

Minutes

ORDINARY COUNCIL MEETING

21 April 2020

By signing these minutes I certify that they were confirmed at the Ordinary Meeting of Council held on Tuesday, 26 May 2020 by resolution of Council.

**CR DAN BULL, MAYOR
CHAIRPERSON**

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MINUTES

Minutes of the Ordinary Meeting of the Bayswater City Council which was held by videoconference on **Tuesday, 21 April 2020**.

1. OFFICIAL OPENING

The Chairperson, Cr Dan Bull, Mayor, declared the meeting open at 6:30pm.

2. ACKNOWLEDGEMENT OF COUNTRY

In accordance with the City of Bayswater's Reflect Reconciliation Action Plan November 2019-November 2020, the Presiding Member will deliver the Acknowledgement of Country.

Noongar Language

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

English Language Interpretation

We acknowledge the Traditional Custodians of the Land, the Wadjuk people of the Noongar Nation, and pay our respects to Elders past, present and emerging.

The Chairperson, Cr Dan Bull, Mayor, acknowledged the Traditional Custodians of the land, the Whadjuk people of the Noongar nation, and paid respects to Elders past, present and emerging.

3. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

The Chairperson, Cr Dan Bull, Mayor, advised that he would like to make a couple of comments given that we are heading towards ANZAC Day this Saturday. Mayor Bull was sure that everyone would be aware that ANZAC Day Dawn Services have been cancelled this year because of COVID-19. However, the RSL is encouraging folks to still pay their respects on the 25th – this Saturday – and their suggestion is to head down to the end of your driveway just before 6am. They're calling it the "Driveway Dawn Service", and asking folks to stand there in quiet contemplation, either at our driveways, or at our balconies, to remember those who have served, and are serving, to defend and protect us, and particularly those who have made the ultimate sacrifice. Mayor Bull advised that he will be heading down to the bottom of his driveway on the 25th, and he knew that many of his neighbours will be as well, and he will be dusting off his French horn as well at that time and playing the Last Post. Mayor Bull stated that hopefully many others who can play an instrument, whether that be a wind instrument or a string instrument, or even the piano, will do likewise.

Cr Dan Bull, Mayor, acknowledged that at this time he thought it would be appropriate for everyone present to now just take a minute of silence to remember those fallen and those who have paid the ultimate sacrifice for us.

4. ATTENDANCE

Members

West Ward

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

Central Ward

Cr Steven Ostaszewskyj
Cr Sally Palmer

North Ward

Cr Stephanie Gray
Cr Filomena Piffaretti, Deputy Mayor
Cr Michelle Sutherland

South Ward

Cr Catherine Ehrhardt (*Until 8:37pm*)
Cr Elli Petersen-Pik

Officers

Mr Andrew Brien	Chief Executive Officer
Mr Doug Pearson	COVID-19 Response Coordinator
Mr Des Abel	Director Community and Development
Mr David Nicholson	Director Corporate and Strategy
Mr George Rimpas	Acting Director Works and Infrastructure
Ms Linnet Solomons	Manager Financial Services
Mr Matt Turner	Manager Strategic Planning and Place
Mr Bryce Coelho	Manager Engineering Services
Ms Hilda Ho	Senior Accountant
Ms Cassandra Flanigan	Executive Support/Research Officer
Mr Sheik Suwail	Information Technology Officer
Ms Jelena Misic	Mayor and Council Support Officer

Leave of Absence

Cr Barry McKenna

4.1 Apologies

Nil.

4.2 Approved Leave of Absence

Councillor	Date of Leave	Approved by Council
Cr Barry McKenna	12 to 24 April 2020	Ordinary Council Meeting 25 February 2020
Cr Catherine Ehrhardt	14 April 2020 and 28 April 2020	Ordinary Council Meeting 7 April 2020
Cr Steven Ostaszewskyj*	12 to 29 April 2020	Ordinary Council Meeting 25 February 2020

* Due to the implications of COVID-19, Cr Steven Ostaszewskyj has advised that his leave of absence is no longer required.

4.3 Applications for Leave of Absence

Nil.

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.

The following disclosures of interest were made at the meeting:

Name	Item No.	Type of Interest	Nature of Interest
Cr Sally Palmer	10.2.1	<i>Impartial</i>	<i>Social member of Bedford and Bayswater Bowling Clubs. As Chair of Bayswater Child Care Association, an impartial interest due to Silverwood Child Care Centre, Embleton in Financial Report.</i>
Cr Steven Ostaszewskyj	10.4.3	<i>Impartial</i>	<i>Committee Member of the Morley Windmills Sports Club Inc. which is a City leaseholder at Wotton Reserve which is part of the proposed Planning Control Area.</i>
Cr Filomena Piffaretti, Deputy Mayor	10.4.2	<i>Impartial</i>	<i>I am friends with someone who gave a deputation on this item.</i>
Director Community and Development, Mr Des Abel	10.4.2	<i>Impartial</i>	<i>My brother owns and resides at a property within the subject Meltham surrounds area.</i>

6. PUBLIC QUESTION TIME

6.1 Public Question Time

Nil.

7. CONFIRMATION OF MINUTES

7.1 Special Council Meeting 18 March 2020

COUNCIL RESOLUTION

The Minutes of the Special Council Meeting held on Wednesday, 18 March 2020 which have been distributed, be confirmed as a true and correct record.

CR STEPHANIE GRAY MOVED, CR CATHERINE EHRHARDT SECONDED

CARRIED UNANIMOUSLY: 10/0

7.2 Ordinary Council Meeting 7 April 2020

COUNCIL RESOLUTION

The Minutes of the Ordinary Council Meeting held on Tuesday, 7 April 2020 which have been distributed, be confirmed as a true and correct record.

CR STEPHANIE GRAY MOVED, CR SALLY PALMER SECONDED

CARRIED UNANIMOUSLY: 10/0

8. PRESENTATIONS

8.1 Petitions

Nil.

8.2 Presentations

Nil.

8.3 Deputations

The following deputations were heard at the Agenda Briefing Forum on ***Tuesday, 14 April 2020***:

1. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Mr Andrew Watt (Resident – 5 Grafton Road, Bayswater and on behalf of Dinah Watt, Alexandra Watt and Madeleine Watt) was in attendance via the Zoom platform, and spoke on the item.

2. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Mr Jay Hardison (Resident – 27A Kenilworth Street, Bayswater) was in attendance via the Zoom platform, and spoke in support of the officer's recommendation.

3. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Mr Craig Mariano (Resident – 19 Station Street, Bayswater) submitted a written deputation that the Presiding Member read out aloud, in relation to the item.

4. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Ms Vanessa Beasley (Resident – 15 Hill Street, Bayswater) submitted a written deputation, which the Presiding Member read out aloud, against the officer's recommendation.

5. Black Spot Project – East Street and Eighth Avenue Roundabout

In relation to Item 10.3.1, Ms Shannon Leigh (Resident – 4B Margaret Street, Maylands) was in attendance via the Zoom platform, and spoke on the item.

6. Morley Ellenbrook Line – Proposed Planning Control Areas

In relation to Item 10.4.3, Mr Josh Eveson (Resident – 400 Guildford Road, Bayswater) will be in attendance via the Zoom platform, speaking against the officer's recommendation.

7. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to item 10.4.2, Ms Bianca Sandri (Director Urbanista, 231 Bulwer Street, Perth on behalf of the landowners – 24 Garratt Road, Bayswater) was in attendance via the Zoom platform, and spoke on the item.

8. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Mr Chris Gizariotis (Resident – 3 Grafton Road, Bayswater) submitted a written deputation, which the Presiding Member read out aloud, in relation to the item.

9. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Ms Simone O'Reilly and Mr Peter Buchanan (Resident – 12 Grafton Road, Bayswater) submitted a written deputation, which the Presiding Member read out aloud, in relation to the item.

10. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Mr Greg Da Rui (Resident – 1 King William Street, Bayswater) submitted a written deputation, which the Presiding Member read out aloud, in relation to the item.

11. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Ms Linda Klesch Slater (Resident – 20 Burnside, Bayswater) submitted a written deputation, which the Presiding Member read out aloud, in relation to the item.

12. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Mr Paul Shanahan (Resident – 35 Grosvenor Road, Bayswater, Bayswater) submitted a written deputation, which the Presiding Member read out aloud, in relation to the item.

13. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Mr Tyler Wood, (Resident - 6/36-38 King William Street, Bayswater) submitted a written deputation, which the Presiding Member read out aloud, in relation to the item.

14. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Mr James Taylor, (Resident – 27 Arundel Street, Bayswater) submitted a written deputation, which the Presiding Member read out aloud, in relation to the item.

15. Proposed Amendment to Town Planning Scheme No. 24 – Meltham Surrounds

In relation to Item 10.4.2, Ms Rebecca Travaglione, (Resident – 29 Rosebery Street, Bayswater) submitted a written deputation, which the Presiding Member read out aloud, in relation to the item.

16. Naming of a Park or Reserve After Nellie Fawdrey Tant

In relation to Item 10.4.4, Mrs Margaret Douglas (Resident – 27 Burnside Street, Bayswater, on behalf of the late Mr (Ronald) Keith Douglas grandson of the late Mrs Nellie Tant, his children, grandchildren and nieces and nephews) submitted a written deputation, which the Presiding Member read out aloud, supporting the officer's recommendation.

8.4 Delegates Reports

COUNCIL RESOLUTION - ADOPTION BY EXCEPTION

That the recommendations relating to items: 8.4.1, 8.4.2 and 8.4.3 contained in the agenda be adopted by exception as per section 5.5 of the *City of Bayswater Standing Orders Local Law 2018*.

CR STEVEN OSTASZEWSKYJ MOVED, CR CATHERINE EHRHARDT SECONDED
CARRIED UNANIMOUSLY: 10/0

8.4.1 Cr Steven Ostaszewskyj – WALGA *Understanding Local Government* eLearning Course

Authority/Discretion:	<input type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input 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. WALGA Training Certificate of Achievement	

REPORT:

On 12 January 2020 Cr Steven Ostaszewskyj completed the training for WALGA's *Understanding Local Government* eLearning course. The cost of this course was \$195.

KEY TOPICS

- The training and assessment for this course makes it possible for Elected Members to understand how local government fits into the structure of government in Australia by examining the constitution and legislative frameworks under which it receives its authority.
- The course outlines the specific roles, legislative functions, executive functions and purpose of local government in Western Australia. Of particular interest was the brief examination of mandatory services verses "people" services.
- The learning helped to identify what should be the strategically focused role of Council, revised how Council is elected and explained the relationship Council has with the CEO and the operational role of the local government administration.
- The learning material was presented in a simple and clear way with many visual queues for remembering the content. It incorporated a variety of slides which used videos, images and text and progress quizzes provided an efficient way to review the key points.

CONCLUSION

This eLearning course provides participants with an understanding of the composition, structure and operational functions of local governments in Western Australia and delivers a component of essential knowledge required by an Elected Member to perform their role.

COUNCIL RESOLUTION **(RECOMMENDATION)**

That Council notes the Delegates Report by Cr Steven Ostaszewskyj on the WALGA *Understanding Local Government* eLearning course completed on 12 January 2020.

CR STEVEN OSTASZEWSKYJ MOVED, CR CATHERINE EHRHARDT SECONDED
CARRIED UNANIMOUSLY BY EXCEPTION (EN BLOC): 10/0

Attachment 1



8.4.2 Cr Steven Ostaszewskyj – WALGA Conflicts of Interest eLearning Course

Authority/Discretion:	<input type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input 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. WALGA Training Certificate of Achievement	

REPORT:

On 23 January 2020 Cr Steven Ostaszewskyj completed the training for WALGA's *Conflicts of Interest* eLearning course. The cost of this course was \$195.

KEY TOPICS

- This training helps the elected member to identify potential, perceived and actual conflicts of interest whilst outlining legal obligations in relation to declaring those interests.
- There are different types of conflicts of interest that elected members need to be aware of: impartiality interest, proximity interest, financial interest and indirect financial interest. The examples used to describe the various conflicts of interest were practical, reflecting typical scenarios an elected member may experience.
- This course helped me to understanding how the different interests affect the role and responsibilities of a Councillor when it comes to participating in debate and voting on a motion before council without the risk of non-compliance with provisions in the act.
- The new rules surrounding disclosure of gifts did not form part of this training, however, I was already aware of changes. This made understand the rules for the disclosure of gifts a slightly more challenging section to complete due to the inconsistencies with the new limits and what was being presented in training.

CONCLUSION

This eLearning course provides Councillors with an understanding of financial, indirect-financial, proximity and impartially interest; disclosure of interests at meetings; responsibilities and the association between gifts and conflicts of interests. It was disappointing that this eLearning course did not use the most recently updated gift thresholds.

COUNCIL RESOLUTION**(RECOMMENDATION)**

That Council notes the Delegates Report by Cr Steven Ostaszewskyj on the WALGA Conflicts of Interest eLearning course completed on 23 January 2020.

**CR STEVEN OSTASZEWSKYJ MOVED, CR CATHERINE EHRHARDT SECONDED
CARRIED UNANIMOUSLY BY EXCEPTION (EN BLOC): 10/0**

Attachment 1



8.4.3 Cr Steven Ostaszewskyj – WALGA Council Member Essentials Serving on Council Course (in person)

Authority/Discretion:	<input type="checkbox"/> Advocacy <input type="checkbox"/> Executive/Strategic <input 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. WALGA Training Certificate of Achievement	

REPORT:

On 10 February 2020, Cr Steven Ostaszewskyj successfully completed the training for WALGA's Council Member Essentials course, *Serving On Council*. He attended this course in-person on 23 and 24 January 2020. The cost of this compulsory course was \$900.

KEY TOPICS

- The legislative environment of local governments and the legislation and regulations within which Councils must operate.
- The principles of governance, similar in nature to those of a company board, helps the Council to enhance organisational performance, minimise risk and increase confidence of the community in the local government.
- Councillors must balance governing the local government through Council decisions and Committee participation whilst also acting as an elected representative, attending civic functions, events and meetings involving the community.
- There are separate roles for Council and Administration, with the connection between both occurring through the CEO's prescribed functions. Elected Members are prohibited from undertaking tasks that contributes to the administration.
- The Council's strategic leadership role requires Councillors to work collaboratively to achieve objectives of governing the local government, being responsible for the performance of functions, overseeing the allocation of finances and resources and determining policies that balance economic prosperity, social advancement and environmental protection for current and future generations.
- Elected Members need to make decision in an ethical and accountable way, being expected to prepare thoroughly for meetings, gathering information from trusted sources and questioning that information. Councillors must follow meeting procedures for consistency, disclose interests if required and vote according to sound reasoning.
- Social media has become an important tool for communicating with the community. Elected Members should ensure they manage their communications so that they comply with the Local Government Act, the Rules of Conduct and the Council's adopted policies.

CONCLUSION

Serving on Council was a very useful course which provided me with information that further developed my understanding of the role, responsibilities, processes and procedures that will influence the way I lead and support our community.

COUNCIL RESOLUTION**(RECOMMENDATION)**

That Council notes the Delegates Report by Cr Steven Ostaszewskyj on the WALGA Council Member Essentials Course, *Serving on Council*, attended in-person on 23 and 24 January 2020 with the training assessment completed on 10 February 2020.

**CR STEVEN OSTASZEWSKYJ MOVED, CR CATHERINE EHRHARDT SECONDED
CARRIED UNANIMOUSLY BY EXCEPTION (EN BLOC): 10/0**

Attachment 1



9. METHOD OF DEALING WITH MINUTES 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.

Withdrawn items:

- 10.2.1 An interest has been disclosed.
- 10.3.1 Has been the subject of a petition or deputation, and is a matter on which a Member wishes to move a motion that is different to the recommendation.
- 10.4.1 Requires a 75% majority or a special majority, and is a matter on which a Member wishes to make a statement.
- 10.4.2 An interest has been disclosed, has been the subject of a petition or deputation, and is a matter on which a Member wishes to move a motion that is different to the recommendation.
- 10.4.3 An interest has been disclosed, has been the subject of a petition or deputation, and is a matter on which a Member wishes to move a motion that is different to the recommendation.
- 10.4.4 Has been the subject of a petition or deputation, and 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

Nil.

10.2 Corporate and Strategy Directorate Reports**10.2.1 Financial Reports for the Period 1 July 2019 to 31 March 2020**

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.	

CR SALLY PALMER DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Sally Palmer declared an impartial interest in this item as she is a social member of Bedford and Bayswater Bowling Clubs and as Chair of Bayswater Child Care Association, an impartial interest due to Silverwood Child Care Centre, Embleton in Financial Report. Cr Sally Palmer remained in the videoconference during voting on this item.

SUMMARY

This report presents the financial reports for the period 1 July 2019 to 31 March 2020 comprising **Attachment 1 - 3.**

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council notes the financial reports for the period 1 July 2019 to 31 March 2020, forming **Attachments 1 - 3.**

CR STEPHANIE GRAY MOVED, CR SALLY PALMER SECONDED

CARRIED UNANIMOUSLY: 10/0

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.

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.

As part of the City's commitment to continuous improvement, the presentation of the monthly statutory reports has been revised. These reports are intended to not only meet the City's regulatory obligations in a form that is easy to understand, but also to enhance accountability, governance and financial management. These reports will continue to be refined, having regard to these principles and any feedback.

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 Monthly Financial Statement Snapshot for Capital (**Attachment 1**) summarises total actual expenditure only.

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 March 2020.

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.

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 (as amended), the following applies:

Theme: Leadership and Governance.

Aspiration: Open, accountable and responsive service.

Outcome L1: Accountable and good governance.

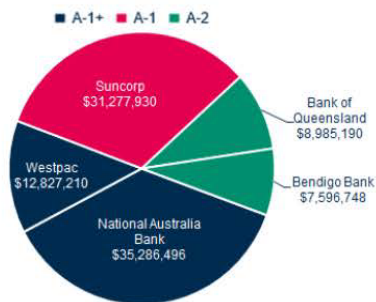
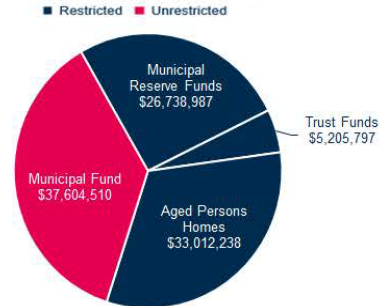
CONCLUSION

That Council notes the financial reports for the period 1 July 2019 to 31 March 2020.

Attachment 1

Monthly Financial Statement Snapshot

March 2020

Term Deposits by Bank
(refer to investment report)**Total Cash and Cash Equivalents**
(including cash at bank and term deposits)

	Debtors				Trade Creditors
	Sundry	Infringement	Recreation	Total	
Total Outstanding	\$426,314	\$369,814	\$419,662	\$1,215,800	\$1,975,986
Not yet due	0%	0%	70%	24%	0%
Current	59%	7%	15%	27%	72%
Over 30 days	6%	5%	11%	8%	28%
Over 60 days	35%	88%	4%	41%	0%

Rates & Charges

Collected	95%
Total Outstanding	\$3,823,805
Deferred Rates	\$664,626

Capital

	Annual Budget	YTD Budget	YTD Actual	YTD % Spent
Expenditure	\$22,694,357	\$11,595,618	\$7,353,307	63%
	Annual Budget	YTD Budget	YTD Actual	YTD % Received
Revenue	\$3,196,761	\$987,608	\$598,553	61%

Operating

	Annual Budget	YTD Budget	YTD Actual	YTD % Spent
Expenditure	\$85,193,210	\$59,572,502	\$57,997,472	97%
	Annual Budget	YTD Budget	YTD Actual	YTD % Received
Revenue *excludes rates	\$35,882,008	\$29,323,931	\$28,797,227	98%

**City of Bayswater
Executive Summary
for the period 1 July 2019 to 31 March 2020**

In the month of March we have seen a decline in the cash held in our municipal fund and term deposits. The main reason for the drop has been a result of outgoing creditor and payroll payments. Additionally there was a review of the reserves and the transfers that have been budgeted for were processed at the end of March.

Currently we have \$1,215,800 outstanding for debtors with 41% of this balance sitting at 60 days outstanding. Majority of this balance relates to infringements, in which most have been lodged with the Fines Enforcement Registry who will deal with the debt recovery of these fines. The portion relating to sundry debtors consists of three overdue court imposed fines and a Water Corporation invoice that will be paid once the works are completed.

With all the rates due dates now past, we have collected the majority of the rates for the 2019/20 financial year. We are currently dealing with the initial impacts of COVID-19 with ratepayers unable to pay outstanding balances due to their financial situations.

Capital revenue and expenditure are both below the total year to date budgets. Majority of the variance for revenue relates to Roads to Recovery grants which are still to be received. For capital expenditure the variances have been caused by less spending towards various roads projects by \$700,000, building projects (\$270,000 between Hampton Park Hall and The RISE), plant and equipment replacements of \$1,000,000 and park developments (\$375,000 between Maylands Lakes, and play space developments).

Operating revenue and expenditure are similar to the forecast budgets with both showing high year to date percentages. A favourable variance in year-to-date operating expenditure has more than offset a minor unfavourable operating revenue variance resulting in an overall favourable operating result of \$1.5m. The detail of these variations are discussed further in commentary.

City of Bayswater
Statement of Comprehensive Income by Nature or Type
Significant Variances
for the period 1 July 2019 to 31 March 2020

Operating Revenue

Nature or Type	YTD Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
Rates <ul style="list-style-type: none"> There has been a higher amount of interim rates levied than anticipated. 	48,419,337	48,857,429	438,092
Operating grants, subsidies and contributions <ul style="list-style-type: none"> The Financial Assistance Grant received is lower than budget due to the advance payment made in June 2019. 	7,644,017	7,151,438	(492,579)
Fees and charges <ul style="list-style-type: none"> Income for waste royalties are below the original budget amount as Cleanaway are processing less tonnage at Collier Road transfer station as a result of their expanding operations at the Cleanaway MRF in South Guildford. 	19,552,489	19,279,841	(272,648)
Interest earnings <ul style="list-style-type: none"> Immaterial variance. 	1,760,561	1,747,715	(12,845)
Other revenue <ul style="list-style-type: none"> \$100,000 of reimbursements has been collected from community clubs which has not been budgeted. This includes ground maintenance, insurances, building maintenance and key replacement. Utility reimbursements for Morley Sport & Recreation Centre is \$71,000 higher than budget as the utilities amount budgeted for this facility was lower than expected. The City has received \$25,000 more than budget for the credit card surcharge which is due to the timing in budget allocation. LGIS provided a rebate of \$22,000 for last financial year's insurance premiums that were not budgeted for The City has received an additional \$10,000 in workers compensation claims than the budgeted amount. 	366,865	618,233	251,368
Total	77,743,268	77,654,656	(88,612)

Operating Expenses

Nature or Type	YTD Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
Employee costs <ul style="list-style-type: none"> Parks and Gardens staff costs are lower as there has been additional spending for agency staff. Ranger Services staff costs are lower as there was a staff member on leave without pay and there is a budget timing variance. 	(24,840,731)	(24,061,311)	799,420

Nature or Type	YTD Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
Materials and contracts <ul style="list-style-type: none"> Waste disposal and collection costs are \$915,000 lower than budget as less than anticipated waste is being disposed compared with what was originally budgeted. Parks and Gardens agency costs are \$670,000 over budget which reflects the variance in the lower employee costs. Preventative building maintenance and sustainable environment are \$620,000 and \$150,000 respectively below budget due to a budget timing variance. Community development and street tree maintenance are \$200,000 and \$100,000 respectively above budget which has resulted from a budget timing variance. Council election costs were \$55,000 lower than the original quote that was received. Maylands Waterland material and contract costs are \$40,000 below the budgeted amount due to the facility being closed. 	(17,719,780)	(16,980,395)	739,385
Utility charges <ul style="list-style-type: none"> Electricity is under budget by \$300,000 which is due to both the budget spread and actual costs incurred are lower than anticipated. Gas is \$29,000 below budget which is due to the budget spread. 	(2,652,317)	(2,324,484)	327,834
Depreciation and amortisation <ul style="list-style-type: none"> The variance created from the budget estimation is due to capital works projects not being completed on time. 	(8,997,246)	(8,182,124)	815,122
Insurance expenses <ul style="list-style-type: none"> Public liability insurance premium was under budgeted. 	(723,950)	(798,308)	(74,358)
Interest expenses <ul style="list-style-type: none"> Immaterial variance. 	(621)	(643)	(22)
Other expenditure <ul style="list-style-type: none"> Aged personal care subsidies, which is for residents receiving government subsidised aged care, is \$190,000 higher due to the difference in budget spread. Councillor attendance fees and allowances has a budget variance of \$360,000 which is caused by the budget spread. Overhead allocations are a total of \$440,000 higher than the budget amount due to timing on budget allocation and due to additional spending for Parks & Gardens. 	(4,637,857)	(5,650,208)	(1,012,350)
Total	(59,572,502)	(57,997,472)	1,575,031

Capital Revenue and Fair Value Adjustments

Description	YTD Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
Non-operating grants, subsidies and contributions <ul style="list-style-type: none"> Grant funding for Roads to Recovery is under budget due to the timing of the budget allocation as funding is not granted until construction is in progress. The budget for crossover construction income is to be adjusted in the mid-year budget review as the accounting transactions for this income has changed. 	967,608	598,553	(389,055)

Description	YTD Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
Profit on asset disposals <ul style="list-style-type: none"> Budget variance for profit on asset disposals has occurred due to the timing of the budget allocation. 	10,000	1,147	(8,853)
(Loss) on asset disposals <ul style="list-style-type: none"> Budget variance for loss on asset disposals has occurred due to the timing of the budget allocation. 	(309,000)	(142,790)	166,210
Fair value adjustments to financial assets <ul style="list-style-type: none"> Revaluation on share of Local Government House Trust was not budgeted for. 	0	2,882	2,882
Total	688,608	459,791	(228,817)

City of Bayswater
Statement of Comprehensive Income
by Nature or Type
for the period 1 July 2019 to 31 March 2020

	Budget	Amended Budget	YTD Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
Revenue						
Rates	48,419,337	48,419,337	48,419,337	48,857,429	438,092	1%
Operating grants, subsidies and contributions	10,621,679	9,462,689	7,644,017	7,151,438	(492,579)	(6%)
Fees and charges	22,453,673	22,465,673	19,552,489	19,279,841	(272,648)	(1%)
Interest earnings	2,286,850	2,286,850	1,760,561	1,747,715	(12,845)	(1%)
Other revenue	1,521,114	1,666,796	366,865	618,233	251,368	69%
	85,302,653	84,301,345	77,743,268	77,654,656	(88,612)	(0%)
Expenses						
Employee costs	(33,777,423)	(33,777,423)	(24,840,731)	(24,061,311)	779,420	(3%)
Materials and contracts	(26,685,562)	(27,271,912)	(17,719,780)	(16,980,395)	739,385	(4%)
Utility charges	(3,588,875)	(3,588,875)	(2,652,317)	(2,324,484)	327,834	(12%)
Depreciation and amortisation	(12,004,239)	(12,004,239)	(8,997,246)	(8,182,124)	815,122	(9%)
Insurance expenses	(723,950)	(723,950)	(723,950)	(798,308)	(74,358)	10%
Interest expenses	(1,000)	(1,000)	(621)	(643)	(22)	4%
Other expenditure	(7,825,811)	(7,825,811)	(4,637,857)	(5,650,208)	(1,012,350)	22%
	(84,606,860)	(85,193,210)	(59,572,502)	(57,997,472)	1,575,031	(3%)
	695,793	(891,865)	18,170,766	19,657,185	1,486,419	8%
Non-operating grants, subsidies and contributions	2,893,517	3,196,761	987,608	598,553	(389,055)	(39%)
Profit on asset disposals	19,868	153,868	10,000	1,147	(8,853)	(89%)
(Loss) on asset disposals	(465,686)	(465,686)	(309,000)	(142,790)	166,210	(54%)
Fair value adjustments to financial assets at fair value through	0	0	0	2,882	2,882	No Budget
	2,447,699	2,884,943	688,608	459,791	(228,817)	(33%)

Net result	3,143,492	1,993,078	18,859,374	20,116,976	1,257,602	7%
Other comprehensive income						
Changes on revaluation of non-current assets	0	0	0	0	0	No Budget
Total other comprehensive income	0	0	0	0	0	No Budget
Total comprehensive income	3,143,492	1,993,078	18,859,374	20,116,976	1,257,602	7%

City of Bayswater
Financial Activity Statement
for the period 1 July 2019 to 31 March 2020

	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	13,129,136	7,644,017	139%
Operating activities						
Revenue from operating activities (excludes rates)						
General purpose funding	4,152,965	3,153,658	2,828,873	2,363,720	(465,153)	(16%)
Governance	89,060	89,060	74,326	110,667	36,341	49%
Law, order, public safety	323,660	323,660	268,881	326,281	57,400	21%
Health	311,261	311,261	248,292	262,891	14,600	6%
Education and welfare	213,664	213,664	152,219	199,402	47,182	31%
Housing	10,026,481	10,026,481	6,339,268	6,509,491	170,223	3%
Community amenities	12,887,879	12,887,879	12,573,118	12,360,945	(212,173)	(2%)
Recreation and culture	7,588,209	7,582,209	5,844,799	5,604,508	(240,292)	(4%)
Transport	581,868	719,867	444,442	471,512	27,069	6%
Economic services	595,210	595,210	484,411	376,246	(108,165)	(22%)
Other property and services	132,927	132,927	75,301	215,593	140,292	186%
	36,903,184	36,035,876	29,333,931	28,801,255	(532,676)	(2%)
Expenditure from operating activities						
General purpose funding	(1,116,484)	(1,116,484)	(573,332)	(546,095)	27,237	(5%)
Governance	(6,409,982)	(6,603,164)	(4,396,859)	(4,486,210)	(89,351)	2%
Law, order, public safety	(3,166,556)	(3,166,556)	(2,295,495)	(2,201,919)	93,575	(4%)
Health	(1,986,749)	(2,003,936)	(1,431,736)	(1,330,567)	101,169	(7%)
Education and welfare	(1,840,212)	(1,855,839)	(1,327,208)	(1,336,721)	(9,513)	1%
Housing	(9,174,442)	(9,236,033)	(6,480,129)	(6,429,952)	50,177	(1%)
Community amenities	(17,441,877)	(17,590,756)	(11,559,367)	(10,371,242)	1,188,124	(10%)
Recreation and culture	(27,523,351)	(27,521,893)	(19,818,150)	(19,610,842)	207,307	(1%)
Transport	(14,812,375)	(14,840,336)	(10,836,810)	(10,466,807)	370,003	(3%)
Economic services	(1,388,615)	(1,403,615)	(1,022,733)	(799,247)	223,486	(22%)
Other property and services	(211,903)	(320,284)	(139,685)	(560,660)	(420,975)	301%
	(85,072,546)	(85,658,896)	(59,881,502)	(58,140,262)	1,741,241	(3%)

	Budget	Amended Budget	YTD Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
Operating activities excluded from budget						
	12,100,057	11,966,057	8,946,246	7,700,693	(1,245,553)	(14%)
Amount attributable to operating activities	(30,584,186)	(32,171,844)	(16,116,206)	(8,509,177)	7,607,029	(47%)
Investing activities						
Non-operating grants, subsidies and contributions	2,893,517	3,196,761	987,608	598,553	(389,055)	(39%)
Purchase of property, plant and equipment	(6,734,363)	(9,015,426)	(5,755,914)	(3,311,036)	2,444,878	(42%)
Purchase and construction of infrastructure	(10,298,809)	(13,317,931)	(5,760,704)	(3,980,995)	1,779,709	(31%)
Purchase of intangible assets	(361,000)	(361,000)	(79,000)	(61,276)	17,724	(22%)
Proceeds from disposal of assets	687,500	821,500	448,000	316,107	(131,893)	(29%)
Amount attributable to investing activities	(13,813,155)	(18,676,096)	(10,160,010)	(6,438,647)	3,721,363	(37%)
Financing activities						
Repayment of borrowings	0	0	0	(3,335)	(3,335)	No Budget
Proceeds from self-supporting loans	0	0	0	3,335	3,335	No Budget
Transfer to reserves	(3,681,976)	(3,694,269)	(3,138,783)	(2,736,806)	401,977	(13%)
Transfer from reserves	2,404,981	3,666,446	1,699,034	596,638	(1,102,397)	(65%)
Amount attributable to financing activities	(1,276,995)	(27,823)	(1,439,749)	(2,140,169)	(700,419)	49%
Budget deficiency before general rates	(45,674,337)	(50,875,764)	(27,715,966)	(17,087,993)	10,627,972	(38%)
Estimated amount to be raised from general rates	48,419,337	48,419,337	48,419,337	48,857,429	438,092	1%
Net current assets at the end of the year - surplus/(deficit)	2,745,000	(2,456,427)	20,703,371	31,769,436	11,066,065	53%

**City of Bayswater
Net Current Assets
as at 31 March 2020**

Municipal and Aged Persons Homes	Opening Balance	Closing Balance
	\$	\$
Current assets		
Cash and cash equivalents	78,632,835	97,355,735
Trade and other receivables	4,841,709	6,343,338
Inventories	141,945	185,778
Prepayments	127,289	62,745
Total	83,743,777	103,947,595
Current liabilities		
Trade and other payables	(30,500,268)	(30,106,154)
Other financial liabilities at amortised costs	(4,484)	(1,148)
Provisions	(6,288,760)	(6,109,952)
Clearing accounts	0	(199,885)
Total	(36,793,511)	(36,417,140)
Net current assets	46,950,266	67,530,455
Restricted - Reserves	(43,082,828)	(45,222,998)
Cash backed employee provisions	1,533,988	1,554,400
Restricted - Aged Persons Homes	7,727,711	7,907,579
	13,129,136	31,769,436

Attachment 2

**City of Bayswater
Cash Backed Reserves
for the period 1 July 2019 to 31 March 2020**

	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	(1,174,661)	14,384,001	15,595,609	219,823	0	15,815,432
Aged Persons Homes - Prudential Requirements Reserve	2,517,203	0	0	2,517,203	2,629,367	39,212	0	2,668,579
Bayswater Bowling Club Capital Improvements Reserve	10,250	241	0	10,491	10,063	134	0	10,197
Bayswater Tennis Club Reserve	156,492	3,672	0	160,164	156,759	2,086	0	158,845
Bayswater Waves Aquatic Centre Reserve	86,577	513,763	(11,000)	589,340	86,724	501,757	(10,320)	578,162
Bore and Reticulation Reserve	658,269	15,445	0	673,714	659,389	8,774	0	668,163
Building Furniture and Equipment Reserve	669,258	15,703	0	684,961	670,397	8,920	0	679,317
City Buildings and Amenities Reserve	1,968,050	27,402	(800,200)	1,195,252	1,971,399	25,961	(183,025)	1,814,335
Civic Centre Reserve	595,206	13,966	0	609,172	596,219	7,933	0	604,152
Eric Singleton Bird Sanctuary Reserve	1,190,413	27,931	0	1,218,344	1,192,439	15,867	0	1,208,306
Footpath and Cycleway Reserve	328,898	7,717	0	336,615	329,457	4,384	0	333,841
General Waste Management Reserve	27,631	648	0	28,279	27,678	368	0	28,046
Golf Courses Reserve	1,086,292	25,488	(404,485)	707,295	1,088,932	14,438	(42,253)	1,061,116
Information Technology Reserve	418,020	419,194	0	837,214	392,454	405,715	0	798,169
Landfill Restoration Reserve	426,465	6,487	(150,000)	282,952	458,350	6,070	(12,711)	451,709
Les Hansman Centre Development Reserve	5,034,959	118,138	0	5,153,097	5,043,531	67,111	0	5,110,642
Long Service Leave and Entitlements Reserve	1,538,252	36,093	0	1,574,345	1,533,988	20,412	0	1,554,400
Major Capital Works Reserve	4,002,769	1,301,414	(340,042)	4,964,141	3,994,987	1,236,848	(79,063)	5,152,772
Maylands Lakes Reserve	130,688	133	(125,000)	5,821	128,306	1,380	(125,000)	4,685
Maylands Waterland Reserve	59,521	1,397	0	60,918	59,622	793	0	60,415
Morley City Centre Reserve	595,206	13,966	0	609,172	596,219	7,933	0	604,152
Morley Sport and Recreation Centre Reserve	595,206	12,441	(65,000)	542,647	596,219	7,804	(105,080)	498,943
Noranda Netball Club Reserve	0	64,478	0	64,478	0	63,078	0	63,078
Plant and Works Equipment Reserve	201,710	4,733	0	206,443	202,054	2,689	0	204,742
Playground and Parks Reserve	1,697,342	39,826	0	1,737,168	1,700,231	22,624	0	1,722,855
River Restoration Reserve	362,585	8,508	(240,000)	131,093	363,202	4,833	0	368,035
Roads and Drainage Reserve	512,214	12,018	0	524,232	513,086	6,827	0	519,913
Senior Citizens Building Reserve	357,123	8,379	0	365,502	357,731	4,760	0	362,491
Strategic Land Acquisition Reserve	45,995	1,079	0	47,074	46,073	613	0	46,686
Streetscapes Reserve	704,095	11,593	(210,000)	505,688	705,293	9,337	(38,797)	675,834
Sustainable Environment Reserve	180,301	4,231	(147,058)	37,474	170,282	2,265	(389)	172,158
The RISE Reserve	595,206	13,966	0	609,172	596,219	7,933	0	604,152
Workers Compensation Reserve	609,511	14,301	0	623,812	610,549	8,124	0	618,673
Total	41,970,451	3,694,269	(3,667,446)	41,997,274	43,082,828	2,736,807	(596,638)	45,222,998

