No:	A-301	Rev No:	1

The builder must verify all dimensions on site before commencing any work or shop dwgs.



4 Side (NW) Elevation
1:100

Amended DA Issue
May 12, 2019

Schoffer v20 ALT WD 3X.ppt

EXTERNAL FINISH NOTES

WALLS

All external walls shall be finished in texture coat paint or stone cladding, as specified and/or noted on the elevations drawings. Allow for contrasting texture coat colours as indicated on the drawings.

BOUNDARY WALLS

Boundary walls shall be finished as reasonably decided through a process of neighbour consultation.

FOOTING LEVELS

Footing levels shall be set so as to accommodate the lowest adjacent finished floor, paving or ground level. Step the level of footings where necessary.

WINDOW JOINERY

All external window joinery shall be fabricated from powder coat finished aluminium sections as specified.

Refer to Window Schedule and specification for more information.

GARAGE DOORS

Supply and install approved, remote control, Colorbond finish sectional overhead garage doors as indicated on the drawings.

BALUSTRADES

Glazing shall generally be clear type throughout, use 6mm minimum thickness or as otherwise determined by wind loading or energy calculation requirements. Glazing shall be selected and installed in accordance with AS 1288.

ROOF COVER

Allow for Colorbond roof cover, as per the specification and pitches nominated on the drawings

GUTTERS & FASCIAS

Allow for Colorbond steel concealed gutters & fascias as shown, detailed and specified.

CONCEALED DOWNPIPES

Build 100 dia PVC RMPs into wall cavities where indicated and as required to service the following:

- All roof gutters.
- Roof deck drainage.
- UFL Terrace drainage.
- UFL Balcony drainage.
- GFL Balcony drainage.

Allow for 70 heads to box gutters, overflow pops to all gutters.

Special Note:

Leak test & insulate all RMPs built into the external walls, especially those on the SE side, in full accordance with the Hydraulic Engineer's advice.

FLASHING & WATERPROOFING

Build in external flashings and create waterproof barriers as required to achieve a waterproof exterior. Refer to Construction Notes on section drawings for full description.

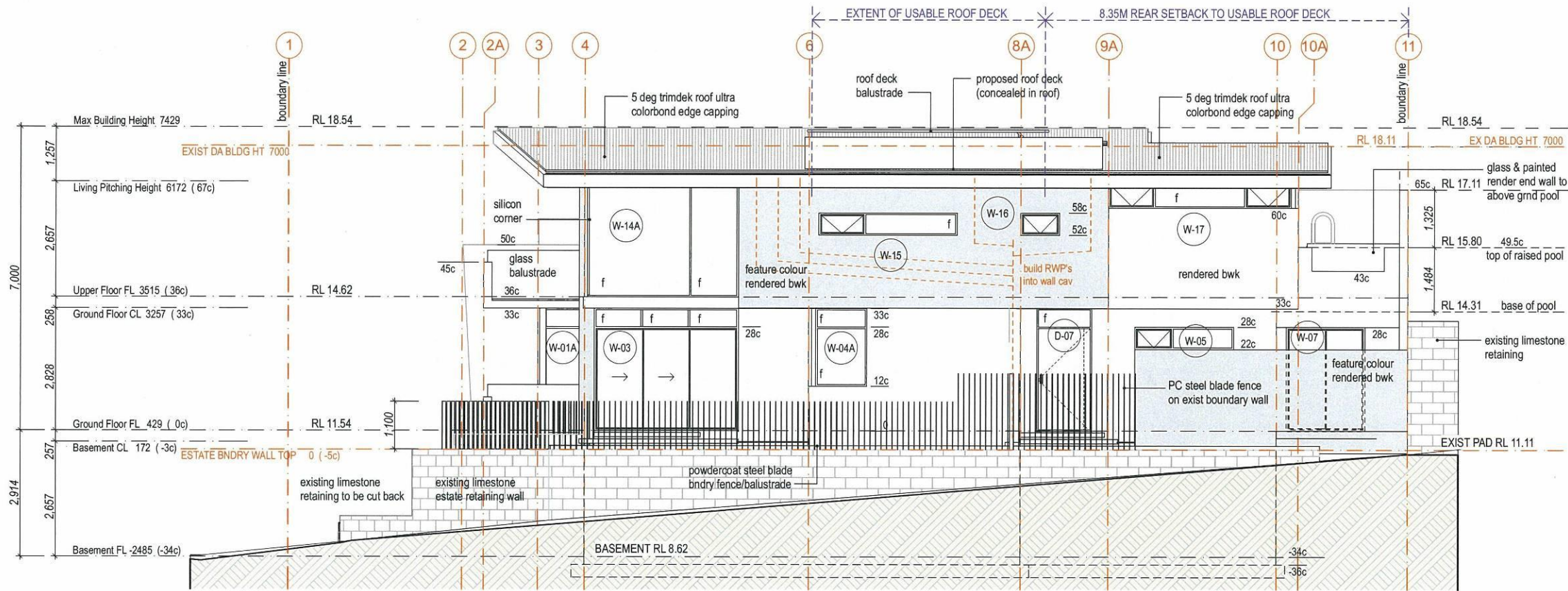
3EDGE Designers & Planners
45 Leichhardt Centre Avenue, Salford Point WA 6152
www.3edge.com.au Tel: 0807 04177

Schoffer Residence
Lot 503 (HN 2) The Look,
Bardon Waterside, Maylands

ELEVATION P3 - SIDE (NW)

Date:	2016	Dwn:	BB	Chk:	BB
Job No:	160910	Dwg No:	A-303	Rev No:	1

The builder must verify all dimensions on site before commencing any work or shop dwgs.



2 Side (SE) Elevation
1:100

EXTERNAL FINISH NOTES

WALLS

All external walls shall be finished in texture coat paint or stone cladding, as specified and/or noted on the elevations drawings. Allow for contrasting texture coat colours as indicated on the drawings.

BOUNDARY WALLS

Boundary walls shall be finished as reasonably decided through a process of neighbour consultation.

FOOTING LEVELS

Footing levels shall be set so as to accommodate the lowest adjacent finished floor, paving or ground level. Step the level of footings where necessary.

WINDOW JOINERY

All external window joinery shall be fabricated from powder coat finished aluminum sections as specified.

Refer to Window Schedule and specification for more information.

GARAGE DOORS

Supply and install approved, remote control, Colorbond finish sectional overhead garage doors as indicated on the drawings.

BALUSTRADES

Glazing shall generally be clear type throughout, use firm minimum thickness or as otherwise determined by wind loading or energy calculation requirements. Glazing shall be selected and installed in accordance with AS 1288.

ROOF COVER

Allow for Colorbond roof cover, as per the specification and pitches nominated on the drawings

GUTTERS & FASCIAS

Allow for Colorbond steel concealed gutters & fascias as shown, detailed and specified.

CONCEALED DOWNPIPES

Build 100 dia PVC RWP's into wall cavities where indicated and as required to service the following:

- All roof gutters.
 - Roof deck drainage.
 - UFL Terrace drainage.
 - UFL Balcony drainage.
 - GFL Balcony drainage.
- Allow for r/w heads to box gutters, overflow pops to all gutters.

SPECIAL NOTE:

Leak test & insulate all RWPs built into the external walls, especially those on the SE side, in full accordance with the hydraulic Engineer's advice.

FLASHING & WATERPROOFING

Build in external flashings and create waterproof barriers as required to achieve a waterproof exterior. Refer to Construction Notes on section drawings for full description.

Schloffer v20 ALT WD 3X.pptx
Amended DA Issue
May 12, 2019

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ELEVATION P2 - SIDE (SE)

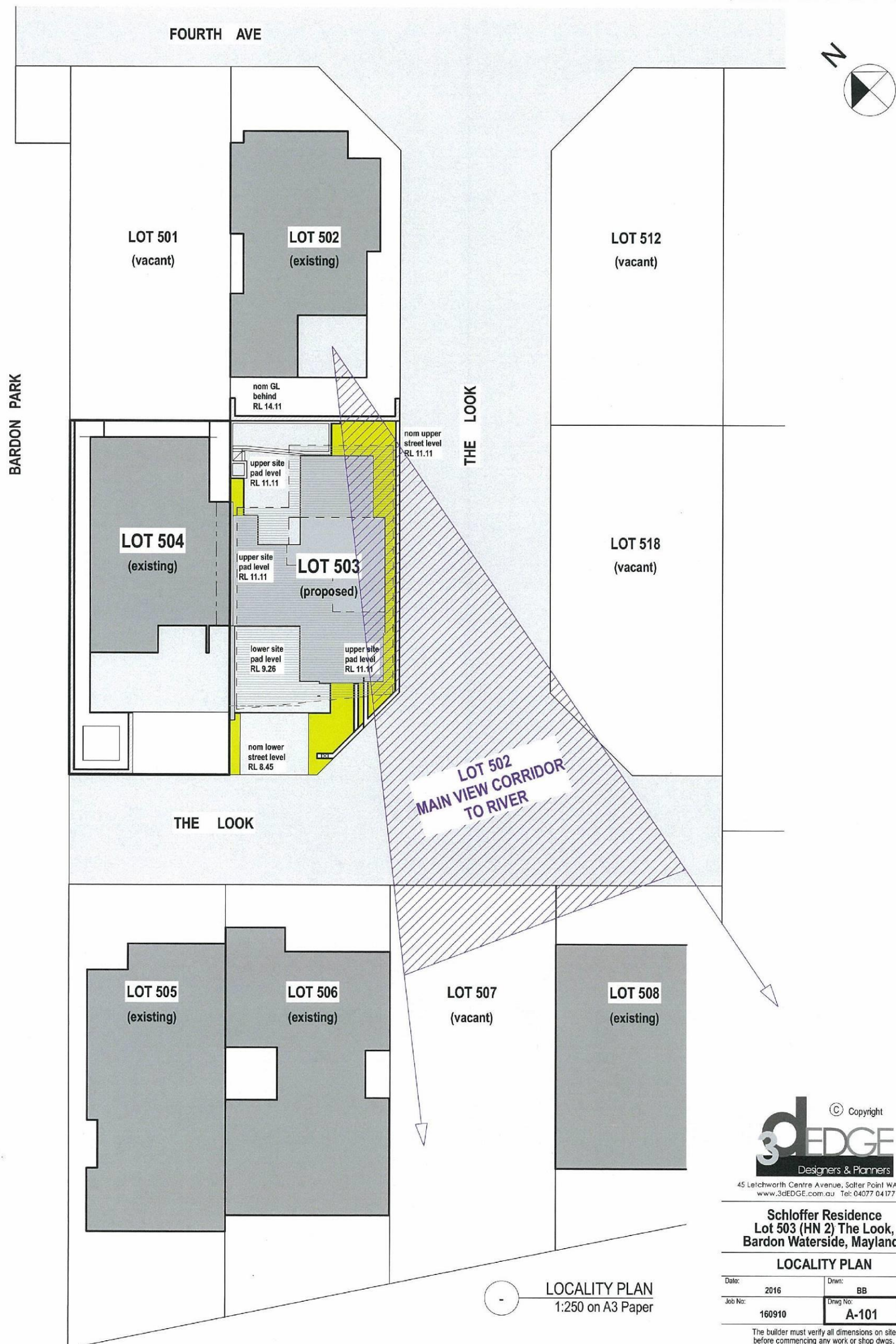
Date:	2016	Dwnr:	BB	Chkd:	BB
Job No:	160910	Dwg No:	A-302	Rev No:	1

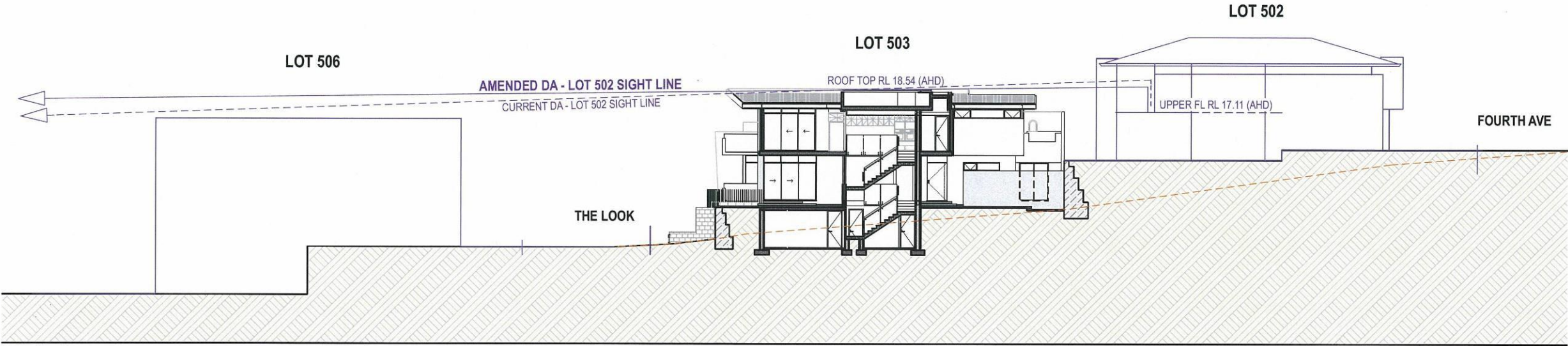
The builder must verify all dimensions on site before commencing any work or shop dngs.