Attachment 3

**City of Bayswater
Capital Acquisitions & Non-Operating Grants
for the period 1 July 2019 to 31 March 2020**

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Non-operating grants, subsidies and contributions - summary						
1622 Buildings	(71,082)	(71,082)	(39,282)	(13,303)	0	(57,779)
1632 Furniture and equipment	(94,859)	(53,103)	(18,244)	0	0	(53,103)
1702 Roads	(1,056,576)	(1,306,576)	(865,082)	(560,329)	0	(746,247)
1732 Park development	(1,671,000)	(1,766,000)	(65,000)	(21,778)	0	(1,744,222)
1742 Other infrastructure	0	0	0	(2,783)	0	2,783
1852 Intangible assets	0	0	0	(360)	0	360
	<u>(2,893,517)</u>	<u>(3,196,761)</u>	<u>(987,608)</u>	<u>(598,553)</u>	<u>0</u>	<u>(2,598,208)</u>
Capital acquisitions - summary						
Purchase of property, plant and equipment						
1612 Land	0	437,000	437,000	436,559	0	441
1622 Buildings	3,351,863	3,727,463	2,859,789	1,042,341	352,042	2,333,080
1632 Furniture and equipment	1,066,500	1,635,963	454,125	831,358	207,576	597,030
1652 Plant and equipment	2,316,000	3,215,000	2,005,000	1,000,779	983,555	1,230,667
	<u>6,734,363</u>	<u>9,015,426</u>	<u>5,755,914</u>	<u>3,311,036</u>	<u>1,543,173</u>	<u>4,161,218</u>
Purchase and construction of infrastructure assets						
1702 Roads	2,742,578	3,508,543	2,317,434	1,618,213	503,893	1,386,438
1712 Footpath	600,000	624,000	474,000	241,141	100,196	282,663
1722 Drainage	130,000	251,299	113,000	68,828	11,140	171,331
1732 Park development	5,911,646	8,000,543	2,001,178	1,634,055	817,492	5,548,996
1742 Other infrastructure	914,585	933,546	855,092	418,758	235,147	279,642
	<u>10,298,809</u>	<u>13,317,931</u>	<u>5,760,704</u>	<u>3,980,995</u>	<u>1,667,866</u>	<u>7,669,069</u>
Purchase of intangible assets						
1852 Intangible assets	361,000	361,000	79,000	61,276	103,352	196,372
	<u>361,000</u>	<u>361,000</u>	<u>79,000</u>	<u>61,276</u>	<u>103,352</u>	<u>196,372</u>
	<u>17,394,172</u>	<u>22,694,357</u>	<u>11,595,618</u>	<u>7,353,307</u>	<u>3,314,391</u>	<u>12,026,659</u>

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Land						
Land						
80576 Land Purchase	0	437,000	437,000	436,559	0	441
	0	437,000	437,000	436,559	0	441
Total Land	0	437,000	437,000	436,559	0	441
Buildings						
Building major capital works						
80116 Hydrotherapy pool and spa refurbishment	0	51,457	0	0	1,388	50,069
80118 Ultrasonic depth sensors for balance tanks	0	6,790	6,790	9,091	0	(2,301)
80420 Maylands Town Centre Toilet Block	0	148,000	148,000	132,611	6,980	8,409
80450 ANA Rowing Clubhouse - external painting	7,200	7,200	7,200	0	4,850	2,350
80451 Bayswater Library & CC - painting	12,000	12,000	12,000	14,826	5,086	(7,912)
80452 Bayswater Waves - renew roof cladding	12,000	12,000	12,000	8,554	0	3,446
80453 Crimea Res Clubrooms/Toilet - painting	14,400	14,400	14,400	10,545	0	3,855
80454 Delacey Res Clubroom - internal painting	7,200	7,200	7,200	0	0	7,200
80455 Ellis House - renew gutter and downpipe	7,200	7,200	7,200	7,609	0	(409)
80456 Elstead Res C/Rm - replace external door	13,400	13,400	13,400	3,940	425	9,036
80457 Halliday Hse - painting/renew shed roof	27,600	27,600	27,600	28,184	1,480	(2,064)
80458 Hampton Park Hall - LED light upgrade	6,600	6,600	6,600	0	3,746	2,854
80459 Hampton Park Scout Hall - renew toilet	153,000	153,000	153,000	0	125,978	27,022
80469 MSRC - roof replacement	102,000	102,000	102,000	44,528	2,437	55,035
80470 MSRC - internal painting	66,000	66,000	66,000	70,816	0	(4,816)
80471 Depot - upgrade workshop office	12,000	12,000	12,000	8,743	0	3,257
80472 Peninsula Hotel - renew roof cladding	36,000	36,000	36,000	0	19,504	16,496
80473 Security Office - drainage & painting	8,400	8,400	8,400	7,430	0	970
80474 Signage - renewal at various buildings	7,200	7,200	7,200	7,581	0	(381)
80475 Silverwood C/Care - install gutter guard	6,000	6,000	6,000	0	0	6,000
80476 Silverwood C/Care - renew roof/electrical	66,000	66,000	66,000	53,923	0	12,077
80477 Sue Belcher Netball Centre - repainting	25,200	25,200	25,200	27,819	140	(2,759)
80478 Sue Belcher Netball Ct - renew main doors	4,600	4,600	4,600	2,285	660	1,655
80479 The RISE - install shelter and drainage	36,000	36,000	36,000	33,453	0	2,547
80480 The RISE - install box gutters overflows	9,600	9,600	9,600	0	0	9,600
80481 The RISE - waterproofing rear landing	102,000	102,000	102,000	0	50,895	51,105
80484 Wotton Res C/hse - security improvements	9,600	9,600	0	0	0	9,600
	751,200	957,447	896,390	471,938	223,567	261,942

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Building minor capital works						
80349 Bayswater Library staff room upgrade (Stage 2)	0	0	0	463	0	(463)
80397 Wotton Reserve and Lightning Park Reserve separate meter	0	20,000	0	0	3,884	16,116
80461 Jamieson Frame Pav - replace rear doors	13,200	13,200	13,200	7,034	0	6,166
80463 Maylands Tennis Club - renew servery	7,800	7,800	7,800	2,501	0	5,299
80464 Maylands TownH - renew toilet & switchboard	77,400	77,400	77,400	0	0	77,400
80465 Mojebing Res - internal painting toilet	7,200	7,200	7,200	3,080	0	4,120
80466 Les Hansman Centre - repair soffit lining	48,000	48,000	48,000	22,008	0	25,992
80467 Morley Community Hall - external painting	6,000	6,000	6,000	6,720	0	(720)
80468 MSRC - remove water feature & repair area	42,000	42,000	42,000	50,467	0	(8,467)
80482 Wotton Reserve - sewer connection	186,000	186,000	148,800	0	10,750	175,250
80490 Paddy Walker Depot - nursery expansion	35,000	35,000	35,000	26,237	36	8,727
80532 Bayswater Library - lift	40,000	40,000	0	19,551	25,585	(5,136)
80564 Bedford Hall - renew toilet	18,000	18,000	18,000	24,651	0	(6,651)
80565 Bedford Bowling Club - replace carpet	19,563	19,563	19,563	13,936	9,955	(4,328)
80566 Wotton Reserve clubrooms - renew kitchen	51,000	51,000	51,000	0	31,997	19,003
80567 Mojebing Reserve - shade sails	5,500	5,500	5,500	5,000	0	500
80570 Upper Hillcrest Reserve - Storage Shed	25,000	25,000	0	0	0	25,000
80574 Roxy Theatre - Security Fence	0	0	0	18,393	0	(18,393)
80580 Olive Tree House - New Main Security Controller with swipe	0	0	0	12,559	0	(12,559)
80587 Bayswater Waves Creche - Air Conditioner	0	11,000	11,000	14,448	0	(3,448)
	581,663	612,663	490,463	227,049	82,206	303,407
Aquatic facilities						
80365 Bayswater Waves - refurbishment tender design	650,000	650,000	550,000	476	0	649,524
80425 Bayswater Waves - Repair of pool concourse	75,000	80,770	80,770	100,306	0	(19,536)
80577 Bayswater Waves - replace hot water system	0	0	0	10,742	0	(10,742)
	725,000	730,770	630,770	111,524	0	619,246

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Aged care facilities						
80390 Aged Persons Homes - general provisions	1,000,000	1,000,000	720,000	0	0	1,000,000
80401 Aged Care - Carramar Hostel	0	0	0	0	318	(318)
80402 Aged Care - Carramar ILUs	0	0	0	62,205	0	(62,205)
80407 Aged Care - Salisbury StILU	0	0	0	1,083	0	(1,083)
80409 Aged Care - Carramar Hostel Redevelopment Project	0	0	0	7,386	2,614	(10,000)
80410 Aged Care - Mertome Redevelopment Project	0	113,070	2,653	2,653	0	110,417
	1,000,000	1,113,070	722,653	73,326	2,933	1,036,811
Community capital requests						
80288 Noranda City Junior Football Club - changeroom upgrade	70,000	70,000	0	0	0	70,000
	70,000	70,000	0	0	0	70,000
IT capital						
80363 Depot - upgrade communications tower from 28 to 50 metres	0	0	0	1,232	0	(1,232)
	0	0	0	1,232	0	(1,232)
Footpath renewal						
80460 Hillcrest Pre-Primary - path renewal	6,000	6,000	6,000	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	6,000	0	0	30,000
Sustainable environment						
80271 Water and Energy Efficiency - building upgrades	100,000	119,513	19,513	97,492	14,769	7,252
	100,000	119,513	19,513	97,492	14,769	7,252
Other infrastructure construction						
80540 Morley CC - entry statement upgrade	20,000	20,000	20,000	22,335	0	(2,335)
80548 Bayswater Waves - replace LED Signage	10,000	10,000	10,000	10,000	0	0
80549 The RISE - install security fencing	14,000	14,000	14,000	4,416	0	9,584
80550 The RISE - LED signage	50,000	50,000	50,000	23,030	28,567	(1,596)
	94,000	94,000	94,000	59,780	28,567	5,653
Total Buildings	3,351,863	3,727,463	2,859,789	1,042,341	352,042	2,333,080

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Furniture and equipment						
Building minor capital works						
80545 Bayswater Waves - paint gym walls	20,000	20,000	20,000	0	19,999	2
	20,000	20,000	20,000	0	19,999	2
Aquatic facilities						
80421 Bayswater Waves - Replace UV filters to indoor pools	0	73,625	73,625	106,368	0	(32,743)
	0	73,625	73,625	106,368	0	(32,743)
Furniture and equipment						
80337 MSRC - replace main air-conditioner in Wellington Room	65,000	65,000	65,000	73,556	0	(8,556)
80385 The RISE - strength equipment replacement	35,000	35,000	35,000	0	0	35,000
80434 Morley Library - shelving	5,500	5,500	5,500	4,709	495	296
80435 The RISE - replace speakers	14,000	14,000	14,000	13,627	0	373
80436 The RISE - replace function tables	14,000	14,000	14,000	13,920	0	80
80488 Bayswater Library - telephony upgrade	15,000	15,000	0	8,347	6,549	103
80541 Bayswater Waves - replace spin rm stereo	7,000	7,000	7,000	8,505	0	(1,505)
80542 Bayswater Waves - replace audio equipment	10,000	10,000	10,000	4,530	0	5,470
80543 Bayswater Waves - re-seal balance tank	25,000	25,000	25,000	0	0	25,000
80544 Bayswater Waves - replace pool lane ropes	12,000	12,000	12,000	9,414	0	2,586
80546 Bayswater Waves - replace blanket buddy	20,000	20,000	20,000	17,320	0	2,680
80547 Bayswater Waves - replace Fun Nuts	10,000	10,000	10,000	10,693	0	(693)
	232,500	232,500	217,500	164,622	7,044	60,834
IT capital						
80088 Virtual Infrastructure Server Replacement Program	80,000	262,123	10,000	10,000	0	252,123
80089 Network infrastructure	150,000	150,000	0	60,987	14,040	74,973
80090 Virtual Infrastructure Storage Replacement Program	0	182,609	0	0	0	182,609
80091 PC replacement program	222,000	222,000	0	218,728	6,350	(3,078)
80261 Spatial - storage server	45,000	45,000	0	32,144	8,325	4,531
80533 Toughpad	5,000	5,000	0	0	2,159	2,841
80551 Site-to-site network connectivity	60,000	60,000	0	0	21,000	39,000
	562,000	926,732	10,000	321,859	51,874	552,999

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
IT renewal						
80387 General IT Equipment Replacement Program	37,000	37,000	0	44,649	0	(7,649)
	37,000	37,000	0	44,649	0	(7,649)
CCTV Renewal						
80275 Riverside car parks - CCTV installation	100,000	231,106	133,000	133,824	108,108	(10,826)
80489 CCTV Servers - replacement	75,000	75,000	0	34,155	15,166	25,679
80524 MSRC - replace CCTV	40,000	40,000	0	25,880	5,385	8,735
	215,000	346,106	133,000	193,860	128,659	23,587
Total Furniture and equipment	1,066,500	1,635,963	454,125	831,358	207,576	597,030
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	3,159,000	2,005,000	994,796	983,555	1,180,649
80530 Electric Bicycles	6,000	6,000	0	5,983	0	17
	2,266,000	3,165,000	2,005,000	1,000,779	983,555	1,180,667
Total Plant and equipment	2,316,000	3,215,000	2,005,000	1,000,779	983,555	1,230,667
Roads						
Place Management						
80535 Bayswater TC Parking Improvement Plan	25,000	25,000	15,000	402	882	23,716
	25,000	25,000	15,000	402	882	23,716
Strategic Planning						
80536 MorleyActivCtreCarPkgMgntPlan Implement	7,500	7,500	7,500	0	0	7,500
	7,500	7,500	7,500	0	0	7,500

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Road construction						
80009 McGann Street ROW NO 1	0	21,635	21,635	23,805	0	(2,170)
80062 DOT Bike Boulevard Stage 2 and 3	0	250,000	0	0	0	250,000
80073 Crossovers	620,000	620,000	465,003	352,877	45,104	222,019
80198 Resurface ROWs	35,000	35,000	17,500	22,600	0	12,400
80245 Traffic management - general	80,000	102,257	60,000	34,262	12,184	55,812
80247 Traffic management - paving	20,000	20,000	20,000	23,388	0	(3,388)
80302 Peninsula Road - Kirkham Hill Tce to 150m past Wall Street	0	26,809	26,809	36,429	0	(9,620)
80303 Morley Drive (WB) - Wicks Street to Harrowshill Road	0	31,491	31,491	5,814	0	25,677
80304 Russell Street - Walter Road to Smith Street	0	79,797	14,550	10,539	3,759	65,499
80419 ROW Widening - 110 Milne St	0	8,500	0	0	0	8,500
80426 Design of slip lane at 60 Russell St cnr Walter Rd	0	247,061	60,000	58,282	32,468	156,311
	755,000	1,442,550	716,988	567,994	93,515	781,040
Road renewal						
80268 Railway Parade resurfacing	105,581	105,581	0	8,584	0	96,997
80491 Noranda - new path and crosswalk	25,000	25,000	25,000	36,412	0	(11,412)
80516 Resurface - McGilvray/Benara	179,625	179,625	179,625	0	3,941	175,684
80560 Towns Development Program	20,000	20,000	20,000	12,111	0	7,889
80562 Reconstruct ROW No61 - May, Arundel, Lawrence and Essex	26,000	26,000	0	16,387	12,143	(2,530)
80563 Resurface - Whatley Cres - Kenilworth/Chambers	67,800	67,800	67,800	1,049	57,369	9,382
	424,006	424,006	292,425	74,543	73,454	276,010
Roads to recovery						
80492 Resurface - Drake St - Walter/Drake	110,000	110,000	110,000	88,557	0	21,443
80493 Resurface - Drake St - Drake/Broun	54,000	54,000	54,000	8,732	0	45,268
80494 Resurface - Kennedy St - Walter/Rudloc	78,000	78,000	78,000	85,261	0	(7,261)
80495 Resurface - Boag St - Drake/Russell	67,000	67,000	67,000	69,930	0	(2,930)
80496 Resurface - Fort St - Drake/Coode	25,000	25,000	25,000	35,423	0	(10,423)
80497 Resurface - Strand - Catherine/Beaufort	68,751	68,751	68,751	0	50,565	18,186
80590 Resurface - Massey - Lovegrove/Russell	0	0	0	914	10,250	(11,165)
80591 Resurface - Lovegrove - Russell/Cul-de-sac	0	0	0	0	36,688	(36,688)
80592 Resurface - Okewood - Mickleham/Hampton	0	0	0	0	30,167	(30,167)
80593 Resurface - Harvest - Mickleham/Cul-de-sac	0	0	0	0	11,427	(11,427)
	402,751	402,751	402,751	288,818	139,098	(25,164)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Black spot federal							
80526	Eighth Ave and East St - Roundabout	200,000	200,000	0	3,000	75,065	121,935
		200,000	200,000	0	3,000	75,065	121,935
Base road grant							
80317	Drainage kerb renewal	46,000	76,457	56,457	40,717	0	35,740
80498	Resurface - Robinson - Bath/Cul-de-sac	30,000	30,000	30,000	36,177	0	(6,177)
80499	Resurface - Haslemere Wy - Robinson/Bath	29,000	29,000	29,000	38,585	0	(9,585)
80500	Resurface - Weld Ct - Chertley/Robinson	12,000	12,000	12,000	9,554	0	2,446
80501	Resurface - Chertley St - Weld/Donna	18,000	18,000	18,000	21,575	0	(3,575)
80502	Resurface - WeldSq - Chertley/Fitzgerald	37,000	37,000	37,000	41,544	0	(4,544)
80503	Resurface - Donna - Chertley/Fitzgerald	31,000	31,000	31,000	38,649	0	(7,649)
80504	Resurface - Eaton St - Ballarat/Timms	25,000	25,000	25,000	0	21,217	3,783
80505	Resurface - Renshaw - Eaton/Cul-de-sac	13,000	13,000	13,000	0	8,131	4,869
80506	Resurface - BallaratSt - Halvorson/Morley	27,000	27,000	27,000	0	21,594	5,406
80507	Resurface - Brisbane - Melbourne/Ballarat	10,000	10,000	10,000	0	5,534	4,466
80508	Resurface - Gayswood - Hampton/Hampton	39,000	39,000	39,000	47,409	0	(8,409)
80509	Resurface - Oakwood - Wolseley/Lincoln	11,000	11,000	11,000	0	9,227	1,773
80510	Resurface - Broadway - Priestley/Carpark	35,000	35,000	35,000	0	30,404	4,596
80511	Resurface - Shaftesbury - York/Railway	88,000	88,000	88,000	88,318	8,610	(8,928)
80512	Resurface - Whittaker ShaftesburyToowong	19,000	19,000	19,000	24,920	480	(6,400)
80513	Resurface - Hotham St - York/Railway	78,000	78,000	78,000	64,488	4,439	9,073
80514	Resurface - Bowden - G Prom/Rosebery	17,000	17,000	17,000	19,812	0	(2,812)
80515	Resurface - York - Grand Prom/Salisbury	25,000	25,000	25,000	30,218	0	(5,218)
80517	Resurface - Farrel - Luderman/Cul-de-sac	22,000	22,000	22,000	27,903	0	(5,903)
80518	Resurface - Gittos - Luderman/Cul-de-sac	14,000	14,000	14,000	24,266	0	(10,266)
80519	Resurface - Growse - Luderman/Cul-de-sac	16,000	16,000	16,000	23,440	0	(7,440)
80520	Resurface - Coulsen - Widgee/Cul-de-sac	18,000	18,000	18,000	20,250	0	(2,250)
80521	Resurface - Holden - Luderman/Cul-de-sac	20,000	20,000	20,000	27,285	0	(7,285)
80522	Resurface - Beaver - Luderman/Cul-de-sac	10,000	10,000	10,000	10,160	0	(160)
80523	Resurface - Ing Pl - Luderman/Cul-de-sac	10,000	10,000	10,000	10,928	0	(928)
		700,000	730,457	710,457	646,199	109,637	(25,379)

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Traffic management						
80291 Citywide traffic implementation	169,321	161,634	132,313	3,500	12,025	146,109
80297 Traffic Management - Disability Access Committee	25,000	45,000	20,000	20,632	0	24,368
	194,321	206,634	152,313	24,132	12,025	170,477
Other road construction						
80429 Wellington Rd/Walter Rd intersection upgrade	0	35,645	14,000	13,125	0	22,520
	0	35,645	14,000	13,125	0	22,520
Footpath renewal						
80462 Moojebing Res - external paths renewal	6,000	6,000	6,000	0	218	5,782
80561 Resurface - Cycleway - Swan Bank/Clarkson Rd	28,000	28,000	0	0	0	28,000
	34,000	34,000	6,000	0	218	33,782
Total Roads	2,742,578	3,508,543	2,317,434	1,618,213	503,893	1,386,438
Footpath						
Footpath construction						
80063 New footpath construction and Local Bike Plan	600,000	624,000	474,000	241,141	100,196	282,663
	600,000	624,000	474,000	241,141	100,196	282,663
Total Footpath	600,000	624,000	474,000	241,141	100,196	282,663
Drainage						
Drainage construction						
80047 Russell Street Park - grant funds	0	31,299	3,000	3,275	0	28,024
80248 Urban water sensitive design	90,000	180,000	70,000	22,999	2,160	154,841
80249 Drainage grates	40,000	40,000	40,000	42,553	8,980	(11,533)
	130,000	251,299	113,000	68,828	11,140	171,331
Total Drainage	130,000	251,299	113,000	68,828	11,140	171,331

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Park development						
Building minor capital works						
80485 Riverside Gdns - replace pump stn doors	8,000	8,000	0	599	139	7,262
80537 Bert Wright Park Power Upgrade	28,000	28,000	28,000	20,360	625	7,015
80588 Slade street Water Authority pump system relocation	0	0	0	0	14,638	(14,638)
	36,000	36,000	28,000	20,959	15,402	(361)
Entry statement						
80534 Bayswater Library/Bert Wright Sculpture	30,000	30,000	20,000	10,000	0	20,000
	30,000	30,000	20,000	10,000	0	20,000
Other infrastructure construction						
80569 Sculpture - Corner Ninth Avenue & Whatley Crescent Maylands	10,000	10,000	10,000	0	9,091	909
	10,000	10,000	10,000	0	9,091	909
Park development construction						
80015 Playground replacements	41,305	42,550	0	0	0	42,550
80033 Peninsula Golf Course - irrigation replacement (Year 1 of 2)	1,060,000	1,052,233	58,610	43,099	15,511	993,623
80049 Frank Drago Reserve - pitch levelling and fencing	22,666	19,563	19,563	23,733	0	(4,170)
80050 Frank Drago Reserve - main pitch lighting	0	48,714	44,800	37,268	7,522	3,923
80064 Central irrigation expansion	0	10,305	10,305	9,556	0	749
80066 Tree planting	120,000	65,479	65,479	119,049	9,678	(63,248)
80067 Enhanced tree management	200,000	239,874	150,000	61,025	117,238	61,611
80071 Maylands Lakes Stage 1	0	6,622	400	389	337,282	(331,049)
80099 Playground replacements	210,000	210,858	37,494	28,156	11,510	171,192
80233 Park timber structures refurbishment	0	0	0	1,243	0	(1,243)
80234 Park post and rail replacement	90,000	90,000	0	81,289	7,030	1,681
80235 Bore and pump maintenance	100,000	100,000	0	97,083	0	2,917
80236 Irrigation control cubicles replacement	64,000	78,306	14,306	47,770	19,708	10,828
80238 Park entry gates replacement	25,000	25,000	0	3,224	11,424	10,352
80239 Park seats replacement	25,000	25,000	0	22,943	0	2,057
80240 Park shelters replacement	55,000	55,000	0	46,453	0	8,547
80242 Riverbank restoration	150,000	490,189	60,000	29,479	44	460,666
80255 Golf course development	0	45,427	31,350	31,350	0	14,077
80259 Maylands Waterland redevelopment	172,905	183,103	0	0	0	183,103
80264 Noranda Sports - new supply bore	0	0	0	1,130	0	(1,130)
80329 Irrigation upgrade/replacement program	90,000	145,519	55,519	32,709	55,086	57,723
80364 Maylands Waterland redevelopment	1,500,000	1,500,000	0	0	0	1,500,000
80370 Noranda Netball Court resurface	0	42,998	0	0	0	42,998
80372 Cricket wickets	36,000	36,000	36,000	19,645	0	16,355
80373 Install goal compounds at various locations	0	0	0	7,540	4,470	(12,010)

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Park development construction cont.						
80374 Lightning and Houghton Parks - replace floodlight, switchbox	0	12,300	12,300	19,400	0	(7,100)
80375 Morley Bowling light replacement	0	61,813	48,650	48,649	0	13,164
80413 Hampton Tennis Court fencing	0	15,824	0	0	0	15,824
80437 Crimea Park - replace team benches	10,000	10,000	10,000	6,501	0	3,499
80438 Noranda Netball - renew court surfaces	550,000	550,000	0	0	0	550,000
	4,521,876	5,162,677	654,776	818,683	596,504	3,747,490
Sustainable environment						
80269 Baigup Wetland Stage 1 - Activity Centre and Interpretation	0	140,436	0	0	0	140,436
80270 Bayswater Brook Living Stream	50,000	87,238	37,238	51,757	0	35,481
80272 Lightning Swamp Interpretation Plan Works	0	38,562	13,800	3,788	10,073	24,702
80273 Maylands Lakes restoration Stage 2	525,000	1,487,555	530,000	396,272	167,492	923,792
80416 Water Corporation Grant Living Stream	0	20,000	20,000	20,498	0	(498)
80418 Peters Place Living Stream	0	222,594	222,594	219,551	3,291	(247)
	575,000	1,996,385	823,632	691,865	180,855	1,123,665
Tree management						
80276 Streetscape upgrades	200,000	200,000	150,000	19,786	4,950	175,264
	200,000	200,000	150,000	19,786	4,950	175,264
Golf course development						
80433 Embleton Golf Course - tank upgrade	35,000	35,000	0	192	0	34,808
	35,000	35,000	0	192	0	34,808
Drink fountains						
80380 Drinks Fountains Replacement Program	24,000	50,711	18,000	18,747	74	31,889
	24,000	50,711	18,000	18,747	74	31,889

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Playground						
80449 Play Space Developments	350,000	350,000	250,000	2,810	0	347,190
	350,000	350,000	250,000	2,810	0	347,190
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	1,219	8,849	24,932
80487 Peninsula Estate - replace filtration unit	48,000	48,000	0	35,967	0	12,033
80557 Deschamp Reserve - install BBQs and seat	11,770	11,770	11,770	13,826	0	(2,056)
80559 Hinds Res - bike trail detailed design	35,000	35,000	35,000	0	0	35,000
	129,770	129,770	46,770	51,012	10,615	68,143
Total Park development	5,911,646	8,000,543	2,001,178	1,634,055	817,492	5,548,996
Other infrastructure						
Building minor capital works						
80527 Depot - improve access and security	88,000	88,000	88,000	29,637	80,223	(21,860)
80529 Rangers & Security Office - alterations	30,000	30,000	30,000	34,228	0	(4,228)
80538 Laboratory - air-conditioning	5,000	5,000	5,000	3,505	0	1,495
	123,000	123,000	123,000	67,370	80,223	(24,592)
Base road grant						
80318 Carpark Resurfacing Program	38,000	38,000	38,000	4,476	0	33,524
	38,000	38,000	38,000	4,476	0	33,524
Street lights						
80250 Street light upgrade	120,000	120,000	100,000	55,454	61,408	3,138
	120,000	120,000	100,000	55,454	61,408	3,138
Other infrastructure construction						
80251 PAW gates and reserve lighting	18,000	18,000	18,000	40,649	4,701	(27,350)
	18,000	18,000	18,000	40,649	4,701	(27,350)
Footpath construction						
80431 Footpath - Bookham Street and Boag Place	75,000	75,000	75,000	0	0	75,000
	75,000	75,000	75,000	0	0	75,000
Park development construction						
80439 Shearn Pk - renew cricket practice bay	30,000	30,000	30,000	26,958	0	3,043
80440 Peters Pl - renew cricket practice bay	8,000	8,000	8,000	6,813	0	1,187
80441 Pat O'Hara - renew cricket practice bay	10,000	10,000	10,000	10,029	0	(29)
	48,000	48,000	48,000	43,800	0	4,200

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Drink fountains						
80571 Water bottle re-fill station	12,000	12,000	12,000	5,904	0	6,096
	12,000	12,000	12,000	5,904	0	6,096
Floodlights						
80442 Wotton Reserve - renew sports floodlight	75,000	75,000	70,000	0	65,890	9,110
80443 Bayswater Bowling - renew floodlights	75,000	75,000	70,000	0	0	75,000
80444 Bayswater Croquet 2 - renew floodlights	60,000	60,000	55,000	0	0	60,000
	210,000	210,000	195,000	0	65,890	144,110
Sports Goals						
80445 Gibbney Reserve - renew sports goals	18,000	18,000	18,000	13,055	0	4,946
80446 Pat O'Hara Reserve - renew sports goals	15,000	15,000	15,000	0	300	14,700
	33,000	33,000	33,000	13,055	300	19,646
Other infrastructure construction						
80252 Bus shelters	40,000	40,000	40,000	41,813	0	(1,813)
80391 Noranda Town Centre City-led Infrastructure Activation	24,500	24,500	18,500	1,091	2,800	20,609
80392 Maylands Town Centre City-led Infrastructure Activation	24,000	25,819	18,000	4,951	8,083	12,785
80393 Bayswater Town Centre City-led Infrastructure Activation	15,000	15,000	13,000	0	0	15,000
80394 Morley Town Centre City-led Infrastructure Activation	35,000	41,592	36,592	57,867	0	(16,275)
80447 Frank Drago Res/Tennis - replace fencing	60,000	60,000	60,000	39,989	0	20,011
80448 Crimea Tennis Court - replace fencing	20,000	20,000	20,000	35,341	0	(15,341)
80556 ESBC - install benches and shelter	19,085	19,085	0	0	8,742	10,343
	237,585	245,996	206,092	181,052	19,625	45,319

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Land						
80007 Morley Activity Centre - Streetscape Enhancement Plan	0	10,550	7,000	7,000	3,000	550
	0	10,550	7,000	7,000	3,000	550
Total Other infrastructure	914,585	933,546	855,092	418,758	235,147	279,642
Intangible assets						
IT capital						
80432 Backup Software Upgrade	8,000	8,000	0	7,533	0	467
80528 Building Workflow Development	100,000	100,000	0	14,890	85,556	(446)
80531 Knowledge Management System	15,000	15,000	15,000	0	0	15,000
80539 Health Inspections - system integration	14,000	14,000	14,000	0	0	14,000
80552 Council Chambers - electronic voting	9,000	9,000	0	6,410	0	2,590
80553 Connected Content - implementation	60,000	60,000	0	0	0	60,000
80554 Rating system improvements - stage 1	20,000	20,000	20,000	0	7,364	12,636
80555 Debtors system improvements - stage 1	25,000	25,000	25,000	23,797	10,432	(9,229)
80558 Payroll CIAnywhere - implementation	10,000	10,000	5,000	0	0	10,000
	261,000	261,000	79,000	52,630	103,352	105,018
Software						
80395 eApprovals Program	0	0	0	8,646	0	(8,646)
80398 Software	100,000	100,000	0	0	0	100,000
	100,000	100,000	0	8,646	0	91,354
Total Intangible assets	361,000	361,000	79,000	61,276	103,352	196,372
Total capital projects	17,394,172	22,694,357	11,595,618	7,353,307	3,314,391	12,026,659

10.2.2 Investment Report for the Period Ended 31 March 2020

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 March 2020.	

SUMMARY

This report presents the City's Investment Portfolio for the period ended 31 March 2020.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council notes the Investment Portfolio Report for the period ended 31 March 2020 for the amount of \$95,973,574.93.

CR SALLY PALMER MOVED, CR STEPHANIE GRAY SECONDED
CARRIED UNANIMOUSLY BY EXCEPTION (EN BLOC): 9/0

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%

This report is intended to not only meet the City's regulatory and policy obligations, but also to summarise how the City's funds have been invested and with which financial institution.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

Total investments for the period ended 31 March 2020 were \$95,973,574.93.

Of the total investment portfolio, \$56,535,639.13 is internally restricted and \$4,968,115.67 externally restricted, to satisfy the City's legislative responsibilities and to set aside funds for future projects. The balance of the investment funds represents working capital and funding required for the City's 2019-20 operating and capital expenditure requirements.

During the month the Reserve Bank of Australia (RBA) reduced cash rates by a further 25 basis points. The official cash rate is now sitting at 0.25% which compares to 1.50% being the rate this time last year. This has caused banks to reduce their term deposit interest rates which will continue to fall and have a direct effect on the City's interest revenue. For a portfolio of \$70m to \$100m the 1.25% reduction will result in a loss in interest income of approximately \$875k to \$1.25m per annum and approximately \$400k per annum for the municipal fund portion of the portfolio.

LEGISLATIVE COMPLIANCE

Investment Policy applies. It is noted that the City currently has 17% in fossil fuel free investments.

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 (as amended), the following applies:

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

CONCLUSION

That Council receives the Investment Portfolio Report for the period ended 31 March 2020 for the amount of \$95,973,574.93.

Attachment 1

**City of Bayswater
Investment Summary
as at 31-Mar-2020**

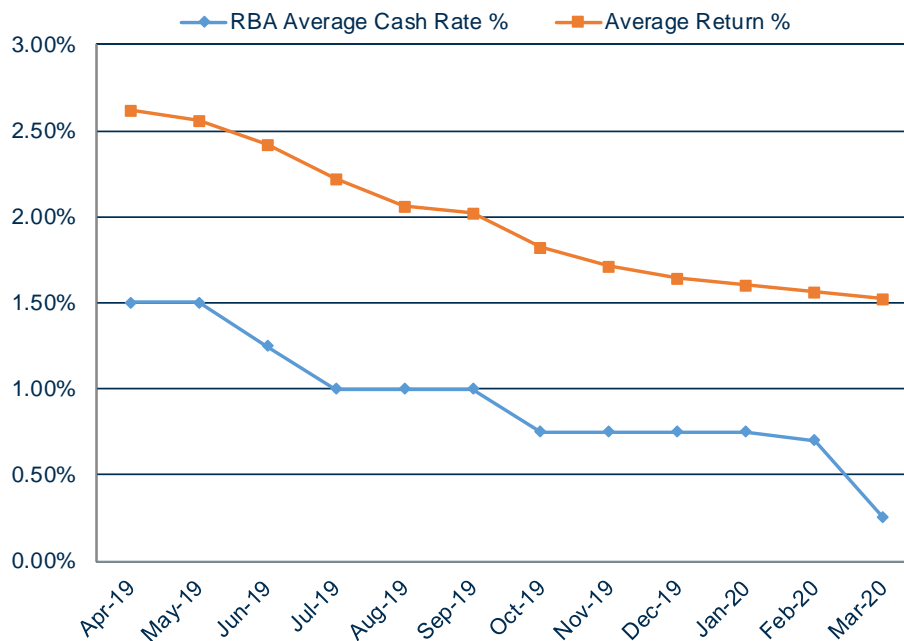
Investments By Maturity Date

Maturity Dates	Principal	Portfolio %	Number of Investments
Less than 30 days	\$19,383,028.69	20%	16
Between 30 days and 60 days	\$32,392,149.00	34%	18
Between 61 days and 90 days	\$21,501,133.28	22%	12
Between 91 days and 180 days	\$22,697,263.96	24%	13
Between 181 days and 1 year	\$0.00	0%	0
Total	\$95,973,574.93	100%	59

Allocation of Investments

S&P Rating (Short-term)	Bank	Amount Invested	Amount Invested %	Threshold %
A-1+	National Australia Bank	\$35,286,496.44	37%	45%
A-1+	Westpac	\$12,827,210.01	13%	45%
A-1	Suncorp	\$31,277,930.08	33%	35%
A-2	Bank of Queensland **	\$8,985,190.11	9%	10%
A-2	Bendigo Bank **	\$7,596,748.29	8%	10%
Total		\$95,973,574.93	100%	

** Fossil fuel free investment

Average Return on Investment

Source	Description	Total	Internally restricted	Externally restricted
		\$	\$	\$
Municipal	Investment - CoB General Funds	34,469,820.14	-	-
	Investment - CoB Reserve	27,064,234.86	27,064,234.86	-
	Investment - Trust	4,968,115.67	-	4,968,115.67
	Sub Total	66,502,170.67	27,064,234.86	4,968,115.67
Aged	Investment - Aged General Funds	11,063,500.11	11,063,500.11	-
	Investment - Prudential Requirements Reserve	2,658,664.12	2,658,664.12	-
	Investment - Aged General Reserve	15,749,240.04	15,749,240.04	-
	Sub Total	29,471,404.27	29,471,404.27	-
	Grand Total	95,973,574.94	56,535,639.13	4,968,115.67

10.2.3 List of Payments for the Month of March 2020

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. Schedule of Accounts - Aged Persons Homes Account 4. Summary of Corporate Credit Card Expenses 5. Electronic Fund Transfers	

SUMMARY

This report presents the list of payments, comprising **Attachments 1, 2, 3, 4 and 5** made under delegated authority for the month of March 2020 in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council notes the list of payments for the month of March 2020 made under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* comprising **Attachments 1, 2, 3, 4 and 5**.

CR SALLY PALMER MOVED, CR STEPHANIE GRAY SECONDED
CARRIED UNANIMOUSLY BY EXCEPTION (EN BLOC): 9/0

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 March 2020 are included at **Attachment 1**.

Payments drawn from the Trust Account for the month of March 2020 are included at **Attachment 2**.

Payments drawn from the Aged Persons Homes Account for the month of March 2020 are included at **Attachment 3**.

All payments are summarised in **Table 1**.

Table 1

Payment Type	Reference	Amount
Municipal Account		
Cheques	106987 – 107130	
Direct Credits	DC000075 – 79	
Electronic Fund Transfers (EFTs)	EF050030 - EF050526	
Total		\$6,813,373.97
Trust Account		
Cheque	403401	
Electronic Fund Transfers (EFTs)	EF050387 - 89	
Total		\$23,509.89
Aged Persons Homes		
Electronic Fund Transfers (EFTs)	EF050141	
	EF050386 and EF050390	
Total		\$16,806.34

The following cheques and EFT from previous months were cancelled in March.

- Municipal Fund:
 - Cheques numbered 104858, 105365, 106814, 106901 and 106978 totalling \$4,156.29.
 - EF049526 - \$19.00.

Payments made via credit cards are included in **Attachment 4**.

All other payments of a direct debit nature made from the Municipal and Aged Persons Homes Accounts including: bank fees; payroll payments; and other direct payment arrangements, are represented at **Attachment 5**.

LEGISLATIVE COMPLIANCE

Council Policy – Procurement.

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.

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 (as amended), the following applies:

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

CONCLUSION

That Council notes the List of Payments for the month of March 2020 comprising **Attachments 1, 2, 3, 4 and 5.**

Attachment 1**City of Bayswater**

**List of Payment - Municipal
for the period 1 March 2020 to 31 March 2020**

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
<i>Payments</i>				<i>\$</i>
106987	04/03/20	4d Projects	Refund residential verge deposit	1,400.00
106988	04/03/20	Buildwealth Investments Pty Ltd	Refund residential verge deposit	1,400.00
106989	04/03/20	Darryl A Voisey	Refund rates overpayment	867.01
106990	04/03/20	Department of Housing	Refund rates overpayment	1,157.21
106991	04/03/20	Direct Homes WA	Refund residential verge deposit	1,200.00
106992	04/03/20	Direct Homes WA	Refund residential verge deposit	1,200.00
106993	04/03/20	Jag Demolition	Refund residential verge deposit	1,400.00
106994	04/03/20	Jag Demolition	Refund residential verge deposit	1,400.00
106995	04/03/20	Kwikfit Building Solutions	Refund commercial verge deposit	1,400.00
106996	04/03/20	Metrocon Pty Ltd	Refund commercial verge deposit	1,400.00
106997	04/03/20	MG Hunt	Refund residential verge deposit	1,400.00
106998	04/03/20	Pet City	Animal supplies & services	119.95
106999	04/03/20	Pure Homes Pty Ltd T/as B1 Homes	Refund residential verge deposit	1,400.00
107000	04/03/20	RM Deguara	Bond Refund	10,000.00
107001	04/03/20	Rocco D'orazio	Refund rates overpayment	2,947.07
107002	04/03/20	Sharon L Batchelor	Refund rates overpayment	807.53
107003	04/03/20	Tangent Nominees Pty Ltd	Refund residential verge deposit	1,200.00
107004	04/03/20	Telstra	Office telephone and communication expenses	4,993.39
107006	04/03/20	Water Corporation	Water usage charges	13,364.65
107007	04/03/20	Zircon Projects Pty Ltd	Refund residential verge deposit	1,400.00
107008	10/03/20	A D'Onofrio	Citizenship expenses	200.00
107009	10/03/20	Bayswater Little Athletics	Refund bond	650.00
107010	10/03/20	Chris Muir	Refund bond	1,200.00
107011	10/03/20	Coastview Australia Pty Ltd	Refund residential verge deposit	1,200.00
107012	10/03/20	Cycle Touring Association of WA	Refund bond	500.00
107013	10/03/20	Department Of Housing	Refund rates overpayment	750.43
107014	10/03/20	Northern Territory of Australia - Vehicle Search &	Vehicle searches	14.00
107015	10/03/20	Dept of Planning,Transport & Infrastructure(Sout	Fees and charges	10.00
107016	10/03/20	Greenmount Primary School	Refund bond	1,000.00
107017	10/03/20	Hadi Shamaileh	Refund facility hire bond	55.00
107018	10/03/20	Mark Bolton	Refund residential verge deposit	750.00
107019	10/03/20	Mark Thomas	Refund bond	350.00
107020	10/03/20	Metro Christian Community	Refund bond	550.00
107021	10/03/20	Mytilianian Brotherhood of WA	Refund bond	700.00
107022	10/03/20	Onil Rodrigues	Refund bond	550.00
107023	10/03/20	Telstra	Office telephone and communication expenses	1,722.62
107024	10/03/20	Tyson Sutton	Refund bond	221.25
107025	10/03/20	Visionstream Australia Pty Ltd	Refund planning fees	38.50
107026	10/03/20	Water Corporation	Water usage charges	7,734.17
107028	10/03/20	West Australian Newspapers	Memberships and subscriptions	144.00
107029	18/03/20	8 Haddrill Street Bayswater Pty Ltd	Refund rates overpayment	261.05
107030	18/03/20	Aintree Holdings Pty Ltd T/As Beaumonde	Refund commercial verge deposit	1,200.00
107031	18/03/20	Angela Calanni	Refund miscellaneous	23.00
107032	18/03/20	Australia Post (PO Boxes Only)	Lease and rental payments	134.00
107033	18/03/20	Azra Kosevic	Refund rates overpayment	617.58
107034	18/03/20	Birgit Pekovich	Refund miscellaneous	23.00
107035	18/03/20	BP Australia Pty Ltd	Fuel and oil	547.87
107036	18/03/20	Brad A McIntyre & Karla Y McIntyre	Refund rates overpayment	68.36
107037	18/03/20	Carbon Group	Refund bond	2,035.00
107038	18/03/20	Construct 360 Pty Ltd	Refund commercial verge deposit	1,400.00
107039	18/03/20	Corinna Musgrave	Grants & funding	4,000.00
107040	18/03/20	Damayang Filipino Inc.	Refund bond	2,615.00
107041	18/03/20	David King	Refund miscellaneous	23.00
107042	18/03/20	Department of Human Services	Refund bond	500.00
107043	18/03/20	Department of Transport	Vehicle searches	606.00
107044	18/03/20	Enid White	Refund miscellaneous	23.00
107045	18/03/20	Estate of Estelle Joan Pigott	Refund rates overpayment	409.27
107046	18/03/20	F Cardenia	Refund residential verge deposit	1,400.00

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
<i>Payments</i>				<i>\$</i>
107047	18/03/20	Helena Raper	Refund miscellaneous	23.00
107048	18/03/20	Irene Childs	Refund miscellaneous	23.00
107049	18/03/20	J P & J N Bondini	Refund rates overpayment	861.70
107050	18/03/20	JCM Construction (WA) Pty Ltd	Refund commercial verge deposit	1,200.00
107051	18/03/20	John O'Brien	Refund miscellaneous	23.00
107052	18/03/20	Judith Barker	Refund miscellaneous	23.00
107053	18/03/20	Kenneth White	Refund miscellaneous	23.00
107054	18/03/20	Lynn Dunn	Venue hire	25.00
107055	18/03/20	MA Haigh	Refund residential verge deposit	1,400.00
107056	18/03/20	Mardira Pty Ltd	Refund rates overpayment	678.26
107057	18/03/20	Margaret Baker	Refund miscellaneous	23.00
107058	18/03/20	Maria A Sheehan	Refund rates overpayment	1,500.00
107059	18/03/20	Marilyn Anderson	Refund miscellaneous	23.00
107060	18/03/20	Marlene North	Refund miscellaneous	23.00
107061	18/03/20	Michael Johnson & Co Trust Account	Refund rates overpayment	533.13
107062	18/03/20	Michael Raper	Refund miscellaneous	23.00
107063	18/03/20	Mick Sita	Refund miscellaneous	23.00
107064	18/03/20	Mike Bridgen	Refund miscellaneous	23.00
107065	18/03/20	N Marjanovic	Refund residential verge deposit	780.00
107066	18/03/20	Providence Church	Refund bond	550.00
107067	18/03/20	R & M Lubrano (Wa) Pty Ltd	Refund rates overpayment	17,705.38
107068	18/03/20	RD Iemma	Refund residential verge deposit	629.00
107069	18/03/20	Richard Deguara	Crossover subsidy	612.40
107070	18/03/20	Richard Deguara	Refund crossover	3,719.00
107071	18/03/20	Rosalind Fonseka	Refund miscellaneous	23.00
107072	18/03/20	Sandra Best	Refund miscellaneous	23.00
107073	18/03/20	Tangent Nominees Pty Ltd	Refund residential verge deposit	1,200.00
107074	18/03/20	Tangent Nominees Pty Ltd	Refund residential verge deposit	1,200.00
107075	18/03/20	Tangent Nominees Pty Ltd T/as Summit Hom	Refund residential verge deposit	1,200.00
107076	18/03/20	Telstra	Office telephone and communication expenses	53,119.15
107077	18/03/20	The Greens (WA)	Refund bond	2,185.00
107078	18/03/20	United Israel Appeal	Refund bond	2,525.00
107079	18/03/20	Ventura Homes Group Pty Ltd	Refund residential verge deposit	1,200.00
107080	18/03/20	Water Corporation	Water usage charges	21,223.95
107082	18/03/20	Webb And Brown-Neaves Pty Ltd	Refund residential verge deposit	1,200.00
107083	18/03/20	Weld Square Primary P&C	Refund bond	500.00
107084	25/03/20	Afrocreative Centre for Entrepreneurship	Refund bond	387.50
107085	25/03/20	Australia Post (PO Boxes Only)	Postage and courier charges	201.00
107086	25/03/20	Australian Communications and Media Authority	Memberships and subscriptions	211.00
107087	25/03/20	Aveling Homes Pty Ltd	Refund residential verge deposit	1,400.00
107088	25/03/20	BGC Residential Pty Ltd	Refund residential verge deposit	1,200.00
107089	25/03/20	Blueprint Homes (WA) Pty Ltd	Refund residential verge deposit	1,400.00
107090	25/03/20	Centrecare	Refund bond	610.00
107091	25/03/20	Coventry Seafood Bar & Grill	Refund licence fee	430.85
107096	25/03/20	DAVID BOTTEN	Refund bond	750.00
107097	25/03/20	Department of Transport	Licence and permit renewal	82.80
107098	25/03/20	Eliza Taylor	Grants & funding	125.00
107099	25/03/20	Emma Brigden	Refund crossover	1,192.60
107100	25/03/20	Estelle Nziramasanga	Refund bond	2,765.00
107101	25/03/20	Gabrielle Bishop	Grants & funding	125.00
107102	25/03/20	Helga Kuczma	Refund rates overpayment	256.00
107103	25/03/20	Hoa T Mai	Bond Refund	500.00
107104	25/03/20	Inst of Public Works Engineering Aust - IPWEA	Conference expenses	715.00
107105	25/03/20	Jag Demolition	Refund residential verge deposit	1,400.00
107106	25/03/20	Jag Demolition	Refund residential verge deposit	1,400.00
107107	25/03/20	Jennifer M Orford	Bond Refund	5,000.00
107108	25/03/20	JT Brown	Refund residential verge deposit	1,400.00
107109	25/03/20	Kacey Waddington	Refund bond	250.00
107110	25/03/20	Landgate	Refund bond	470.00
107111	25/03/20	Murray River North Pty Ltd T/A Tr Homes	Refund residential verge deposit	1,200.00
107112	25/03/20	Natalino Colangelo & Anna M Colangelo	Refund rates overpayment	778.24
107113	25/03/20	NJ Kenny	Refund residential verge deposit	780.00
107114	25/03/20	Paul Reed	Refund bond	350.00

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
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107115	25/03/20	Perth Bayswater Rugby Union Football Clu	Refund bond	450.00
107116	25/03/20	Raglan Developments Pty Ltd	Refund rates overpayment	1,005.95
107117	25/03/20	Rosemarie Limbo	Refund bond	1,200.00
107118	25/03/20	Rossella Lapore	Refund bond	702.00
107119	25/03/20	T & G Corporation Pty Ltd	Crossover subsidy	612.40
107120	25/03/20	Telstra	Office telephone and communication expenses	6,313.48
107121	25/03/20	The Owner of Peninsula Village (SP12961)	Refund bond	110.00
107122	25/03/20	TL Limina	Refund residential verge deposit	1,400.00
107123	25/03/20	Transafe WA	Refund bond	1,340.00
107124	25/03/20	Vescon Australia Pty Ltd	Refund commercial verge deposit	1,200.00
107125	25/03/20	WC Sissing	Refund residential verge deposit	780.00
107126	25/03/20	Wilhelm S De Zilwa & Anisita E De Zilwa	Refund rates overpayment	121.96
107127	25/03/20	D Maksimovic	Refund residential verge deposit	1,200.00
107128	25/03/20	Dale Alcock Homes Pty Ltd	Bond Refund	5,000.00
107129	25/03/20	Dale Alcock Homes Pty Ltd	Refund residential verge deposit	1,200.00
107130	25/03/20	Dalibor Maksimovic	Refund crossover	2,325.40
DC000075	06/03/20	Easisalary Pty Ltd	Payroll deduction	3,401.04
DC000076	11/03/20	Superchoice	Payroll deduction	157,639.51
DC000077	11/03/20	Fines Enforcement Registry	Fees and charges	560.00
DC000078	18/03/20	Easisalary Pty Ltd	Payroll deduction	3,401.04
DC000079	31/03/20	Easisalary Pty Ltd	Payroll deduction	3,401.04
EF050030	04/03/20	Abstract Investments T/As Smoke & Mirrors Audi	Equipment hire	355.00
EF050031	04/03/20	Acclaimed Catering	Functions and events catering expenses	633.60
EF050032	04/03/20	Advance Press	Printing and graphic design expenses	616.00
EF050033	04/03/20	Alinta Gas	Gas usage charges	1,838.15
EF050034	04/03/20	Commercial Air Solutions	Aquatic maintenance and services	5,643.00
EF050035	04/03/20	ALS Library Services	Library book stock and materials	213.71
EF050036	04/03/20	Amber Cox	Refund health centre memberships	535.50
EF050037	04/03/20	Amgrow Australia Pty Ltd	Parks & gardens materials	1,001.00
EF050038	04/03/20	AMS Installation & Maintenance Solutions WA	Building maintenance and services	2,057.84
EF050039	04/03/20	Atlas Doors	Equipment purchases	1,705.00
EF050040	04/03/20	Australia Post	Postage and courier charges	3,791.04
EF050041	04/03/20	Australian Institute of Management WA Ltd	Conference expenses	12,999.99
EF050042	04/03/20	Avantgarde Technologies Pty Ltd	IT network maintenance	16,720.00
EF050043	04/03/20	Bedford Bowling Club (Inc.)	Parks & gardens contract payments	3,825.00
EF050044	04/03/20	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	46.06
EF050045	04/03/20	Boyan Electrical Services	Building maintenance and services	392.70
EF050046	04/03/20	Brilliant Badges & Trophies	Staff uniforms and protective equipment	17.27
EF050047	04/03/20	Bunnings Group Ltd	Aquatic maintenance and services	951.67
EF050048	04/03/20	Cleanaway	Waste collection and hygiene services	23,066.18
EF050049	04/03/20	Colleaguesnagels Pty Ltd	Printing and graphic design expenses	610.00
EF050050	04/03/20	Cospak Pty Ltd	Office stationery and consumables	656.92
EF050051	04/03/20	Danish Patisserie	Functions and events catering expenses	45.76
EF050052	04/03/20	Danthonia Designs	Signage and banners	2,610.42
EF050053	04/03/20	Database Consultants Australia	Office stationery and consumables	161.70
EF050054	04/03/20	Department of Transport - Vehicle Search	Vehicle searches	1,531.20
EF050055	04/03/20	Domview Pty Ltd T/A The Hire Guys Balcatta & O:	Equipment hire	1,483.50
EF050056	04/03/20	Dynamic Planning and Developments Pty Ltd	Professional consultancy services	3,784.16
EF050057	04/03/20	East Metro Regional Council	Waste collection and hygiene services	235,073.95
EF050058	04/03/20	Western Power	Electricity charges (other than street lighting)	3,527.00
EF050059	04/03/20	Elite Pool & SPA Covers	Aquatic chemicals and consumables	352.00
EF050060	04/03/20	Epic Catering Services	Functions and events catering expenses	750.00
EF050061	04/03/20	Evenflow Irrigation	Equipment hire	616.00
EF050062	04/03/20	Exteria	Furniture purchases	2,566.30
EF050063	04/03/20	F4 Photographer	Photography / Video Production	227.50
EF050064	04/03/20	Fleet Fitness	Aquatic maintenance and services	646.80
EF050065	04/03/20	Friends of Maylands Samphires	Grants & funding	200.00
EF050066	04/03/20	Fuel Distributors of WA Pty Ltd	Fuel and oil	22,144.97
EF050067	04/03/20	Future Institute of Australia Pty Ltd	Staff training, development and support	9,047.23
EF050068	04/03/20	Galvins Plumbing Supplies	Building supplies and hardware	1,140.41
EF050069	04/03/20	GFG Temporary Assist	Labour hire and temporary replacement	2,675.75
EF050070	04/03/20	GHD Pty Ltd	Professional consultancy services	3,240.60
EF050071	04/03/20	Grant Crook	Refund health centre memberships	56.05

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EF050072	04/03/20	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	1,790.93
EF050073	04/03/20	Hydrodynamic Pumps Pty Ltd	Building maintenance and services	7,031.20
EF050074	04/03/20	Impulse Painting and Decorating	Building maintenance and services	13,971.10
EF050075	04/03/20	Injury Control Council of Western Australia (Inc.)	Grants & funding	1,265.23
EF050076	04/03/20	IRP Pty Ltd	Labour hire and temporary replacement	5,274.34
EF050077	04/03/20	The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	3,454.69
EF050078	04/03/20	Kim M Dewar	Donation	300.00
EF050079	04/03/20	Kleenit Group	Parks & gardens contract payments	459.80
EF050080	04/03/20	Lawrence & Hanson	Building supplies and hardware	41.80
EF050081	04/03/20	Landfill Gas and Power Pty Ltd	Electricity charges (other than street lighting)	126,081.41
EF050082	04/03/20	Landgate	Gross rental valuation charges	601.30
EF050083	04/03/20	Landscape and Maintenance Solutions	Parks & gardens contract payments	7,875.09
EF050084	04/03/20	Led Signs Pty Ltd	Signage and banners	25,112.45
EF050085	04/03/20	LT Marchesi & RJ Scott	Donation	200.00
EF050086	04/03/20	Lucy Griffiths	Staff training, development and support	16.50
EF050087	04/03/20	Marketforce Pty Ltd	Advertising public notices	722.88
EF050088	04/03/20	Melanie J Hope	Donation	200.00
EF050089	04/03/20	Molly Cloughley	Donation	300.00
EF050090	04/03/20	Mollydag Faces	Functions and events entertainment expenses	250.00
EF050091	04/03/20	Morley Flooring Centre	Building supplies and hardware	650.00
EF050092	04/03/20	Natural Area Management & Services	Parks & gardens contract payments	352.00
EF050093	04/03/20	Nespresso Australia a Division of Nestle Australia	Staff Amenities	235.00
EF050094	04/03/20	Noranda Vet Clinic	Animal supplies & services	55.00
EF050095	04/03/20	Aquamoni Pty Ltd	Parks & gardens reticulation repairs & upgrades	438.90
EF050096	04/03/20	Office of the Auditor General	Audit services	55,000.00
EF050097	04/03/20	Officeasy Pty Ltd T/A Business Base T/A McLernoi	Furniture purchases	275.00
EF050098	04/03/20	Officeworks	Office stationery and consumables	456.62
EF050099	04/03/20	Perth Symphony Orchestra	Marketing and promotional material	330.00
EF050100	04/03/20	Prestige Property Maintenance Pty Ltd	Parks & gardens contract payments	859.93
EF050101	04/03/20	Quality Press	Printing and graphic design expenses	440.00
EF050102	04/03/20	Reece Plumbing	Building supplies and hardware	108.83
EF050103	04/03/20	Regal Plumbtec	Parks & gardens materials	7,970.00
EF050104	04/03/20	Repco	Plant and vehicle parts and materials	861.67
EF050105	04/03/20	RF & DH Mcinerney	Parks & gardens materials	7,400.06
EF050106	04/03/20	Richgro Garden Products	Parks & gardens materials	480.00
EF050107	04/03/20	Robert McCarthy	Refund bond	60.00
EF050108	04/03/20	Rooforce Facility Services	Buildings and events security expenses	2,200.00
EF050109	04/03/20	Ross Cameron	Staff allowances and reimbursements	16.50
EF050110	04/03/20	Security Management Australasia Pty Ltd	IT software/hardware upgrades & replacement	37,570.50
EF050111	04/03/20	Slater Gartrell Sports	Kiosk stock	107.80
EF050112	04/03/20	Sonic Health Plus Pty Ltd	Medical services and materials	71.50
EF050113	04/03/20	Spyker Business Solutions	IT network maintenance	137.50
EF050114	04/03/20	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	187.11
EF050115	04/03/20	Synergy	Electricity charges (other than street lighting)	69,752.09
EF050116	04/03/20	The Fruit Box Group Pty Ltd	Kiosk stock	54.00
EF050117	04/03/20	The Goods Australia	Cleaning supplies	618.24
EF050118	04/03/20	The O'Grady Family Trust T/A Efficient Site Servic	Parks & gardens contract payments	1,540.00
EF050119	04/03/20	Town Inn Pty Ltd T/A Miss Maud	Functions and events catering expenses	139.75
EF050120	04/03/20	T-Quip	Plant and vehicle parts and materials	411.35
EF050121	04/03/20	Trisley Hydraulic Services Pty Ltd	Aquatic maintenance and services	726.00
EF050122	04/03/20	Marquee Magic	Equipment hire	520.00
EF050123	04/03/20	Ull WA Pty Ltd	Parks & gardens tree pruning & assoc. services	21,338.10
EF050124	04/03/20	Veridian Trust T/A Magoo IT	IT systems licensing fees and support	200.00
EF050125	04/03/20	VIC Roads	Vehicle searches	19.00
EF050126	04/03/20	W A Hino Sales and Service	Plant and vehicle parts and materials	119.21
EF050127	04/03/20	WA Police Service	Volunteer reimbursements and expenses	82.00
EF050128	04/03/20	WA Youth Jazz Orchestra Assoc (Inc)	Functions and events entertainment expenses	550.00
EF050129	04/03/20	Walcott Industries Pty Ltd	Building maintenance and services	26,284.64
EF050130	04/03/20	Wanneroo Agricultural Machinery	Plant and vehicle parts and materials	58.30
EF050131	04/03/20	Weld Square Primary School P&C Inc	Grants & funding	5,000.00
EF050132	04/03/20	West Coast Gymnasts Inc	Grants & funding	100.00
EF050133	04/03/20	Westbuild Products Pty Ltd	Construction and civil works tools and materials	634.92
EF050134	04/03/20	Western Australian Birds of Prey Centre	Youth and seniors community activities	300.00

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EF050135	04/03/20	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	329.45
EF050136	04/03/20	Winc Australia Pty Ltd	Office stationery and consumables	1,017.28
EF050137	04/03/20	Work Clobber	Staff uniforms and protective equipment	270.76
EF050138	04/03/20	Yanchep Inn	Youth and seniors community activities	1,008.00
EF050139	04/03/20	Morley Sport & Recreation Centre	Venue hire	828.00
EF050140	04/03/20	Zettanet Pty Ltd	IT network maintenance	506.00
EF050142	10/03/20	3 Monkeys Audiovisual	Equipment repairs	176.00
EF050143	10/03/20	Acclaimed Catering	Functions and events catering expenses	3,652.10
EF050144	10/03/20	Air Liquide Australia Ltd	Equipment hire	231.28
EF050145	10/03/20	Alan Figueroa	Youth and seniors community activities	400.00
EF050146	10/03/20	Allstamps	Office stationery and consumables	38.65
EF050147	10/03/20	ALS Library Services	Library book stock and materials	17.59
EF050148	10/03/20	Anthony McKenna T/A Tonys Auto Electrics	Plant and vehicle repairs	1,347.50
EF050149	10/03/20	ASB Marketing	Signage and banners	1,164.90
EF050150	10/03/20	ATC Work Smart	Labour hire and temporary replacement	165.00
EF050151	10/03/20	Australia Post / Commission	Commission	2,320.78
EF050152	10/03/20	Australian Institute of Aboriginal & Torres Strait Is	Office stationery and consumables	37.15
EF050153	10/03/20	Barry Telfer	Functions and events entertainment expenses	200.00
EF050154	10/03/20	Be Media Group Pty Ltd	Marketing and promotional material	4,860.00
EF050155	10/03/20	Billabong Mobile Accommodation Pty Ltd T/A Crow	Equipment hire	1,060.40
EF050156	10/03/20	Blazon Displays	Printing and graphic design expenses	485.93
EF050157	10/03/20	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	839.67
EF050158	10/03/20	Boyan Electrical Services	Aquatic maintenance and services	11,027.12
EF050159	10/03/20	Bridgestone Aust Ltd	Plant and vehicle parts and materials	988.61
EF050160	10/03/20	Bruce L Russell	Youth and seniors community activities	150.00
EF050161	10/03/20	Bunnings Group Ltd	Parks & gardens materials	188.41
EF050162	10/03/20	Capital Recycling	Tipping Fee	217.80
EF050163	10/03/20	Charter Plumbing and Gas	Building maintenance and services	4,100.25
EF050164	10/03/20	Cleanaway	Waste collection and hygiene services	399,822.69
EF050165	10/03/20	Cleantex Pty Ltd	Depot stores and consumables	287.20
EF050166	10/03/20	Complete Office Supplies (COS) Pty Ltd	Office stationery and consumables	56.55
EF050167	10/03/20	Telford Industries	Aquatic chemicals and consumables	2,368.52
EF050168	10/03/20	Curost Milk Supply	Kiosk stock	232.17
EF050169	10/03/20	Diana Kudsee	Youth and seniors community activities	350.00
EF050170	10/03/20	Domus Nursery	Parks & gardens plants and trees	518.32
EF050171	10/03/20	Dowsing Concrete	Construction and civil works technical support	10,072.55
EF050172	10/03/20	E' CO Australia Pty Ltd	Depot stores and consumables	719.40
EF050173	10/03/20	Maylands Park Lottery Centre & News	Memberships and subscriptions	255.65
EF050174	10/03/20	Envisionware Pty Ltd	Information technology minor purchases	660.00
EF050175	10/03/20	Epic Catering Services	Functions and events catering expenses	1,080.00
EF050176	10/03/20	Evenflow Irrigation	Equipment hire	990.00
EF050177	10/03/20	Exetel	Office telephone and communication expenses	2,500.00
EF050178	10/03/20	F4 Photographer	Photography / Video Production	450.00
EF050179	10/03/20	Flexi Staff	Labour hire and temporary replacement	4,071.94
EF050180	10/03/20	Galvins Plumbing Supplies	Building supplies and hardware	494.96
EF050181	10/03/20	GP Environmental Solutions	Parks & gardens materials	3,322.00
EF050182	10/03/20	Greengates Gardening Services	Parks & gardens contract payments	350.00
EF050183	10/03/20	GTA Consultants	Professional consultancy services	3,850.00
EF050184	10/03/20	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	1,013.63
EF050185	10/03/20	Healthy Fresh Foods Pty Ltd	Functions and events catering expenses	362.18
EF050186	10/03/20	IRP Pty Ltd	Labour hire and temporary replacement	5,410.57
EF050187	10/03/20	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	3,332.38
EF050188	10/03/20	Jake Dennis	Functions and events entertainment expenses	800.00
EF050189	10/03/20	JB Hi-Fi Group Pty Ltd	Information technology minor purchases	12,237.00
EF050190	10/03/20	KJ and D Mack	Refund health centre memberships	76.10
EF050191	10/03/20	KS Black Pty Ltd	Parks & gardens reticulation repairs & upgrades	10,502.80
EF050192	10/03/20	Lawrence & Hanson	Building supplies and hardware	1,968.32
EF050193	10/03/20	Landgate	Memberships and subscriptions	5,138.80
EF050194	10/03/20	Lawn Doctor	Parks & gardens contract payments	2,602.05
EF050195	10/03/20	Local Government Professionals Aust WA	Conference expenses	3,945.00
EF050196	10/03/20	Local Government Professionals Australia	Licence and permit renewal	14,740.00
EF050197	10/03/20	M & B Sales Pty Ltd	Building supplies and hardware	1,430.42
EF050198	10/03/20	MagiCorp Pty Ltd T/A On Hold Magic	Memberships and subscriptions	134.86

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EF050199	10/03/20	McInerney Ford	Plant and vehicle purchasing	84,199.70
EF050200	10/03/20	McLeods	Legal expenses and court costs	10,911.83
EF050201	10/03/20	Vic's Smash Repairs	Plant and vehicle parts and materials	145.20
EF050202	10/03/20	Message Media	Memberships and subscriptions	38.64
EF050203	10/03/20	Natural Area Management & Services	Parks & gardens contract payments	1,293.27
EF050204	10/03/20	NEC Australia Pty Ltd	IT network maintenance	176.00
EF050205	10/03/20	New Look Drycleaners & Laundry Service	Cleaning services	181.50
EF050206	10/03/20	Octagon Lifts Pty Ltd	Building maintenance and services	589.88
EF050207	10/03/20	Optus Stadium VenuesLive/Tours	Venue hire	1,882.50
EF050208	10/03/20	Paywise	Staff superannuation & other deductions	35.33
EF050209	10/03/20	Perth City Towing	Vehicle towing	132.00
EF050210	10/03/20	Perth Recruitment Services	Labour hire and temporary replacement	11,842.43
EF050211	10/03/20	Promolab	Staff uniforms and protective equipment	265.80
EF050212	10/03/20	Quairading Football Club	Refund bond	550.00
EF050213	10/03/20	Quality Press	Printing and graphic design expenses	643.50
EF050214	10/03/20	Reece Plumbing	Building supplies and hardware	153.45
EF050215	10/03/20	Repo	Plant and vehicle parts and materials	542.49
EF050216	10/03/20	Richmond Wheel and Castor Co	Equipment repairs	192.90
EF050217	10/03/20	Westbooks	Library book stock and materials	67.28
EF050218	10/03/20	Rynat Industries Australia	Furniture purchases	1,243.35
EF050219	10/03/20	Sheed Electrical Pty Ltd	Building maintenance and services	4,157.16
EF050220	10/03/20	Shred-X Pty Ltd	Transport and storage charges	131.56
EF050221	10/03/20	Sonic Health Plus Pty Ltd	Medical services and materials	71.50
EF050222	10/03/20	South Metropolitan Tafe	Staff training, development and support	1,816.44
EF050223	10/03/20	Sportsworld of WA	Kiosk stock	265.65
EF050224	10/03/20	St John Ambulance Western Australia Ltd	Medical services and materials	1,398.50
EF050225	10/03/20	Stiles Electrical & Communication Svcs P/L	Building maintenance and services	931.97
EF050226	10/03/20	Stratco Pty Ltd	Building supplies and hardware	25.83
EF050227	10/03/20	Surun Services Pty Ltd	Building maintenance and services	21,255.45
EF050228	10/03/20	Synaco Global Recruitment Pty Ltd	Labour hire and temporary replacement	2,737.68
EF050229	10/03/20	Synergy	Electricity charges - Street lighting	114,513.98
EF050230	10/03/20	The Experience Lab Pty Ltd	Staff training, development and support	4,576.00
EF050231	10/03/20	The Florist Tree	Gifts and presentations	80.00
EF050232	10/03/20	The Goods Australia	Aquatic chemicals and consumables	93.41
EF050233	10/03/20	The Morley Momentum	Grants & funding	5,000.00
EF050234	10/03/20	The Organising School	Youth and seniors community activities	350.00
EF050235	10/03/20	TL and MG Doyle	Refund bond	200.00
EF050236	10/03/20	TPG Telecom	IT network maintenance	10,329.67
EF050237	10/03/20	Trisley Hydraulic Services Pty Ltd	Aquatic chemicals and consumables	1,160.50
EF050238	10/03/20	Trophy Warehouse	Gifts and presentations	409.90
EF050239	10/03/20	Urban Development Inst of Aust (WA) Division	Memberships and subscriptions	1,042.00
EF050240	10/03/20	Vorgee Pty Ltd	Kiosk stock	545.49
EF050241	10/03/20	W A Hino Sales and Service	Plant and vehicle parts and materials	977.78
EF050242	10/03/20	WA Local Government Association	Councillor Training	3,445.00
EF050243	10/03/20	WA Pump Control Systems Pty Ltd	Parks & gardens contract payments	13,773.10
EF050244	10/03/20	WA Youth Jazz Orchestra Assoc (Inc)	Functions and events entertainment expenses	1,540.00
EF050245	10/03/20	Wanneroo Agricultural Machinery	Plant and vehicle parts and materials	94.40
EF050246	10/03/20	Wattleup Tractors	Plant and vehicle parts and materials	326.70
EF050247	10/03/20	WC Innovations	Building maintenance and services	3,456.03
EF050248	10/03/20	Wesfarmers Kleenheat Gas Pty Ltd	Gas usage charges	6,975.14
EF050249	10/03/20	Blackwoods Atkins	Staff uniforms and protective equipment	159.32
EF050250	10/03/20	Westbuild Products Pty Ltd	Construction and civil works tools and materials	952.38
EF050251	10/03/20	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	664.95
EF050252	10/03/20	Wilson Security	Buildings and events security expenses	15,894.29
EF050253	10/03/20	Winc Australia Pty Ltd	Office stationery and consumables	5,112.79
EF050254	10/03/20	Xsential Pty Ltd	Building maintenance and services	735.90
EF050255	10/03/20	Zelda M Naidoo	Refund bond	192.50
EF050256	10/03/20	Zenien	Buildings and events security expenses	858.22
EF050257	12/03/20	Workplace Training & Advisory Aust. T/A Woman	Conference expenses	1,204.50
EF050258	18/03/20	AAAC Towing Pty Ltd	Vehicle towing	132.00
EF050259	18/03/20	Acclaimed Catering	Functions and events catering expenses	1,100.00
EF050260	18/03/20	ADC Devco 8 Pty Ltd	Place activation project	625.00
EF050261	18/03/20	Advance Press	Printing and graphic design expenses	2,871.00