Schloffer v20 ALT WD 3X.pln

Amended DA Issue

May 12, 2019





Y5 LOT 502 SIGHT LINES
1:250

Schloffer v20 ALT WD 3X.pjn
Amended DA Issue
May 12, 2019

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Bardon Waterside, Maylands

LOCALITY SIGHT LINES

Date:	2016	Drawn:	BB	Checked:	BB
Job No:	160910	Drawn No:	A-101SL	Rev No:	1

The builder must verify all dimensions on site before commencing any work or shop dwgs.



Approved Height Perspective



Proposed Height Perspective

10.4.2 Proposed Five Two-Storey Grouped Dwellings - Lot 115, 89-91 Stone Street, Bayswater

Applicant/Proponent:	Ventura Home Group T/A Ventura iD	
Owner:	B Home Holdings Pty Ltd	
Responsible Branch:	Development Approvals	
Responsible Directorate:	Community and Development	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input checked="" type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. Plans Confidential Attachment 2. Submission Map	

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

SUMMARY

A planning application has been received for five two-storey grouped dwellings at Lot 115, 89-91 Stone Street, Bayswater. Council consideration is sought as the development proposes variations to the lot boundary setbacks, heights, retaining walls, visual privacy and outdoor living areas requirements. Four objections were received during the community consultation process. The applicant advised the City that as per the geotechnical report submitted to the City for this site there is a requirement to backfill to a minimum of 2m to achieve an 'A Class' site to ensure proper disposal of stormwater. Department of Water and Environmental Regulation (DWER) advised that the development shall have a minimum habitable floor level of 3.4m AHD to ensure adequate flood protection.

OFFICER'S RECOMMENDATION

That Council grants planning approval for the proposed five two-storey grouped dwellings at Lot 115, 89-91 Stone Street, Bayswater in accordance with the planning application dated 9 August 2018 and plans dated 6 August 2019 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. 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 (R-Codes) and the City's policies:
 - (a) The balcony to Unit 3 overlooking the cone of vision less than 7.5m to the eastern boundary to 93A Stone Street, being screened with a permanent obscure material and be non-openable to a minimum of 1.6m above the respective finished floor level, in accordance with the R-Codes.
 - (b) Screening provided to Units 1, 2, 3 and 5 shall comply with the visual privacy requirements of R-Codes.
3. The approved Unit 1 - living room and Unit 5- garage parapet/boundary walls and footings abutting the north-western 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.

4. 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.
5. A detailed landscape plan shall be submitted 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 established.
 - (c) Those areas to be reticulated or irrigated.
 - (d) The location of any lawn areas to be established.
 - (e) A minimum of four standard trees and associated growth zone with a radius of 2m to be provided within Lots 2-5 for each dwelling and the tree to be retained within Lot 1, in accordance with the City's Trees on Private Land and Street Verges Policy to the satisfaction of the City of Bayswater.
 - (f) Landscaping to be provided between the site and Baigup Wetlands Reserve to the satisfaction of the City of Bayswater. The terraced retaining walls shall be landscaped using native plants to minimise watering and fertiliser requirements.

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. All stormwater and drainage runoff produced onsite is to be disposed of onsite to the satisfaction of the City of Bayswater.
7. The proposed driveway being constructed with brick paving or concrete to the satisfaction of the City of Bayswater.
8. The existing crossover on the road reserve is to be removed and the verge be reinstated to the satisfaction of the City of Bayswater.
9. 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.
10. A construction management plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City of Bayswater, prior to the submission of a building permit application.
11. The development shall comply with the approved bushfire management plan dated 8 August 2019. The landscaping plan within the bushfire management plan is to be updated to the satisfaction of the City of Bayswater.
12. All street tree(s) within the verge adjoining the subject property are to be retained, unless written approval has been granted by the City of Bayswater for their removal, and shall have measures consistent with AS 4970-2009 undertaken to ensure its/their protection during construction of the subject development to the satisfaction of the City, including but not limited to the following:
 - (a) A minimum 2.0m radius tree protection zone (TPZ) shall be provided through 1.8m high fencing around the verge trees (chain mesh panels or other suitable material) during construction of the subject development.
 - (b) The above fencing is not to be moved or removed at any period during construction, and this zone is not to be entered for any reason; signage

notifying people of the TPZ and the associated requirements is to be placed on each side of the fencing.

- (c) All activities related to construction of the subject development, including parking of vehicles, storage of materials, and washing of concreting tools and equipment is prohibited within the designated TPZ.
 - (d) Any roots identified to be pruned shall be pruned with a final cut to undamaged wood outside of the TPZ. Pruning cuts shall be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds shall not be treated with dressings or paints. It is not acceptable for roots to be 'pruned' with machinery such as backhoes or excavators.
 - (e) The tree(s) shall be provided with supplemental water during any construction period falling over summer, with a minimum of 150 litres being provided per week.
 - (f) Should any works be required to be undertaken within the TPZ, approval must be given by the City prior to entering this zone. The applicant/owner may be required to seek advice from an Arborist in regard to the type of works being undertaken, this information is to be assessed by the City as part of the approvals to enter.
 - (g) Any new crossover shall maintain a minimum clearance of 2.0m from the base of a street tree(s).
- 13. The applicant shall conduct works in accordance with the Hydrology Report dated 4 March 2019 to the satisfaction of the City of Bayswater.
 - 14. The development shall comply with the geotechnical report dated 29 April 2018 prepared by Local Geotechnics. A post-geotechnical report is to be prepared by qualified geotechnical personnel, and a certification is to be included that the works as completed are in full compliance with the pre-geotechnical report recommendation to the satisfaction of the City of Bayswater.
 - 15. Prior to the commencement of works, a stormwater management plan shall be submitted to, and approved by the City of Bayswater and implemented on advice from the Department of Biodiversity, Conservation and Attractions.
 - 16. The applicant shall take appropriate preventive measures during the works to ensure that no construction material, soil, rubbish, or deleterious matter is allowed to enter the river, foreshore reserve, or stormwater system.
 - 17. The applicant must ensure that the fill products used are geotechnically suitable otherwise fit for their purpose and they do not cause environmental harm, pollution, unreasonable emissions or unauthorised discharges contrary to the *Environmental Protection Act 1986* or other legislation.
 - 18. For any dewatering during construction, the applicant shall prepare, submit, and have approved, a dewatering management plan to the satisfaction of the City of Bayswater on advice from the Department of Biodiversity, Conservation and Attractions.
 - 19. If any fencing is proposed at the top of the rear boundary retaining wall, the fence shall be open-style, with the total height (i.e. retaining wall and fence) not exceeding 1.8m to the satisfaction of the City of Bayswater.
 - 20. A bin pad of 10m is to be provided for bin collection at the front of the site to the satisfaction of the City of Bayswater.
 - 21. The owner shall execute and provide to the City of Bayswater, a notification pursuant to Section 70A of the *Transfer of Land Act* to be registered on the title of the grouped dwellings property as notification to proprietors and/or (prospective)

purchasers of the property that the lot is in close proximity to known mosquito breeding areas.

The Section 70A Notification shall be prepared by the City's solicitors to the satisfaction of the City of Bayswater. All costs of, and incidental to, the preparation of and registration of the Section 70A Notification, including the City's solicitor's costs, shall be met by the applicant/owner of the land. This notification shall be lodged and registered in accordance with the *Transfer of Land Act* prior to the first occupation of the respective grouped dwelling (s).

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, storm water 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.
6. The stormwater management plan should be consistent with the recommendations outlined in the Hydrological Study (HYd2o hydrology, March 2019) and additional information provided on 11 April 2019. Any proposed stormwater discharge, generated from the first 15mm of rainfall, to the Baigup Wetland must be treated (e.g. biofiltration swale), with any proposed stormwater treatment areas/infrastructure (including any drainage pipes) to be confined within the property boundary.
7. The applicant is advised that the Department of Biodiversity, Conservation and Attractions has dewatering discharge standards that are required to be met if it is proposed to discharge any tailwater directly or indirectly (e.g. via the stormwater drainage system) into the river. The Department of Biodiversity, Conservation and Attractions should be contacted for further advice.
8. Septic tanks, soakwells and leach drains are to be pumped out by a licensed liquid waste contractor, completely removed from the site and filled with clean sand and compacted. A Statutory Declaration must also be provided by the landowner declaring that these works have been undertaken. However, if it is not possible to remove septic tanks, the bottoms are to be broken and the tanks backfilled with clean fill and compacted. The applicant is to contact the City's Environmental Health Services at least 72 hours prior to the removal of any system to arrange an inspection

BACKGROUND

Application Number:	DA18-0376
Address:	Lot 115, 89-91 Stone Street, Bayswater
Town Planning Scheme Zoning:	Residential - R25
Use Class:	Grouped Dwellings - 'P'
Existing Land Use:	Single House
Surrounding Land Use:	Residential
Proposed Development:	Proposed Five Two-Storey Grouped Dwellings

A planning application dated 9 August 2018 and amended plans dated 6 August 2019 have been received for construction of five two-storey grouped dwellings at Lot 115, 89-91 Stone Street, Bayswater. The surrounding area is characterised by single and two-storey single houses and grouped dwellings some of which are within new subdivision on the southern side of Stone Street. The primary consideration in relation to this application is the variations to the relevant lot boundary setback, visual privacy, building height, fill and retaining walls of the Residential Design Codes (R-Codes) and City policies, and to consider objections that have been received in relation to the proposed development.

The application is referred to Council for determination as the cost of the proposed development is more than \$2 million, and therefore beyond the City officers, delegated authority.





EXTERNAL CONSULTATION

The City sought comment for the proposal from the owners of the adjacent affected properties owners for a period of 14 days. At the completion of the advertising period four objections were received. Details of the objections and officer's comments are stated below.

ISSUE	NATURE OF CONCERN	OFFICER COMMENT
Visual Privacy	<p>The proposed Unit 3 will have a visual impact on the adjoining property. To address this matter the City should request the applicant to screen the windows and balconies of Unit 3.</p> <p>The screen to balcony of Unit 2 should be increased to 1.7m or 1.8m.</p> <p>The proposed Units 2 and 3 will impact on the privacy of the existing house on the adjoining eastern property.</p> <p>A 1.8m high fence is to be provided along the eastern boundary.</p>	<p>The applicant is proposing a fence on top of the retaining wall which would mitigate overlooking of the adjoining eastern property. The windows of Unit 3 facing the eastern property are obscured and highlight which will mitigate undue overlooking. The balcony of Unit 3 is required to be screened as per the R-Codes.</p> <p>The R-Codes state the standard requirement for screening is 1.6m above the finished floor level.</p> <p>The proposed Units comply with the privacy requirements of the R-Codes. As outlined above the balcony of Unit 3 is required to be screened as per R-Codes.</p> <p>The applicant has amended the plans to show a 1.8m high fence on top of the retaining wall.</p>

Parking	<p>During construction trucks will park along this part of street which will create traffic hazards and also on the verges of the adjoining properties.</p> <p>There is only one visitor car parking for five dwellings. Therefore the visitors to these dwellings will park on the street which will create traffic hazard.</p> <p>Vehicles are parking on the verges of the adjoining properties and this development will result in more vehicles being parked on verges.</p>	<p>The developer will be required to address the vehicle parking issue as part of the construction management plan to the satisfaction of the City.</p> <p>Trucks are not permitted to park on adjoining properties' verges.</p> <p>One visitor car bay complies with the R-Codes.</p> <p>Vehicles are not permitted to park on verges not directly in front of their property without that property owner's consent. The City Rangers could be contacted in relation to such offences.</p>
Views	Views to the river will be impacted by the development.	This matter is addressed in the 'Building Height' section below.
Building Height	Concerns that the building height will impact on the aesthetic of the street and be very imposing on the adjoining properties.	This matter is addressed in the 'Building Height' section below.

Comments were also sought from the Department of Biodiversity, Conservation and Attractions - Swan River Trust and Department of Water and Environmental Regulation.

Department of Biodiversity, Conservation and Attractions (DBCA) - Swan River Trust

The subject site is located adjacent to the Swan River Canning River - Development Control Area and therefore the development and a hydrological report were referred to the DBCA- Swan River Trust. The Department advised no objection to the development subject to conditions which are included in the officer's recommendation.

Department of Water and Environmental Regulation (DWER)

DWER advised that that the Swan River Flood Study shows that a portion of the subject site is affected by major flooding which is estimated to 2.9 m AHD. The proposal is considered acceptable by the Department subject to a minimum habitable floor level of 3.4m AHD to ensure adequate flood protection.