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
<i>Payments</i>				<i>\$</i>
EF050262	18/03/20	A.E Smith Service Pty Ltd	Painting services	27,445.00
EF050263	18/03/20	Aha! Consulting	Professional consultancy services	440.00
EF050264	18/03/20	Alinta Gas	Gas usage charges	165.80
EF050265	18/03/20	ALS Library Services	Library book stock and materials	298.53
EF050266	18/03/20	AMS Installation & Maintenance Solutions WA	Building maintenance and services	1,894.91
EF050267	18/03/20	Archive Management (QLD) Pty Ltd	Office stationery and consumables	557.70
EF050268	18/03/20	Arcus Australia Pty Ltd	Building maintenance and services	297.00
EF050269	18/03/20	ASB Marketing	Marketing and promotional material	2,490.40
EF050270	18/03/20	Australia Post	Postage and courier charges	177.78
EF050271	18/03/20	Australian Institute of Management WA Ltd	Staff training, development and support	2,795.00
EF050272	18/03/20	Australian Services Union	Payroll deduction	417.58
EF050273	18/03/20	Commissioner of Taxation	Payroll deduction	257,076.00
EF050274	18/03/20	Bayswater Community Financial Services Limited	Venue hire	110.00
EF050275	18/03/20	BOC Limited	Depot stores and consumables	173.91
EF050276	18/03/20	Bolinda Publishing Pty Ltd	Library book stock and materials	604.73
EF050277	18/03/20	Bore Stain West	Building maintenance and services	1,252.50
EF050278	18/03/20	Boyan Electrical Services	Parks & gardens contract payments	8,846.62
EF050279	18/03/20	BP Medical	Medical services and materials	173.36
EF050280	18/03/20	Bridgestone Aust Ltd	Plant and vehicle parts and materials	1,166.83
EF050281	18/03/20	Bunnings Group Ltd	Aquatic maintenance and services	2,048.38
EF050282	18/03/20	Cat Haven	Animal supplies & services	285.00
EF050283	18/03/20	Caversham Suns Junior Football Club Inc	Grants & funding	50.00
EF050284	18/03/20	Church Osborne Pty Ltd	Signage and banners	4,598.00
EF050285	18/03/20	Cineads Australia Pty Ltd	Marketing and promotional material	1,100.00
EF050286	18/03/20	Cleanaway	Waste collection and hygiene services	305.52
EF050287	18/03/20	COB - Sundowner Club	Payroll deduction	88.00
EF050288	18/03/20	Contraflow Pty Ltd	Traffic management	996.11
EF050289	18/03/20	Cornerstone Legal	Legal expenses and court costs	1,751.80
EF050290	18/03/20	CPB Electrical and Gas	Building maintenance and services	657.53
EF050291	18/03/20	Creative Communities International	Community engagement framework	4,950.00
EF050292	18/03/20	Child Support Agency	Payroll deduction	1,445.35
EF050293	18/03/20	Curost Milk Supply	Kiosk stock	206.79
EF050294	18/03/20	Danish Patisserie	Functions and events catering expenses	117.27
EF050295	18/03/20	Decipha Pty Ltd	Postage and courier charges	1,184.80
EF050296	18/03/20	Fire & Emergency Services Authority of WA	Emergency Services Levy	3,257,442.55
EF050297	18/03/20	Devco Holdings Pty Ltd	Construction and civil works payments	19,368.80
EF050298	18/03/20	Dimoff Engineering	Equipment purchases	14,423.40
EF050299	18/03/20	DS Workwear & Safety	Staff uniforms and protective equipment	668.80
EF050300	18/03/20	Domview Pty Ltd T/A The Hire Guys Balcatta & O	Equipment hire	1,285.00
EF050301	18/03/20	Dowsing Concrete	Construction and civil works payments	21,207.20
EF050302	18/03/20	Maylands Park Lottery Centre & News	Memberships and subscriptions	148.50
EF050303	18/03/20	Emma L Gormley	Refund rates overpayment	164.05
EF050304	18/03/20	Epic Catering Services	Functions and events catering expenses	530.00
EF050305	18/03/20	Evenflow Irrigation	Equipment hire	528.00
EF050306	18/03/20	Filipino Australian Club of Perth Inc.	Refund bond	700.00
EF050307	18/03/20	Flexi Staff	Labour hire and temporary replacement	4,263.55
EF050308	18/03/20	Food Alchemy Pty Ltd	Refund bond	1,000.00
EF050309	18/03/20	Forpark Australia	Depot stores and consumables	273.90
EF050310	18/03/20	Foxtel Cable Television Ltd.	Memberships and subscriptions	253.00
EF050311	18/03/20	Fuel Distributors of WA Pty Ltd	Fuel and oil	13,758.88
EF050312	18/03/20	Galvins Plumbing Supplies	Building supplies and hardware	1,873.16
EF050313	18/03/20	Geoff's Tree Service	Parks & gardens tree pruning & assoc. services	22,721.60
EF050314	18/03/20	Gregory Mark Wood T/A Twistech	Parks & gardens contract payments	1,810.60
EF050315	18/03/20	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	3,391.25
EF050316	18/03/20	Health Insurance Fund of WA	Payroll deduction	332.41
EF050317	18/03/20	Hirotec Maintenance Pty Ltd	Fuel and oil	234.52
EF050318	18/03/20	Hospital Benefit Fund of WA	Payroll deduction	1,552.85
EF050319	18/03/20	Imagesource Digital Solutions	Printing and graphic design expenses	352.00
EF050320	18/03/20	Institute of Public Administration Australia	Staff training, development and support	90.00
EF050321	18/03/20	Intelife Group Inc Formally Intework Incorporated	Parks & gardens contract payments	2,347.18
EF050322	18/03/20	IRP Pty Ltd	Labour hire and temporary replacement	4,865.74
EF050323	18/03/20	Jackson McDonald	Legal expenses and court costs	374.00
EF050324	18/03/20	JB Hi-Fi Group Pty Ltd	Equipment purchases	1,685.00

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
<i>Payments</i>				<i>\$</i>
EF050325	18/03/20	Jenny Millman	Youth and seniors community activities	50.00
EF050326	18/03/20	Jesse Emmerson	Refund health centre memberships	165.60
EF050327	18/03/20	Jim Kidd Sports	Recreation and gymnasium equipment	154.00
EF050328	18/03/20	The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	26,302.67
EF050329	18/03/20	Kennards Hire - Malaga	Equipment hire	322.00
EF050330	18/03/20	Kott Gunning Lawyers	Conference expenses	44.00
EF050331	18/03/20	KS Black Pty Ltd	Parks & gardens contract payments	14,978.26
EF050332	18/03/20	Lawrence & Hanson	Building supplies and hardware	376.77
EF050333	18/03/20	Lawn Doctor	Parks & gardens contract payments	4,817.45
EF050334	18/03/20	Lets All Party	Functions and events entertainment expenses	8,701.00
EF050335	18/03/20	LGConnect Pty Ltd	Professional consultancy services	19,305.00
EF050336	18/03/20	Liam Fawell	Photography / Video Production	400.00
EF050337	18/03/20	Local Government Professionals Aust WA	Staff training, development and support	1,005.00
EF050338	18/03/20	Lovatt Electrical	Building maintenance and services	145.00
EF050339	18/03/20	Marketforce Pty Ltd	Printing and graphic design expenses	3,196.52
EF050340	18/03/20	Michael Page	Labour hire and temporary replacement	1,651.21
EF050341	18/03/20	Morley Windmills Soccer Club Inc	Grants & funding	250.00
EF050342	18/03/20	Natural Area Management & Services	Parks & gardens materials	3,969.90
EF050343	18/03/20	Nespresso Australia a Division of Nestle Australia	Staff Amenities	13.00
EF050344	18/03/20	Officeworks	Office stationery and consumables	556.98
EF050345	18/03/20	Paywise	Payroll deduction	587.70
EF050346	18/03/20	Perth Bayswater Rugby Union Club Junior	Grants & funding	50.00
EF050347	18/03/20	Perth Recruitment Services	Labour hire and temporary replacement	8,717.95
EF050348	18/03/20	Prestige Property Maintenance Pty Ltd	Parks & gardens contract payments	11,318.53
EF050349	18/03/20	Pro-Lamps Pty Ltd	Building supplies and hardware	105.60
EF050350	18/03/20	Quality Nominees Pty Ltd T/A Taman Diamond Tc	Equipment purchases	874.50
EF050351	18/03/20	Rebels Netball Club	Grants & funding	50.00
EF050352	18/03/20	Repco	Plant and vehicle parts and materials	3,574.78
EF050353	18/03/20	Richgro Garden Products	Parks & gardens materials	2,992.00
EF050354	18/03/20	Roof Safety Solutions Pty Ltd	Building maintenance and services	2,620.82
EF050355	18/03/20	Westbooks	Library book stock and materials	140.77
EF050356	18/03/20	Rosmech	Plant and vehicle parts and materials	958.76
EF050357	18/03/20	Royal Life Saving Society	Staff training, development and support	250.00
EF050358	18/03/20	Same Day Mowing	Fire suppression and alarm monitoring	180.00
EF050359	18/03/20	Scandinavian Investments Pty Ltd T/A GC Sales W	Aquatic chemicals and consumables	2,460.92
EF050360	18/03/20	Site Sentry Pty Ltd	Parks & gardens contract payments	2,145.00
EF050361	18/03/20	Slater Gartrell Sports	Recreation and gymnasium equipment	193.60
EF050362	18/03/20	Southern Wire Industrial Pty Ltd	Parks & gardens contract payments	40,855.10
EF050363	18/03/20	Sports Turf Technology Pty Ltd	Parks & gardens contract payments	8,690.00
EF050364	18/03/20	St John Ambulance Western Australia Ltd	Staff training, development and support	608.97
EF050365	18/03/20	Star-Mites Gym Sports	Grants & funding	50.00
EF050366	18/03/20	Steve's Sand Sifting for Playground Services	Parks & gardens contract payments	3,555.61
EF050367	18/03/20	Steve's Transportables Group Pty Ltd	Building supplies and hardware	11,143.00
EF050368	18/03/20	Sunny Industrial Brushware	Plant and vehicle parts and materials	1,767.70
EF050369	18/03/20	Surun Services Pty Ltd	Building maintenance and services	4,231.33
EF050370	18/03/20	Synaco Global Recruitment Pty Ltd	Labour hire and temporary replacement	1,026.63
EF050371	18/03/20	Synergy	Electricity charges (other than street lighting)	27.87
EF050372	18/03/20	Tower Music Agency	Functions and events entertainment expenses	1,045.00
EF050373	18/03/20	T-Quip	Plant and vehicle purchasing	52,471.75
EF050374	18/03/20	Truck Centre WA Pty Ltd	Plant and vehicle parts and materials	857.45
EF050375	18/03/20	Twins (WA) Pty Ltd	Functions and events catering expenses	624.00
EF050376	18/03/20	Kylie Van Der Zee	Printing and graphic design expenses	150.00
EF050377	18/03/20	Vorgee Pty Ltd	Kiosk stock	526.68
EF050378	18/03/20	LGRCEU	Payroll deduction	820.00
EF050379	18/03/20	Wanneroo Agricultural Machinery	Plant and vehicle parts and materials	92.05
EF050380	18/03/20	Blackwoods Atkins	Staff uniforms and protective equipment	1,368.35
EF050381	18/03/20	Westcare Industries	Postage and courier charges	445.06
EF050382	18/03/20	Western Resource Recovery	Building maintenance and services	364.10
EF050383	18/03/20	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	1,768.80
EF050384	18/03/20	Winc Australia Pty Ltd	Office stationery and consumables	2,236.66
EF050385	18/03/20	Morley Sport & Recreation Centre	Management fee	16,281.65
EF050391	25/03/20	A1 Locksmiths	Key / Lock Services	473.00
EF050392	25/03/20	Abaxa	Parks & gardens contract payments	2,397.73

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF050393	25/03/20	Abco Products	Cleaning supplies	2,072.51
EF050394	25/03/20	Abstract Investments T/As Smoke & Mirrors Audi	Functions and events site setup expenses	5,214.00
EF050395	25/03/20	Acclaimed Catering	Functions and events catering expenses	1,661.00
EF050396	25/03/20	Action Glass & Aluminium	Building maintenance and services	5,249.75
EF050397	25/03/20	Air Liquide Australia Ltd	Equipment hire	240.08
EF050398	25/03/20	Alejandra Nucette	Refund miscellaneous	24.00
EF050399	25/03/20	Alinta Gas	Gas usage charges	53.50
EF050400	25/03/20	ALS Library Services	Library book stock and materials	247.65
EF050401	25/03/20	AMS Installation & Maintenance Solutions WA	Building maintenance and services	5,478.22
EF050402	25/03/20	Andi Marshall Chesson	Refund health centre memberships	280.25
EF050403	25/03/20	Bayswater News & Lotteries	Memberships and subscriptions	733.77
EF050404	25/03/20	Aquabiotics Industrial Pty Ltd	Parks & gardens contract payments	363.00
EF050405	25/03/20	Aquamoni Pty Ltd	Parks & gardens contract payments	862.35
EF050406	25/03/20	Arboriculture Australia Ltd	Memberships and subscriptions	1,037.25
EF050407	25/03/20	ASB Marketing	Marketing and promotional material	726.00
EF050408	25/03/20	Asphalttech Pty Ltd	Construction and civil works tools and materials	524.83
EF050409	25/03/20	Australian Services Union	Payroll deduction	438.30
EF050410	25/03/20	Baby Zone	Equipment purchases	1,349.97
EF050411	25/03/20	Baileys Fertilisers	Parks & gardens materials	1,832.04
EF050412	25/03/20	Beyond Bank Australia Ltd	Grants & funding	2,000.00
EF050413	25/03/20	Blackwoods Atkins	Staff uniforms and protective equipment	250.02
EF050414	25/03/20	BOC Limited	Aquatic chemicals and consumables	100.51
EF050415	25/03/20	BP Medical	Medical services and materials	372.77
EF050416	25/03/20	Bridgestone Aust Ltd	Plant and vehicle parts and materials	972.40
EF050417	25/03/20	Brilliant Badges & Trophies	Office stationery and consumables	123.20
EF050418	25/03/20	Bucher Municipal Pty Ltd	Equipment purchases	402,050.00
EF050419	25/03/20	Budget Kerbing	Construction and civil works payments	828.00
EF050420	25/03/20	Building Base Pty Ltd	Building maintenance and services	361.00
EF050421	25/03/20	Bunnings Group Ltd	Building supplies and hardware	2,016.65
EF050422	25/03/20	Bunzl Ltd	Parks & gardens materials	719.86
EF050423	25/03/20	C R Kennedy & Co P/L	Construction and civil works technical support	3,859.90
EF050424	25/03/20	Cai Fences	Parks & gardens contract payments	102.85
EF050425	25/03/20	Charter Plumbing and Gas	Building maintenance and services	483.82
EF050426	25/03/20	Chemwest	Medical services and materials	1,404.00
EF050427	25/03/20	Christopher Rologas	Youth and seniors community activities	32.00
EF050428	25/03/20	Cleanaway	Waste collection and hygiene services	445.72
EF050429	25/03/20	COB - Sundowner Club	Payroll deduction	88.00
EF050430	25/03/20	Contraflow Pty Ltd	Traffic management	2,726.49
EF050431	25/03/20	Corsign WA Pty Ltd	Signage and banners	2,772.00
EF050432	25/03/20	Child Support Agency	Payroll deduction	1,368.26
EF050433	25/03/20	Curost Milk Supply	Kiosk stock	69.24
EF050434	25/03/20	David Gray & Co Pty Ltd	Parks & gardens materials	942.48
EF050435	25/03/20	Department of Communities	Refund bond	577.50
EF050436	25/03/20	Department of Communities	Refund bond	1,094.00
EF050437	25/03/20	Diana Kudsee	Youth and seniors community activities	240.00
EF050438	25/03/20	DS Workwear & Safety	Staff uniforms and protective equipment	179.95
EF050439	25/03/20	Domus Nursery	Parks & gardens materials	381.83
EF050440	25/03/20	Downer Edi Engineering Power Pty Ltd	Building maintenance and services	701.25
EF050441	25/03/20	Dowsing Concrete	Construction and civil works tools and materials	1,301.32
EF050442	25/03/20	Drainflow Services Pty Ltd	Parks & gardens contract payments	4,400.00
EF050443	25/03/20	E Stuart	Refund miscellaneous	120.00
EF050444	25/03/20	Western Power	Construction and civil works payments	3,336.00
EF050445	25/03/20	Environmental Industries Pty Ltd	Parks & gardens contract payments	6,044.50
EF050446	25/03/20	Epic Catering Services	Functions and events catering expenses	500.00
EF050447	25/03/20	Esafe Services Pty Ltd	Fire suppression and alarm monitoring	4,077.71
EF050448	25/03/20	Ezy Vend Pty Ltd	Office stationery and consumables	396.00
EF050449	25/03/20	Fatemeh Jamee	Refund bond	500.00
EF050450	25/03/20	Fleetspec Hire	Equipment hire	3,942.84
EF050451	25/03/20	Flexi Staff	Labour hire and temporary replacement	4,479.12
EF050452	25/03/20	Forpark Australia	Parks & gardens contract payments	2,129.60
EF050453	25/03/20	Freedom Fairies Pty Ltd	Functions and events entertainment expenses	577.50
EF050454	25/03/20	Fuji Xerox (Aust) Pty Ltd	Photocopying contract charges	157.08
EF050455	25/03/20	Jason Signmakers	Signage and banners	11,214.50

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
<i>Payments</i>				<i>\$</i>
EF050456	25/03/20	Galvins Plumbing Supplies	Building supplies and hardware	277.57
EF050457	25/03/20	Les Mills Australia	Licence and permit renewal	1,454.39
EF050458	25/03/20	Garrards Pty Ltd	Parks & gardens materials	279.99
EF050459	25/03/20	GFG Temporary Assist	Labour hire and temporary replacement	6,307.13
EF050460	25/03/20	Hames Sharley (WA) Pty Ltd	Civil works design and technical support	9,178.40
EF050461	25/03/20	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	2,858.73
EF050462	25/03/20	Health Insurance Fund of WA	Payroll deduction	332.40
EF050463	25/03/20	Hickey Constructions Pty Ltd	Building maintenance and services	1,320.00
EF050464	25/03/20	Hirotec Maintenance Pty Ltd	Fire suppression and alarm monitoring	430.85
EF050465	25/03/20	Hospital Benefit Fund of WA	Payroll deduction	1,552.85
EF050466	25/03/20	Hydro Flow Pty Ltd	Building maintenance and services	509.45
EF050467	25/03/20	Impulse Painting and Decorating	Building maintenance and services	7,887.00
EF050468	25/03/20	Instant Fence Hire	Parks & gardens contract payments	528.00
EF050469	25/03/20	IRP Pty Ltd	Labour hire and temporary replacement	4,865.74
EF050470	25/03/20	Ixon Operations Pty Ltd	Aquatic chemicals and consumables	157.39
EF050471	25/03/20	Jamia Pty Ltd T/A Swish on line	Marketing and promotional material	2,407.90
EF050472	25/03/20	Kennards Hire - Malaga	Equipment hire	410.00
EF050473	25/03/20	KLMedia Pty Ltd T/A All Access Australasia	Library book stock and materials	528.26
EF050474	25/03/20	Lawrence & Hanson	Building supplies and hardware	61.31
EF050475	25/03/20	Landgate	Gross rental valuation charges	1,099.04
EF050476	25/03/20	Landscape and Maintenance Solutions	Parks & gardens contract payments	7,875.09
EF050477	25/03/20	Linda De Ocampo	Refund bond	300.00
EF050478	25/03/20	Living Turf	Parks & gardens materials	3,001.90
EF050479	25/03/20	Local Government Professionals Aust WA	Conference expenses	300.00
EF050480	25/03/20	Local Government Professionals Australia	Refund bond	840.00
EF050481	25/03/20	M & B Sales Pty Ltd	Building supplies and hardware	1,285.35
EF050482	25/03/20	M & M ACM Services	Environmental services & supplies	425.00
EF050483	25/03/20	Mader Contracting Pty Ltd	Labour hire and temporary replacement	11,616.00
EF050484	25/03/20	Marawar Pty Ltd	Building maintenance and services	5,703.50
EF050485	25/03/20	Marketforce Pty Ltd	Advertising public notices	439.08
EF050486	25/03/20	Michael Macdonald	Staff allowances and reimbursements	1,500.00
EF050487	25/03/20	Michael Page	Labour hire and temporary replacement	6,604.84
EF050488	25/03/20	Namrata Sharma	Refund miscellaneous	24.00
EF050489	25/03/20	Nestle Australia	Staff Amenities	126.50
EF050490	25/03/20	New Look Drycleaners & Laundry Service	Cleaning services	182.60
EF050491	25/03/20	Noranda Vet Clinic	Animal supplies & services	33.00
EF050492	25/03/20	Orbit Health & Fitness Solutions	Recreation and gymnasium equipment	1,202.30
EF050493	25/03/20	Parry Kahlon	Refund bond	1,000.00
EF050494	25/03/20	Patrick Gorman MP	Refund bond	670.00
EF050495	25/03/20	Paywise	Payroll deduction	587.70
EF050496	25/03/20	Perth Bayswater Rugby Union Club Junior	Grants & funding	50.00
EF050497	25/03/20	Perth Recruitment Services	Labour hire and temporary replacement	12,751.94
EF050498	25/03/20	PPG Industries Australia Pty Ltd T/A Taubmans Tr	Parks & gardens materials	192.18
EF050499	25/03/20	Prestige Elevators Pty Ltd	Construction and civil works payments	16,258.00
EF050500	25/03/20	Refresh Waters Pty Ltd	Parks & gardens materials	80.00
EF050501	25/03/20	Sirsidynix Pty Ltd	Licence and permit renewal	60,431.82
EF050502	25/03/20	Tanks For Hire	Equipment hire	1,831.50
EF050503	25/03/20	The Owners of The Gables SP269	Refund bond	192.50
EF050504	25/03/20	The Worm Shed	Environmental services & supplies	295.00
EF050505	25/03/20	Toll Transport Pty Ltd	Postage and courier charges	257.95
EF050506	25/03/20	Travis Hayto Photography	Photography / Video Production	489.50
EF050507	25/03/20	Trinh Truong	Refund miscellaneous	32.00
EF050508	25/03/20	Tyre and Tube Specialists	Plant and vehicle parts and materials	682.00
EF050509	25/03/20	Veridian Trust T/A Magoo IT	Youth and seniors community activities	600.00
EF050510	25/03/20	VIC Roads	Vehicle searches	19.00
EF050511	25/03/20	Viking Rentals	Equipment hire	723.80
EF050512	25/03/20	WA Local Government Association	Councillor Training	585.00
EF050513	25/03/20	WA Premix	Parks & gardens materials	1,597.20
EF050514	25/03/20	LGRCEU	Payroll deduction	820.00
EF050515	25/03/20	Wacker Neuson Pty Ltd	Equipment purchases	2,824.73
EF050516	25/03/20	Wattleup Tractors	Plant and vehicle parts and materials	3,654.35
EF050517	25/03/20	Way Funky Company Pty Ltd	Kiosk stock	143.48
EF050518	25/03/20	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	1,290.60

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF050519	25/03/20	West-Sure Group Pty Ltd	Postage and courier charges	137.28
EF050520	25/03/20	Woolworths Ltd (WA)	Youth and seniors community activities	70.24
EF050521	25/03/20	Work Clobber	Staff uniforms and protective equipment	1,782.34
EF050522	25/03/20	World Packaging Direct	Medical services and materials	693.00
EF050523	25/03/20	Zenien	Buildings and events security expenses	1,019.70
EF050524	25/03/20	Zircodata Pty Ltd	Document management and archiving	414.70
EF050525	27/03/20	GHD Pty Ltd	Professional consultancy services	20,149.35
EF050526	27/03/20	Sense2 Pty Ltd	Office stationery and consumables	7,260.00
				<hr/>
				6,813,373.97
Cancelled Payments				
104858	20/03/20	Payment - 104858		-750.00
105365	25/03/20	Payment - 105365		-463.69
106814	10/03/20	Payment - 106814		-550.00
106901	25/03/20	Payment - 106901		-1,192.60
106978	12/03/20	Payment - 106978		-1,200.00
EF049526	03/03/20	Payment - EF049526		-19.00
				<hr/>
				-4,175.29

Attachment 2**City of Bayswater**

List of Payment - Trust
for the period 1 March 2020 to 31 March 2020

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
403401	10/03/20	Samantha Pedersen	Refund bond	400.00
EF050387	25/03/20	City of Bayswater Municipal	Commission	558.25
EF050388	25/03/20	Construction Training Fund	Commission	8,682.94
EF050389	25/03/20	Department of Mines, Industry Regulation and Sa	Commission	13,868.70
				<hr/> 23,509.89
Cancelled Payments				
				0.00
				<hr/> 0.00

Attachment 3**City of Bayswater****List of Payment - Aged
for the period 1 March 2020 to 31 March 2020**

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF050141	05/03/20	Office of the Auditor General	Audit services	4,900.50
EF050386	18/03/20	Burgess Rawson (WA) Pty Ltd	Lease and rental payments	3,628.25
EF050390	25/03/20	Fresh Fields Management (Mertome Village) Pty Ltd	Building maintenance and services	8,277.59
				<hr/> 16,806.34
Cancelled Payments				0.00
				<hr/> 0.00

Attachment 4

City of Bayswater		
Corporate Credit Cards Transactions		
for the period 29 February 2020 to 27 March 2020		
Date	Description	Amount
		\$
Chief Executive Officer		
02/03/20	Qantas - Conference expenses	1,626.20
05/03/20	Finlay and Sons - Catering	10.00
05/03/20	Qantas - Conference expenses	1,129.54
13/03/20	Apple Online - IT equipment	439.90
13/03/20	Apple Online - IT equipment	392.00
16/03/20	Apple.com - Monthly iCloud storage plan	1.49
16/03/20	Audible Australia - Subscription	16.45
23/03/20	Apple.com - Monthly iCloud storage plan	3.34
		3,618.92
Director Community and Development		
04/03/20	Amazon Web Services - IT equipment	170.74
04/03/20	SendGrid - Online forum	139.62
05/03/20	Zoom - Video conference for on demand meetings	25.33
10/03/20	Australian Financial Security Authority - Vehicle searches	2.00
10/03/20	Australian Financial Security Authority - Vehicle searches	2.00
10/03/20	Australian Financial Security Authority - Vehicle searches	2.00
10/03/20	Australian Financial Security Authority - Vehicle searches	2.00
10/03/20	Australian Financial Security Authority - Vehicle searches	2.00
10/03/20	Australian Financial Security Authority - Vehicle searches	2.00
13/03/20	PIN Wholesale Apparel - Apparel	76.57
13/03/20	EZI Poolshop - Materials	629.97
27/03/20	City of Bayswater - Building permit application	191.66
		1,245.89
Director Works and Infrastructure		
02/03/20	City of Perth - Parking	7.17
02/03/20	Institute of Public Works - Conference	3,146.50
09/03/20	Our Table - Catering	99.00
12/03/20	WA Government DMIRS - Licence renewal	262.50
16/03/20	City of Fremantle - Parking	11.50
18/03/20	Western Power - Temporary disconnection	625.00
27/03/20	Maylands IGA - Consumables	14.18
		4,165.85

City of Bayswater		
Corporate Credit Cards Transactions		
for the period 29 February 2020 to 27 March 2020		
Date	Description	Amount
		\$
Director Corporate and Strategy		
03/03/20	Amazon Web Services - IT equipment	175.92
03/03/20	Createsend - Online business forum	163.90
04/03/20	Wondershare - IT software	251.87
06/03/20	Wondershare - IT software	118.14
10/03/20	Facebook - Advertising	1,250.00
11/03/20	Dropbox - Business storage	448.00
13/03/20	Facebook - Advertising	155.39
19/03/20	Motion Array Monthly - Stock images	52.29
27/03/20	Getty Images - Stock images	207.90
27/03/20	Local Government Managers Assoc - Credit	-50.00
		2,773.41
Total amount debited from Municipal account		11,804.07

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 656 619
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 February 2020 to 27 March 2020
Cardholder Limit: \$10,000

Transaction Record For: MR ANDREW GEORGE BRIEN

0870417/M04329/SQ00945/013889

Date	Amount A\$	Details	Explanation	Cost Coding	GST / FBT Paid	Reference
2 Mar 2020	\$1,626.20	QANTAS AIRW	MASCOT			06021738921
5 Mar 2020	\$10.00	FINLAY AND SONS	INGELWOOD			04151873584
5 Mar 2020	\$1,129.54	QANTAS AIRW	MASCOT			04021645139
13 Mar 2020	\$439.90	APPLE ONLINE AU	SYDNEY			74564450072
13 Mar 2020	\$392.00	APPLE ONLINE AU	SYDNEY			74564450072
16 Mar 2020	\$1.49	APPLE.COM/BILL	SYDNEY			74564450076
16 Mar 2020	\$16.45	Audible Australia	MELBOURNE			74773880074
23 Mar 2020	\$3.34	APPLE.COM/BILL	SYDNEY			74564450083
Total for this Period:	\$3,618.92					

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 656 619
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 February 2020 to 27 March 2020
Cardholder Limit: \$10,000

Transaction Record For: DESMOND K ABEL

Date	Amount A\$	Details	Explanation	Cost Coding	GST / FBT Paid	Reference
4 Mar 2020	\$170.74	Amazon web services aws.amazon.coWA				24692160063
		FRGN AMT: 110.00 US dollar				
4 Mar 2020	\$139.62	SendGrid 1-877-969-8647 877-9698647 CO				24906410063
		FRGN AMT: 89.95 US dollar				
5 Mar 2020	\$25.33	ZOOM.US 8887999666 CA				24493980065
		FRGN AMT: 16.49 US dollar				
10 Mar 2020	\$2.00	PPSR AFSA BARTON				74940520069
10 Mar 2020	\$2.00	PPSR AFSA BARTON				74940520069
10 Mar 2020	\$2.00	PPSR AFSA BARTON				74940520069
10 Mar 2020	\$2.00	PPSR AFSA BARTON				74940520069
10 Mar 2020	\$2.00	PPSR AFSA BARTON				74940520069

National Australia Bank Limited ABN 12 004 044 937

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8am and 6pm AEST, Saturday and Sunday
Email: client.services@nab.com.au
Fax: 1300 656 619
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
10 Mar 2020	\$2.00	PPSR AFSA BARTON				74940520069
13 Mar 2020	\$76.57	PIN*WHOLESALE APPAREL & WHIPPENDALE N				04182307353
13 Mar 2020	\$629.97	EZI*Poolshop Online Wangara				74564720072
27 Mar 2020	\$191.66	CITY OF BAYSWATER MORLEY				05151517287
Total for this Period:		\$1,245.89				

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 656 619
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 February 2020 to 27 March 2020
Cardholder Limit: \$10,000

Transaction Record For: DOUGLAS H PEARSON

Date	Amount A\$	Details	Explanation	Cost Coding	GST / FBT Paid	Reference
2 Mar 2020	\$7.17	CITY OF PERTH PARKING-	PERTH			74564450059
2 Mar 2020	\$3,146.50	INSTITUTE OF PUBLIC WO	PERTH			74229850060
9 Mar 2020	\$99.00	OUR TABLE	BEDFORD			74229850067
12 Mar 2020	\$262.50	WA GOVERNMENT-DMIRS	CANNINGTON			74940520071
16 Mar 2020	\$11.50	CITY OF FREMANTLE	FREMANTLE			74229850073
18 Mar 2020	\$625.00	WESTERN POWER	PERTH			74940520077
27 Mar 2020	\$14.18	MAYLANDS IGA	MAYLANDS			04133982555
Total for this						
Period:		\$4,165.85				

0870417/M04329/SC008944/073887

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 8pm AEST, Monday to Friday,
8am and 6pm AEST, Saturday and Sunday
Email: client.services@nab.com.au
Fax: 1300 656 619
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 DAVID NICHOLSON
Account No:
Statement Period: 29 February 2020 to 27 March 2020
Cardholder Limit: \$10,000

Transaction Record For: MR DAVID NICHOLSON

Date	Amount A\$	Details	Explanation	Cost Coding	GST / FBT Paid	Reference
3 Mar 2020	\$175.92	Amazon web services aws.amazon.coWA				24692160062
		FRGN AMT: 112.45 US dollar				
3 Mar 2020	\$163.90	CREATESEND/COM SYDNEY				02133801241
4 Mar 2020	\$251.87	2CO.COM*WONDERSHARE.CO AMSTERDAM				74008510063
6 Mar 2020	\$118.14	2CO.COM*WONDERSHARE.CO AMSTERDAM				74008600065
		FRGN AMT: 76.99 US dollar				
10 Mar 2020	\$1,250.00	FACEBK MQDAQTASW2 fb.me/ads				74987500069
11 Mar 2020	\$448.00	Dropbox 7GSDJCRMVVKF db.tt/cchelp				74987500070
13 Mar 2020	\$155.39	FACEBK WS6Z2SW9M2 fb.me/ads				74987500072
19 Mar 2020	\$52.29	MOTION ARRAY MONTHLY MOTIONARRAY.CGA				24492150078
		FRGN AMT: 29.99 US dollar				

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 8pm AEST, Monday to Friday,
8am and 6pm AEST, Saturday and Sunday
Email: client.services@nab.com.au
Fax: 1300 656 619
Lost & Stolen Cards: 1800 033 103 (24 Hrs, 7 Days a Week)

Transaction Record For: MR DAVID NICHOLSON

Date	Amount A\$	Details	Explanation	Cost Coding	GST / FBT Paid	Reference
27 Mar 2020	\$207.90	GETTY IMAGES MELBOURNE				04182528993
27 Mar 2020	\$50.00 CR	LOCAL GOVERNMENT MANA EAST PERTH				74940520086
Total for this						
Period:		\$2,773.41				

Attachment 5

City of Bayswater		
Electronic Fund Transfers		
for the period 1 March 2020 to 31 March 2020		
Date	Description	Amount
		\$
Municipal Account		
04/03/20	NAB transact fees	356.00
10/03/20	New investments	400,000.00
11/03/20	Wages	793,376.49
12/03/20	Wages	4,489.01
16/03/20	NAB account fees	155.26
17/03/20	New investments	2,500,000.00
24/03/20	New investments	3,000,000.00
25/03/20	Wages	782,350.55
31/03/20	NAB Bpay fees	990.00
31/03/20	NAB connect fees	218.78
		7,481,936.09
Aged Persons Account		
11/03/20	Aged care subsidies to Juniper	664,568.06
16/03/20	NAB account fees	0.70
24/03/20	New investments	900,000.00
		1,564,568.76
Total		9,046,504.85

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 March 2020.	

SUMMARY

This report presents the lists of donations made under delegated authority for the month of March 2020.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council receives this status report on the donations granted under delegated authority for the month of March 2020 as contained in Attachment 1.

CR SALLY PALMER MOVED, CR STEPHANIE GRAY SECONDED
CARRIED UNANIMOUSLY BY EXCEPTION (EN BLOC): 9/0

BACKGROUND

At its meeting of 22 May 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 March 2020 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 \$11,051.90 has been expended this financial year.

It is to be noted that several events have been cancelled for which donations have been granted over the last few months, and therefore reimbursements will be sought.

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 March 2020, as contained in **Attachment 1**.

Attachment 1**REQUESTS FOR DONATIONS GRANTED UNDER DELEGATED AUTHORITY****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
Robert Marchesi-Scott Maylands	14	2020 Australian Track and Field Championships – Sydney NSW, 21-29 March 2020	\$1960	\$200 - Australian Athletics Championships February 2019	\$200
Dillon Dewar Noranda	16	2020 IIHF Ice Hockey U18 World Championship – Bulgaria 12 – 31 March 2020	\$4600	\$200 - 2018 WA State 15yrs and Under Ice Hockey Team, Melbourne \$200 - 2017 WA 15 Yrs and Under Team - 'Kurt De Fris Trophy' National Ice Hockey Championships, Melbourne, Vic. 11-16 July 2017 \$200 - 2016 WA State Ice Hockey Team Phil Ginsberg Trophy National 13 Yrs and Under Championships - Melbourne 11-14 August 2016 \$200 - 2015 WA State Ice Hockey Team - Phil Ginsberg Trophy National 13 Yrs and Under Championships - Newcastle 6-9 August 2015	\$300
					\$500.00

ORGANISATIONS

Name and Address	Purpose of Organisation	Reason for Request	Previous financial assistance granted (date and amount)	Amount of Donation
Nil.				
				\$0.00

Total for March 2020 - \$500.00



David Nicholson
Director Corporate and Strategy

10.3 Works and Infrastructure Directorate Reports**10.3.1 Black Spot Project - East Street and Eighth Avenue Roundabout**

Responsible Branch:	Engineering Services	
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. Truncation Acquisition Plans	

SUMMARY

The City has been successful in securing funding to construct a roundabout at the intersection of East Street and Eighth Avenue, Maylands, under the 2019-20 State Government Black Spot Program.

To enable the project to progress further, truncations to private property are required on the corner properties at the intersection to facilitate the proposed works. The City is therefore required to acquire the portion of land from each of these properties in order to accommodate the required road works.

Council consideration is therefore sought for the acquisition and transfer of ownership of the required land to form part of the public road reserve.

OFFICER'S RECOMMENDATION

That Council:

1. Endorses the acquisition of portions of land parcels D034366, P001885, S078860 for use by the public as a road under the care, control and management of the City of Bayswater.
2. Requests the Minister of Lands pursuant to Section 56 of the *Land Administration Act 1997* to dedicate the portions of lands (*D034366, P001885 and S078860*) required as a road thereby transferring ownership to the Crown with the City maintaining them for public use.

MOTION

That Council:

1. **Endorses the acquisition of portions of land parcels D034366, P001885, S078860 for use by the public as a road under the care, control and management of the City of Bayswater.**
2. **Requests the Minister of Lands pursuant to Section 56 of the *Land Administration Act 1997* to dedicate the portions of lands (*D034366, P001885 and S078860*) required as a road thereby transferring ownership to the Crown with the City maintaining them for public use.**
3. **In light of the important location of the intersection on the way to the town centre, supermarkets, The Rise and the Maylands Peninsula Primary School, requests the City review the proposed design of the roundabout so that it includes crossings that give pedestrians priority.**

CR ELLI PETERSEN-PIK MOVED, CR LORNA CLARKE SECONDED

AMENDMENT

That Limb 3 be amended as follows:

3. Requests the City to review the proposed design of the roundabout to improve pedestrian safety and include further measures to keep speeds low to provide greater safety for cyclists.

CR FILOMENA PIFFARETTI, DEPUTY MAYOR MOVED, CR STEPHANIE GRAY SECONDED
The Amendment was put and CARRIED UNANIMOUSLY: 10/0

The Amendment became part of the Substantive Motion.

COUNCIL RESOLUTION

That Council:

1. Endorses the acquisition of portions of land parcels D034366, P001885, S078860 for use by the public as a road under the care, control and management of the City of Bayswater.
2. Requests the Minister of Lands pursuant to Section 56 of the *Land Administration Act 1997* to dedicate the portions of lands (*D034366, P001885 and S078860*) required as a road thereby transferring ownership to the Crown with the City maintaining them for public use.
3. Requests the City to review the proposed design of the roundabout to improve pedestrian safety and include further measures to keep speeds low to provide greater safety for cyclists.

CR ELLI PETERSEN-PIK MOVED, CR LORNA CLARKE SECONDED
CARRIED UNANIMOUSLY: 10/0

REASON FOR CHANGE

The Council wished for the final detailed design to incorporate appropriate measures to keep speeds low and provide a safe environment for pedestrians and cyclists.

BACKGROUND

The Black Spot Program is a Federal and State Government road safety program that deals with treating road locations where crashes have occurred. Funding is provided on an annual basis towards road safety under this program. Road crashes are analysed by the City every year and Black Spot projects target the specific road locations where a high number of crashes have been occurring over a consecutive period.

The program is aimed at reducing the number, risks and severity of crashes at locations where there is a higher than expected number of crashes. It is also aimed at reducing road crash injuries and fatalities. Traffic improvement and measures can range from installation or modification of traffic signals to implementation of traffic calming devices and roundabouts.

The intersection of East Street and Eighth Avenue is an intersection that meets the Black Spot funding eligibility criteria as it has a proven history of crashes along with treatments that satisfy the benefit cost ratios as stipulated by Main Roads WA. It has a higher than expected representation of right angle crashes including severe crashes over the last five year period. A number of these crashes required medical treatment as well as hospitalisation.



The City was successful in securing funding to construct a roundabout at this intersection under the 2019-20 State Government Black Spot Program.

EXTERNAL CONSULTATION

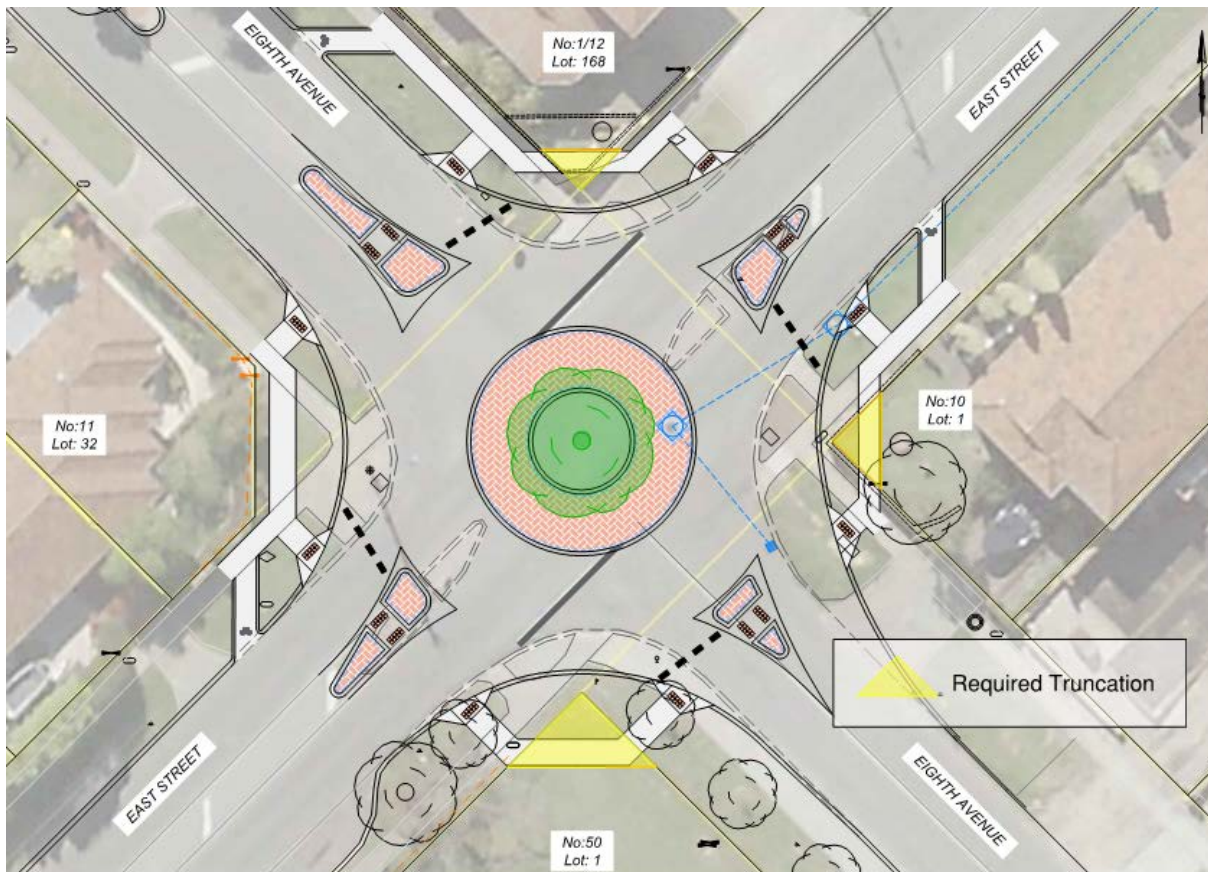
The City undertook engagement with the residents on each corner property that currently does not have a truncation (one already has a truncation) at the intersection of East Street and Eighth Avenue. Initial consultation letters were sent on 27 November 2019 to each of the property owners advising of the proposed road widening and the private land resumptions (truncations) needed in order to facilitate the roundabout.

Meetings with each of the respective owners were then held to discuss in detail the proposed design and the impact the required widening of the road will have on their land in the form of requiring the truncation to be resumed by the City. The process and offer to acquire their land were also outlined at these meetings and owners were given the opportunity to raise any questions and queries regarding the project.

Letters of Offer to Purchase the required portion of their land were then sent on 20 February 2020 together with land valuation reports for each of the properties. A suitable solatium in the form of monetary compensation based on the valuation reports was offered to each of the lot owners.

OFFICER'S COMMENTS

The proposed work will involve minor widening and kerb realignment to accommodate the installation of a roundabout island at this intersection. The draft design of the roundabout can be seen below:



To enable the project to progress further, truncations will be required on all four corner properties. Of the four properties, one property (Lot 32, 11 Eighth Avenue, Maylands) currently consists of a 6m x 6m truncation. The other remaining properties (Lot 168, 12 Eighth Avenue, Maylands, Lot 1, 10 Eighth Avenue, Maylands, and Lot 1, 50 East Street, Maylands) however do not.

A considerable amount of corner lots in Maylands do not comprise of any truncations at present. This is mainly due to this area being mostly developed under predated current State Planning Policies. The imposition of truncations on the other three corner lots will therefore be required for road safety and improvement reasons to accommodate the roundabout and associated footpaths as part of the execution of this Black Spot Project.

The following properties are land parcels which the City would need to acquire truncations from:

LOT NO.	STREET ADDRESS	PLAN / DIAGRAM NO.
1	10 Eighth Avenue, Maylands	S078860
168	1-4 / 12 Eighth Avenue, Maylands	P001885
1	50 East Street, Maylands	D034366

Details of the required truncations can be seen in **Attachments 1** for each of the respective properties.

LEGISLATIVE COMPLIANCE

- *Land Administration Act 1997*;
- Australian Standards as applicable to paths and cycle facilities; and
- State Black Spot Program Development and Management Guidelines

OPTIONS

In accordance with Section 56 of the *Land Administration Act 1997*, Dedication of Land as Road, 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: <ol style="list-style-type: none"> 1. Endorses the acquisition of portions of land parcels D034366, P001885, S078860 for use by the public as a road under the care, control and management of the City of Bayswater. 2. Requests the Minister of Lands pursuant to Section 56 of the <i>Land Administration Act 1997</i> to dedicate the portions of lands (D034366, P001885 and S078860) required as a road thereby transferring ownership to the Crown with the City maintaining them for public use. 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Low
Governance	High	Moderate
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 presents the lowest risk and is required as part of the process to acquire land for use by the public as a road. Acquisition by requesting the Minister of Land to dedicate land as a road and transferring of ownership to the City is considered the best and only course of action to ensure compliance in accordance with the <i>Land Administration Act</i> .	

Option 2	That Council: <ol style="list-style-type: none"> 1. Does not endorse the acquisition of portions of land parcels D034366, P001885, S078860 for use by the public as a road under the care, control and management of the City of Bayswater. 2. Does not request the Minister of Lands pursuant to Section 56 of the <i>Land Administration Act 1997</i> to dedicate the portions of lands (D034366, P001885, and S078860) required as a road thereby transferring ownership to the Crown with the City maintaining them for public use. 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	High	High
Governance	High	High
Community and Stakeholder	Moderate	High
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Moderate
Organisational Health and Safety	Low	Low
Conclusion	Not progressing with the acquisition of the required lands will prohibit the project from progressing any further. This Black Spot Project will not be able to proceed and non-expended funds will need to be returned.	

FINANCIAL IMPLICATIONS

Should Council proceed with the land acquisitions, there will be surveying and administrative costs associated with the creation of new deposited plans for each of the properties. These plans are required for submission to Landgate as part of the process required to develop new certificate of titles for each of the individual properties. The costs associated with the preparation of plans and lodgement for titles to Landgate are in the order of \$12,000. It is anticipated that these works will be undertaken by an external licenced surveyor and conveyancer.

It should be noted that the above cost implications do not include land transactions for the portions of lands. The costs associated with the resumption of all three portions of lands are incorporated in the Black Spot funding.

Item 1: External Consultant and Officer Time

Asset Category: Other

Source of Funds: Municipal

LTFP Impacts: NA

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$12,000		\$1,000		-		\$13,000

STRATEGIC IMPLICATIONS

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

Theme: Our Built Environment

Aspiration: A quality and connected built environment.

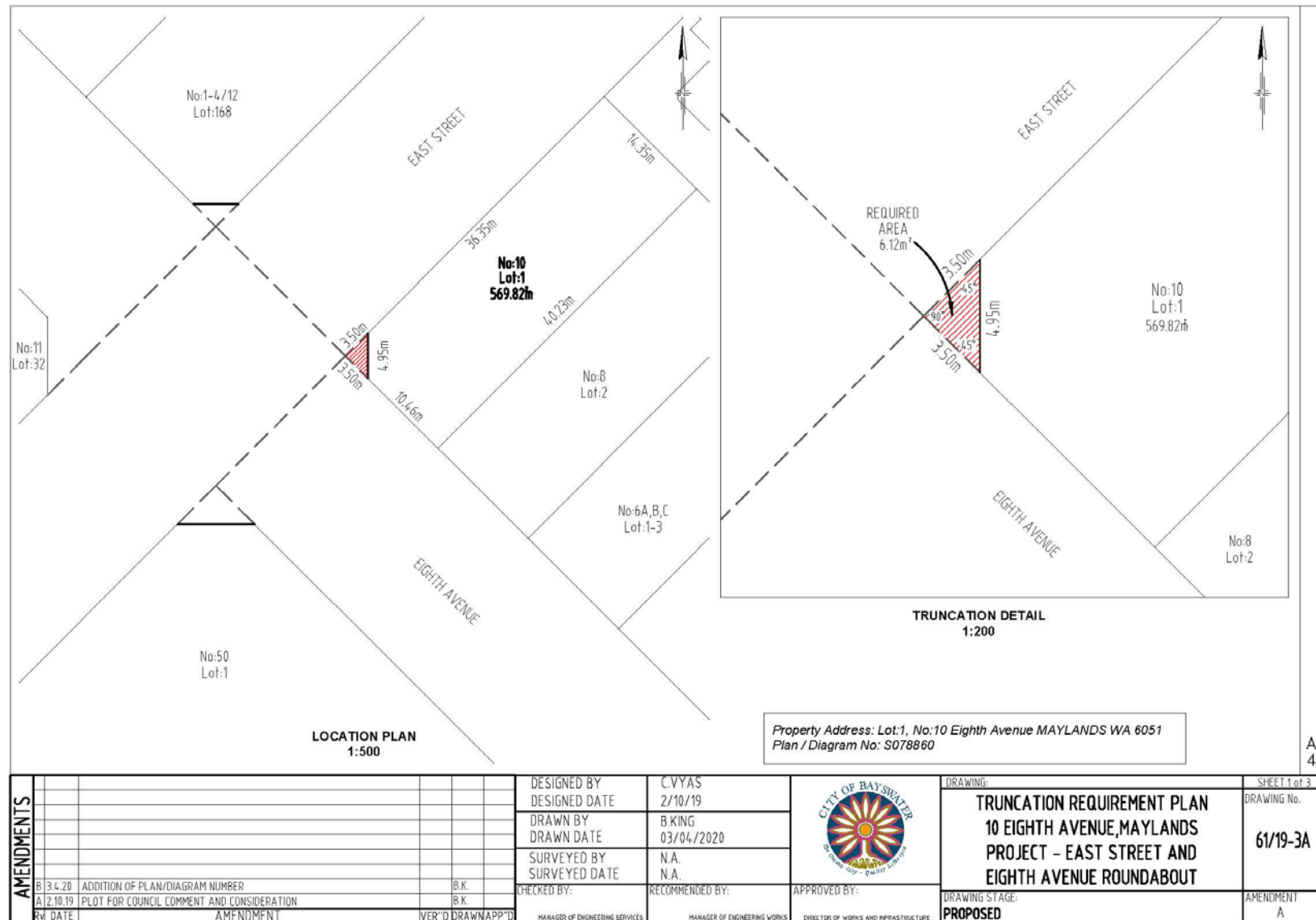
Outcome B1: Appealing streetscapes.

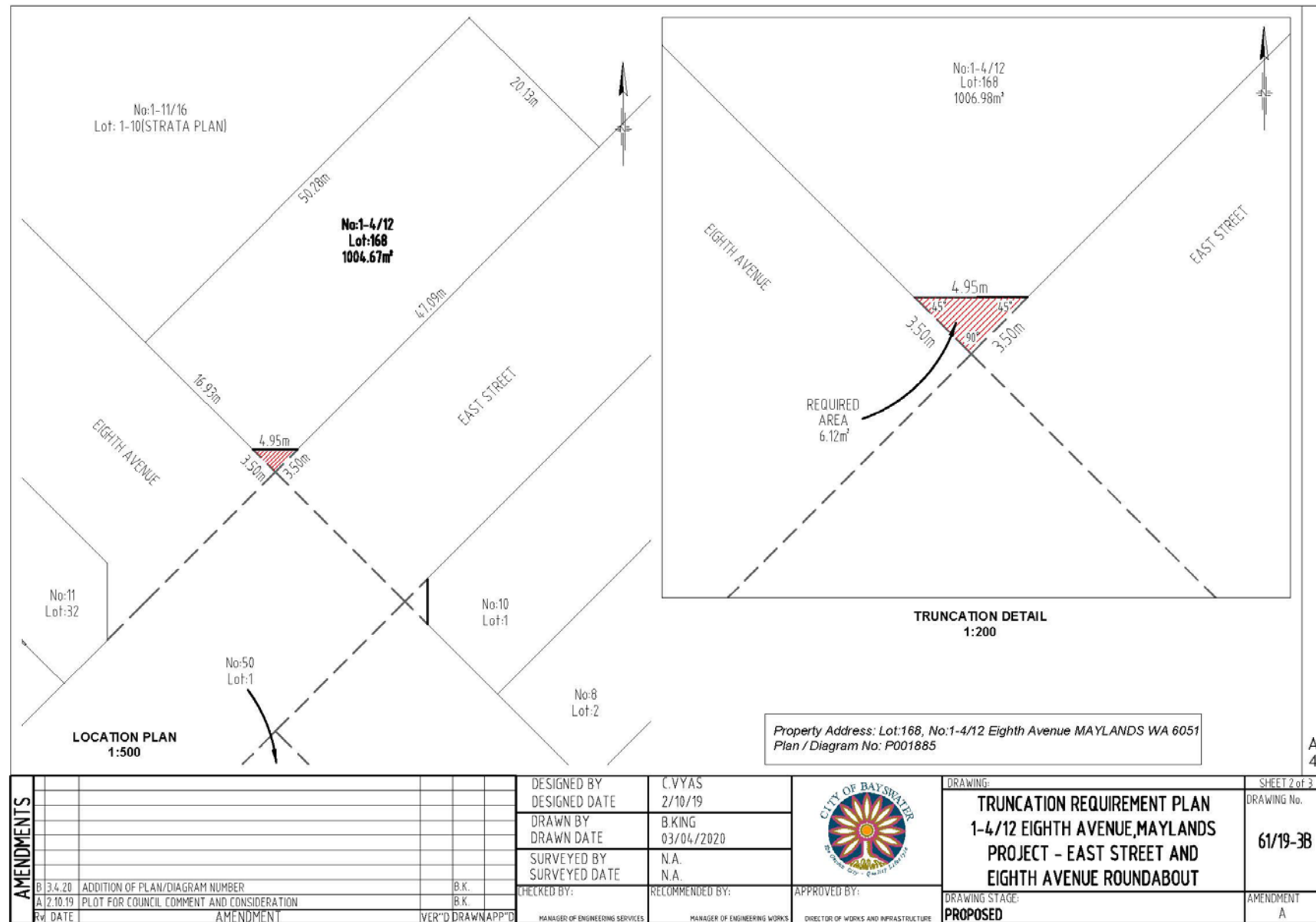
Outcome B2: A connected community with sustainable and well maintained transport.

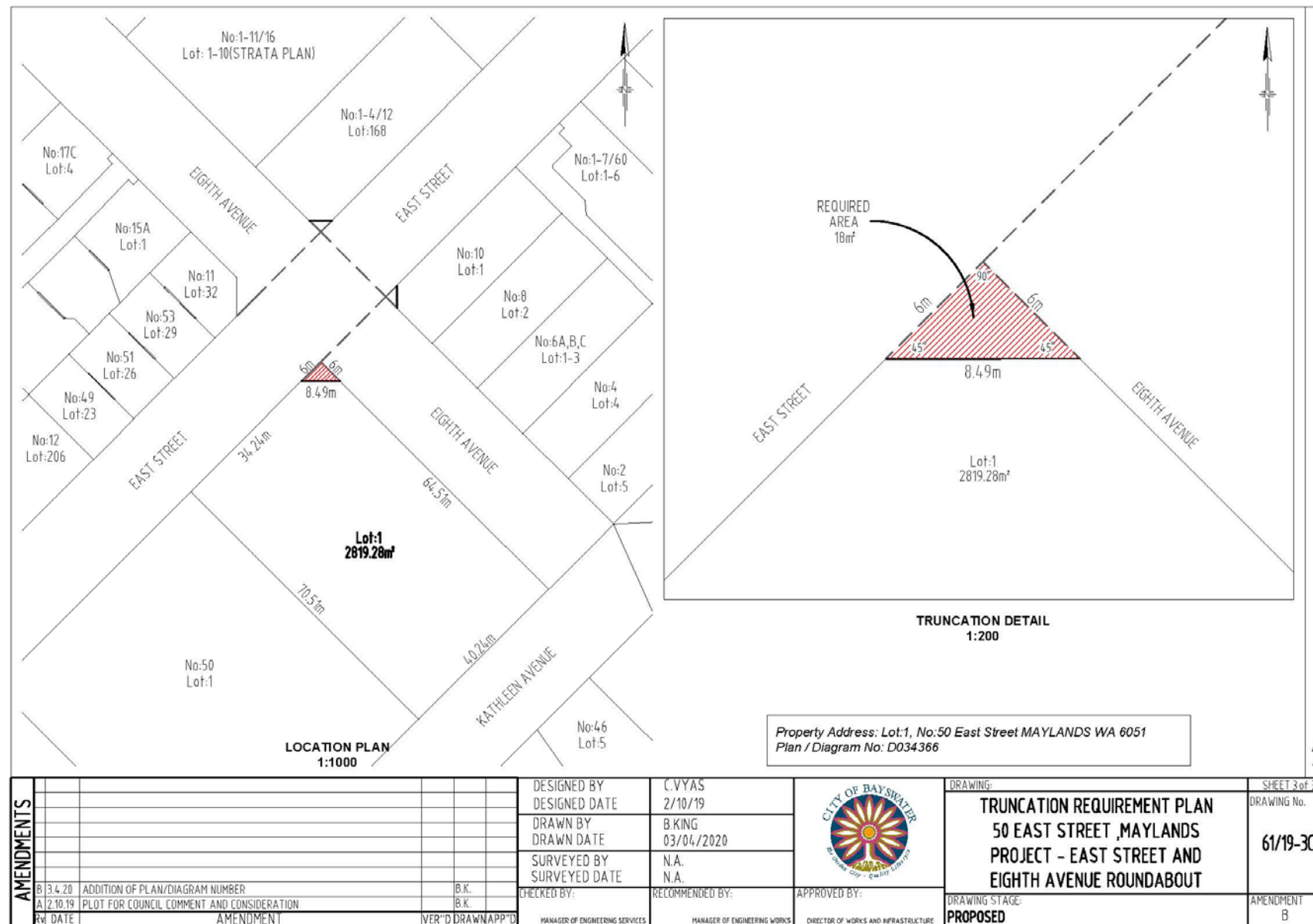
Outcome B3: Quality built environment.

CONCLUSION

The creation and acquisition of truncations on the corner properties at the intersection of Eighth Avenue and East Street is necessary in order to facilitate the construction of a roundabout as part of the Stage Government Black Spot Project. As part of this process, Council needs to resolve to make a request to the Minister of Lands under Section 56 of the *Land Administration Act 1997* to dedicate the required portions of land as a road.

Attachment 1





10.4 Community and Development Directorate Reports

10.4.1 Review of Local Planning Schemes Delegations

Responsible Branch:	Development Approvals	
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:	<i>ABSOLUTE MAJORITY REQUIRED</i>	
Attachments:	1. Existing Instrument of Delegation for Local Planning Schemes 2. Tracked Changes to Existing Instrument of Delegation for Local Planning Schemes 3. Proposed Amended Instrument of Delegation for Local Planning Schemes (unmarked version) 4. Further Proposed Amended Tracked Changes to Existing Instrument of Delegation for Local Planning Schemes 5. Further Proposed Amended Instrument of Delegation for Local Planning Schemes (unmarked version)	
Refer:	Item 10.2.2: OCM 3.12.2019 Item 10.3.1: OCM 11.12.2018 Item 11.1 OCM: 12.09.2017 Item 11.1 OCM: 22.08.2017	

SUMMARY

Council at the Ordinary Council Meeting held 3 December 2019 considered the annual review of the City's instrument of delegation. The local planning schemes delegation has been reviewed in light of the COVID-19 Pandemic on development and businesses. The amendments will allow officers to facilitate and process development applications in a more efficient manner to avoid delays for developers and businesses and to ensure continuity of service throughout COVID-19. The proposed amendments to the Instrument of Delegation for Local Planning Schemes are addressed in this report and will ensure that only matters of significance are presented to Council for determination.

OFFICER'S RECOMMENDATION

That Council adopts the amended Instrument of Delegation for Local Planning Schemes as contained in Attachment 3 to this report.

ADDITIONAL INFORMATION

Clarification on Delegation sought for Industrial Zones

The officer's comments on page 56 of the report refers to the Tonkin Highway Industrial Estate (THIE) only. Whilst the vast majority of applications above \$2 million relate to properties within the THIE, the above officer's comments are an oversight as the actual delegation being proposed is for development within all industrial zones including the Bayswater Industrial area, the industrial area on the eastern side of the Collier Road/Tonkin Highway intersection and Sussex Street, Maylands. This was reflected in the proposed amendment to the Instrument of Delegation.

Minister of Planning Exemptions

The Minister for Planning on 8 April 2020 signed a Notice of Exemption from planning requirements during the current State of Emergency. The Notice was made pursuant to the recently amended *Planning and Development (Local Planning Schemes) Regulations 2015*. The Notice will remain in effect until midnight, 1 May 2023 (unless otherwise stated in the Notice).

The Notice of Exemption details a range of temporary exemptions for certain approvals and requirements within the local planning framework. The exemptions intend to remove barriers within the planning system to provide flexible and speedy responses to a changing crisis environment, support business and guarantee the provision of essential community services.

The Notice of Exemption is explained in detail in the memorandum provided to Councillors on 17 April 2020.

In relation to the proposed delegation regarding development in industrial zones, the Notice of Exemption only applies to change of use and not construction of new industrial developments. Given that the majority of development proposed within the City's industrial zones and especially within the Tonkin Highway Industrial Estate involve the construction of permanent new structures, they will not be exempted from the need to obtain development approval. Therefore, the proposed delegation relating to development in all industrial areas is considered appropriate and is still recommended to help facilitate the Council's desire to ensure ongoing development as part of the response to COVID-19.

The Notice of Exemption also allows car parking shortfalls of 10 parking bays or less for non-residential development. In view of this exemption, the previously recommended change to the car parking related delegation is no longer proposed and is removed accordingly.

RECOMMENDATION IMPLICATIONS

In view of the above, the officer's recommendations have been amended to read as follows:

OFFICER'S RECOMMENDATION

That Council adopts the amended Instrument of Delegation for Local Planning Schemes as contained in Attachment 5 to this report addendum.

MOTION**(OFFICER'S RECOMMENDATION)**

That Council adopts the amended Instrument of Delegation for Local Planning Schemes as contained in Attachment 5 to this report addendum.

CR CATHERINE EHRHARDT MOVED, CR MICHELLE SUTHERLAND SECONDED

LOST: 5/5

In accordance with section 5.21 (3) of the Local Government Act 1995, as the votes were equally divided, the Presiding Member (Chairperson), Cr Dan Bull, Mayor, cast a second vote.

***For: Cr Filomena Piffaretti, Deputy Mayor, Cr Steven Ostaszewskyj,
Cr Michelle Sutherland, Cr Catherine Ehrhardt, and Cr Georgia Johnson.***

***Against: Cr Dan Bull, Mayor, Cr Sally Palmer, Cr Stephanie Gray, Cr Elli Petersen-Pik, and
Cr Lorna Clarke.***

At 8:37pm, Cr Catherine Ehrhardt withdrew from the videoconference and did not return.

BACKGROUND

The Instrument of Delegation for Local Planning Schemes (formerly the Instrument of Delegation for Planning Services) was modified by Council at its Ordinary Meeting held 12 September 2017 when it unanimously resolved as follows:

"That Council adopts the Instrument of Delegation for Planning Services as contained in Attachment 1."

Council considered the reviewed and amended delegations of authority to the Chief Executive Officer at its Ordinary Council Meeting held 11 December 2018, and resolved as follows:

"That Council adopts the Instrument of Delegation contained in Attachment 1."

The adopted amendment to the Instrument of Delegation for Local Planning Schemes related to a minor amendment to the sub delegations. Since the instrument of delegation was adopted in December 2018, further delegation was sought in February 2019 and December 2019, however the Officers recommendation was not carried both times.

In a letter dated 25 March 2020, the Minister for Planning has requested all local governments *"to use their discretionary powers and planning processes to both promote development and support businesses during this uncertain time. Specifically, I would encourage all local governments to fast-track the assessment of development applications for non-controversial developments to support the creation of jobs."*

COVID-19 is having a detrimental impact across all industries, including the construction and development industries, and businesses. The City is looking for opportunities in which to assist business wherever possible. Increasing the extent of delegation relating to development applications, particularly those categories of applications that are non-controversial, will assist officers to facilitate faster turnaround timeframes for more development applications which will minimise delays for the construction of development and commencement of businesses within the City of Bayswater.

EXTERNAL CONSULTATION

There is no requirement to consult on adopting or amending delegations.

OFFICER'S COMMENTS

The City currently has an instrument of delegation based on exclusion rather than inclusion. This approach has resulted in a number of benefits, including reduction of red tape and has enabled officers to deal with planning matters without the need to refer the application to Council for determination during COVID-19. The proposed amendments to the Instrument of Delegation for Local Planning Schemes are marked in **Attachment 2**. The reasons for the proposed amendments to the instrument of delegation are detailed below.

The City is working to ensure that businesses impacted by COVID-19 are afforded every opportunity of support to withstand the economic downturn. Currently development applications which are referred to Council regularly incur a four week delay due to the need to prepare a report for Council. One measure that can be quickly implemented to assist the construction industry during COVID-19 is to increase the extent of delegation to officers to reduce red tape and facilitate quicker planning timeframes.

Increase Development Value from \$2 million to No Limit for the Tonkin Highway Industrial Estate Only

It is not uncommon for non-controversial developments to exceed \$2 million in development cost within the Tonkin Highway Industrial Estate. This is due to the industrial nature of these areas,

the types of development within these areas and the minimal impact on residential areas. This will not however affect applications which the applicant opts to have the Development Assessment Panel determine their application which are not required to be referred to Council for consideration or determination.

Amend Car Parking Delegation to include up to Five Car Bays

The proposed change to the car parking related delegation to include a shortfall where whichever is less than five car bays or 10% of the total car parking required; 10% only is currently provided. This is due to instances where a one car bay shortfall constitutes a variation exceeding 10%. This would include car parking shortfalls proposed as part of residential and non-residential developments. For example, if two car bays are required and only one bay is proposed the variation is 50%. At its 10 March 2020 Ordinary Council Meeting Council considered an application for a home business at 1/5 Wyatt Road, Bayswater which proposed a shortfall of one car parking bay representing a 50% shortfall in car parking with no objections received. In this instance, the applicant experienced a delay of one month as the application had to be referred to Council for determination.

Reduction of Fees and Charges

The City is also looking at ways in which to facilitate a temporary reduction in development application fees and charges due to the amount of people and business experiencing financial hardship during the COVID-19 Pandemic. The State Government is responsible for setting the maximum development fees and charges under the *Planning and Development (Local Planning Schemes) Regulations 2015* and is currently looking at ways in which to amend the *Planning and Development (Local Planning Schemes) Regulations 2015* to allow for fee reductions. As the State Government only regulates the maximum fees and charges, local governments have the ability to reduce the fees at their discretion. A report relating to development application to reducing/waiving fees and charges is planned to be presented to the Ordinary Council Meeting on 12 May 2020.

The proposed amendments to the Planning Development Authority would result in a reduction of the number of inconsequential planning matters referred to Council. Whilst acknowledging that a greater number of matters would no longer require referral to Council, it is noted that the Chief Executive Officer (or a sub-delegated officer) is not obliged to use the delegated power in all cases, and where a particular issue becomes overly complex or controversial the officer may still refer the matter to Council for determination.

LEGISLATIVE COMPLIANCE

- *Local Government Act 1995*;
- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- *City of Bayswater Town Planning Scheme No. 24*.

In accordance with section 5.44 of the *Local Government Act 1995*, the Chief Executive Officer is authorised to sub-delegate any of the powers and duties to other officers. The sub-delegations to officers will continue to be reported to Council each month and will be available on the City's website for public viewing.

Option 1	That Council adopts the amended Instrument of Delegation for Local Planning Schemes as contained in Attachment 2 to this report.	
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	This option meets the approach of Council to review and consider efficiencies in its practices to assist businesses during and for a period after the COVID-19 crisis. This is considered to be relevant for this purpose.	

Option 2	That Council does not adopt the amended Instrument of Delegation for Local Planning Schemes as contained in Attachment 2 to this report.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	Low	Moderate
Governance	Low	Moderate
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	High
Organisational Health and Safety	Low	Low
Conclusion	This option will not reduce red tape or facilitate quicker timeframes for development applications.	

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

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

Theme: Leadership and Governance

Aspiration: Open, accountable and responsive service.

Outcome L1: Accountable and good governance.

The amendments to the Instrument of Delegation for Local Planning Schemes will reduce application timeframe and ensure a more responsive service to applicants during the COVID-19 Pandemic. All decisions made under delegated authority are recorded published on the City's website to ensure accountability is maintained.

CONCLUSION

It is recommended that Council adopt the amended instrument of delegation for Local Planning Schemes as contained in **Attachment 3**.