OFFICER'S COMMENTS

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks:			
Unit 1 -			
Front (North)	Minimum- 3m	3.384m	Compliant
	Average- 6m	4.852m	Compliant
Ground Floor - West Side	1.6m	0.6m - 1.83m	Variation
First Floor - West Side			
Balcony/Activity Room	1.2m	1.4m	Compliant
Hallway	1.6m	3.9m	Compliant
Bedroom 4	4.4m	4.9m	Compliant
Unit 2 -			
Front (North)	Minimum- 3m	3.608m	Compliant
	Average- 6m	5.34m	Compliant
Ground Floor -East Side			
Living Room	1m	1.05m	Compliant
Kitchen	1m	1.05m	Compliant
Dining	1.5m	1.85m	Compliant
First Floor – East Side			
Balcony/Activity Room	1.2m	2.37m	Compliant
Landing/Bedroom 4	4.2m	4.77m to 5.3m	Compliant
Unit 3 -			
Ground Floor - East Side	3.9m	1.5m	Variation
First Floor - East Side			
Bedroom 3	1.7m	1.5m	Variation
Balcony	2.2m	3.1m	Compliant
Ground Floor - South Side	3 m	10m	Compliant
First Floor- South Side	3 m	10.631m	Compliant
Unit 4 -			
Ground Floor - South Side	3.1m	10.053m	Compliant
First Floor - South Side	4.3m	10.067m	Compliant
Unit 5 -			
Ground Floor - West Side			
Living Room/Kitchen	1.2m	1.077m to 1.6m	Variation
Scullery/Laundry	1.9m	1.183m to 2.1m	Variation
Stairs	2.4m	1.1m to 2.7m	Variation
First Floor - West Side			

Balcony/Activity Room	1.4m	1.647m	Variation
Hallway	3.3m	1.318m to 2.7m	Variation
Bedroom 4	3.3m	2.06m to 3.7m	Variation
Boundary Walls:			
Unit 1 -			
Maximum Height - West Side	3.5m	3.6m	Variation
Average Height - West Side	3m	3.35m	Variation
Maximum Length	19m	3.9m	Compliant
Unit 5			
Maximum Height - West Side	3.5m	3.4m	Compliant
Average Height - West Side	3m	2.75m	Compliant
Maximum Length	19m	4.4m	Compliant
Maximum Building Height:			
Unit 1			
Concealed Roof Height	7m	6.3m to 7.5m	Variation
Unit 2			
Wall Height	6m	5.9m	Compliant
Roof Pitch Height	9m	8.3m	Compliant
Unit 3			
Wall Height	6m	5m to 8 m	Variation
Roof Pitch Height	9m	9.9m	Variation
Unit 4			
Wall Height	6 m	8.1 m	Variation
Roof Pitch Height	9 m	10.5 m	Variation
Unit 5			
Concealed Roof Height	7 m	6.6m to 9.2m	Variation
Minimum Open Space which includes the common property :			
Unit 1	50% (176.3m ²)	50% (176.3m ²)	Compliant
Unit 2	50% (177.5m ²)	50% (177.5m ²)	Compliant
Unit 3	50% (126.2m ²)	63.5% (270.5m ²)	Compliant
Unit 4	50% (213 m ²)	61.5% (255.4 m ²)	Compliant
Unit 5	50% (217 m ²)	58.8% (255.1 m ²)	Compliant
Maximum Overshadowing of Adjoining Property	35%	2 %	Compliant
Minimum Parking:			
Residents	10 car bays	10 car bays	Compliant

Visitors	1 car bay	1 car bay	Compliant
Retaining Walls:			
Retaining walls no higher than the calculated average NGL of the site	Average NGL - 4.51 m AHD	Top of wall height - Eastern boundary- 3.385m to 5.1m AHD	Variation
		Western boundary- 3.04m to 6.132m AHD	Variation
		Southern boundary- 3.385m AHD	Compliant
Minimum Visual Privacy:			
Unit 3- Balcony- Southern elevation to eastern boundary	7.5m	5m	Variation
Unit 3- Bedroom 3- Northern elevation to eastern boundary	4.5m	3.3m	Variation
Unit 5- Balcony - Southern elevation to western boundary	7.5m	3.5m	Variation
Unit 3 - Rear courtyard to eastern boundary	7.5m	0.5m	Variation
Unit 5- Rear courtyard to western boundary	7.5m	2.8m	Variation
Location of Outdoor Living Area	Behind the Street Setback area	Units 1 and 2- within the street setback area	Variation

Site Context

The development is proposed on a lot containing a single-storey single house and has a steep natural topography sloping down from Stone Street, a ground level of 6.86m AHD to the rear of the lot which has a ground level of 2.24m AHD, indicating a fall of 4.62m. The rear of the property adjoins the Baigup Wetlands Reserve on the southern boundary.

Side Boundary Setbacks

As outlined in the assessment table above, Units 2, 3 and 5 do not comply with the required side boundary setbacks. As the lot boundary setbacks proposed do not meet the deemed-to-comply requirement, the variation is assessed against the relevant design principle which states the following:

"P3.1 Buildings set back from lot boundaries so as to:

- reduce impacts of building bulk on adjoining properties;*
- provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- minimise the extent of overlooking and resultant loss of privacy on adjoining properties."*

Unit 1

The side setback variation to the ground floor to the western boundary is proposed at 0.6m to 1.83 m in lieu of 1.6m. The variation is due to the slope of the land. Unit 1 directly adjoins Water Corporation land and is therefore not considered to have excessive bulk and scale impact upon a habitable space. Given that overshadowing is compliant, the adjoining lot is not being used for residential purposes, the lot boundary setback variation is not considered to have an undue impact on the amenity of the adjoining affected property.

Unit 3

The side setback variation to the ground floor to the eastern boundary is proposed at 1.5m in lieu of 3.9m. The side setback variation to the upper floor-balcony to the eastern boundary is proposed at 1.5m in lieu of 1.7m. The variations are due to the slope of the land. The façade of Unit 3 adjoins the driveway and open yard on the adjoining property and is articulated with openings, vertical and horizontal bandings, and different colours. Therefore it is considered the façade of Unit 3 not to have undue bulk and scale impact upon a habitable space and will allow natural light and ventilation to both dwellings on the subject property and adjoining property.

Unit 5

The side setback variations to the ground floor to the western boundary are as follows:

- The living room/kitchen is setback 1.077m to 1.6m in lieu of 1.2m;
- The scullery/laundry is setback 1.183m to 2.1m in lieu of 1.9m; and
- The stair is setback 1.1m to 2.7m in lieu of 2.4m.

The side setback variations to the first floor to the western boundary are as follows:

- The hallway is setback 1.318m to 2.7m in lieu of 3.3m; and
- The bedroom 4 is setback 1.183m to 2.06m to 3.7m in lieu of 3.3m.

The variations are due to the slope of the land. Unit 5 directly adjoins Water Corporation land and is therefore not considered to have undue bulk and scale impact upon a habitable space. Given that overshadowing is compliant, the adjoining lot is not being used for residential purposes, the lot boundary setback variations are not considered to have an undue impact on the amenity of the adjoining affected property. On the western side of the site there is the Water Corporation site and on the eastern side there are two existing dwellings with a driveway.

Boundary Walls

The maximum and average heights of the boundary wall to Unit 1 are 3.6m and 3.35m in lieu of 3.5m and 3m respectively. As the lot boundary wall proposed does not meet the deemed-to-comply requirement, the variation is assessed against the relevant design principle which states the following:

"P3.2 - Buildings built up to boundaries (other than the street boundary) where this:

- *makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;*
- *does not compromise the design principle contained in clause 5.1.3 P3.1;*
- *does not have any adverse impact on the amenity of the adjoining property;*
- *ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and*
- *positively contributes to the prevailing development context and streetscape.*

- *duce impacts of building bulk on adjoining properties;*
- *provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- *minimise the extent of overlooking and resultant loss of privacy on adjoining properties."*

Unit 1 directly adjoins land owned and used by the Water Corporation for a pumping station and therefore it is not considered the development will have undue bulk and scale impact upon a habitable space. Given that overshadowing is compliant, the adjoining lot is not being used for residential purposes, the boundary wall variations are not considered to have an undue impact on the amenity of the adjoining affected property.

Building Height

As outlined in the assessment table above, the variations to the building height are as follows:

Unit 1- Concealed Roof

- The height of the concealed roof is 7.5m in lieu of 7m.

Unit 3- Pitched Roof

- The wall height is 8m in lieu of 6m.
- The pitched roof height is 9.9m in lieu of 9m.

Unit 4- Pitched Roof

- The wall height is 8.2m in lieu of 6m.
- The pitched roof is 10.5m in lieu of 9m.

Unit 5- Concealed Roof

- The height of the pitched roof is 8.4m to 9.2m in lieu of 7m.

As the proposed heights do not meet the deemed-to-comply requirement, the variations are assessed against the relevant design principle which states the following:

"P6 - Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:

- *adequate access to direct sun into buildings and appurtenant open spaces;*
- *adequate daylight to major openings into habitable rooms; and*
- *access to views of significance."*

The natural topography of the land, sloping from the street to the rear, results in variations to the height of the dwellings. Following discussions with the applicant, the plans were amended whereby the floor levels of part of the rear dwellings were lowered from 5.36m AHD to 4.846m AHD which generally matches with the floor level of the existing adjacent dwelling at 1/79 Stone Street which is 4.75m AHD. The applicant advised the City that as per the geotechnical report for this site there is a requirement to fill to a minimum of 2m to achieve an 'A Class' site to ensure proper disposal of stormwater. Accordingly the fill of the site has resulted in the height variations. The DWER has also recommended that the habitable floor level of the dwellings should be a minimum of 3.4m AHD to ensure adequate flood protection.

Due to the orientation of the lot, the only property impacted by undue overshadowing is the Water Corporation site and an assessment of the overshadowing demonstrates that the overshadowing complies with the requirement of the R-Codes. The development complies with the open space requirement of the R-Codes.

The subject site is located at the lowest point of that part of the street as compared to other lots along the street. The properties which are considered to be affected by view obstruction would be 88, 90, 92 and 94 Stone Street as they are located opposite the site. As demonstrated in the street elevation plan the heights of Units 1 and 2 facing the street are compliant with permitted height of 9m, the natural ground levels of 88, 90, 92 and 94 Stone Street are nearly 1m to 2m higher than that of 89-91 Stone Street and 88, 90 and 92 and accommodate two storey dwellings. Accordingly it is considered the view corridor will not be unduly impacted. With regard to the other lots on the opposite side of the road they are higher than the subject lot by nearly 3m and as such it is considered there will be no undue impact of the view corridor from the opposite side of the site.

The façade of Unit 3 is articulated with openings, vertical and horizontal bandings, and different colours, therefore the height variation will not unduly impact on the adjoining eastern properties 93 and 93A in terms of bulk. With regard to 93 Stone Street, the façade of Units 2 and 3 facing 93 Stone Street complies with the permitted overall height of 9m. The natural ground level of 93 Stone Street is nearly 1m to 3.75m higher than that of the natural ground level of Unit 3 and the rear part of 93 Stone Street is a two-storey structure. Accordingly it is considered the view corridor will not be unduly impacted.

The tables below show the floor levels for the proposed development at 89-91 Stone Street, the existing grouped dwellings development at 79 Stone Street and land levels for the approved new subdivision at 69-71 Stone Street.

Property	Level adjacent Stone Street	Level adjacent Baigup Wetland Reserve
89-91 Stone Street Bayswater (proposed)	6.218m AHD*	4.846m AHD*
79 Stone Street Bayswater (approved)	9.1m AHD*	4.75m AHD*
69-71 Stone Street Baywater (approved)	6.1m AHD to 8.7m AHD**	4.25m AHD to 4.27m AHD**

*finished floor levels

**sand pad levels

The table above shows the proposed development is consistent with the floor levels at No.79 Stone Street and the land levels for the new subdivision at 69-71 Stone Street. In this context it is considered the view corridor will not unduly be impacted.

Visual Privacy

The development proposes visual privacy variations which relate to bedroom, balcony and rear courtyards of Units 3 and 5. As the proposed visual privacy setbacks do not meet the deemed-to-comply requirement, the variations are assessed against the relevant design principle which states the following:

"P1.1 - Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:

- *building layout and location;*
- *design of major openings;*
- *landscape screening of outdoor active habitable spaces; and/or*
- *location of screening devices.*

P1.2 - Maximum visual privacy to side and rear boundaries through measures such as:

- *offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;*
- *building to the boundary where appropriate;*
- *setting back the first floor from the side boundary;*
- *providing higher or opaque and fixed windows; and/or*
- *screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters)."*

Unit 3

Bedroom 3 of Unit 3 will overlook the accessway of the adjoining eastern property and therefore no undue impact in terms of privacy. The balcony will overlook the front yard which is an active habitable space of the adjoining eastern property of 93A Stone. Therefore the balcony is required to be screened as per the requirements of the R-Codes. The courtyard area will overlook a relatively small corner area of 2.1m² of the garden bed of the adjoining property at 93A Stone Street which will not be frequently used as an active habitable space, therefore the variation is supported.

Unit 5

The cone of vision from the balcony and rear courtyard area will overlook the adjoining Water Corporation site which is not being used for residential purposes. No objection was received from Water Corporation and in this instance the variations to the privacy setback area is supported.