Attachment 1



City of Bayswater
Delegated Authority Register

2020

City of Bayswater

Delegation	TP-D01 Local Planning Schemes
Category	Planning
Delegator	Council
Express power or duty delegated	<p>Authority to exercise all powers and duties under all Local Planning Schemes in operation within the City of Bayswater with exception of the following:</p> <ul style="list-style-type: none"> • adopt, amend or refuse local planning policies; • enter, modify or remove a place from the heritage list; • adopt, modify or revoke a heritage area; • recommend approval, modification or refusal of a structure plan to the Western Australian Planning Commission; • recommend approval, modification or refusal of an activity centre plan to the Western Australian Planning Commission; • approve, modify or refuse a local development plan; • determine development applications involving the following: <ul style="list-style-type: none"> o An estimated cost of \$2 million or more and is not a Development Assessment Panel application; o Building height variation equal to or greater than 2.0m, or where building height requirements refer only to the number of storeys, one or more additional storeys; o Car bay variation in excess of 10% of the total car bays required; o Development located in a place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990, or is included on a heritage list prepared in accordance with a local planning scheme; or o Receipt of: <ul style="list-style-type: none"> • Three or more planning based written submissions of objection from properties adjoining the development site; or • Five or more planning based written submissions of objection from properties adjacent to the development site. These submissions are any submissions from the adjoining properties, and properties directly diagonally opposite a road or right of way or pedestrian access way; and • enter into an agreement in respect of a matter relating to the scheme with any person having an interest in land affected by the scheme, and deal with or dispose of any land acquired in accordance with Part 11, Division 4 of the Planning and Development Act 2005. <p>This delegation excludes any powers or duties limited under Section 5.43 of the Local Government Act 1995, including a power or duty that requires a decision of an absolute majority or a 75% majority of the local government.</p>
Delegates	CEO
Conditions	Nil
Subdelegates	<p>Director Community and Development Manager Development Approvals Manager Strategic Planning and Place</p>

City of Bayswater

Statutory framework	<p>All powers and duties under all Local Planning Schemes in operation within the City of Bayswater, with exception of the following:</p> <ul style="list-style-type: none"> • Schedule 2, Clause 4(3)(b) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Local Planning Policies); • Schedule 2, Clause 8(3)(d) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Heritage Lists); • Schedule 2, Clause 9(6)(b) and Clause 9(8) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Heritage Areas); • Schedule 2, Clause 20(2)(e) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Structure Plans); • Schedule 2, Clause 36(2)(e) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Activity Centre Plans); • Schedule 2, Clause 52(1) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Local Development Plans); • Determination of development applications in accordance with Schedule 2, Clause 68(2) of the Planning and Development (Local Planning Scheme) Regulations 2015 involving the following: <ul style="list-style-type: none"> o An estimated cost of \$2 million or more and is not a Development Assessment Panel application; o Building height variation equal to or greater than 2.0m, or where building height requirements refer only to the number of storeys, one or more additional storeys; o Car bay variation in excess of 10% of the total car bays required; o Development located in a place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990, or is included on a heritage list prepared in accordance with a local planning scheme; or o Receipt of: <ul style="list-style-type: none"> □ Three or more planning based written submissions of objection from properties adjoining the development site; or □ Five or more planning based written submissions of objection from properties adjacent to the development site. These submissions are any submissions from the adjoining properties, and properties directly diagonally opposite a road or right of way or pedestrian access way; and □ Schedule 2, Clause 78 of the Planning and Development (Local Planning Scheme) Regulations 2015 (Enter into Agreements).
Policy	Nil
Date adopted	19 September 2017
Adoption references	<p>ECM ref number 3025245 See for signed delegation OCM 11 December 2018 2018 Review OCM 03 December 2019 Agenda Item 10.2.2</p>
Last reviewed	3 December 2019

Attachment 2

Delegation	TP-D01 Local Planning Schemes
Category	Planning
Delegator	Council
Express power or duty delegated	<p>Authority to exercise all powers and duties under all Local Planning Schemes in operation within the City of Bayswater with the exception of the following:</p> <ul style="list-style-type: none"> • adopt, amend or refuse local planning policies; • enter, modify or remove a place from the heritage list; • adopt, modify or revoke a heritage area; • recommend approval, modification or refusal of a structure plan to the Western Australian Planning Commission; • recommend approval, modification or refusal of an activity centre plan to the Western Australian Planning Commission; • approve, modify or refuse a local development plan; • determine approve development applications involving the following: <ul style="list-style-type: none"> ○ An estimated cost of \$2 million or more, this does not apply to development in industrial zones or to a Development Assessment Panel application; ○ Building height variation equal to or greater than 2.0m, or where building height requirements refer only to the number of storeys, one or more additional storeys; ○ Car bay variation shortfall in excess greater than five car bays or 10% of the total car bays required, whichever is the greater; ○ Development located in a place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990, or is included on a heritage list prepared in accordance with a local planning scheme; ○ Receipt of: <ul style="list-style-type: none"> • Three or more planning based written submissions of objection from properties adjoining the development site; or • Five or more planning based written submissions of objection from properties adjacent to the development site. These submissions are any submissions from the adjoining properties, and properties directly diagonally opposite a road or right of way or pedestrian access way. • enter into an agreement in respect of a matter relating to the scheme with any person having an interest in land affected by the scheme, and deal with or dispose of any land acquired in accordance with Part 11, Division 4 of the Planning and Development Act 2005; and • This delegation excludes any powers or duties limited under Section 5.43 of the Local Government Act 1995, including a power or duty that requires a decision of an absolute majority or a 75% majority of the local government.
Delegates	CEO
Conditions	Nil

Subdelegates	Director Community and Development Manager Development Approvals Manager Strategic Planning and Place
Statutory framework	<ul style="list-style-type: none"> • Schedule 2, Clause 4(3)(b) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Local Planning Policies); • Schedule 2, Clause 8(3)(d) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Heritage Lists); • Schedule 2, Clause 9(6)(b) and Clause 9(8) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Heritage Areas); • Schedule 2, Clause 20(2)(e) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Structure Plans); • Schedule 2, Clause 36(2)(e) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Activity Centre Plans); • Schedule 2, Clause 52(1) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Local Development Plans); • Determination of approval of development applications in accordance with Schedule 2, Clause 68(2) of the Planning and Development (Local Planning Scheme) Regulations 2015 involving the following: <ul style="list-style-type: none"> ○ An estimated cost of \$2 million or more, this does not apply to development in industrial zones or to a Development Assessment Panel application; ○ Building height variation equal to or greater than 2.0m, or where building height requirements refer only to the number of storeys, one or more additional storeys; ○ Car bay variation shortfall in-excess greater than five car bays or 10% of the total car bays required, whichever is the greater; ○ Development located in a place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990, or is included on a heritage list prepared in accordance with a local planning scheme; ○ Receipt of: <ul style="list-style-type: none"> • Three or more planning based written submissions of objection from properties adjoining the development site; or • Five or more planning based written submissions of objection from properties adjacent to the development site. These submissions are any submissions from the adjoining properties, and properties directly diagonally opposite a road or right of way or pedestrian access way. • Schedule 2, Clause 78 of the Planning and Development (Local Planning Scheme) Regulations 2015 (Enter into Agreements).
Policy	Nil
Date adopted	19 September 2017
Adoption reference	ECM ref number 3025245 See for signed delegation OCM 3/12/2019 Review

Adoption reference	ECM ref number 3025245 See for signed delegation OCM 3/12/2019 Review
Last reviewed	3 December 2019

Attachment 3

Delegation	TP-D01 Local Planning Schemes
Category	Planning
Delegator	Council
Express power or duty delegated	<p>Authority to exercise all powers and duties under all Local Planning Schemes in operation within the City of Bayswater with the exception of the following:</p> <ul style="list-style-type: none"> • adopt, amend or refuse local planning policies; • enter, modify or remove a place from the heritage list; • adopt, modify or revoke a heritage area; • recommend approval, modification or refusal of a structure plan to the Western Australian Planning Commission; • recommend approval, modification or refusal of an activity centre plan to the Western Australian Planning Commission; • approve, modify or refuse a local development plan; • approve development applications involving the following: <ul style="list-style-type: none"> ○ An estimated cost of \$2 million or more, this does not apply to development in industrial zones or to a Development Assessment Panel application; ○ Building height variation equal to or greater than 2.0m, or where building height requirements refer only to the number of storeys, one or more additional storeys; ○ Car bay shortfall greater than five car bays or 10% of the total car bays required, whichever is the greater; ○ Development located in a place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990, or is included on a heritage list prepared in accordance with a local planning scheme; ○ Receipt of: <ul style="list-style-type: none"> • Three or more planning based written submissions of objection from properties adjoining the development site; or • Five or more planning based written submissions of objection from properties adjacent to the development site. These submissions are any submissions from the adjoining properties, and properties directly diagonally opposite a road or right of way or pedestrian access way. • enter into an agreement in respect of a matter relating to the scheme with any person having an interest in land affected by the scheme, and deal with or dispose of any land acquired in accordance with Part 11, Division 4 of the Planning and Development Act 2005; and • This delegation excludes any powers or duties limited under Section 5.43 of the Local Government Act 1995, including a power or duty that requires a decision of an absolute majority or a 75% majority of the local government.
Delegates	CEO
Conditions	Nil

Subdelegates	Director Community and Development Manager Development Approvals Manager Strategic Planning and Place
Statutory framework	<ul style="list-style-type: none"> • Schedule 2, Clause 4(3)(b) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Local Planning Policies); • Schedule 2, Clause 8(3)(d) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Heritage Lists); • Schedule 2, Clause 9(6)(b) and Clause 9(8) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Heritage Areas); • Schedule 2, Clause 20(2)(e) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Structure Plans); • Schedule 2, Clause 36(2)(e) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Activity Centre Plans); • Schedule 2, Clause 52(1) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Local Development Plans); • Approval of development applications in accordance with Schedule 2, Clause 68(2) of the Planning and Development (Local Planning Scheme) Regulations 2015 involving the following: <ul style="list-style-type: none"> ○ An estimated cost of \$2 million or more, this does not apply to development in industrial zones or to a Development Assessment Panel application; ○ Building height variation equal to or greater than 2.0m, or where building height requirements refer only to the number of storeys, one or more additional storeys; ○ Car bay shortfall greater than five car bays or 10% of the total car bays required, whichever is the greater; ○ Development located in a place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990, or is included on a heritage list prepared in accordance with a local planning scheme; ○ Receipt of: <ul style="list-style-type: none"> • Three or more planning based written submissions of objection from properties adjoining the development site; or • Five or more planning based written submissions of objection from properties adjacent to the development site. These submissions are any submissions from the adjoining properties, and properties directly diagonally opposite a road or right of way or pedestrian access way. • Schedule 2, Clause 78 of the Planning and Development (Local Planning Scheme) Regulations 2015 (Enter into Agreements).
Policy	Nil
Date adopted	19 September 2017
Adoption reference	ECM ref number 3025245 See for signed delegation OCM 3/12/2019 Review
Last reviewed	3 December 2019

Attachment 4

Delegation	TP-D01 Local Planning Schemes
Category	Planning
Delegator	Council
Express power or duty delegated	<p>Authority to exercise all powers and duties under all Local Planning Schemes in operation within the City of Bayswater with the exception of the following:</p> <ul style="list-style-type: none"> • adopt, amend or refuse local planning policies; • enter, modify or remove a place from the heritage list; • adopt, modify or revoke a heritage area; • recommend approval, modification or refusal of a structure plan to the Western Australian Planning Commission; • recommend approval, modification or refusal of an activity centre plan to the Western Australian Planning Commission; • approve, modify or refuse a local development plan; • determine approve development applications involving the following: <ul style="list-style-type: none"> ○ An estimated cost of \$2 million or more, noting that this value does not apply to developments in industrial zones or to and is not a Development Assessment Panel application; ○ Building height variation equal to or greater than 2.0m, or where building height requirements refer only to the number of storeys, one or more additional storeys; ○ Car bay variation in excess of 10% of the total car bays required. ○ Development located in a place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990, or is included on a heritage list prepared in accordance with a local planning scheme; ○ Receipt of: <ul style="list-style-type: none"> • Three or more planning based written submissions of objection from properties adjoining the development site; or • Five or more planning based written submissions of objection from properties adjacent to the development site. These submissions are any submissions from the adjoining properties, and properties directly diagonally opposite a road or right of way or pedestrian access way. • enter into an agreement in respect of a matter relating to the scheme with any person having an interest in land affected by the scheme, and deal with or dispose of any land acquired in accordance with Part 11, Division 4 of the Planning and Development Act 2005; and • This delegation excludes any powers or duties limited under Section 5.43 of the Local Government Act 1995, including a power or duty that requires a decision of an absolute majority or a 75% majority of the local government.
Delegates	CEO
Conditions	Nil

Sub-delegates	Director Community and Development Manager Development Approvals Manager Strategic Planning and Place
Statutory framework	<ul style="list-style-type: none"> • Schedule 2, Clause 4(3)(b) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Local Planning Policies); • Schedule 2, Clause 8(3)(d) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Heritage Lists); • Schedule 2, Clause 9(6)(b) and Clause 9(8) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Heritage Areas); • Schedule 2, Clause 20(2)(e) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Structure Plans); • Schedule 2, Clause 36(2)(e) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Activity Centre Plans); • Schedule 2, Clause 52(1) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Local Development Plans); • Determination of approval of development applications in accordance with Schedule 2, Clause 68(2) of the Planning and Development (Local Planning Scheme) Regulations 2015 involving the following: <ul style="list-style-type: none"> ○ An estimated cost of \$2 million or more, noting that this value does not apply to developments in industrial zones or to and is not a Development Assessment Panel application; ○ Building height variation equal to or greater than 2.0m, or where building height requirements refer only to the number of storeys, one or more additional storeys; ○ Car bay variation in excess of 10% of the total car bays required. ○ Development located in a place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990, or is included on a heritage list prepared in accordance with a local planning scheme; ○ Receipt of: <ul style="list-style-type: none"> • Three or more planning based written submissions of objection from properties adjoining the development site; or • Five or more planning based written submissions of objection from properties adjacent to the development site. These submissions are any submissions from the adjoining properties, and properties directly diagonally opposite a road or right of way or pedestrian access way. • Schedule 2, Clause 78 of the Planning and Development (Local Planning Scheme) Regulations 2015 (Enter into Agreements).
Policy	Nil
Date adopted	19 September 2017
Adoption reference	ECM ref number 3025245 See for signed delegation

	OCM 3/12/2019 Review
Last reviewed	3 December 2019

Attachment 5

Delegation	TP-D01 Local Planning Schemes
Category	Planning
Delegator	Council
Express power or duty delegated	<p>Authority to exercise all powers and duties under all Local Planning Schemes in operation within the City of Bayswater with the exception of the following:</p> <ul style="list-style-type: none"> • adopt, amend or refuse local planning policies; • enter, modify or remove a place from the heritage list; • adopt, modify or revoke a heritage area; • recommend approval, modification or refusal of a structure plan to the Western Australian Planning Commission; • recommend approval, modification or refusal of an activity centre plan to the Western Australian Planning Commission; • approve, modify or refuse a local development plan; • approve development applications involving the following: <ul style="list-style-type: none"> ○ An estimated cost of \$2 million or more, noting that this value does not apply to developments in industrial zones or to a Development Assessment Panel application; ○ Building height variation equal to or greater than 2.0m, or where building height requirements refer only to the number of storeys, one or more additional storeys; ○ Car bay variation in excess of 10% of the total car bays required. ○ Development located in a place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990, or is included on a heritage list prepared in accordance with a local planning scheme; ○ Receipt of: <ul style="list-style-type: none"> • Three or more planning based written submissions of objection from properties adjoining the development site; or • Five or more planning based written submissions of objection from properties adjacent to the development site. These submissions are any submissions from the adjoining properties, and properties directly diagonally opposite a road or right of way or pedestrian access way. • enter into an agreement in respect of a matter relating to the scheme with any person having an interest in land affected by the scheme, and deal with or dispose of any land acquired in accordance with Part 11, Division 4 of the Planning and Development Act 2005; and • This delegation excludes any powers or duties limited under Section 5.43 of the Local Government Act 1995, including a power or duty that requires a decision of an absolute majority or a 75% majority of the local government.
Delegates	CEO
Conditions	Nil

Sub-delegates	Director Community and Development Manager Development Approvals Manager Strategic Planning and Place
Statutory framework	<ul style="list-style-type: none"> • Schedule 2, Clause 4(3)(b) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Local Planning Policies); • Schedule 2, Clause 8(3)(d) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Heritage Lists); • Schedule 2, Clause 9(6)(b) and Clause 9(8) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Heritage Areas); • Schedule 2, Clause 20(2)(e) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Structure Plans); • Schedule 2, Clause 36(2)(e) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Activity Centre Plans); • Schedule 2, Clause 52(1) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Local Development Plans); • approval of development applications in accordance with Schedule 2, Clause 68(2) of the Planning and Development (Local Planning Scheme) Regulations 2015 involving the following: <ul style="list-style-type: none"> ○ An estimated cost of \$2 million or more, noting that this value does not apply to developments in industrial zones or to a Development Assessment Panel application; ○ Building height variation equal to or greater than 2.0m, or where building height requirements refer only to the number of storeys, one or more additional storeys; ○ Car bay variation in excess of 10% of the total car bays required. ○ Development located in a place that is entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990, or is included on a heritage list prepared in accordance with a local planning scheme; ○ Receipt of: <ul style="list-style-type: none"> • Three or more planning based written submissions of objection from properties adjoining the development site; or • Five or more planning based written submissions of objection from properties adjacent to the development site. These submissions are any submissions from the adjoining properties, and properties directly diagonally opposite a road or right of way or pedestrian access way. • Schedule 2, Clause 78 of the Planning and Development (Local Planning Scheme) Regulations 2015 (Enter into Agreements).
Policy	Nil
Date adopted	19 September 2017
Adoption reference	ECM ref number 3025245 See for signed delegation OCM 3/12/2019 Review

	OCM 3/12/2019 Review
Last reviewed	3 December 2019

10.4.2 Proposed Amendment to Town Planning Scheme No. 24 - Meltham Surrounds

Responsible Branch:	Strategic Planning and Place	
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:	1. Modified Proposed Zoning Map 2. Modified Proposed Special Control Area 16 (track changes) 3. Modified Special Control Area 15 (track changes) 4. Officer's Response to Submissions 5. Recommended Modifications Confidential Attachment 6. Submissions Location Map	
Refer:	Item 10.4.9: OMC 3.9.2019 Item 14.2: OCM 12.12.2017 Item 9.1.11: PDSCM 16.5.2017	

THE DIRECTOR COMMUNITY AND DEVELOPMENT, MR DES ABEL DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, the Director Community and Development, Mr Des Abel declared an impartial interest in this item as his brother owns and resides at a property within the subject Meltham surrounds area. The Director Community and Development, Mr Des Abel remained in the videoconference during voting on this item.

CR FILOMENA PIFFARETTI, DEPUTY MAYOR DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Filomena Piffaretti, Deputy Mayor declared an impartial interest in this item as she is friends with someone who gave a deputation on this item. Cr Filomena Piffaretti, Deputy Mayor remained in the videoconference during voting on this item.

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

SUMMARY

Council consideration is sought regarding final approval of proposed Amendment No. 87 to the City's Town Planning Scheme No. 24 (TPS 24) to rezone and provide new development provisions on land surrounding the Meltham Structure Plan area.

Council at its Ordinary Meeting held 3 September 2019 initiated Amendment No. 87 for public advertising.

The proposed scheme amendment was advertised for a period of 92 days. A total of 100 submissions were received during the consultation period - 35 in support, 39 in objection, 21 neither supporting nor objecting and 5 other.

OFFICER'S RECOMMENDATION

That Council:

1. Recommends that the Western Australian Planning Commission approve Amendment No. 87 to the City of Bayswater Town Planning Scheme No. 24, subject to the amendment being modified as follows:
 - (a) The proposed zoning map being modified as detailed in Attachment 1.
 - (b) Proposed Special Control Area 16 being modified as detailed in Attachment 2.
 - (c) Special Control Area 15 being modified as detailed in Attachment 3.
2. Authorises the affixing of the common seal to the modified scheme amendment document and forwards the documentation to the Western Australian Planning Commission for final determination.

MOTION

That Council:

1. Recommends that the Western Australian Planning Commission approve Amendment No. 87 to the City of Bayswater Town Planning Scheme No. 24, subject to the amendment being modified as follows:
 - (a) The proposed zoning map being modified as detailed in Attachment 1.
 - (b) Proposed Special Control Area 16 being modified as detailed in Attachment 2, and by including the following in a new 'land use' section in the R60 Precinct:

'Notwithstanding uses listed within Table 1 – Zoning Table of the Scheme, the following uses can be considered on the ground floor only, where a site has access to Garratt Road, the development includes aged person dwellings or dependant person dwellings and where access for the commercial land uses is from Garratt Road only:

'A' uses:

 - **Office**
 - **Medical Centre**
 - **Shop'**
 - (c) Special Control Area 15 being modified as detailed in Attachment 3.
2. Authorises the affixing of the common seal to the modified scheme amendment document and forwards the documentation to the Western Australian Planning Commission for final determination.

CR FILOMENA PIFFARETTI, DEPUTY MAYOR MOVED, CR STEVEN OSTASZEWSKYJ SECONDED

Following the Motion being moved and seconded, Cr Ehrhardt requested that each part of the motion be voted on individually.

Cr Clarke foreshadowed the Officer's Recommendation for part 1. (b), should it be lost.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Recommends that the Western Australian Planning Commission approve Amendment No. 87 to the City of Bayswater Town Planning Scheme No. 24, subject to the amendment being modified as follows:

**CR FILOMENA PIFFARETTI, DEPUTY MAYOR MOVED, CR STEVEN OSTASZEWSKYJ
SECONDED**

CARRIED: 9/1

For: *Cr Dan Bull, Mayor, Cr Filomena Piffaretti, Deputy Mayor,
Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Stephanie Gray,
Cr Michelle Sutherland, Cr Elli Petersen-Pik, Cr Lorna Clarke, and
Cr Giorgia Johnson.*

Against: *Cr Catherine Ehrhardt.*

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

- (a) The proposed zoning map being modified as detailed in Attachment 1.

**CR FILOMENA PIFFARETTI, DEPUTY MAYOR MOVED, CR STEVEN OSTASZEWSKYJ
SECONDED**

CARRIED: 9/1

For: *Cr Dan Bull, Mayor, Cr Filomena Piffaretti, Deputy Mayor,
Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Stephanie Gray,
Cr Michelle Sutherland, Cr Elli Petersen-Pik, Cr Lorna Clarke, and
Cr Giorgia Johnson.*

Against: *Cr Catherine Ehrhardt.*

MOTION

- (b) Proposed Special Control Area 16 being modified as detailed in Attachment 2, and by including the following in a new 'land use' section in the R60 Precinct:

'Notwithstanding uses listed within Table 1 – Zoning Table of the Scheme, the following uses can be considered on the ground floor only, where a site has access to Garratt Road, the development includes aged person dwellings or dependant person dwellings and where access for the commercial land uses is from Garratt Road only:

'A' uses:

- *Office*
- *Medical Centre*
- *Shop'*

**CR FILOMENA PIFFARETTI, DEPUTY MAYOR MOVED, CR STEVEN OSTASZEWSKYJ
SECONDED**

LOST: 4/6

For: *Cr Filomena Piffaretti, Deputy Mayor, Cr Steven Ostaszewskyj,
Cr Sally Palmer, and Cr Stephanie Gray.*

Against: *Cr Dan Bull, Mayor, Cr Michelle Sutherland, Cr Catherine Ehrhardt,
Cr Elli Petersen-Pik, Cr Lorna Clarke, and Cr Giorgia Johnson.*

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

- (b) Proposed Special Control Area 16 being modified as detailed in Attachment 2.

CR LORNA CLARKE MOVED, CR MICHELLE SUTHERLAND SECONDED

CARRIED: 8/2

*For: Cr Dan Bull, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer,
Cr Stephanie Gray, Cr Michelle Sutherland, Cr Elli Petersen-Pik,
Cr Lorna Clarke, and Cr Giorgia Johnson.*
Against: Cr Filomena Piffaretti, Deputy Mayor, and Cr Catherine Ehrhardt.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

- (c) Special Control Area 15 being modified as detailed in Attachment 3.

CR FILOMENA PIFFARETTI, DEPUTY MAYOR MOVED, CR STEVEN OSTASZEWSKYJ SECONDED

CARRIED: 8/2

*For: Cr Dan Bull, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer,
Cr Stephanie Gray, Cr Michelle Sutherland, Cr Elli Petersen-Pik,
Cr Lorna Clarke, and Cr Giorgia Johnson.*
Against: Cr Filomena Piffaretti, Deputy Mayor, and Cr Catherine Ehrhardt.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

2. Authorises the affixing of the common seal to the modified scheme amendment document and forwards the documentation to the Western Australian Planning Commission for final determination.

CR FILOMENA PIFFARETTI, DEPUTY MAYOR MOVED, CR STEVEN OSTASZEWSKYJ SECONDED

CARRIED: 8/2

*For: Cr Dan Bull, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer,
Cr Stephanie Gray, Cr Michelle Sutherland, Cr Elli Petersen-Pik,
Cr Lorna Clarke, and Cr Giorgia Johnson.*
Against: Cr Filomena Piffaretti, Deputy Mayor, and Cr Catherine Ehrhardt.

BACKGROUND

Context

Perth currently has a population of about two million people. The *Perth and Peel @3.5million* suite of documents predicts that the population will grow to more than 3.5 million people by 2050.

Currently the Perth metropolitan area sprawls by more than 150km from Two Rocks in the north to Bouvard in the south, which puts an enormous strain on the State's resources, social and physical infrastructure, services and natural environment. In order to curb the impact of urban sprawl, the State Government aims to accommodate 47% of the future population growth within existing areas as infill development and the remaining 53% in Greenfield areas. To achieve this aim, each local government has been given infill dwelling targets.

The City of Bayswater is required to provide an additional 15,750 dwellings by 2050. The City's adopted draft Local Planning Strategy identifies suitable areas to accommodate this growth - primarily in strategic locations, such as activity centres, station precincts and urban corridors.

The area around Meltham Station has been identified as a station precinct suitable for accommodating additional infill housing. Based on an expected redevelopment uptake of 5% to 10%, it is estimated that if the proposed changes will provide an additional dwelling range of between 285 to 570 in the Meltham Surrounds area by 2050

Meltham Station Precinct Structure Plan and Scheme Amendment

On the 24 November 2016 the City received the Meltham Station Precinct Structure Plan. The structure plan was prepared by Planning Solutions on behalf of Bayswater JV Pty Ltd, which is a joint venture between Pindan and the landowners of Lot 157, 2 Grand Promenade, Lot 50, 2A Grand Promenade, Lot 49, 2B Grand Promenade, and Lot 149, 5 Hotham Street. The structure plan proposed to increase the residential densities and permit a mix of uses within approximately 300m of the Meltham Train Station.

Following advertising, Council at the Planning and Development Services Committee Meeting held 16 May 2017 considered the Structure Plan and resolved to advise the Western Australian Planning Commission (WAPC) that it does not support the proposed Structure Plan in its current form. The advice was forwarded to the WAPC for determination.

The WAPC at its Statutory Planning Committee (SPC) Meeting held 24 October 2017 considered and resolved to approve the Structure Plan, subject to modifications. The WAPC also resolved to:

"Advise the City of Bayswater that further detailed planning should be undertaken to investigate further opportunities to increase residential densities within the 400-metre walkable catchment of Meltham train station."

The modifications were made to the Structure Plan and submitted to the WAPC. The WAPC at its SPC Meeting held 30 January 2018 considered the modifications made and granted final approval of the Structure Plan.

A motion was put and carried at the Ordinary Council Meeting held 12 December 2017 as follows:

"That Council considers as part of the 2018/2019 budget process an allocation of \$150,000 to fund the undertaking of further detailed planning (structure plan) in 2018/2019 of the remaining area within the 400m walkable catchment of the Meltham Train Station that is not covered by the Meltham Station Precinct Structure Plan approved by the Western Australian Planning Commission."

On 3 July 2018 Council considered the 2018/2019 Annual Budget and resolved to allocate \$100,000 to the project.

Council at its Planning and Development Services Committee Meeting held 17 July 2018 considered and resolved to approve Amendment 79 to the City of Bayswater's Town Planning Scheme No. 24 (TPS 24) to facilitate the implementation of the Meltham Station Precinct Structure Plan. Amendment 79 was approved by the Minister for Planning on 21 May 2019 and subsequently gazetted on 31 May 2019.

Meltham Surrounds Preliminary Community Engagement

The City engaged consultants Shape Urban to undertake extensive community engagement in relation to the Meltham Surrounds area. The consultant undertook broad community

engagement, followed by a community panel and then finally prepared a recommendations report for the City to consider. The following three reports were produced:

- Meltham Surrounds - Preliminary Community Engagement Summary.
- Meltham Surrounds - Community Panel Report.
- Meltham Surrounds - Recommendations Report.

A copy of the reports can be viewed via: <https://engage.bayswater.wa.gov.au/meltham-surrounds>.

The broad engagement was undertaken to understand the community's thoughts, ideas and aspirations for the built environment in the area surrounding the Meltham Train Station, and included:

- Two workshops on 11 and 23 March 2019;
- Pop-up conversations at the Bayswater Tennis Club and Meltham Train Station;
- Hard copy and online surveys; and
- An online mapping tool to locate specific issues.

The broad engagement resulted in approximately 1,400 people visiting the City's Engage Bayswater website, 51 people attending the two workshops, 242 people filling out surveys and 37 people using the online mapping tool.

The City's consultants sought expressions of interest from the local community to participate in a community panel over three half days. 26 community members were selected at random to participate.

The feedback provided from the broad community engagement was used to help inform the community panel outcomes. The outcomes were the result of discussion, collaboration and disagreement between participants. The outcomes were voted on, and in some instances modified and re-voted on until a clear majority of the participants supported the outcome and direction.

The community panel outcomes were then translated into zonings and planning provisions by the consultant. Minor modifications were suggested by the consultant where considered appropriate. The translated and modified recommendations are considered to reflect the ideas and aspirations for the built environment conveyed by the community. The recommendations include:

- Recommended zonings - predominately increasing the density of existing residential zonings.
- The establishment of precincts and corresponding development provisions in relation to each precinct, such as building height, setbacks and landscaping.
- Other recommendations to be implemented, but not as part of the scheme amendment process.

Meltham Surrounds Scheme Amendment Initiation

Council at its Ordinary Meeting held 3 September 2019 considered proposed Amendment No. 87 and resolved:

"That:

1. *Council initiates Amendment No. 87 to the City of Bayswater Town Planning Scheme No. 24 as follows:*

- (a) Rezoning lots as shown in Attachment 1 from General Industry to Mixed Use.
 - (b) Rezoning lots as shown in Attachment 1 from Medium and High Density Residential with density coding's of R25, R40 and R50 and General Industry to Medium and High Density Residential with a density code of R80.
 - (c) Rezoning lots as shown in Attachment 1 from Medium and High Density Residential with density coding's of R25, R30, R40 and R50 and General Industry to Medium and High Density Residential with a density code of R60.
 - (d) Modify the Scheme Map to include Special Control Area 16 as shown in Attachment 1.
 - (e) Amending Appendix 10 of the Scheme to insert Special Control Area 16 as shown in Attachment 2.
 - (f) Amending clause 10.1.1 of the Scheme to include the following:
Special Control Area 16 Meltham Surrounds
 - (g) Amending the Scheme Maps accordingly.
2. Council considers Amendment No. 87 to the City of Bayswater Town Planning Scheme No. 24 to be 'complex' under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:
- (a) The amendment that is not addressed by any local planning strategy;
 - (b) The amendment relates to development that is of a scale, or will have an impact, that is significant relative to development in the locality; and
 - (c) The amendment is not a basic or standard amendment.
3. Upon finalisation of the scheme amendment documentation, the documentation is forwarded to the Department of Water and Environmental Regulation for assessment, the Department of Planning, Lands and Heritage - Heritage Directorates for referral and the Western Australian Planning Commission for examination and consent to advertise.
4. Upon the Notice of Assessment from the Department of Water and Environmental Regulation being received (and issues raised being complied with), and any modifications required by the Western Australian Planning Commission being made, the proposed scheme amendment be advertised for public comment.
5. The proposed amendment is referred to Council for further consideration following public advertising.
6. Council notes that other community panel recommendations as detailed in Attachment 3, including the creation of a new suburb of "Meltham", will be addressed in a further report to Council."

EXTERNAL CONSULTATION

Environmental Assessment and Heritage Referral

The scheme amendment documentation was referred to the Department of Water and Environmental Regulation (DWER) for assessment and the Heritage Directorate of the Department of Planning, Lands and Heritage for comment. In correspondence dated 1 October 2019, the DWER advised the City that the proposed scheme amendment would not require environmental assessment.

In correspondence dated 2 October 2019 the Heritage Directorate of the Department of Planning, Lands and Heritage, advised the City that it had no objection to the proposed scheme amendment.

Consent to Advertise

As the amendment was considered to be "Complex" the scheme amendment documentation was referred to the Western Australian Planning Commission (WAPC) for examination and consent to advertise. In correspondence dated 23 October 2019 the WAPC advised the City that the proposed scheme amendment is suitable to be advertised to the public.

Public Advertising

Following notification from the DWER and consent to advertise from the WAPC, the City advertised the proposed scheme amendment to the public in accordance with Council's resolution of 12 March 2019 for a period of 92 days from 31 October 2019 to 31 January 2020. The minimum statutory 60 day advertising period was extended by 32 days to allow the public additional time to make a submission over the Christmas holiday period.

2,209 letters were sent to owners and occupiers in the subject area. A total of 100 submissions were received during the consultation period, this is a response rate of 4.5%. 35 submissions were received in support, 39 in objection, 21 neither supporting nor objecting and 5 other (submitters who chose to categorise their submission as 'other' when they felt the submission did not fit into any of the standard categories).

A summary of the submissions and the City's officers comments are contained in **Attachment 4**.

OFFICER'S COMMENTS

Key Comments in Support

The following key comments were submitted in support of the proposal:

- Support progress, revitalisation and an increase in amenity in the area.

Key Comments in Objection

Character

The loss of character buildings with a heritage aesthetic through redevelopment and the erosion of the quiet family orientated character of the area were raised as key issues in a number of the submissions.

The area around the Meltham Train Station has been identified by the State Government as being suitable to accommodate future growth through infill development. Change to the character of the area is inevitable. In addition, as the Meltham Surrounds area only has eight places listed on the City's Municipal Heritage Inventory and contains no Character Protection Areas, change to its character will likely continue unimpeded.

Under the current zonings and development provisions, housing infill and changes to the areas original character is already occurring at a significant rate. A large portion of properties in Meltham have already been subdivided to accommodate infill housing, which largely differs to the original 'heritage' aesthetic and character of the area. Typically the type of urban infill development that currently occurs is shown in Figure 1.

Figure 1 - Type of Infill Development that Typically Occurs in Meltham

This type of infill development is not unique to Meltham and if it continues, Meltham will likely have a similar monotonous character to many areas in Perth, characterised by small areas of outdoor space and little space for trees and greenery.

Although infill housing will continue to occur in Meltham, this scheme amendment seeks to influence how it occurs. During extensive community consultation undertaken in 2019, the community expressed character aspects that they valued, such as an abundance of trees and greenery and close community connections. They also expressed aspects that need improving, such as more activity and vibrancy, access to local shops and services and improvements to local parks and streetscapes. It is considered that the proposed changes will balance maintaining existing and introducing new character aspects that the community value by:

- Requiring large front and rear setbacks to accommodate larger areas of open space, and more greenery and trees; and
- Moderately increasing densities to increase the local population to improve the viability of local shops and services and justify improvements to local parks and streetscapes.

There is also a perception that wide spread redevelopment and changes to character will occur quickly. However, it is likely that any noticeable changes in the area will occur in the long-term due to market demand and economic factors.

Due to the above, it is considered that compared to current development provisions, the proposed provisions will benefit Meltham by maintaining and introducing character aspects that the community value.

Apartments and Flats

Negative connotations surrounding apartments and flats were raised as key issues in some of the submissions. These concerns were in relation to the perception that apartments and flats are

associated with a lower socioeconomic transient demographic, an increase in crime, antisocial behaviour and noise, and would lead to the creation of a slum or ghetto.

The negative connotations surrounding apartments and flats are typically associated with much larger scale social housing developments, which were developed in Perth and other places around the world in the mid to late 1900's. Although apartments and flats (otherwise known as multiple dwellings) would be possible under the proposed zonings and development provisions, the scale and ownership models would be different from such developments.

There is no evidence to suggest that modern medium density 'multiple dwelling' developments will have the same negative outcomes as those developed in the past. It is considered however, that higher density areas will result in more diverse housing typologies, which can be beneficial for an area such as Meltham. For example, more diverse housing can allow for families to stay connected over time, which is a particular issue with an aging population.

Privacy and Overshadowing

In relation to the proposed building heights, privacy and overshadowing were raised as key issues in some of the submissions.

The Residential Design Codes (R-Codes) include provisions to manage privacy and overshadowing. These same requirements that apply to two storey development, which can be developed under the current provisions, also apply to taller buildings.

Privacy is managed by requiring windows to habitable rooms and balconies to be setback from neighbouring boundaries or sufficiently screened. Overshadowing is managed by requiring a maximum percentage of shadow to be cast over neighbouring properties, which typically requires taller buildings to be setback further from neighbouring boundaries than shorter buildings.

It is also considered that the proposed development provisions in relation to requiring large rear setback and landscaping in the rear setback area will further reduce the impact of privacy and overshadowing on neighbouring properties by increasing building separation and by potentially resulting in trees being planted in the rear setback area to screen views into neighbouring properties.

Trees and Greenery

The loss of trees was raised in some of the submissions as a consequence of an increase in density. It was inferred that larger scale developments would result in increased tree loss and less space for planting new trees.

It is considered that the proposed development provisions that require large front and rear setbacks and a minimum percentage of landscaping will encourage greater tree retention and the planting of new trees with space to grow unimpeded to maturity, more so than current patterns of infill development, which typically clear land and leave little space for landscaping and trees.

Traffic, Speed and Parking

Increased traffic and parking issues as a result of increased density was raised in some of the submissions.

It is considered that current and future traffic issues are predominantly caused by regional traffic travelling through the Meltham area, and not as a cause of existing or future infill development. Despite the cause of traffic congestion in the area, the City will monitor traffic congestion and take appropriate action where required to manage traffic impacts.

Although car parking for new developments will be required to be provided onsite in accordance with the requirements of the R-Codes and TPS 24, it is considered that new infill development may create additional demand for on-street parking. It is also considered likely that additional on-street parking demand will be created from park-n-ride train commuters. The City will monitor on-street parking in the area and if required implement strategies to better manage parking.

Other Key Comments Received

The following key comments were made from submitters who support increased densities and generally direction of the proposal, but want to make comments and suggestions.