Retaining Walls

The applicant is seeking approval for retaining walls along eastern, western and southern boundaries in addition to the proposed internal lot boundaries. The proposed retaining walls along the eastern and western boundaries range in height from 0.51m to 2.45m above the natural ground level. Along the southern boundary (rear property) the proposed retaining walls range in height from 0.51m to 1.035m. The proposed retaining walls have been assessed against the City's Retaining Wall Policy and do not comply with the calculated average natural ground level of the site as detailed in the assessment table above.

The applicant advises that the geotechnical report requires fill to a minimum 2m and therefore retaining walls are required. It is considered that the applicant has taken appropriate measures to terrace the levels between the Units and proposing a combination of cut and fill to follow the natural topography of the land as closely as possible. Given the 4.24m fall in the natural topography from the front to the rear it is considered that the proposed retaining wall heights are necessary to facilitate development and vehicular access to the site. Fencing to maximum height of 1.8m will be provided on top of the retaining walls along the side boundaries to prevent overlooking of the adjoining properties. The DBCA- Swan River Trust has recommended that any fence on top of the rear retaining wall facing the Baigup Wetlands Reserve is required to be open-style and with the total height (retaining wall and fence) not exceeding 1.8m.

Outdoor Living Area

The outdoor living areas of Units 1 and 2 are located within the front setback area. Given they are open areas there will be no impact on the streetscape, and they are north oriented which are supported.

Bush Fire Prone Area

The subject site is located within a Bush Fire Prone Area. The applicant has submitted a Bushfire Attack Level report which demonstrates that the proposal complies with the State Planning Policy 3.7 - Planning in Bushfire Prone Areas. However the landscaping plan within the report is required to be updated to match with the proposed trees within the lots.

LEGISLATIVE COMPLIANCE

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Bayswater Town Planning Scheme No.24;
- City of Bayswater local planning policies including the Retaining Walls Policy and Trees on Private Land and Street Verges Policy; and
- State Planning Policy 7.3 - Residential Design Codes Volume 1.

OPTIONS

The following options are available to Council:

1. Council approves the development application in accordance with the Officer's Recommendation. The risks associated with this option are considered to be reduced due to the reasons given for the Officer's Recommendation.
2. Council approves the development application subject to deleted or alternate condition(s). The risks associated with this option are considered dependent on the reasons given for the deleted/alternate condition(s) and the nature of the deleted/alternate condition(s).
3. Council refuses the development application. The risks associated with this option are considered dependent on the reasons given for the application to be refused.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

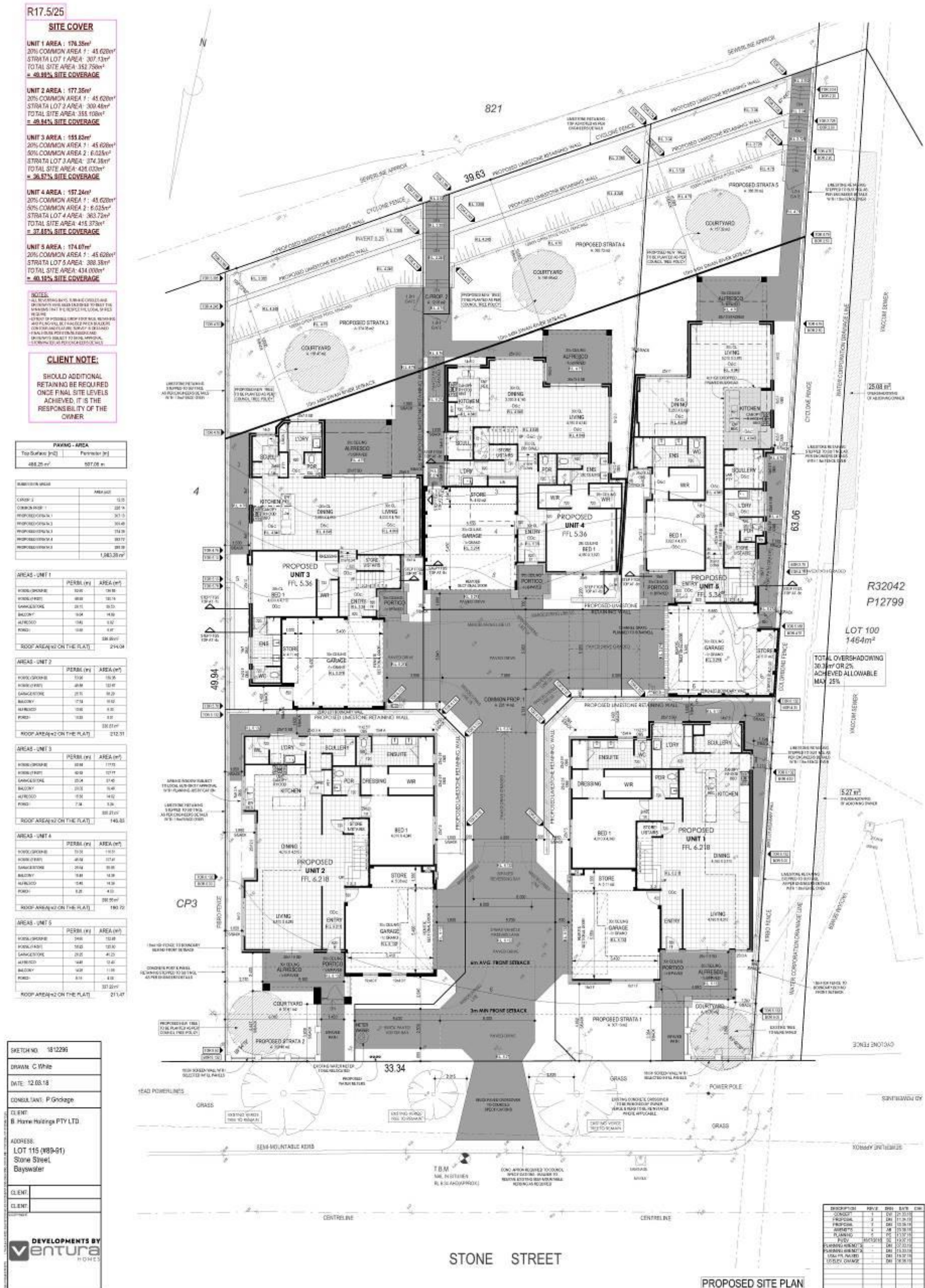
Theme:	Our Built Environment
Aspiration:	A quality and connected built environment.
Outcome B1:	Appealing streetscapes.
Outcome B3:	Quality built environment.

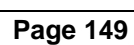
The proposed development is considered to have been designed in accordance with the natural topography and context of the streetscape which contributes to a quality streetscape and built environment.

CONCLUSION

Given the above, it is recommended that the application be approved subject to the appropriate conditions.

Attachment 1







10.4.3 Proposed Alterations and Addition to Place of Public Worship (Jewish Synagogue) - Lot 323, 11 Garson Court, Noranda

Applicant/Proponent:	Chabad Lubavitch	
Owner:	City of Bayswater	
Responsible Branch:	Development Approvals	
Responsible Directorate:	Community and Development	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input checked="" type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	1. Development Plans	
Refer:	Item 12.5.3: OCM 22.07.2008 Item 12.8.1: OCM 27.09.2005 Item 12.5.4: OCM 26.04.2005	

SUMMARY

A planning application has been submitted for proposed alterations and addition to the existing Jewish Synagogue building for the purpose of a ritual bath, at Lot 323, 11 Garson Court, Noranda. The site is located adjacent to the Noranda Sporting Complex on the north western corner of the site. The proposed development results in the removal of two car parking bays onsite, increasing the existing car parking shortfall. The proposal is considered supportable in this instance.

OFFICER'S RECOMMENDATION

That Council grants approval for the alterations and addition to place of public worship (Jewish Synagogue) on Lot 323, 11 Garson Court, Noranda, in accordance with the planning application dated 28 June 2019 and the plans dated 28 June 2019, subject to the following:

1. The development shall be carried out in accordance with the terms of the application as approved herein, and any approved plan.
2. 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.
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. All stormwater and drainage runoff produced onsite is to be disposed of onsite to the satisfaction of the City of Bayswater.
5. All car parking bays on the approval plans shall be used for car parking purposes only, and any structures or debris currently located on the car parking bays shall be removed.

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 licence 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 contact 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.

BACKGROUND

Application Number:	DA19/0290
Address:	Lot 323, 11 Garson Court, Noranda
Town Planning Scheme Zoning:	Special Purpose Zone - Permitted Use - ... (4) Public Worship
Use Class:	Place of Public Worship - 'P'
Existing Land Use:	Jewish Synagogue
Surrounding Land Use:	Single Houses, Primary Schools, Recreational Facilities and Shopping Centre
Proposed Development:	Alterations and an Addition to Place of Public Worship (Jewish Synagogue)

A planning application dated 28 June 2019 and plans dated 28 June 2019 has been received for the proposed alterations and an addition to the Jewish synagogue building for a ritual bath at the rear of the Jewish synagogue building on the subject site. The proposed addition has an area of 54m², with facilities for both male and female persons. The proposed works will require the removal of two existing car parking bays and a small landscaped area.

The Northern Suburbs Hebrew Congregation (NSHC) leases the subject site from the City. The lease is for a term of 25 years having commenced on 17 May 1991, with an option to renew for a further 25 years. At a Special Council Meeting on 13 December 1990, Council approved the development of a community hall and synagogue with provision of an initial 38 car bays, and the provision of a further 12 car bays in the near vicinity when Stage 2 was developed.

The lease for the subject site included provision for public access to the car parking bays, stating:

"The lease agrees with the Lessor that the Lessee will permit members of the public the full and free right of liberty and power and authority from time to time and at all times after the date of completion thereof to use:

- (a) *the thirty eight (38) car parking bays to be constructed as part of the Stage 1 Development; and*
- (b) *the car parking bays referred to in Clause 8."*

Clause 8 of the lease essentially refers to the provision of 38 car bays and a further 12 car bays should the site be redeveloped.

Council at its Planning and Development Services Committee meeting on 21 September 1999, approved a new synagogue on the subject site and varied a number of scheme requirements including site cover, plot ratio, setbacks and car parking. In regard to the car parking the previous synagogue catered for 550 persons and required 110 car bays. Council supported 37 onsite car bays in lieu of 110 car bays required for the subject to a lease of a portion of the adjoining Noranda Sporting Complex to cater for an unspecified number of additional car bays.

On 17 May 2001, the City entered into an agreement with the NSHC to lease a portion of the Noranda Sporting Complex for the provision of an unspecified number of additional car bays to cater for overflow parking. These overflow bays were generally required for peak periods such as Jewish holy days.

Council at its Ordinary Meeting of 28 January 2003, supported an extension of approximately 450m² of additional floor space and the construction of an additional 14 car bays onsite.

Council at its Ordinary Meeting of 26 April 2005 approved the development of a new synagogue, which included 61 car bays; this represented a shortfall of only six car bays.

Council at its Ordinary Meeting of 27 September 2005, Council approved the partial fencing of the site which included the removal of one additional car bay. This approval also required modification to clause 9 of the lease relating to the number of car parking bays to be provided.

Council at its Ordinary Meeting of 22 July 2008 granted approval for additional fencing to the front of the synagogue site which necessitated the removal of a further three car bays, resulting in 57 car bays.

The current proposal with a floor area of 724m², an increase of 54m² to the existing, require a minimum of 72 car bays. A total of 57 car bays are provided.

The proposed removal of two car bays creates an overall shortfall greater than 10% (actual 15 bays or 20.84%), which is beyond the officer's delegated authority, as such the application is being referred to Council for determination.





EXTERNAL CONSULTATION

No consultation has occurred with the public or other agencies on this matter. The City's records indicate no consultation has previously been undertaken for the development of the site for other applications received.

OFFICER'S COMMENTS

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks:			
Front	13.5m	14.0m	As existing
Side (North)	3.0m	15.0m	Compliant
Side (South)	3.0m	10.0m	Compliant
Rear (West)	3.0m	15.7m	Compliant
Maximum Building Height	2 storeys	1 storey	Compliant
Minimum Parking	72 car bays	57 car bays	Variation

Car parking is a primary consideration given the intensity of land uses in the vicinity.

The proposed additional floor area to the existing synagogue building results in an overall car parking shortfall of 15 car bays or an additional two car bays shortfall to that already approved for the site.

It is considered that the proposed removal of the two car bays will not unduly impact the surrounding precinct given no additional attendees to the premises will result from the proposal. In addition the presence of overflow car parking provided on specific Church days on the adjacent reserve, together with the justification previously supported by Council that a reduction to the amount of car parking could be considered as with the tenets of the Jewish religion,

Orthodox members do not drive their cars to attend services, thereby reducing the demand for car parking and available car parking in the immediate area.

Based on the above, the proposed car parking shortfall is supported.

LEGISLATIVE COMPLIANCE

- City of Bayswater Town Planning Scheme No. 24;
- City of Bayswater Local Planning Policies.

OPTIONS

The following options are available to Council:

1. Council approves the development application in accordance with the Officer's Recommendation. The risks associated with this option is considered to be reduced due to the reasons given for the Officer's Recommendation.
2. Council approves the development application subject to deleted or alternate condition(s). The risks associated with this option is considered dependent on the reasons given for the deleted/alternate condition(s) and the nature of the deleted/alternate condition(s).
3. Council refuses the development application. The risks associated with this option is considered dependent on the reasons given for the application to be refused.

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme:	Our Built Environment
Aspiration:	A quality and connected built environment.
Outcome B1:	Appealing streetscapes.
Outcome B3:	Quality built environment.

The proposed development is considered to be a minor addition to the existing synagogue building and will have minimal impact to the built form in the immediate area.

CONCLUSION

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

REMOVE LANDSCAPING AS INDICATED IN RED

REMOVE TWO CAR PARKING BAYS

EXISTING PLACE OF WORSHIP
PLUG 10.10

EXISTING CONC OVERSILL

EXISTING CONC OVERSILL

EXISTING 8' FURN CARRIAGE
TYPICAL CARRIAGE 2' X 3' 6"

GARSON COURT



PROJECT

**Proposed Additions & Alterations
to Existing Place of Worship**

404099
No.11 Garson Court, Noranda

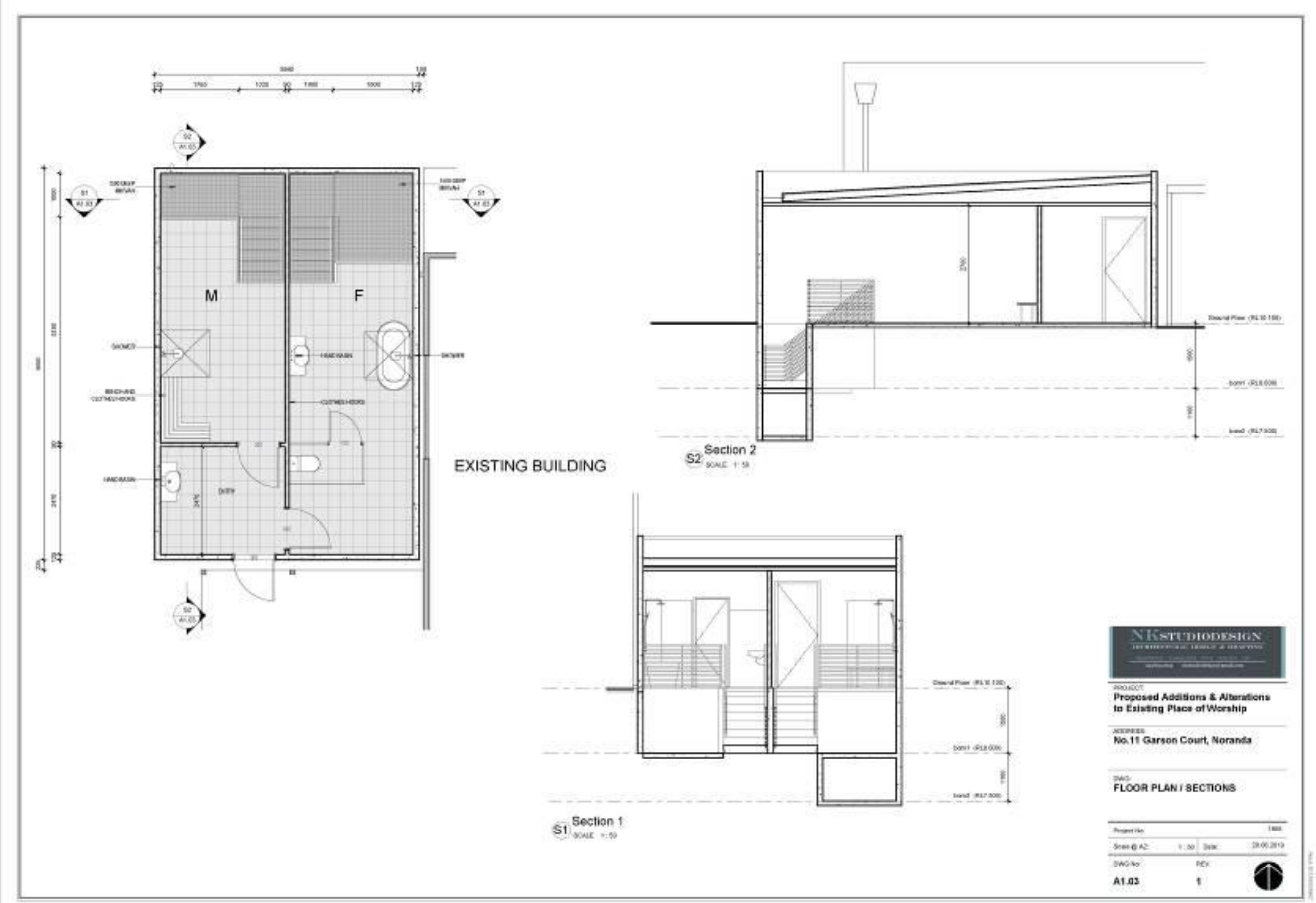
**EXISTING BUILDING & PROPOSED
DEMOLITION PLAN**

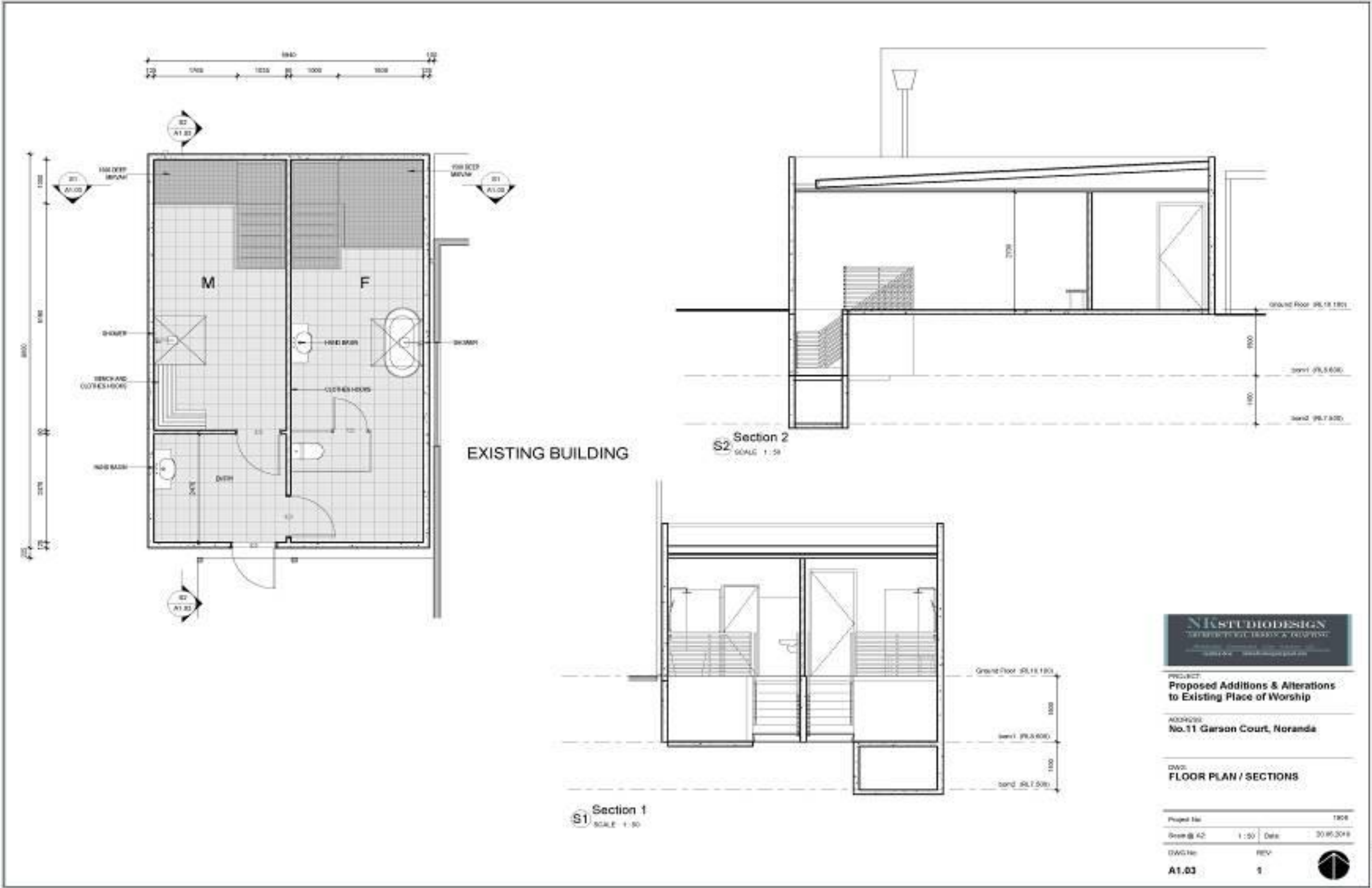
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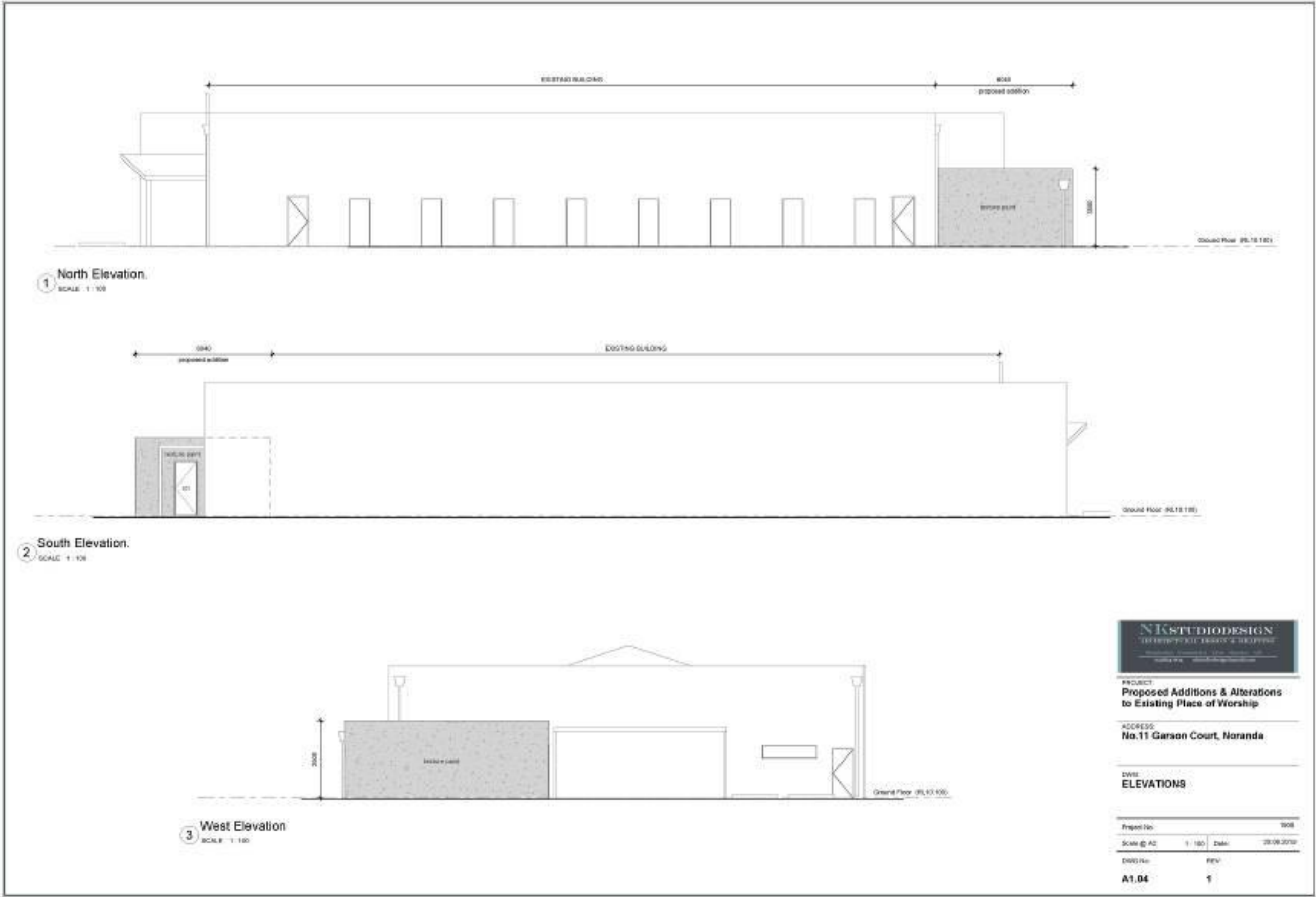
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10.4.4 Morley Sport and Recreation Centre - Draft 2019/20 Operational Budget

Responsible Branch:	Recreation	
Responsible Directorate:	Community and Development	
Authority/Discretion:	<input type="checkbox"/> Advocacy <input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Legislative	<input type="checkbox"/> Review <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Information Purposes
Voting Requirement:	Simple Majority Required	
Attachments:	Confidential Attachment(s) 1. MSRC Draft 2019/20 Operational Budget 2. MSRC Budget Comparison 3. Management Agreement Morley Sport and Recreation Centre	
Refer:	Item 9.3.5: CTF CSC 19.06.2018	

Confidential Attachment in accordance with Section 5.32(2) of the Local Government Act 1995 - a matter that if disclosed, would reveal -

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

SUMMARY

For Council to review and consider approval of the draft operational budget for the Morley Sport and Recreation Centre. The draft budget structure has changed from previous years and better reflects the net cost for each program area. The management fee has also been excluded as an expense so shows a more accurate picture of the operating result. The draft budget is also more representative of historical program demand trends and could realistically be considered achievable.