Nuanced Planning Approach

The need for a more nuanced approach to densities and development provisions was raised in some of the submissions, specifically:

- Apply higher densities for smaller sized lots to allow smaller, more difficult sites (approximately 490m²) the same opportunity to redevelop as larger lots (over 1,000m²);
- Apply nuanced development provisions to account for changes in land topography; and
- Apply nuanced density codes and development provisions to encourage diverse housing outcomes.

Allocating different densities based on lot size would not account for amalgamation. Two or more smaller lots could be amalgamated to create a larger lot with a higher relative density than surrounding lots, and therefore greater redevelopment potential.

The R-Codes are based on applying blanket development residential development provisions depending on the density code assigned to lots. Diverse development outcomes are derived from differences in lot size and shape and land topography as they influence and constrain design. The benefit of blanket provisions is that they provide a high level of equity, as neighbouring land owners are afforded the same rules and opportunities.

While a nuanced approach can be beneficial in some circumstances, such as greenfield areas, in well-established areas like Meltham it is not considered that they are required because:

- Lot sizes and shapes have been subdivided and manipulated over time - creating a diverse mix of different lot shapes and sizes; and
- Housing has been developed over different decades under different zonings, density codes and development provisions and using different construction methods - creating different housing styles and sizes.

Due to the above, it is considered that the blanket approach of the R-Codes the proposed density changes and the proposed minimal changes to development provisions will create yet another layer to the diverse, complex and interesting urban fabric of the area.

Revert to the R-Codes

Removing proposed development provisions and reverting back to standard R-Code requirements was raised in some of the submissions, specifically in relation to front and rear setback requirements.

One of the key recurring objectives and aspirations expressed from the community was the need to preserve and enhance trees and greenery in the local area. Although the scheme amendment does not propose many variations to the standard R-Code requirements, requiring large front and rear setbacks is considered important to enable large areas of open space to better accommodate trees and greenery and allow trees to grow to maturity.

Holistic Density Allocation

Some of the submissions suggested that the pattern of density allocation in Meltham needs to be considered holistically in light of the densities already in place in the Meltham Station Structure Plan area. It was suggested that the proposal will result in a relatively small core area of higher density (RAC3) and a large area of medium density (R60), which will undermine the advantage for development that sites close to the station have, leading to less people living close to the station to support public transport use and more local shops and services. Specifically, it was suggested that the pattern of density allocation should be changed as follows:

- Change the 'Core Precincts' in the Meltham Station Structure Plan area from RAC3 to a higher density of RAC0;
- Change the 'Frame Precinct' in the Meltham Station Structure Plan area from R60 to a higher density of RAC3;
- Increase densities within 200m of Meltham Station to R80;
- Retain a middle ring area of R60; and
- Change the outer ring areas from R60 to a lower density of R40 and R30.

The proposed pattern of density allocation has been considered holistically in light of the densities already in place in the Meltham Station Structure Plan area. It is considered that the relatively large area of R60 is appropriate as:

- It will result in a relatively moderate increase in height and density spread across a wider area to minimise localised points of amenity impact;
- It will achieve a similar population increase to in local population in the wider area to increase vibrancy and economic viability for local shops and services and public transport; and
- The wider area is within an approximate 10 minute walk of Meltham Station. Regardless of what specific areas are redeveloped first, higher density development will enable more people to live in the area and serve to enhance local infrastructure and the viability of public transport, local shops and services.

Despite multiple precincts being zoned R60; the proposed pattern of density allocation does graduate, as follows:

- The 'Core Precincts' in the Meltham Station Structure Plan area (RAC3);
- The 'Frame Precinct' in the Meltham Station Structure Plan area (R60); and
- The 'R60 Precinct' in Meltham Surrounds (R60).

Although the 'Frame Precinct' in the Meltham Station Structure Plan area and the 'R60 Precinct' in the Meltham Surrounds area both have a density code of R60, the areas are subject to different development provisions. The 'Frame Precinct' is afforded less restrictive development provisions and therefore has greater development potential. The 'Frame Precinct' is situated closer to Meltham Station and therefore, in relation to areas coded R60, densities or development potential does graduate out from Meltham Station.

The anomalies to the above pattern of density allocation are the R80 areas situated near areas of public open space. Although these areas do not conform to the pattern, they are considered appropriate as they will encourage more use, activity and casual surveillance of areas of public open space.

In relation to suggestions that densities should be changed in the Meltham Station Structure Plan area, it is not considered appropriate to recommend zoning changes as this area was only recently rezoned by the WAPC in May 2019.

Due to the above, it is considered that the proposed pattern of density allocation is appropriate in the Meltham context.

Swan Lake Area

Lowering the densities in the area boarded by Grafton Road, Hayward Street, Garrett Road and Guildford Road, otherwise known as the 'Swan Lake' area, was raised in some of the submissions. The primary reason being the increase in traffic congestion that higher densities would bring to an area with such a constrained road layout.

Most areas in Meltham have a permeable grid road layout, however the road layout in the Swan Lake area is irregular and impermeable, containing an abundance of cul-de-sacs. Consequently most local feeder roads lead to Grafton Road, creating localised congestion points.

Lowering the density code to R60 and removing the 'Garrett Road Precinct' and the 'R80 Precinct' from the Swan Lake area would reduce the density and potential for localised traffic impacts to occur.

Due to the above it is considered appropriate to modify the provisions from those proposed during advertising, by lowering the density code to R60 and including the Swan Lake area within the 'R60 Precinct'. Consequently this involves removing the 'Garrett Road Precinct' from the proposed special control area.

Recommended Modifications

A number of modifications are recommended based on the submissions received from the community, as detailed in **Attachment 5**.

Key recommended modifications include:

- Increasing the rear boundary setback requirements in the 'Mixed Use Precinct' and the 'R80 Precinct from 8 metres to 10 metres will make the requirements in all precincts consistent and provide additional building separation, and open space for trees and greenery.
- Including provisions to ensure that the upper storeys of new development are designed in a way that minimises bulk, scale and privacy impacts on neighbouring developments to further minimise impact on the amenity of neighbouring properties.
- Modifying the lot boundary setback provisions in the 'Frame Precinct' of Special Control Area 15 (SCA 15) to be the same as those in proposed SCA 16 where the two special control area adjoin each other to ensure a consistent interface.
- Additional provisions in the proposed special control area to ensure that potential light spill and glare created from new development is appropriately managed to minimise impact on wildlife in the Swan Lake Reserve.

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), it is considered that the proposed modifications are not significant and therefore do not require readvertising.

LEGISLATIVE COMPLIANCE

Part 5, Division 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), set outs the procedure for processing a complex scheme amendment.

In accordance with the Regulations, the City can only provide a recommendation to the Minister to:

- support the amendment without modification;
- support the amendment with modifications; or
- not support the amendment.

Only the Western Australian Planning Commission and Minister has the power to ultimately approve, refuse or modify the scheme amendment.

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	<p>That Council:</p> <ol style="list-style-type: none"> 1. Recommends that the Western Australian Planning Commission approve Amendment No. 87 to the City of Bayswater Town Planning Scheme No. 24, subject to the amendment being modified as follows: <ol style="list-style-type: none"> (a) The proposed zoning map being modified as detailed in <u>Attachment 1</u>. (b) Proposed Special Control Area 16 being modified as detailed in <u>Attachment 2</u>.
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(c) Special Control Area 15 being modified as detailed in <u>Attachment 3</u>.		
2. Authorises the affixing of the common seal to the modified scheme amendment document and forward the documentation to the Western Australian Planning Commission for final determination.		
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	Low
Organisational Health and Safety	Low	Low
Conclusion	It is considered that this option has moderate community and stakeholder risk as some members of the local community may not agree with the recommended modified zonings and development provisions.	

Option 2	That Council: <ol style="list-style-type: none"> Recommends that the Western Australian Planning Commission approve Amendment No. 87 to the City of Bayswater Town Planning Scheme No. 24, without modifications. Authorises the affixing of the common seal to the scheme amendment document and forward the documentation to the Western Australian Planning Commission for final determination. 	
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	It is considered that this option has moderate community and stakeholder and reputation risk as some members of the local community may not agree with the zonings and development provisions and it may be perceived that Council has not listened or responded to the submissions received.	

Option 3	That Council:	
	<div><div>1.</div><div>Recommends that the Western Australian Planning Commission approve Amendment No. 87 to the City of Bayswater Town Planning Scheme No. 24, with modifications determined by Council.</div></div> <div><div>2.</div><div>Authorises the affixing of the common seal to the modified scheme amendment document and forward the documentation to the Western Australian Planning Commission for final determination.</div></div>	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Dependant on the modification(s).
Reputation	Low	
Governance	Low	
Community and Stakeholder	Moderate	
Financial Management	Low	
Environmental Responsibility	Low	
Service Delivery	Low	
Organisational Health and Safety	Low	
Conclusion	The risks are dependent on the modification(s) recommended by Council.	

Option 4	That Council: <ol style="list-style-type: none"> Recommends that the Western Australian Planning Commission refuse Amendment No. 87 to the City of Bayswater Town Planning Scheme No. 24. Authorises the affixing of the common seal to the scheme amendment document and forward the documentation to the Western Australian Planning Commission for final determination. 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	High
Reputation	Low	High
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	<p>It is considered that this option has high strategic direction and reputation risks as it would not align with the State Government's strategic planning aspirations for the area and the City's.</p> <p>It is also considered that this option has moderate community and stakeholder risk as some members of the local community expect changes to zonings and development provisions to take place.</p>	

FINANCIAL IMPLICATIONS

Item 1: Scheme Amendment Gazettal and publishing of public notice.

Asset Category: N/A

Source of Funds: Municipal

LTFP Impacts: Not itemised in the LTFP

Notes:

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$2,000	-	-	-	-	-	\$14,000

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 B3: Quality built environment.

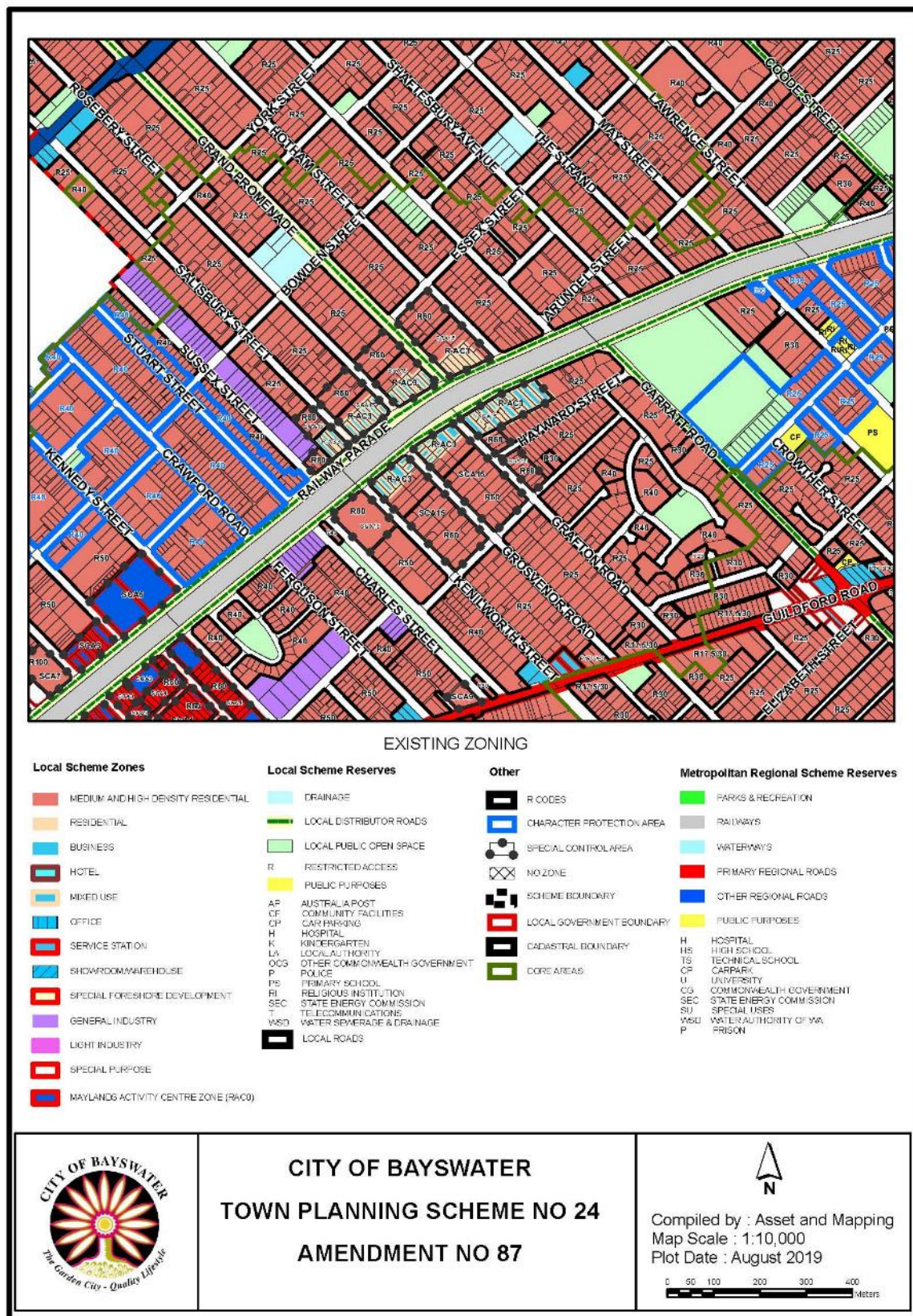
CONCLUSION

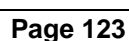
It is considered that the scheme amendment aligns with the above as it will help to:

- Make Meltham a place that is distinctive and has its own vibrant and unique character;
- Establish better meeting spaces and places for the community to make connections with each other;
- Preserve and enhance the number and quality of trees and landscaped settings;
- Increase the local residential population to make public transport services and local shops and services viable and to increase the use of the parks; and

- Increase activity and interest in the area and diversity in housing choice.

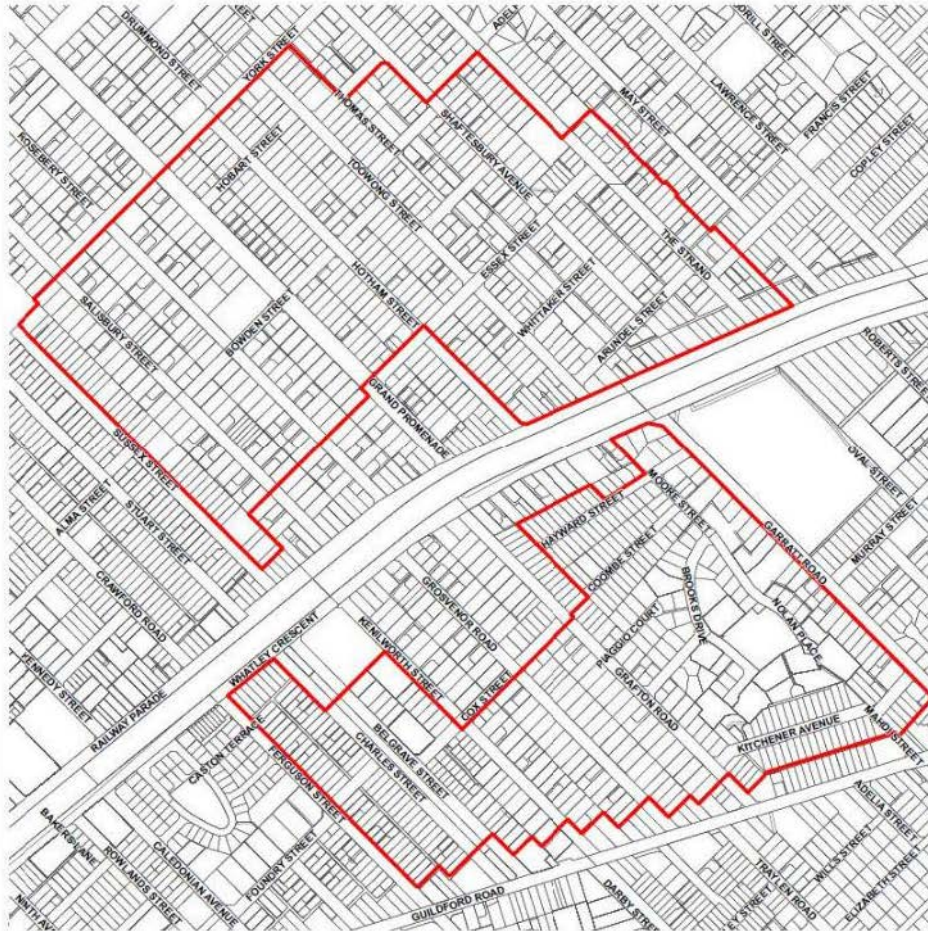
In light of the above, it is recommended that Council recommends that the Western Australian Planning Commission approve Amendment No. 87 to the City's Town Planning Scheme No. 24.

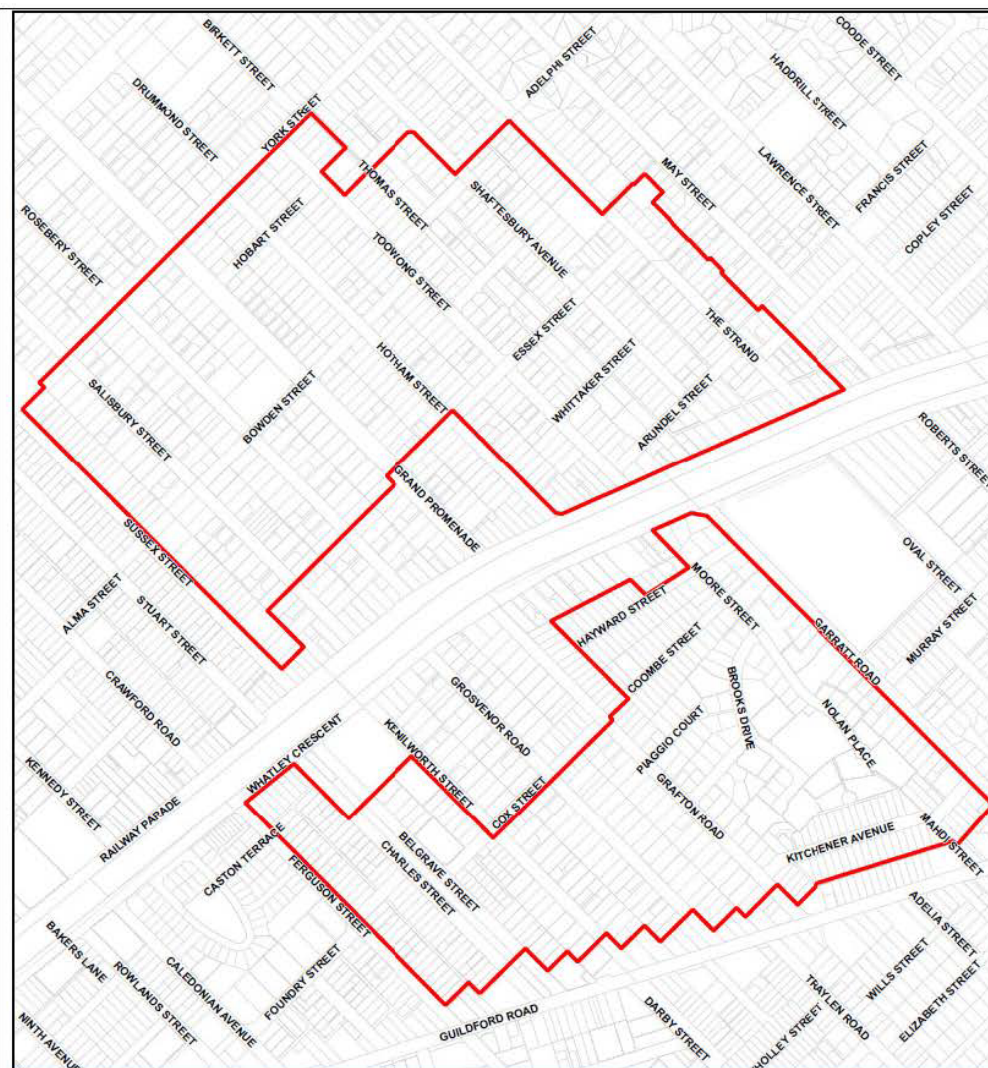
Attachment 1



Attachment 2**Proposed Special Control Area 16****Special Control Area 16**

Meltham Surrounds, as depicted in the following map:





Purpose

The purpose of this special control area is to realise the following vision and objectives for the Meltham Surrounds area:

"Our own suburb. An inviting, attractive, diverse, and connected community that manages a sustainable increase in density while retaining leafiness."

Distinctiveness

To make Meltham a place that is distinctive and has its own vibrant and unique character.

Connected Community

To provide community hubs - meeting spaces and places for the community to make connections with each other. To improve pedestrian connections and experiences. To activate parks by making them more usable and appealing as destinations.

Trees and Greenery

To preserve and enhance the abundance of trees and landscaped settings.

Vibrancy and Diversity

To increase residential density to make local shops and services viable and to increase the use of the parks. To increase activity and interest in the area and diversity in housing for different people.

Relationship to Other Development Standards

Development is to comply with the Scheme, including the Residential Design Codes and this special control area.

Where there are inconsistencies between the development standards specified in this special control area and other parts of the Scheme, including the Residential Design Codes or any Local or State Planning Policy, the development standards specified in this special control area shall prevail.

Development Requirements – Precincts

SCA16 is divided into ~~four~~ three precincts, as follows:





MIXED USE PRECINCT Development Standards

Objectives

- To encourage a suitable mixture of uses, which are compatible with the established surrounding residential character of the area.
- To encourage elements of the established built form character to be retained, reused and/or reinterpreted.
- To encourage a high quality and diverse range of residential outcomes.
- To encourage front and rear building setbacks to accommodate large areas of soft landscaping and trees.
- [To provide for adequate building separation to the rear of neighbouring properties to enhance privacy and reduce the impact of building bulk.](#)
- To increase the local population to increase activity and interest in the area and make local shops and service economically viable.
- Provide an appropriate transition between other areas

	<p>within and outside of SCA16.</p> <ul style="list-style-type: none"> • Ensure new development is appropriate to its location, which respects adjoining development.
Maximum Building Height	3 storeys
Density Coding	R80
Front Setback	Minimum 3m, average 6m
Side Boundary Setbacks	As per the Residential Design Codes.
Rear Boundary Setbacks	<p>8m10m, or 25% of the parent lot depth, whichever is less.</p> <p><u>For the purposes of this provision 'lot' has the same definition as the Residential Design Codes.</u></p>
Landscaping	At least 50% of the front and rear setback areas are to be provided as soft landscaping.
Vehicle Access	<p>The driveway and crossover width is to be as narrow as functionally possible.</p> <p>1 crossover is encouraged per site.</p>
Cycle Parking	<ul style="list-style-type: none"> • 1 cycle parking bay per dwelling for residents. • 1 cycle parking bay per 5 dwellings for visitors.
R80 PRECINCT Development Standards	
Objectives	<ul style="list-style-type: none"> • To promote areas of public open space as community meeting spaces and places. • To activate areas of public open space. • To encourage a high quality and diverse range of residential outcomes. • <u>To provide front and rear building setbacks to accommodate large areas of soft landscaping and trees.</u> • <u>To provide for adequate building separation to the rear of neighbouring properties to enhance privacy and reduce the impact of building bulk.</u> • To increase the local population to increase activity and interest in the area and make local shops and service economically viable. • Provide an appropriate transition between other areas within and outside of SCA16. • Ensure new development is appropriate to its location, which respects adjoining development.
Land Use	<p>Notwithstanding uses listed within Table 1 – Zoning Table of the Scheme, the following uses can be considered on the ground floor only, where adjoining or directly across the road from an area of public open space and where the total floor area does not exceed 200m²:</p> <p>'A' uses:</p> <ul style="list-style-type: none"> • Shop • Restaurant
Maximum Building Height	<p>4 storeys.- <u>The forth storey is to be designed in a way that minimises bulk, scale and privacy impacts on neighbouring residential developments.</u></p>

Density Coding	R80
Front Setback	Minimum 3m, average 6m
Side Boundary Setbacks	<ul style="list-style-type: none"> As per the Residential Design Codes. Boundary wall height is limited to one storey.
Rear Boundary Setbacks	<p>108m, or 25% of the parent lot depth, whichever is less.</p> <p>For the purposes of this provision 'lot' has the same definition as the Residential Design Codes.</p>
Landscaping	At least 50% of the front and rear setback areas are to be provided as landscaping.
Public Open Space Interaction and Interface	Developments that adjoin an area of public open space are to be designed to interact with, and provide a high amenity interface with the area of public open space.
Vehicle Access	<p>The driveway and crossover width is to be as narrow as functionally possible.</p> <p>1 crossover is encouraged per site.</p>
Cycle Parking	<ul style="list-style-type: none"> 1 cycle parking bay per dwelling for residents. 1 cycle parking bay per 5 dwellings for visitors.
GARRATT ROAD PRECINCT Development Standards	
Objectives	<ul style="list-style-type: none"> To encourage a high quality and diverse range of residential outcomes. To encourage better pedestrian access in the Meltham area. To provide large front and rear building setbacks to accommodate large areas of soft landscaping and trees. To increase the local population to increase activity and interest in the area and make local shops and service economically viable. Provide an appropriate transition between other areas within and outside of SCA16. Ensure new development is appropriate to its location, which respects adjoining development.
Maximum Building Height	3 storeys
Density Coding	R60
Front Setback	Minimum 3m, average 6m
Side Boundary Setbacks	As per the Residential Design Codes.
Rear Boundary Setbacks	8m, or 25% of the parent lot depth, whichever is less.
Landscaping	At least 50% of the front and rear setback areas are to be provided as landscaping.
Vehicle Access	<p>The driveway and crossover width is to be as narrow as functionally possible.</p> <p>1 crossover is encouraged per site.</p>

Cycle Parking	<ul style="list-style-type: none"> 1 cycle parking bay per dwelling for residents. 1 cycle parking bay per 5 dwellings for visitors.
R60 PRECINCT Development Standards	
Objectives	<ul style="list-style-type: none"> To encourage a high quality and diverse range of residential outcomes. To provide large front and rear building setbacks to accommodate large areas of soft landscaping and trees. To provide for adequate building separation to the rear of neighbouring properties to enhance privacy and reduce the impact of building bulk. To increase the local population to increase activity and interest in the area and make local shops and service economically viable. Provide an appropriate transition between other areas within and outside of SCA16. Ensure new development is appropriate to its location, which respects adjoining development.
Maximum Building Height	3 storeys. <u>The third storey is to be designed in a way that minimises bulk, scale and privacy impact on neighbouring residential developments.</u>
Density Coding	R60
Front Setback	Minimum 3m, average 6m
Side Boundary Setbacks	As per the Residential Design Codes.
Rear Boundary Setbacks	10m, or 25% of the parent lot depth, whichever is less. <u>For the purposes of this provision 'lot' has the same definition as the Residential Design Codes.</u>
Landscaping	At least 50% of the front and rear setback areas are to be provided as landscaping.
Public Open Space Interaction and Interface	<u>Developments that adjoin an area of public open space are to be designed to interact with, and provide a high amenity interface with the area of public open space.</u>
Light Spill	<u>External lighting shall be designed, baffled, located and directed away from Swan Lake Reserve to minimise light spill and glare.</u> <u>An External Lighting Plan shall be submitted with proposed development applications that adjoin, or are across the road from Swan Lake Reserve that address these requirements.</u>
Vehicle Access	<p>The driveway and crossover width is to be as narrow as functionally possible.</p> <p>1 crossover is encouraged per site.</p>
Cycle Parking	<ul style="list-style-type: none"> 1 cycle parking bay per dwelling for residents. 1 cycle parking bay per 5 dwellings for visitors.
Bonus Height, Plot Ratio and Front Setback Reduction Criteria	

A maximum height of 4 storeys and/or a ground floor front setback reduction can be considered in the Mixed Use Precinct where:

- Elements of the established built form character are retained (where worthy of retention), reused and/or reinterpreted in the design in order to retain some of the established character of the area;
- A non-residential use is incorporated into the development;
- The development is considered to be exemplary, as determined by the City with the advice of the City's Design Review Panel;
- The forth storey is to be designed in a way that minimises bulk, scale and privacy impacts on neighbouring residential developments;
- Buildings to be setback from portions of the boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct objectives; and
- Landscaping is used to soften the appearance of the built form as viewed from the streetscape.

A maximum height of 5 storeys can be considered in the R80 Precinct where:

- The development is considered to be exemplary, as determined by the City with the advice of the City's Design Review Panel;
- Building height and bulk is to be primarily located toward the street;
- The fourth and fifth storeys are to be designed in a way that minimises bulk, scale and privacy impacts on neighbouring residential developments;
- The site size is at least 1,400m²; and
- Buildings to be setback from portions of the boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct objectives.

~~A maximum height of 5 storeys and/or a plot ratio of 1.0 can be considered in the Garratt Road Precinct where:~~

- ~~• The development is considered to be exemplary, as determined by the City with the advice of the City's Design Review Panel;~~
- ~~• The site fronts Garratt Road and has vehicle access from Moore Street;~~
- ~~• Building height and bulk is to be primarily located toward Garratt Road;~~
- ~~• The site size is at least 1,400m²;~~
- ~~• Where considered appropriate by the City, public pedestrian access is provided from Moore Street to Garratt Road; and~~
- ~~• Buildings to be setback from portions of the boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct objectives.~~

Attachment 3**SPECIAL CONTROL AREA 15:**

Meltham Station Precinct, as depicted in the following map:

**Purpose**

The intent of the Meltham Station Precinct Structure Plan is to establish an urban residential precinct, with supporting commercial uses, of a density that supports and optimises the ongoing use of the existing Meltham Train Station.

New development will be of a contemporary character that respects and reflects the colours, materials and architectural elements of the existing and surrounding area. New development will be of a form that enables a significant increase in the local resident population but is designed to enhance the streetscape and establish an appropriate transition in scale between the Meltham Station Precinct and its surroundings.

Relationship to Other Development Standards

Development is to comply with the Scheme, including the Residential Design Codes and this special control area.

Where there are inconsistencies between the development standards and land use permissibility specified in this special control area and other parts of the Scheme, including the Residential Design Codes or any Local or State Planning Policy, the development standards specified in this special control area shall prevail.

The City may vary the provisions applicable to the special control area where it is satisfied that the variation will result in a positive outcome consistent with the purpose of the special control area, the objectives of the Meltham Station Precinct Structure Plan and having regard to the matters contained within Cl 67 of the Deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015. Such discretion will not apply to building height or setbacks unless specified in the relevant sections below.

General Development Requirements

The following development requirements and precinct based development requirements apply to any comprehensive new development, excluding minor alterations, additions or extensions, as determined by the City of Bayswater.

General Development Requirements	
Streetscape – Public Realm	<ul style="list-style-type: none"> Existing street trees shall be retained wherever possible, subject to the health of the tree; or replaced with mature tree if retention is not possible. Notwithstanding the above, street trees shall be provided at a minimum rate of 1 tree per 14m of frontage. Street tree species shall be to the satisfaction of the City of Bayswater. Verge landscaping shall complement the landscape treatment of the adjacent setback area in the case of residential uses at ground floor level.
Built Form	<ul style="list-style-type: none"> Street corners shall be expressed with a distinctive architectural element or treatment. Buildings on corners shall treat each street as a primary street front and present a consistent quality of architectural treatment. Buildings shall incorporate architectural treatments to break up the perceived mass of the building, such as modulation of the built form, horizontal banding, changes in material, colour or pattern.
Architectural Character	<ul style="list-style-type: none"> Materials and colours shall be derived from the materials and colours of the existing buildings in the surrounding areas. Notwithstanding the above, buildings shall incorporate red brick as either a main wall material or, at a minimum, a feature element. Windows shall be vertically proportioned or composed of vertically proportioned glazing panels. The uppermost floor shall be defined with a distinctive change in material, colour or architectural treatment.
Ground Floor Commercial Tenancies	<p>The facades of commercial tenancies that front the street at ground floor are to:</p> <ul style="list-style-type: none"> Incorporate design principles of traditional shopfronts by providing a mix of materials, textures and colours. Provide building articulation through the use of indented entrances, contrasting elevation and depth to create active ground floor frontages and maintain a pleasant environment for pedestrians. Provide a balance between glassing and solid materials. Consider the use of glassing materials. The use of tinted, darkened or mirror glass or any other type of glazing that reduces or impedes visual interaction with the street is prohibited. Ensure lighting, awning, and sign design and location are considered and complement the design of the façade. Ensure fire fighting and service infrastructure is to be integrated into the design of the front façade, where required.
End of Trip Facilities	Where the aggregate of the commercial tenancies in a development is 250m ² or more, every commercial tenancy is to have access to an end of trip facility, including a shower/change room, storage/lockers and bike parking.
Design Statement	A design statement addressing the above design elements is to be provided as part of a development application.

Design Review	<p>Applications for any comprehensive new development involving buildings of three storeys or greater, excluding minor alterations, additions or extensions, as determined by the City of Bayswater shall be subject to review by the City's Design Review Panel.</p> <p>In determining such applications, the City shall have regard to the advice of the Design Review Panel.</p>
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Development Requirements – Precincts

SCA15 is divided into three precincts, as follows:



MIXED USE CORE PRECINCT

Development Standards

Zone	Mixed Use
Objectives	<ul style="list-style-type: none"> • Encourage residential dwellings as a vital component of the precinct whilst maintaining active frontages at ground level in key locations. • Encourage the use of sustainable forms of transport including walking, cycling and public transport. • Encourage land uses which promote activity outside of business hours, providing interaction with Railway Parade and Whatley Crescent, such as alfresco dining. • Ensure appropriate transition in development form, land

	<p>use and intensity between the Mixed Use Core Precinct and adjacent precincts.</p> <ul style="list-style-type: none"> • Encourage innovative and adaptable buildings. • To transition to an attached streetscape with contiguous building frontages facing Railway Parade, Whatley Crescent and street frontages which adjoin the Residential Core Precinct. • Ensure new development is appropriate to its location within the Mixed Use Core Precinct, respecting adjoining development and having regard to the ultimate vision of the precinct.
Land Use	<ul style="list-style-type: none"> • Notwithstanding uses listed within Table 1 – Zoning Table of the Scheme, the following uses are: <ul style="list-style-type: none"> ‘P’ uses: <ul style="list-style-type: none"> ○ Civic Building ○ Consulting Rooms ○ Home Store ○ Office ○ Serviced Apartment ‘D’ uses: <ul style="list-style-type: none"> ○ Shop ○ Convenience Store ○ Amusement Parlour ○ Medical Centre ○ Public Amusement ○ Kiosk ○ Lunch Bar ○ Restaurant ○ Bed and Breakfast ○ Betting Agency ○ Cinema/Theatre ○ Display Home Centre ○ Dry Cleaning Premises ○ Hotel ○ Market ○ Reception Lodge ○ Small Bar ○ Tavern ○ Exhibition Centre ○ Liquor Store (Small) ○ Hire Service (Non-Industrial) ○ Telecommunications Infrastructure Dwellings: <ul style="list-style-type: none"> ○ Aged or Dependant Persons ○ Ancillary Accommodation ‘A’ uses: <ul style="list-style-type: none"> ○ Fast Food Outlet, excluding a drive-through facility

		<ul style="list-style-type: none"> ○ Hostel ‘X’ uses: <ul style="list-style-type: none"> ○ Liquor Store (Large) ○ Hospital Dwellings: <ul style="list-style-type: none"> ○ Single House ○ Grouped Dwelling <ul style="list-style-type: none"> • The location and design of any ground floor uses shall have due regard to the Meltham Station Precinct Structure Plan, which designates mandatory and optional locations for active ground floor frontages.
Building Height	Minimum height	2 storeys
	Maximum height	4 storeys
Plot Ratio		As per the Residential Design Codes.
Street Setbacks	Primary street setback from Railway Parade or Whatley Crescent.	<ul style="list-style-type: none"> • Nil setbacks are required for locations designated ‘mandatory commercial frontage’ on the Meltham Station Precinct Structure Plan Map. Minor recesses of up to 1.5m from the front boundary are permitted to achieve architectural articulation at the street edge. • For all other sites, a nil setback is permitted to a maximum setback of 3m. <p>Upper Storeys:</p> <ul style="list-style-type: none"> • Where any development is greater than four storeys as it addresses the primary street, the fifth and sixth storeys (where permitted) are to be setback on a 45 degree vision plane from the line of the fourth storey below, except at street corners. • No setback is required at street corners if an architectural element is provided which enhances the street corner.