Authorisation is also sought to vary the management agreement with the Young Men's Christian Association (YMCA) to address an issue relating to the way that the management fee is presented in the budget. Addressing this issue will resolve confusion and present a more accurate picture of the financial operation of the facility.

OFFICER'S RECOMMENDATION

That Council:

- Approves the draft 2019/20 operational budget for the Morley Sport and Recreation Centre, as contained in Confidential Attachment 1 to this report.**
- Authorises the City's Chief Executive Officer to vary the management agreement with the Young Men's Christian Association in relation to the Morley Sport and Recreation Centre to delete the requirement that "The Management Fee shall be itemised in the draft operating budget expenditure" from clause 3.1.**
- Considers an allocation of \$41,210 in the 2019/20 mid-year budget review process for the management fee for the Morley Sport and Recreation Centre.**

BACKGROUND

The YMCA operates the Morley Sports and Recreation Centre on behalf of the City of Bayswater. The current management agreement between the City and the YMCA commenced on 1 January 2016 for an initial term of 5 years. This agreement has an allowance for two additional terms of 5 years each.

The agreement states that the YMCA is responsible for:

“2.1.1 Developing the Operating Budget for approval by the City, including the anticipated income and expenditure by program and the anticipated end of year surplus or deficit.”

At Community, Technical, Finance and Corporate Services Committee Meeting 19 June 2018 Council resolved in part to:

“2. Appoints the following to participate in a Facilities Working Group in order to examine current management arrangements:

- (a) Cr Dan Bull, Mayor;*
- (b) Cr Barry McKenna;*
- (c) Cr Stephanie Gray;*
- (d) Cr Chris Cornish, Deputy Mayor; and*

The CEO or his delegate.”

The reason for the Facilities Working Group as detailed in the minutes of the meeting was:

“The Committee changed the Officer's Recommendation as it was of the opinion that a working group would be beneficial in helping the YMCA establish measures to reduce the deficit of the Morley Sport and Recreation Centre.”

The City has held three Facilities Working Group sessions with the first session focussed on the contract and financial performance of the Morley Sport and Recreation Centre. This led to the second session which representatives of the YMCA attended to discuss the reason for the difference between the tendered budget and the actual performance of the facility. The City was concerned that there was a significant gap between the actual deficit and the budgeted surplus.

The most recent Facilities Working Group meeting was held 31 July 2019 and was attended by the YMCA representatives. The meeting included a presentation from the YMCA detailing how the operations of the Morley Sport and Recreation Centre will be changed to improve community activity levels and financial outcomes for the City. This presentation included support for a variation to the management agreement to exclude the management fee from the operational expenditure explained below.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

The draft operational budget for the 2019/20 financial year has been received from the YMCA and is detailed in **Confidential Attachment 1**.

A comparison of the overall result from the 2018/19 financial year to that projected for the 2019/20 financial year is shown below:

	2018/19 Budget	2019/20 Budget
Income	\$2,032,614	\$2,033,026
Expenses	\$2,224,015	\$1,960,581
Net Result	-\$191,401 (Deficit)	\$72,445

Whilst the result appears significantly different, the budget structure has changed to more accurately reflect the operational performance:

1. Program expenses have been split out to individual programs to give a better representation of the total cost to run programs. This is shown in the budget by splitting overhead costs to program costs. Previously administration expenses and other overheads were not allocated out to individual program areas so a net cost / profit for each program could not be readily established.
2. The management fee (\$250,062) is not shown as an expense in the draft 2019/20 budget. This effectively shows a surplus budget rather than a deficit budget. This change was made following discussions with the YMCA and the resolution of a dispute relating to the management fee being recorded as an expense without the payment of the management fee by the City included as income. This artificially created an operational deficit which has been rectified in this budget. The management agreement specifies that the management fee is calculated as 12.3% of the budgeted income each year. The City is invoiced monthly for this fee.

This situation occurred due to clause 3.1 of the management agreement which in part states: "The Management Fee shall be itemised in the operating budget expenditure"

This clause intended to identify and separate out the management fee from other program related expenses. Whilst the management fee expense is detailed, the related income from payment made by the City is not included in the budget. If reflected in the income budget this would increase the management fee that the City pays, set at 12.3% of budgeted income. This is why the resultant income has not been previously included in the budget.

Including the management fee expense without the related income for the payment made by the City to the YMCA negatively affects the net operating position. This factor is important for calculating any profit share as detailed in the management agreement.

"Where the actual EOY position is a surplus, the parties will share the difference equally in the end of year adjustment".

To address this issue approval is sought for the Chief Executive Officer to vary the management agreement to separate the management fee from operating expenses. This will provide an accurate account of facility operations without increasing the management fee (12.3% of budgeted income). The YMCA has expressed support for this change through the draft budget where the management fee is reflected as an item separate from operating expenses.

The changes to the operating budget are highlighted in the comparison with the previous year budget **Confidential Attachment 2**. This table also reflects a number of changes to the YMCA focus on programs to further address the operational deficit. A summary of the main changes to income from the previous financial year is included below:

Income Budget Increases

1. A strong focus on childcare has seen this program area grow with an expected income of \$241,265.00 (an increase of \$42,008). This result is backed up by the current result year to date (YTD) significantly exceeding budget. This is consistent with the increased focus for the facility on youth and child services.
2. Sports competitions and facility hire are both performing strongly and are expected to grow in the upcoming financial year on the back of a number of capital upgrades that will revitalise a number of areas and address some building and aesthetic issues.

Income Budget Reductions

1. Budgeted health club income has been decreased by \$50,227 to \$584,238. This reflects a more accurate picture than previous budgets and the current environment in the fitness industry. This industry has experienced increased competition from lower cost / lower service 24 hour gymnasiums and higher cost boutique health studios. Membership numbers at the Morley Sport and Recreation centre have been dropping over previous years with a dilution of the market and poor accessibility to the current health club which is located upstairs with no external direct access for patrons for extended opening hours.
2. The programs associated with the health club such as crèche and group fitness have also had a reduction in budgeted income related to a reduced expected membership base. These areas have been under-performing to budget in previous years and the decrease in demand has now been recognised.
3. A reduction in the adult leisure programs budget of \$27,454 to \$14,055 following a lack of demand during the current financial year.

These budget allocations are backed up by a facility business plan that details the efforts toward growing the accessibility of the facility to the wider community, providing innovative and engaging programs for youth and reducing the reliance on health club income. The YMCA presented this renewed focus to the Facilities Working Group on 31 July 2019. The focus revolved around "Impact 30" which recognises the 30% of the Australian population that does not engage in physical activity at least once a week.

Known as the activity crisis the YMCA has initiated a number of stand-alone and joint initiatives with the City to attract and re-engage these community members including:

- The YMCA WA is now a stakeholder in the working group to develop and support "The Platform" - youth strategy working in partnership with Morley Galleria and the Salvation Army.
- Working with the City to provide space and facilities for community and youth events in 2019/20.
- Implementing a youth space and programs to engage young people with an intent to reduce anti-social behaviour at the Galleria.
- Introducing a "Mind Pump", a youth focused program to promote the correlation and benefit of physical exercise and mental health and wellbeing.
- Engaging and working with Morley Primary School to commence a school meals service (one day per week), as the school does not have a canteen.
- Introducing and promoting "4 Life" programs that are designed to support customers living with a disability.

A number of workshops have also been held between the YMCA and City officers with the aim of working together to grow participation in recreation in the City of Bayswater. In these workshops,

a number of joint initiatives have been established, such as joint promotions and advertising, which will improve efficiencies and align facilities to achieve a common goal.

These initiatives have improved the financial performance of the Morley Sport and Recreation Centre in the second half of the 2018/19 financial year. The initial success, coupled with a change in centre management provides support for the submitted draft budget. If approved, the \$72,445 surplus budgeted result indicates that the City will receive \$36,223 as indicated in the management agreement. This profit share is dependent on the actual financial performance of the Morley Sport and Recreation Centre as detailed below:

"Where in any completed financial year, the Budgeted End of Year position is a Surplus, the City will pay the YMCA the management fee during the year in equal instalments and:

Where the actual surplus is greater than the budgeted surplus, the parties will share the difference equally at year end.

Where the actual surplus is less than the budgeted surplus, the City will consider sharing of the revised actual surplus where the YMCA has provided appropriate justification for the variance and has consulted with the City during the course of the year.

Where the actual end of year position is a deficit, when the budgeted position was predicted to be a surplus, the City will consider the circumstances when determining the end of year position. Provided that the YMCA has consulted with the City during the year and the variance can be justified, the City will consider it appropriate for no profit share of payment to be made by the YMCA beyond foregoing the predicted profit share."

The budgeting processes for the City and the YMCA have not aligned for the 2019/20 financial year with the operating budget for the Morley Sport and Recreation Centre being provided after the City of Bayswater budget has been adopted. The same allocation of \$172,629 as the previous financial year budget allocation for the YMCA management fee was included in the budget. This allocation falls short of the detailed management fee of \$250,062 by \$77,433. This deficit will be partly balanced by the expected profit share of \$36,223 detailed above. Consideration is sought for an inclusion in the 2019/20 mid-year budget review for an additional \$41,210 to facilitate payment of the management fee. The financial performance of the facility will impact this budget requirement with a better than budgeted performance reducing the requirement for additional funding. If the financial performance of the facility is lower than budgeted the City has a level of protection with the management agreement stating:

"Where the actual surplus is less than the budgeted surplus, the City will consider sharing of the revised actual surplus where the YMCA has provided appropriate justification for the variance and has consulted the City during the year

Example E:

Agreed management fee is \$240,000.

Budgeted (funded) surplus is \$60,000

Actual surplus is \$35,000

City may deduct the unfunded difference of \$25,000 from the management fee of \$240,000 in the end of year adjustment, but will consider payment of the revised surplus share on appropriate justification being given for the variance."

LEGISLATIVE COMPLIANCE

Nil

OPTIONS

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

Option 1	Council: <ol style="list-style-type: none"> 1. Approves the draft 2019/20 operational budget for the Morley Sport and Recreation Centre, as contained in <u>Confidential Attachment 1</u> to this report. 2. Authorises the City's Chief Executive Officer to vary the management agreement with The Young Men's Christian Association in relation to the Morley Sport and Recreation Centre to delete the requirement that "The Management Fee shall be itemised in the draft operating budget expenditure" from clause 3.1. 3. Considers an allocation of \$41,210 in the 2019/20 mid-year budget review process for the management fee for the Morley Sport and Recreation Centre.
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Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Low
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low

Conclusion	<p>It is considered that approval of the draft 2019/20 budget provides low risks due to the financial outcome for the City with the potential for further profit share for better than budgeted performance. Approval of the budget will allow for the implementation of new programs and the ongoing operation of the facility.</p> <p>Without the subject variation to the management agreement it is considered very unlikely that any profit share situation for the City would be realised.</p>
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Option 2	Council does not approve the 2019/20 operational budget for the Morley Sport and Recreation Centre as contained in the <u>Confidential Attachment 1</u> to this report.
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Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	Low
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low

Conclusion	<p>It is considered that not approving the draft budget will potentially delay the implementation of new programs and affect the operations of the facility. Council should establish what outcome they would like to achieve from future draft versions of the operational budget from the Morley Sport and Recreation Centre.</p>
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FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Management of the Morley Sport and Recreation Centre

Asset Category: Operational

Source of Funds: Municipal

LTFP Impacts: This is not itemised in the LTFP

Notes: A budget surplus is predicted which would provide a profit share scenario between the City and the YMCA

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$250,062 (Management Fee)	N/A	N/A	\$36,222.50 (profit share subject to performance)	N/A	\$250,062	\$172,629

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme: Our Community

Aspiration: An active and engaged community

Outcome C1: A strong sense of community through the provision of quality services and facilities.

The presentation by the YMCA to the Facilities Working Group was very much in line with the above aspiration and outcome. The operations over the last six months since a change in centre management has reinforced this focus and provided an acceptable level that the draft budget is achievable.

CONCLUSION

The draft 2019/20 operational budget for the Morley Sport and Recreation Centre is supported by a strong business plan. Whilst unforeseen circumstances may occur it is considered that the YMCA has committed to their best endeavours to achieve the budgeted result and strengthen the relationship between with the City. This is evidenced by the willingness to vary the management agreement to clarify a clause in favour of the City.

Whilst this outcome will provide a better financial outcome for the City, consideration of an additional \$41,210 is required in the 2019/20 mid-year budget review to fulfil the management fee obligations detailed in the management agreement between the YMCA and the City.

10.5 Sub Committee Reports

Nil.

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**11.1 Cr Lorna Clarke - Formation of a Budget and Expenditure Review Committee**

In accordance with clause 5.3(1) of the City of Bayswater's *Standing Orders Local Law 2018*, Cr Lorna Clarke raised the following motion:

"That Council forms a standing "Budget and Expenditure Review Committee" which:

- in addition to usual Budget processes and workshops, reviews, monitors and investigates the City of Bayswater's budget, monthly expenditure and delivery of significant or strategic financial commitments and financial and/or economic impacts on or by the City;***
- meets no less than six times a year;***
- receives administrative support as required from the City;***
- may make recommendations to Council; and***
- has no less than five Councillors as sitting members of the Committee at all times, with all Councillors entitled to observe all meetings and access all information provided to the Committee."***

MATERIAL FACTS

In accordance with clause 5.3(3) of the City of Bayswater *Standing Orders Local Law 2018*, the Chief Executive Officer may provide relevant and material facts and circumstances pertaining to the notice of motion on such matters as policy, budget and law.

The City currently has an Audit and Risk Management Committee that meets at least quarterly. The primary objective of the Committee is to provide independent oversight so that Council can be satisfied with the performance and effectiveness of the City's financial reporting, governance systems, risk management and internal control practices. The powers of the Committee include being able to request such access to information as it considers relevant to discharge its duties, which includes being entitled to request access to records, data, reports and explanatory information as the Committee deems necessary to discharge its responsibilities for providing independent oversight.

The roles and functions of the Committee include guiding and assisting the City in carrying out its functions under part 6 of the *Local Government Act 1995*. Part 6 deals with the annual budgeting process, financial accounting, management and reporting of municipal and trust funds and the requirements for rates setting and land valuation.

All committee structures and terms of reference will be reviewed after the local government elections in October.

OFFICER'S COMMENT

Transactional reporting is not normally presented to Committees as it is dealt with through the internal management processes. However, the powers of the Audit and Risk Management Committee are fairly broad, and while its primary purpose is oversight, the terms of reference could be amended to cover budgeting matters.

A committee dealing specifically with budgeting matters would require additional officer time (estimated at up to 0.4 FTE, which would need to be funded through the mid-year budget review) to research and prepare the budget-related reports. A further consideration is that Council is already provided with monthly financial reporting of actual and committed expenditure against budgets. There is potential however, to provide additional monthly reporting which might address

some of the concerns, and also to review the mid-year budget review process to make it more engaging and informative.

Council may also wish to consider having special council meetings during the year specifically for discussing budget issues.

LEGISLATIVE COMPLIANCE

Nil

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1:

LTFP Impacts:

Notes:

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	Nil	Nil	Approx 0.4 FTE (Finance Officer)	Nil	Nil	Nil	Nil

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Strategic Community Plan 2017-2027, the following applies:

Theme: Leadership and Governance.
 Aspiration: Open, accountable and responsive service.
 Outcome L1: Accountable and good governance.

These financial reports will assist Council in meeting its responsibilities in relation to governance of the City of Bayswater's finances.

CONCLUSION

The powers of the Audit and Risk Management Committee are fairly broad and, while its primary purpose is oversight, the terms of reference could be amended to cover budgeting issues. Transactional matters are normally dealt with through the monthly reports rather than through the committee structure. The monthly financial reports could be reviewed to provide greater detail, and the mid-year budget review process could also be reviewed as an alternative to having another committee. Alternatively, Council may wish to consider holding special council meetings, say three or four times a year, solely for the purpose of discussing budgeting issues.

VOTING REQUIREMENT

ABSOLUTE MAJORITY REQUIRED

11.2 Cr Lorna Clarke - Local Homelessness Strategy

In accordance with clause 5.3(1) of the City of Bayswater's *Standing Orders Local Law 2018*, Cr Lorna Clarke raised the following motion:

"That Council requests that the Chief Executive Officer of the City of Bayswater develop a Local Homelessness Strategy, with:

- ***discussion regarding a draft strategy to occur at a Councillor workshop;***
- ***a draft strategy to be prepared by the City and considered by Council no later than March 2020;***
- ***the draft strategy to be released for public consultation for at least three months; and***
- ***the final strategy, incorporating public consultation and stakeholder views, to be presented to Council no later than November 2020.***

The Local Homelessness Strategy and its implementation will be incorporated into the City's Strategic Community Plan and actions from the Strategy considered in Council's budget processes."

MATERIAL FACTS

In accordance with clause 5.3(3) of the City of Bayswater *Standing Orders Local Law 2018*, the Chief Executive Officer may provide relevant and material facts and circumstances pertaining to the notice of motion on such matters as policy, budget and law.

The Department of Communities has been working to develop the Western Australian 10 year Strategy on Homelessness since mid-2018. The Strategy aims to be a whole-of-community plan to address homelessness in Western Australia. Its intent is to find better ways to prevent homelessness and support those who are experiencing it.

This long-term Strategy recognises that addressing and preventing homelessness is a complex issue. For this reason, there was a coordinated and collaborative approach to its development, involving Government and mainstream services such as health, mental health, education and justice. The City of Bayswater participated in consultation to inform the Strategy and in May 2019 completed a technical officer submission in response to the Directions Paper for the 10 year Strategy on Homelessness 2019-2029.

The final Strategy is expected to be delivered by the Department of Communities at the end of November 2019.

There are four key focus areas, which the Department of Communities have informed will be in the final strategy:

- Focus area 1 Safe, secure and stable home
- Focus area 2 Prevention and early intervention
- Focus area 3 Reducing Aboriginal homelessness
- Focus Area 4 Coordinated response to homelessness

The Strategy will continue to emphasise the provision of 'housing first' as the best approach to ending homelessness. There will also be a designated local government section within the final Strategy which will define the role and proposed actions for local government.

City staff have recently attended various homelessness workshops delivered by the sector, more recently by the City of Perth on 1 August 2019, in order to keep abreast of how other local governments are engaging with service providers; and what plans they have in place for how to respond to homelessness in their communities.

OFFICER'S COMMENT

The City will be developing its new Disability Access and Inclusion Plan (DAIP) from October 2019 - March 2020. This is a legislative requirement, which the City has to deliver and submit to the Department of Communities by 10 April 2020. Internal resources from the Community Development team will be engaged in the completion of this Plan until end of March 2020, which would overlap with the proposed timeframes of this Notice of Motion.

Given the above, the four Notice of Motion components have been listed below with comments for Council consideration under each component:

- ***discussion regarding a draft strategy to occur at a Councillor workshop;***

This action is proposed to be completed by March 2020. This would allow sufficient time for the City to:

- Be close to completing its draft Disability Access and Inclusion Plan 2020 - 2024;
- Receive the finalised Western Australian 10 year Strategy on Homelessness 2019 - 2029 from the Department of Communities; and
- Consult with WALGA and other local governments about the Western Australian 10 year Strategy on Homelessness 2019 - 2029 and how the sector plans to collectively respond to it.

- ***a draft strategy to be prepared by the City and considered by Council no later than March 2020;***

In light of the above, it is recommended that this date be changed to 31 August 2020 with targeted consultation to inform the strategy proposed to be undertaken from March to May 2020.

The methodology for targeted consultation could include:

- A Councillor workshop to confirm scope of the project;
- A workshop with local homelessness services providers;
- A workshop with other local government officers to identify common issues and if feasible, collective ways to respond;
- A focus group with people experiencing homelessness, with the assistance and support of local homelessness services providers; and
- Facilitation of an information session for the general community on the work being completed by the City to inform the strategy and the overall intent of the strategy.

- ***the draft strategy to be released for public consultation for at least three months; and***

It is recommended that targeted consultation, as outlined above be completed to inform the draft strategy by May 2020. Once the draft strategy is completed and considered by Council, it is further proposed that it is released for public comment for a minimum period 28 days before final approval consideration by Council.

- ***the final strategy, incorporating public consultation and stakeholder views, to be presented to Council no later than November 2020.***

It is considered this action could be completed by November 2020, based on the above recommended changes.

- **The Local Homelessness Strategy and its implementation will be incorporated into the City's Strategic Community Plan and actions from the Strategy considered in Council's budget processes.**

It is recommended that the implementation of the Strategy be incorporated into the City's Corporate Business Plan rather than the Strategic Community Plan as the Strategic Community Plan outlines higher level strategies whilst the Corporate Business Plan details specific actions to be delivered by the City.

The City recently reviewed its Strategic Community Plan and Corporate Business Plan. The next review of these documents is scheduled to occur in two years' time. It is therefore recommended that the implementation of the Local Homelessness Strategy be detailed in the Corporate Business Plan in 2021/22 when it is next reviewed.

Given the above officer comments, an alternate motion is proposed to be considered by Council, as follows:

"That:

1. *Council requests that the Chief Executive Officer of the City of Bayswater develop a Local Homelessness Strategy, with:*
 - *discussion regarding a draft strategy to occur at a Councillor workshop by March 2020;*
 - *a draft strategy to be prepared by the City and considered by Council no later than 31 August 2020;*
 - *the draft strategy to be released for public comment for a minimum of 28 days; and*
 - *the final strategy, incorporating public consultation and stakeholder views, to be presented to Council no later than November 2020.*
2. *The Local Homelessness Strategy and its implementation be incorporated into the City's Corporate Business Plan when the document is next reviewed in 2021/22 and actions from the Strategy be considered in Council's budget processes."*

LEGISLATIVE COMPLIANCE

Nil

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Development of a City of Bayswater Homelessness Strategy.

Asset Category: N/A

Source of Funds: Municipal

LTFP Impacts: Item is not listed on the City's Long Term Financial Plan.

Notes: The costs associated with the development of the City's Local Homelessness Strategy are largely unknown but will mainly consist of staff time and expenses toward targeted consultation and stakeholder engagement to inform the Strategy. The funds required, as reflected in the table below could be considered and allocated by Council during the mid-year budget review for 2019/20.

ITEM NO.	CAPITAL UPFRONT COSTS (\$)	ONGOING ANNUAL COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$2,000	N/A	Unknown quantity of various staff time toward the development of the Strategy	\$0	N/A	N/A	\$0

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme:	Our Community
Aspiration:	An active and engaged community
Outcome C1:	A strong sense of community through the provision of quality services and facilities
Outcome C2:	accessible services that recognise diversity

The expected outcomes of developing a Local Homelessness Strategy aligns to two of the City's strategies within its Strategic Community Plan, which are: to deliver community programs that encourage community interaction and participation; and ensure the City's services and facilities are accessible and inclusive.

CONCLUSION

The Notice of Motion raised is considered to be methodical in its approach to developing an inaugural Local Homelessness Strategy for the City of Bayswater, however, staff recommend adjusting the proposed timeframes if the intent is to develop the Strategy in-house within existing resources. In addition, the completion of this project, which is unplanned, may result in delays of up to three months in the implementation timeframes of the following prioritised and programmed plans/ strategies:

- Disability Access and Inclusion Plan;
- Youth Action Plan - The Platform; and
- Reconciliation Action Plan - Reflect.

The funds required for the development of the City's draft Local Homelessness Strategy could be considered by Council as part of the mid-year review of the 2019/20 budget.

VOTING REQUIREMENT

Simple Majority required.

11.3 Cr Catherine Ehrhardt - Proposed WALGA Motion

In accordance with clause 5.3(1) of the City of Bayswater's *Standing Orders Local Law 2018*, CR Catherine Ehrhardt raised the following motion:

"That Council requests WALGA to:

- 1. Investigate the support currently being provided by the Municipal Association of Victoria in relation to the prevention of violence against women.***
- 2. Present a report to the WALGA East Metropolitan Zone on the outcome of the investigations and how WALGA can provide support and advice to the sector on how it can collectively work towards reducing family violence in the Western Australian community."***

MATERIAL FACTS

In accordance with clause 5.3(3) of the City of Bayswater *Standing Orders Local Law 2018*, the Chief Executive Officer may provide relevant and material facts and circumstances pertaining to the notice of motion on such matters as policy, budget and law.

The WA Local Government Association (WALGA) is the peak body for local governments in Western Australia (WA). WALGA advocates on behalf of 138 WA local governments. The role of WALGA includes:

- Enhancing the capacity of local government to deliver services;
- Building a positive profile for local government;
- Providing effective leadership on behalf of the sector; and
- Ensuring representation for local government.

The City of Bayswater has four delegates who attend the WALGA East Metropolitan Zone meetings:

Cr Catherine Ehrhardt; Cr Chris Cornish; Cr Giorgia Johnson; and Chief Executive Officer, Andrew Brien (non-voting member).

Victorian local governments are now required to articulate how they will help reduce family violence in their community. This has come about as a recommendation by the Royal Commission into Family Violence, The Municipal Association of Victoria which is the legislated peak body for local governments in Victoria, is supporting this process.

OFFICER'S COMMENT

Family violence is a broad term referring to violence between family members as well as violence between partners, which includes violence against women. This term also covers a complexity of behaviours beyond that of direct physical violence. The Australian and New South Wales Law Reform Commission's review of family violence law in Australia recommended that state and territory legislation '*should provide that family violence is violent or threatening behaviour, or any other form of behaviour, that coerces or controls a family member or causes that family member to be fearful*'.

City officers have confirmed with WALGA that the City's delegates of the WALGA East Metropolitan Zone meetings are able to raise matters such as the motion listed above if supported by Council through a resolution or if raised by the City's Chief Executive Officer.

LEGISLATIVE COMPLIANCE

Nil

FINANCIAL IMPLICATIONS

There are no financial implications to the City of Bayswater related to this Notice of Motion.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme:	Our Community
Aspiration:	An active and engaged community
Outcome C1:	A strong sense of community through the provision of quality services and facilities.

The expected outcome of this motion, namely of WALGA providing support and advice to the sector

on how it can collectively work towards reducing family violence in the WA community, aligns to the City's outcome of building a strong sense of community through the provision of quality services and facilities.

CONCLUSION

The next WALGA East Metropolitan Zone meeting is being held at the City of Kalamunda on 29 August 2019. If supported by Council, the motion stated above could be raised at this upcoming meeting. Alternatively, if it does not make it on the meeting agenda in time for agenda settlement dates, the following meeting is scheduled for 28 November 2019 at the Shire of Mundaring.

VOTING REQUIREMENT

Simple Majority required.

11.4 Cr Dan Bull, Mayor - Administration of Leases and Licences/User Agreements

In accordance with clause 5.3(1) of the City of Bayswater's *Standing Orders Local Law 2018*, Cr Dan Bull, Mayor raised the following motion:

"That Council resolves the following with respect to the administration of leases and licences/user agreements:

- Amends the Lease Fees and Charges column of Annexure 1 of the Community Facility Lease and Licence/User Agreement Policy to the following for 'Category 1 - Not-for-profit community groups', 'Category 2 - Sporting and recreational groups', and 'Category 4 - Child Health Clinics':***

	<i>Lease Fees and Charges</i>
<i>Category 1 - Not-for-profit community groups</i>	<p><i>(a) Local service groups - \$1/pa</i></p> <p><i>(b) Community child care centres - \$1,360/pa (plus GST)</i></p> <p><i>(c) Other community groups - \$1,390/pa (plus GST)</i></p> <p><i>Plus outgoings (excluding rates and utility costs) identified as Lessee Obligations under the immediately preceding lease or licence/user agreement.</i></p> <p><i>The Lease fee will be indexed annually to CPI where applicable.</i></p> <p><i>Rates and utility costs will not be charged by the City.</i></p> <p><i>Emergency Services Levy will be charged by the City.</i></p>
<i>Category 2 - Sporting and recreational groups</i>	<p><i>\$1/pa</i></p> <p><i>Plus outgoings (excluding rates and utility costs) identified as Lessee Obligations under the immediately preceding lease or licence/user agreement.</i></p> <p><i>Rates and utility costs will not be charged by the City.</i></p> <p><i>Emergency Services Levy will be charged by the City.</i></p>
<i>Category 4 - Child Health Clinics</i>	<p><i>\$1/pa</i></p> <p><i>Plus outgoings (excluding rates and utility costs) identified as Lessee Obligations under the immediately preceding lease or licence/user agreement.</i></p> <p><i>Rates and utility costs will not be charged by the City.</i></p> <p><i>Emergency Services Levy will be charged by the City.</i></p>

2. ***Agrees to amend community facility leases or licence/user agreements (as applicable) existing as at 1 July 2020 via a deed of variation to bring the lease/licence/user agreement in line with the amended Community Facility Lease and Licence/User Agreement Policy to the extent agreed to by each relevant counterpart.***
3. ***Delegates authority to the Chief Executive Officer to enter into new leases/licences/user agreements, lease/licence/user agreement renewals and variations to existing leases/licences/user agreements for the City's buildings and facilities subject to the following conditions:***
 - (a) ***The delegation to enter into a new lease/licence/user agreement applies only to the continuation of the existing lessee/occupant of the premises. Where an Expression of Interest or new lessee/occupant is recommended, these matters must be determined by Council;***
 - (b) ***Compliance with the Community Facility Lease and Licence/User Agreement Policy;***
 - (c) ***The total rental income to be received during the lease/licence/user agreement term (including all options) does not exceed \$25,000; and***
 - (d) ***Minor negotiation of standard template terms by the Chief Executive Officer is acceptable to the extent not inconsistent with the Community Facility Lease and Licence/User Agreement Policy."***

MATERIAL FACTS

In accordance with clause 5.3(3) of the City of Bayswater *Standing Orders Local Law 2018*, the Chief Executive Officer may provide relevant and material facts and circumstances pertaining to the notice of motion on such matters as policy, budget and law.

Council considered a report regarding a modified policy relating to community leases at the Ordinary Meeting on 9 April 2019 as resolved as follows:

"That Council:

1. *Adopts the amended Community Facility Lease and Licence/User Agreement Policy as outlined in Attachment 3, with the substitution of Annexure 1 with Annexure 1(a) and to include that rates will not be charged by the City and the Emergency Services Levy will be charged by the City;*
2. *Notes that the policy will apply to all new leases or existing leases as their current term expires; and*
3. *Requests a report as to how volunteer hours could be calculated in the future."*

The Policy introduced new categories for community leases and determine the rental fee and outgoings applicable to each category. The intent for the Policy was that it "...provide a structured and consistent approach to the management of the Council's lease and licence/user agreements..."

An officer recommendation to delegate authority to the Chief Executive Officer to advertise, negotiate and enter into new leases, lease renewals and variations to existing leases for the City's building and facilities was not carried by Council.

As at the beginning of August 2019, there are 13 community leases, licence or user agreements where the initial term has expired and the City is working with the community group to renew their occupancy consistent with the adopted amended Community Facility Lease and Licence/User Agreement Policy.

OFFICER'S COMMENT

The motion's proposed amendment to the Community Facility Lease and Licence/User Agreement Policy seeks to make the following changes to the outgoings payable for the 'Category 1 - Not-for-profit community groups', 'Category 2 - Sporting and recreational groups', and 'Category 4 - Child Health Clinics' categories:

1. Remove the requirement for tenants in these categories to pay any costs associated with utilities.
2. Ensure that tenants in these categories do not pay the other outgoings applicable beyond those that they currently pay under their lease, licence or user agreement.

Utilities in this context are generally the supply and consumption charges of water, electricity and gas within the premises. The City's existing leases contain a range of arrangements for the payment of utility costs. The current Policy provided a consistent approach that all these costs were to be paid by the tenant. The financial implications of this amendment are outlined in the relevant section below.

The other outgoings (not including rates, ESL and utilities, which are dealt with specifically under the proposed amendment to the Policy) generally comprise the following components:

- Telecommunication and data services and charges;
- Contents insurance;
- Public liability insurance; and
- Waste collection.

There are also some leases, licences and user agreements where the cost of a bi-annual building clean and/or garden maintenance is a cost to the City, not the tenant.

The extent and type of outgoings paid varies from tenant to tenant. One tenant is exempt from all of these other outgoings under their user agreement, whilst others pay all of these other outgoings under their existing agreement. The proposed amendment to the Policy will continue this inconsistent application of outgoings in future lease, licence and user agreements.

The sporting club tenants are exempt from waste charges under a 24 March 2015 resolution of Council. However, the majority of tenants are currently responsible for the payment of telecommunications charges, contents insurance and public liability insurance.

Point 2 of the motion provides for all tenants to vary their lease/licence/user agreement in line with the amended Community Facility Lease and Licence/User Agreement Policy if they make a request after 1 July 2020. This would enable those tenants that have an existing agreement that does not expire until after 1 July 2020 to access the lower rental and outgoings charges applicable under the adopted Policy rather than wait until their current agreement expires. 51 of the 82 community agreements expire after 1 July 2020.

Council resolved when adopting the Policy on 9 April 2019 that the Policy would apply to new and existing leases at the end of their current term. The motion seeks to use a deed of variation mechanism to amend existing leases consistent with the Policy. In light that Point 2 of the motion will not commence operation until 1 July 2020 there is also a question over the ability of the current Council to direct the administration of leases under a future Council. Other matters that require clarity include whether the City or the tenant is responsible to initiate changes of an existing lease, licence or user agreement as at 1 July 2020 to align with the amended policy. Legal advice on these elements of the motion will provide clarity.

The proposal would have a short term impact on the City resourcing and ability to deliver other lease and property management services, depending on the number of tenants that take up the offer to vary their existing lease. Some tenants covered by Category 3 of the Policy may have higher rental charges under the Policy and therefore are unlikely to request the variation.

The proposed granting of delegation to the Chief Executive Officer in relation to leases applies only to the continuation and administration of existing tenants/occupants. All matters relating to Expressions of Interests and the choosing of new tenants are required to be referred to Council. Similarly, decisions to terminate existing tenants would continue be made by Council, not by the Chief Executive Officer.

LEGISLATIVE COMPLIANCE

N/A

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Amend the Community Facility Lease and Licence/User Agreement Policy to exclude utility costs

Asset Category: N/A

Source of Funds: Municipal

LTFP Impacts: Not itemised in the LTFP

Notes:

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	-	\$300,000-\$400,000	-	-	-	-	\$0

An estimate of the new utility charges that will ultimately be payable by the City rather than the tenant under the amended policy is contained in the table above.

In instances where the City receives the charge from the service provider and then passes the charges to the tenant, this is approximately \$145,000 per annum for the Category 1, 2 and 4 community leases. However, this accounts for only approximately 50% of the utility charges. The other 50% are charged directly to the tenant so the City does not know these costs. A preliminary examination of these leases has identified that the cost will be at least equal to the charges sent to the City, but likely more because they are some of the larger users. On this basis, the estimate of the total financial impact to the City will be \$300,000-\$400,000 per annum. Should the Council resolve to proceed with this amendment, monitoring will take place during 2019/20 and appropriate allocations will be made for the 2020/21 budget.

There are no financial implications of the delegation for the Chief Executive Officer to enter new lease/licence/user agreement for the continuation of an existing lessee. However, removal of the requirement to report these matters to Council will result in efficiencies in the administration of leases and reduce the time taken to process such matters.

The financial implications of the motion for the current financial year are not known at this stage but a budget adjustment would be required at the mid-year review to fund the additional costs associated with the utilities for the leases, licences and user agreements currently being renegotiated.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2017-2027, the following applies:

Theme: Leadership and Governance
Aspiration: Open, accountable and responsive service
Outcome L1: Accountable and good governance.

The policy intends to provide a consistent position on the administration of leases, licenses and user agreements. The motion would provide an updated Council position on such matters.

CONCLUSION

The motion will have financial and resourcing implications for the future administration of leases under the Community Facility Lease and Licence/User Agreement Policy.

VOTING REQUIREMENT

Simple Majority required for Points 1 and 2.

ABSOLUTE MAJORITY REQUIRED FOR POINT 3.

12. QUESTIONS FROM MEMBERS WITHOUT NOTICE

Councillor / Question		Response / Action
1	Cr Sally Palmer	Des Abel, Director Community and Development
	<p><i>A report has been received from Metronet advising of the new stations and a Notice of Motion which was submitted by Cr Palmer regarding letters being forwarded to Federal and State Ministers to say that the station should be located in the heart of the Morley not on the edge of Tonkin Highway.</i></p> <p><i>1. Have the letters been sent? Where they are and who have they been sent to?</i></p> <p><i>2. As Councillors, a copy has not been, was there any response?</i></p>	<p><i>Details and a copy of the letters sent to the relevant State Ministers and local MLAs in accordance with the Council resolution of 24 July 2018 and the response correspondence received, were provided to Councillors via memorandum dated 8 August 2019.</i></p>
2	Cr Filomena Piffaretti	Doug Pearson, Director Works and Infrastructure
	<p><i>When is the City proposing to resurface McGilvray Avenue, particularly near the shopping centre to resolve the issue of the tree roots cracking the road surface?</i></p>	<p><i>The section of McGilvray Avenue (Wylde Road to Benara Road roundabout) is scheduled to be resurfaced in February/March 2019.</i></p>
3.	Cr Sally Palmer	Des Abel, Director Community and Development
	<p><i>Are there any updates on the concrete batching prosecutions?</i></p>	<p><i>No further update to the advice provided to Councillors via memorandum dated 1 August 2019 - the City's prosecution action in relation to the concrete batching plant at 277-279 Collier Road, Bayswater came before the Magistrates Court on 19 July 2019. On the day the company's counsel advised the court that further time is required to address a number of matters and prepare a plea in mitigation. As a result, the charge was adjourned to 13 September 2019.</i></p>

13. NEW BUSINESS OF AN URGENT NATURE**14. MEETING CLOSED TO THE PUBLIC****14.1 Matters for Which the Meeting May be Closed****14.2 Public Reading of Resolutions That May be Made Public****15. CLOSURE**