	Setbacks to streets other than Railway Parade or Whatley Crescent.	<ul style="list-style-type: none"> • Nil setbacks are permissible within 20m of a street corner to Railway Parade or Whatley Crescent. • Beyond 20m of a street corner, setbacks are to be at least 3m. <p>Upper Storeys:</p> <ul style="list-style-type: none"> • Where any development is greater than four storeys as it addresses the primary street, the fifth and sixth storeys (where permitted) are to be setback on a 45 degree vision plane from the line of the fourth storey below, except at street corners. • No setback is required at street corners if an architectural element is provided which enhances the street corner.
Lot Boundary Setbacks	Side and Rear Setbacks (abutting sites within the Mixed Use Core or Residential Core Precinct)	<p><i>First Four Storeys:</i></p> <ul style="list-style-type: none"> • Nil permitted. Building to be setback from portions of the boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct objectives and ultimate development outcomes identified within the Meltham Station Precinct Structure Plan. <p><i>Fifth and Sixth Storey (where permitted):</i></p> <ul style="list-style-type: none"> • Setbacks are to be determined as per the Bonus Height Criteria.
	Side and Rear Setbacks (abutting sites within the Frame Precinct)	<p><i>Side Boundary Setbacks:</i></p> <p><i>First Four Storeys:</i></p> <ul style="list-style-type: none"> • Nil permitted. Building to be setback from portions of the boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct objectives and ultimate development outcomes identified within the Meltham Station Precinct Structure Plan. <p><i>Fifth and Sixth Storey (where permitted):</i></p> <ul style="list-style-type: none"> • Setbacks are to be determined as per the Bonus Height Criteria.
	Side and Rear Setbacks (where abutting sites outside the structure plan area).	<p><i>Side Boundary Setbacks:</i></p> <p><i>First Storey (ground floor):</i></p> <ul style="list-style-type: none"> • Nil permitted. Building to be setback from portions of the boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct objectives and ultimate development outcomes identified within the Meltham Station Precinct Structure Plan. <p><i>Second and Third Storeys:</i></p>

		<ul style="list-style-type: none"> • Minimum 2m setback. <p><i>Fourth Storey:</i></p> <ul style="list-style-type: none"> • Minimum 5m setback. <p><i>Fifth Storey (where permitted):</i></p> <ul style="list-style-type: none"> • Minimum 8m setback. <p><i>Sixth Storey (where permitted):</i></p> <ul style="list-style-type: none"> • Minimum 11m setback. <p><i>Rear Boundary Setbacks for lots that abut lots fronting Hayward Street:</i></p> <p><i>First and Second Storey:</i></p> <ul style="list-style-type: none"> • Minimum 6m setback. <p><i>Third Storey:</i></p> <ul style="list-style-type: none"> • Minimum 9m setback. <p><i>Fourth Storey:</i></p> <ul style="list-style-type: none"> • Minimum 12m setback. <p><i>Fifth Storey (where permitted):</i></p> <ul style="list-style-type: none"> • Minimum 15m setback. <p><i>Sixth Storey (where permitted):</i></p> <ul style="list-style-type: none"> • Minimum 18m setback.
Landscaping		Minimum landscaping of 25% of the site area (includes landscaping above the ground level).
Awnings		<ul style="list-style-type: none"> • All ground-floor commercial uses with a street frontage shall provide shade and shelter to the adjacent footpath with a canopy/awning designed in accordance with the following criteria: <ul style="list-style-type: none"> • Depth: minimum of 2.5m, or to within 600mm of the kerb, where 2.5m cannot be achieved. • Height: minimum of 2.75m above footpath level, to a maximum of 4.5m above footpath level, measured to the underside of the canopy/awning. • Where adjoining properties are situated on a mandatory or non-mandatory commercial frontage, as detailed on the Meltham Station Precinct Structure Plan map, canopies/awnings are to be designed to allow for continuous shade and shelter along the footpath.
RESIDENTIAL CORE PRECINCT		
Development Standards		
Zone		Medium and High Density Residential
Objectives		<ul style="list-style-type: none"> • Encourage residential development at a density which capitalises on sustainable forms of transport including walking, cycling and public transport whilst respecting the

		<p>amenity of surrounding properties.</p> <ul style="list-style-type: none"> • Increase the residential population within a close walking distance of the Meltham Train Station. • Provide a transition between the Mixed Use Core Precinct and the Frame Precinct. • Ensure new development is appropriate to its location within the Residential Core Precinct, respecting adjoining development and having regard to the ultimate vision of the Precinct. • To transition to an attached streetscape with contiguous building frontages connecting to the Mixed Use Core Precinct.
Land Use		<ul style="list-style-type: none"> • Notwithstanding uses listed within Table 1 – Zoning Table of the Scheme, the following uses are: <ul style="list-style-type: none"> 'D' uses: <ul style="list-style-type: none"> ○ Bed and Breakfast ○ Caretaker's Dwelling ○ Display Home Centre ○ Office ○ Serviced Apartments ○ Telecommunications Infrastructure Dwellings: <ul style="list-style-type: none"> ○ Single House ○ Grouped Dwelling ○ Aged or Dependent Persons ○ Ancillary Accommodation 'X' uses: <ul style="list-style-type: none"> ○ Exhibition Centre ○ Hospital ○ Market ○ Motel ○ Small Bar ○ Veterinary Consulting Rooms
Building Height	Minimum height	2 storeys
	Maximum height	4 storeys
	Bonus Height Restriction	Sixth storey not permitted on lots fronting Hotham Street.
Plot Ratio		As per the residential design Codes
Street setbacks	Setback to Hotham Street	<p><i>First Two Storeys:</i></p> <ul style="list-style-type: none"> • Minimum 3m setback. <p><i>Third Storey:</i></p> <ul style="list-style-type: none"> • Minimum 6.5m setback. <p><i>Fourth Storey:</i></p>

		<ul style="list-style-type: none"> • Minimum 10m setback. <i>Fifth Storey (where permitted):</i> <ul style="list-style-type: none"> • Minimum 13.5m setback.
	Setback to primary and secondary streets, excluding Hotham Street.	<i>First Four Storeys:</i> <ul style="list-style-type: none"> • 3m (minimum and maximum). • Minor variations are permitted to achieve articulation. <i>Fifth and Sixth Storey (where permitted):</i> <ul style="list-style-type: none"> • Minimum 6m setback.
Lot Boundary setbacks	Side and Rear Setbacks (abutting sites within the Mixed Use Core and Residential Core Precinct)	<i>First Four Storeys:</i> <ul style="list-style-type: none"> • Nil permitted. Building to be setback from portions of the boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct objectives and ultimate development outcomes identified within the Meltham Station Precinct Structure Plan. <i>Fifth and Sixth Storey (where permitted):</i> <ul style="list-style-type: none"> • Setbacks are to be determined as per the Bonus Height Criteria.
	Side Setbacks (abutting sites within the Frame Precinct)	Side Setbacks: <i>First Four Storeys:</i> <ul style="list-style-type: none"> • Nil permitted. Building to be setback from portions of the boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct objectives and ultimate development outcomes identified within the Meltham Station Precinct Structure Plan. <i>Fifth and Sixth Storey (where permitted):</i> <ul style="list-style-type: none"> • Setbacks are to be determined as per the Bonus Height Criteria.
Landscaping		Minimum landscaping of 25% of the site area (includes landscaping above the ground level).

FRAME PRECINCT Development Standards	
Zone	Medium and High Density Residential
Objectives	<ul style="list-style-type: none"> • Encourage high quality design and sustainable outcomes for residential development. • Provide generous areas of landscaping and deep soil zones. • Provide a seamless transition between SCA15 and the surrounding suburban properties. • Ensure new development is appropriate to its location

		within the Frame Precinct, respecting adjoining development and having regard to the ultimate vision of the Precinct.
Land Use		<ul style="list-style-type: none"> Notwithstanding uses listed within Table 1 – Zoning Table of the Scheme, the following uses are: <ul style="list-style-type: none"> 'D' uses: <ul style="list-style-type: none"> Bed and Breakfast Caretaker's Dwelling Display Home Centre Serviced Apartments Telecommunications Infrastructure Dwellings: <ul style="list-style-type: none"> Single House Grouped Dwelling Aged or Dependent Persons Ancillary Accommodation 'X' uses: <ul style="list-style-type: none"> Exhibition Centre Hospital Market Motel Small Bar Veterinary Consulting Rooms
Building Height		<ul style="list-style-type: none"> R60 = 3 storeys maximum R80 = 4 storeys maximum
Plot Ratio		<ul style="list-style-type: none"> As per the Residential Design Codes.
Street Setbacks		<p>Setback to all streets other than Hotham Street</p> <ul style="list-style-type: none"> 3m (minimum and maximum setback). Minor variations are permitted to achieve articulation. <p>Setback to Hotham Street</p> <p><i>First Two Storeys:</i></p> <ul style="list-style-type: none"> Minimum 3m setback. <p><i>Third Storey:</i></p> <ul style="list-style-type: none"> Minimum 6.5m setback.
Lot Boundary Setbacks	Side boundary setbacks (abutting lots within SCA15)	<p><i>First Four Storeys (where permitted):</i></p> <ul style="list-style-type: none"> Nil permitted. Building to be setback from portions of the boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct objectives and ultimate development outcomes identified within the Meltham Station Precinct Structure Plan.
	Side boundary	<p><i>First Storey (ground floor):</i></p> <ul style="list-style-type: none"> Nil permitted. Building to be setback from portions of the

setbacks (abutting lots outside SCA15)	<p>boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct objectives and ultimate development outcomes identified within the Meltham Station Precinct Structure Plan.</p> <p>Second Storey:</p> <ul style="list-style-type: none"> • Minimum 3m setback. <p>Third and Fourth Storey (where permitted):</p> <ul style="list-style-type: none"> • Minimum 6m setback. • As per the Residential Design Codes. • Boundary wall height is limited to one storey.
Rear boundary setbacks	Minimum 6m setback.
LANDSCAPING	<p>Minimum landscaping of 25% of the site area (includes landscaping above the ground level).</p> <p>Minimum 3m wide deep soil zones are to be provided within the rear setback area.</p>

Bonus Height Criteria

A maximum of 2 additional storeys and/or additional plot ratio of 1.0 in the Mixed Use Core and Residential Core Precincts is permitted, subject to:

- The development is considered to be exemplary, as determined by the City with the advice of the City's Design Review Panel;
- The site has a minimum area of 1,500m²;
- The width of the site is equal to or exceeds 25m for at least one street frontage; and
- Setbacks to fifth and sixth storeys (where permitted), as determined by the City with the advice of the City's Design Review Panel considering the following principles:
 - Development provides access to light, air and outlook for neighbouring properties and future buildings.
 - Development provides for adequate privacy between neighbours.
 - Development contributes to an attached streetscape with contiguous but individually distinctive building frontages that define and add character to the streetscape edge.
 - Development manages a transition between sites or areas with different development controls such as height and land use.

Attachment 4 – Summary of Submissions

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
1.	Kitchener Avenue, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support proposal - well planned and aligned with the vision and objectives. 	<ul style="list-style-type: none"> Noted.
2.	Shaftsbury Avenue, Bayswater	Neither Support nor Object	I own a property in the area.	<ul style="list-style-type: none"> Privacy concerns in relation to new buildings two storey or more in height. Windows that overlook should have frosted glass and restricted openings or highlight windows. 	<ul style="list-style-type: none"> The Residential Design Codes (R-Codes) have sufficient provisions to manage privacy.
3.	Rosebery Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Object to four storey building on residential streets like Rosebery Street. Area already under pressure from traffic - intersection of Grand Promenade and Railway Parade. Traffic deviates along Rosebery Street from Beaufort Street. Cafes and restaurants will struggle like businesses on Beaufort Street, Bayswater and Maylands. Height and density would be out of keeping with heritage look of area. Increased human presence would impact variety of bird life in the Water Corporation drainage area. Area is already catered for in terms of open space. 	<ul style="list-style-type: none"> Noted. The City will monitor traffic congestion and take appropriate action where required. The City is not mandating the development of cafes and restaurants, only providing the opportunity for businesses to choose if it is viable or not. The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. Modern style infill housing development is already occurring in the area under current provisions, which differs from the heritage character of the area. It is considered that the proposed zonings and development provisions will establish a new character for Meltham over time - based on housing diversity and more open space for trees and greenery. It is not considered that increased human presence would impact the variety of birds and wildlife in the Water Corporation Drainage Reserve. The City plans to upgrade the drainage area to become a usable area of public open space and to improve biodiversity and fauna habitat.

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<ul style="list-style-type: none"> Density should be on busier arterial roads and vacant areas. 	<ul style="list-style-type: none"> The allocation of density is are based on an approximate 10 minute walk to Meltham Station in accordance with Transport Orientated Design (TOD) principles.
4.	Shaftsbury Avenue, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> R80 so far from the station makes little sense for the area. 4-5 storey buildings will overshadow all the current dwellings in the area and provide little character to the area. The Council seems to push R80 in the suburbs, while many R80 developments in 'The Village' and at Meltham Station have been rejected. 	<ul style="list-style-type: none"> The allocation of the R80 density code is situated near areas of public open space to encourage more use, activity and casual surveillance of the parks. The R-Codes have sufficient provisions to manage overshadowing. It is considered that the proposed zonings and development provisions will establish a new character for Meltham overtime - based on increased housing diversity at a medium density scale and more open space for trees and greenery. The City has not received any high density development proposals in the core areas near Meltham Station - presumably referred to as 'The Village'.
5.	Leake Street, Bayswater	Neither Support nor Object	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted.
6.	Kenliworth Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Population growth should be focused around the train station and areas with high public transport access, similar to that being constructed on the north side of Maylands Train Station. (Meltham Motors and the funeral home on Whatley Crescent). Apartment and higher densities should not push out wider from the immediate rail surrounds. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The allocation of density is are based on an approximate 10 minute walk to Meltham Station in accordance with TOD principles. The building constructed on the north side of Maylands Train Station is 10 storeys in height, which is not considered appropriate in the Meltham area. The core areas closest to Meltham Station (Meltham Motors and the funeral home on Whatley Crescent) will still have the highest densities in the area.

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<ul style="list-style-type: none"> Area's feel is a quiet suburban with young families, larger parcels of land, unattached houses, gardens, quiet nature, and access to the Maylands and Bayswater centres. Rezoning will encourage apartment type construction. The suburb will end up being similar to Maylands with a mix of houses and apartments. House height should be capped at 2 storeys. Will increase car traffic and parked cars throughout the neighbourhood. I support the re-naming of the area to 'Meltham' to help distinguish its own identity. 	<p>The predominant zoning of R60 is considered medium density and only allows for a maximum height of three storeys.</p> <ul style="list-style-type: none"> Infill housing development is already occurring in the area under the current zonings and development provisions - typified by battle-axe subdivision, small outdoor living areas and minimal trees and greenery. It is considered that the proposed zonings and development provisions will establish a new character for Meltham - based on increased housing diversity and more open space for trees and greenery. Large scale apartment buildings similar to those in Maylands will not be possible under the proposed provisions. Additional height was considered acceptable during community consultation as a trade-off for more open space, trees and greenery. The City will monitor traffic and parking and take appropriate action where required. Submissions on re-naming the suburb 'Meltham' will be considered in a separate process.
7.	Hotham Street, Bayswater	Neither Support nor Object	I own a property in the area.	<ul style="list-style-type: none"> Supportive of proposal subject to high standard design guidelines (similar to City of Vincent built form guidelines, including sustainability requirements). Development should be vetted by a highly qualified design review panel with architect representatives. 	<ul style="list-style-type: none"> It is considered that the City's Design Review Panel and the development provisions contained in the proposed Special Control Area and the R-Codes will adequately ensure a high level of design quality. The City's Design Review Panel will review all developments three storeys or higher.

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
8.	Shaftesbury Avenue, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted.
9.	The Strand, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Over the last 20 years blocks have been subdivided - kids have little garden space. Roads and footpaths have not been improved in this period. The train does not go to my workplace (UWA). Public transport is minimal. Bus stops are just posts. Nearest stop is Beaufort Street and on way home from city on the 950 there is nowhere to cross the road. The Strand is a speedway. Kids play on the footpath; we have seen near misses at intersection of The Strand and Essex Street. Would like traffic calming near our house - "no parking" on our section of road has resulted in increased traffic and speed. Our visitors have nowhere to park. We support subdividing into 2, but not 3 or more. All our neighbours have subdivided and complain about overhanging trees. We have less privacy and more noise from air conditioners overlooking our back garden. I support high density attractive apartments alongside train stations and main roads. Not in traditional suburbia where families have gardens and places for children to play safely. 	<ul style="list-style-type: none"> Noted. Roads and footpaths are maintained and improved by the City when required. The area is well served by public transport - Midland Train Line and high frequency bus services on Guildford Road and Beaufort Street. The City can monitor pedestrian crossings on Beaufort Street and upgrade them if required. The City will monitor traffic congestion and speed and parking and take appropriate action where required. The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The proposed large rear setbacks would mean that neighbouring buildings would be less intrusive to rear back yard areas. Privacy issues will be managed by the R-Codes in the same way as they are under the current provisions. Unlike infill housing development that is already occurring and leading to developments with small outdoor living areas and minimal trees and greenery, the proposed development provisions will ensure more open space for trees and greenery and places for children to play safely.

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
10.	Lawrence Street, Bayswater	Object	I am a private citizen who has an interest in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted.
11.	Kenliworth Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support intention of amendment. Heartened by increase in density and 10m rear setback to facilitate increased tree coverage. City needs to be stringent to ensure rear setback is used for trees as opposed to swimming pools or "common areas". Consider density bonuses for amalgamating 2 or more blocks and increase the rear setback to 15 metres. Would welcome four storeys as a trade-off for increased tree coverage. 	<ul style="list-style-type: none"> Noted. A minimum of 50% of the front and rear setback areas will be required to be landscaped. The intention is that these areas are also used as outdoor living areas for residents. Height bonuses are proposed where larger sites can be created. It is considered that the rear setback requirements proposed achieve the objective of providing space for trees and greenery and separation between neighbouring buildings. Greater setback requirements may impact development feasibility too much.
12.	Hill Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted.
13.	Murray Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Agree with basis of plan especially to ensure trees and a percentage of garden area must be kept. What assurance can you give that the boundary will not be extended either now or in the future? Is there a way to force the larger more expensive residential building units to have art work displayed in a prominent position for all to enjoy. Should the Council look at special rules to ensure the artwork is actually installed and not gobbled up by (imaginary) consultancy fees. 	<ul style="list-style-type: none"> Noted. The City has no plans to extend the Meltham Surrounds project boundary further. The City's percent for public art policy does not apply to residential development, except for mixed use development. The City intends to review the policy to address various issues.
14.	Hotham Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support zoning change so residents can also take advantage of the medium density. 	<ul style="list-style-type: none"> Noted.

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
15.	Bowden Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Existing R25 zone is best for residents so why is the Council doing this? Councillors need to be upfront about why they are doing this. Rezoning only benefits developers. I do not trust the Council. They are not doing this to benefit residents. Councillors should rezone in the areas they live if they want high density living. I do not want 4 storey buildings in my neighbourhood. There are plenty of shops on Beaufort Street - we don't need shops in our back streets. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The proposed zoning and development provisions are based on the outcomes of extensive community engagement undertaken by the City in 2019. Noted. The proposed heights were considered acceptable during community consultation as a trade-off for greater open space and more trees and greenery. Noted. The idea of potentially connecting shops and cafes next to parks was popular amongst the community during community consultation as a way to make parks for interesting, vibrant and more of a focal point for community gatherings.
16.	Railway Parade, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> I do not wish for my suburb to change from being called Bayswater to Meltham for no good reason. 	<ul style="list-style-type: none"> Submissions on re-naming the suburb 'Meltham' will be considered in a separate process.
17.	Toowong Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted.
18.	Hotham Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Proposal is great for the area. Seeing more retail closer is great for the area and bringing more people to the community can only enhance opportunities for local business to grow. 	<ul style="list-style-type: none"> Noted.
19.	Francis Street, Bayswater	Neither Support nor Object	I am a private citizen who has an interest in the area.	<ul style="list-style-type: none"> Would like something done with the Dubrovnik Butcher & TV repair shop on Railway Parade. It is unsightly and a blight on the neighbourhood. Support the concept of more trees and cafes in parks but this should be 	<ul style="list-style-type: none"> It is considered that the proposal will encourage the revitalisation of the area, including these shops that are currently run-down. Noted.

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<p>extended to the whole of Bayswater and not a small portion.</p> <ul style="list-style-type: none"> Do not waste ratepayers money on changing the suburb name, spend it on things that matter like opportunities for leisure that aren't sport related. 	<ul style="list-style-type: none"> Noted. Submissions on re-naming the suburb 'Meltham' will be considered in a separate process.
20.	Gilbert Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Support greater housing density with larger setbacks, but note that the Meltham Surround has no dog exercise areas within walking distance. In the interests of community safety, at least one of the parks should be developed for local residents to walk their dogs. Do not support the creation of a new suburb name that is divided by the train line. If a new suburb is created it should have a similar footprint as existing suburbs in the City of Bayswater. Existing suburbs should all receive equal support to become distinctive, connected communities with trees & greenery and vibrancy & diversity. 	<ul style="list-style-type: none"> The City is reviewing dog exercise areas as part of a separate project. Submissions on re-naming the suburb 'Meltham' will be considered in a separate process. Noted.
21.	Shaftesbury Avenue, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Do not support the extended high density zone proposal. To have three storey homes throughout this extended area will change the character, and ambiance of living in this area. Reluctant to make improvements to my home as I am concerned I will over 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. Infill housing development is already occurring in the area under the current zonings and development provisions - typified by battle-axe subdivision, small outdoor living areas and minimal trees and greenery, which is already changing the character of the area. It is considered that the proposed zonings and development provisions will establish a new character for Meltham over time - based on housing diversity and more open space for trees and greenery. Noted. Two storey houses could be built to the boundaries under current

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<p>capitalize given there could be multiple three storey homes built around us.</p> <ul style="list-style-type: none"> Concerns about shading, privacy, more traffic, less birds, and increased noise. Bayswater has been my home for 20 years and I love the character, quiet, bird life, and community. All of these aspects I believe would change significantly and I would then seek to live elsewhere. 	<p>provisions. Although the proposed provisions would allow for slightly higher buildings, increased boundary setback requirements will reduce the impact of the additional building height.</p> <ul style="list-style-type: none"> Privacy and overshadowing issues will be managed by the R-Codes in the same way as they are under the current provisions. It is not considered that increased noise and fewer birds will occur as a result of the proposed changes, in fact it is considered that the provisions requiring increased open space and greenery will attract more wildlife to the area. The City will monitor traffic and take appropriate action where required.
22.	The Strand, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Great idea. Love it. 	<ul style="list-style-type: none"> Noted.
23.	Kelvin Street, Maylands	Object	I am a private citizen who has an interest in the area.	<ul style="list-style-type: none"> The division of the suburb would impact property prices. Not practical to break the suburb up over major roads. 	<ul style="list-style-type: none"> Submissions on re-naming the suburb 'Meltham' will be considered in a separate process.
24.	Hayward Street, Bayswater	Object.	I own a property in the area.	<ul style="list-style-type: none"> Do not agree to the Meltham Surrounds suburb change, appears to be a loop hole where a name change allows new zoning. New zoning will turn a quite sleepy and sought after pocket of Bayswater into the 'high density' suburb. Family homes with yards for kids will be shadowed by a 4-6 story apartments. Concerns about privacy, vibration damage, decrease in property value, lack of parking, rise of noise. 	<ul style="list-style-type: none"> Submissions on re-naming the suburb 'Meltham' will be considered in a separate process. The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The proposed changes are designed to revitalise the Meltham area. It is expected however that the changes will only occur gradually over a long time. The predominant zoning proposed will allow for a maximum height of three storeys. Privacy and overshadowing issues will be managed by the R-Codes

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<ul style="list-style-type: none"> Reduce zoning on Whatley Crescent and Railway Parade to 2 to 3 storey townhouses, like Ascot Waters Marina or East Perth marina. The theory that high density brings cafes and shops on ground floor is often flawed. Often the ground floor stays vacant and as the surrounding land is zoned for apartment living, where do the businesses go? Just started a family here and look at spending 10+ years in a recently renovated home; it would ruin things if a 6 story apartment block was constructed on my back fence. 	<p>in the same way as they are under the current provisions.</p> <p>It is not considered that more noise will occur as a result of the proposed changes. The City will monitor parking and take appropriate action where required. Property values are not a valid planning consideration. Vibration damage is adequately managed he Building Codes of Australia requirements.</p> <ul style="list-style-type: none"> Whatley Crescent and Railway Parade were recently rezoned under a separate scheme amendment. The City has no plans to review them at this stage. The development of cafes and shops are not mandatory under the proposed provisions. The property backs onto lots on Whatley Crescent, which have already been rezoned.
25.	Toowong Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Do not support rezoning. Community already resisted increase in height. Seems to be pushed by developers. There is no reason why Toowong Street, a quiet, private suburban residential street, should be allowed to have four storey buildings. No need to expand the zoning into these back streets. Concerned about loss of privacy and loss of property value. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The proposed changes are based on the outcomes of extensive community engagement undertaken in 2019. Toowong Street is suitably located for higher density development in accordance with TOD principles, being within close walking distance to Meltham Station. Privacy issues will be managed by the R-Codes in the same way as they are under

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				<ul style="list-style-type: none"> Support allowing small cafes near parks to encourage community involvement. 	<ul style="list-style-type: none"> the current provisions. Property values are not a valid planning consideration. Noted.
26.	Grafton Road, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support progress in the area, it has been unkempt for too long and would love it to be renamed 'Meltham'. 	<ul style="list-style-type: none"> Noted. Submissions on re-naming the suburb 'Meltham' will be considered in a separate process.
27.	The Strand, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Object to heritage listed homes to having multi story homes constructed around them. Not sinking train station and freeing up a parking corridor will congest streets with car parking. 	<ul style="list-style-type: none"> There are only eight heritage listed places in the subject area. It is considered that the proposed development provisions will enable development to appropriately interface with heritage listed properties. The State Government have no plans to sink the train line at this time. The City will monitor parking and take appropriate action where required.
28.	Shaftesbury Avenue, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Object to multi-story apartments on our street. Concerned that our quiet, family and private street could be at jeopardy with apartments looking over backyards. Our property prices will go down. 	<ul style="list-style-type: none"> Noted. Larger scale buildings will be required to comply with the same privacy requirements as two storey developments, which can be developed under current development provisions. It is likely that rear yards will be less impacted under the proposed provisions due to the large rear setback requirements. Property values are not a valid planning consideration.
29.	Nolan Place, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Plans have already been passed for the Meltham area. Now further changes. Change well defined area of suburbia with a sense of community and history into a concrete mass of flats, overload of vehicles and no consideration for the environment - no room for trees and green areas. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. Infill housing development is already occurring in the area under the current zonings and development provisions - typified by battle-axe subdivision, small outdoor living areas and minimal trees and greenery, which is already changing the

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				<ul style="list-style-type: none"> Object to surrounding Swan Lake with 4 to 5 story buildings. The lake is a sanctuary for birds. Understand this is a preliminary step and that there will be Council meetings and that we will be well notified of the meetings and that no action will be undertaken by Council without notifying the ratepayers. 	<p>character of the area. The proposed zonings and development provisions will enable for a slow medium density transition over time, with more open space for trees and greenery.</p> <ul style="list-style-type: none"> Noted. It is recommended to change the development provisions around Swan Lake to allow for a maximum height of three storeys. The outcomes from community engagement will be presented to Council for consideration prior to being forwarded to the State Government (Western Australian Planning Commission) to make the final decision. People who made a submission will be notified of the Council Meeting date.
30.	Rosebery Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support proposed zonings for Rosebery and Bowden Streets and Grand Promenade. 	<ul style="list-style-type: none"> Noted.
31.	Salisbury Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Strongly object. Close community with young families. High density will destroy the community atmosphere. The amendments are not maintaining a family friendly environment. Seeks to generate income for the Council and developers at the expense of residents. Close to Beaufort Street we already have shopping, restaurants, libraries and other community needs which already are profiting from high traffic in the area. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. While the area will continue to appeal to families, over time it is considered that the proposed zonings and development provisions will start to establish a more diverse medium density character to appeal to other household types as well as families. The proposal is based on community engagement outcomes – it was not driven by developers. Although the development of cafes and shops are not mandatory under the proposed provisions, some members of the community expressed a desire to have local shops and services within walking distance of their homes.

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				<ul style="list-style-type: none"> Although many subdivisions, most owners have grown trees and shrubs. We have an increase in bird population. High density infill will impact existing wildlife - increased noise levels and light pollution. Increase traffic and street parking. Lack of parks and green areas within reasonable walking distance. 	<ul style="list-style-type: none"> It is considered that the proposed development provisions will enable more open space for trees and greenery and habitat for wildlife than current type of infill development which is typified by battle-axe subdivision, small outdoor living areas and minimal trees and greenery. The City will monitor traffic and parking and take appropriate action where required. The City's public open space strategy identifies methods to improve open space in the area, such as modifying the Water Corporation drainage sump on the corner of Bowden Street and Grand Promenade into a usable park.
32.	Salisbury Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Object to the proposal. It will bring a highly mobile rental population, destroying the existing family community feel of area. High traffic movement, increased light and noise pollution will impact peaceful and safe environment. Will create a future slum that you propose to call 'Meltham'. Council seems to be trying to maintain its status as the 'Garden City' by name changing an area that it will destroy. Council seems to be driven by developers and greed. 	<ul style="list-style-type: none"> While the area will continue to have a family friendly atmosphere, over time it is considered that the proposed zonings and development provisions will start to establish a more diverse medium density character to appeal to other household types as well as families. There is no evidence to suggest that the proposal will result in increased light and noise pollution. The City will monitor traffic and take appropriate action where required. It is considered that the proposed changes will have a positive revitalising effect on the area. The proposal is based on the outcomes of community engagement and not driven by developers.
33.	Thomas Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Will bring more members of the community together to enjoy the benefits that living in the area offers, 	<ul style="list-style-type: none"> Noted.

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				several open recreational spaces and parks, and will contribute towards the development of lifestyle infrastructure (such as the King William Street precinct), access to the railway to facilitate easy commuting to surrounding areas and employment commitments. Additional rates will boost the Council coffers to fund further projects.	
34.	York Street, Bedford	Object	Other	<ul style="list-style-type: none"> Object to the proposal. Increase in traffic. Streets are not designed for more traffic flow, are very narrow and cannot be widened. 'Rat-runs' - people exist to get to and from Grand Promenade to Coode Street and Beaufort Street to Railway Parade. Increase in street parking, already an issue with subdivided blocks. Safety for children and other residents walking and riding bicycles. Commercial uses will increase traffic and noise. Insurance premiums may be affected by introduction of apartments. Higher densities will impact quiet enjoyment of the suburb and property values - who would buy my property if a 3 to 4 storey development could be built next to them or across the road? 	<ul style="list-style-type: none"> There are multiple ways to manage traffic apart from road widening. The City will monitor traffic issues and 'rat-runs' and take appropriate action where required. The City will monitor parking issues and take appropriate action where required. Actions to improve pedestrian and cycle infrastructure can be undertaken by the City to improve safety where required, as a separate process to this scheme amendment process. Any commercial uses can be managed to be appropriate in a residential setting by controlling noise, parking and other such impacts. The effect of the proposal on insurance premiums is not a valid planning consideration. It is not considered that higher densities will have any greater impact to the quiet enjoyment of the suburb than current forms of infill development. Property values are not a valid planning consideration. There is no evidence to suggest that medium density development will result in

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				<ul style="list-style-type: none"> • Social issues around high-density living, vandalism and violence - creates ghettos. • Insufficient public consultation and time to provide feedback, information provided to residents to make informed comment. • Have the utilities been confirmed to provide for the increase load caused by the density change? • No evidence that commercial will work in an out of high street location, like York Street, Grand Promenade, Railway Parade or Whatley Crescent. • Increased density will increase Council rates. • High density should be confined to land facing rail network and reduce as it moves back away from the rail network. • Current stock of higher density land is not exhausted which reflects lack of demand. • Has the total future stock of higher density land in the Council area been calculated as part of the overall future of developable land, not this area in isolation? 	<p>vandalism and violence or the creation of ghettos.</p> <ul style="list-style-type: none"> • The minimum statutory 60 day advertising period was extended by 32 days to allow the public additional time to make a submission over the Christmas holiday period. It is considered that sufficient information was made available to the public to make an informed decision. Furthermore City officers were available to answer any queries from the public. • It is considered that sufficient service capacity is available in the area to deal with the proposed density increase. • The development of cafes and shops are not mandatory under the proposed provisions. • The impact of density change on Council rates has not be modelled or considered. • The allocation of density is are based on an approximate 10 minute walk to Meltham Station in accordance with TOD principles. • Noted. Demand for medium density housing in the area is currently low. It is likely that any noticeable changes in the area if the proposed density changes come into effect will be in the medium to long term. • The City's draft Local Planning Strategy identifies strategic areas suitable for increased densities to manage growth. The subject area is considered suitable due to its proximity to Meltham Station. • Improvements to streetscape amenity are outside the scope of the scheme amendment process. However streetscapes will likely revitalise as a

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				<ul style="list-style-type: none"> What consideration has been given to streetscape amenity, site cover, plot ratio and heritage assets? Other than the rail, what changes will be made for east/west public transport to manage population change. Is more housing required? Population growth since 2010 has seen a reduction. Instead of increasing density, clean up and improve existing density locations, such as Maylands. Set up an informed neighbourhood focus group made up of ward Councillors, residents, planners, architects, transport consultants to provide recommendations. Bedford is rated 10th worst suburb for crime as per recent RAC statistics. 	<p>consequence of development in the area. Site cover and plot ratio are not proposed to change from the requirements in the R-Codes. It is considered that the proposed development provisions will enable development to appropriately interface with heritage listed properties.</p> <ul style="list-style-type: none"> The provision of public transport is managed by the Public Transport Authority. Density increases may trigger public transport improvements. Perth's population is predicted to increase in the medium to long term period. Increases in density are required in strategic areas to accommodate this growth in order to reduce the impact of urban sprawl. Areas such as Maylands are also zoned to help accommodate growth. The City undertook extensive community consultation in order to develop key recommendations. The proposal is based on these recommendations. Noted.
35.	Rosebery Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Object to 4 storey buildings. Council is supposed to work for the community not developers or the State Government. Concerns about increased traffic, car parking on the street. High rise buildings 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The proposal is based on the outcomes of extensive community engagement undertaken by the City in 2019. The proposal is not driven by developers. The City will monitor traffic and parking issues and take appropriate action where

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				<p>blocking light and dominating the landscape instead of beautiful trees.</p> <ul style="list-style-type: none"> Do not need to make the area 'inner-city' and the problems that come with it. We enjoy the communal feeling and beautiful gardens and the pride in homes. 	<p>required. Overshadowing and building bulk issues will be adequately managed by the R-Codes in the same way as they are under the current provisions. It is considered that the proposed development provisions will enable more open space for trees and greenery than current provisions for infill development.</p> <ul style="list-style-type: none"> The location is considered to be 'inner-city' and the area is suited to medium density development in the medium to long term. There is no reason however that the communal and landscaped character needs to change as a result of the proposed changes.
36.	Hotham Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> No thought of conserving history and maintaining the story of Meltham. All old houses on full blocks will be demolished and Meltham will be the same as any other new suburb. Our old 1940's house on a full block is slowly being surrounded by subdivisions. Our street has lost so many older houses and gardens. There is little sensitivity in the designs of new houses and obviously no space for trees or garden. More people are living in the area and no more open space is being provided for children and dogs. More traffic on the road. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. Although infill development will continue to occur in the area, the way in which it occurs can be modified. It is considered that the proposed development provisions will improve infill development by requiring more open space for trees and greenery. The need for larger scale developments to be reviewed by the City's Design review Panel will also improve design quality. An increase in people living in the area will incentivise improvements in public open space, such as improvements to children's play equipment, designating areas for dogs and the transformation of the Water Corporation drainage sump on the corner of Bowden Street and Grand Promenade into a usable park. The City will monitor traffic issues and take appropriate action where required.

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37.	The Strand, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Oppose rezoning past the current 200m zone. Object to 3 storey multi-unit dwellings back into a family suburb away from the railway station. It will push families out of the area. 3 storey rental blocks will dwarf houses and create privacy, noise and parking issues. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The allocation of density is based on an approximate 10 minute walk to Meltham Station in accordance with TOD principles. It is likely that noticeable changes in the area will only occur in the medium to long term. It is considered that families can co-exist with a more diverse range of household types. Building bulk and privacy issues will be managed by the R-Codes in the same way as they are under the current provisions. It is not considered that increased noise will occur as a result of the proposed changes. The City will monitor parking issues and take appropriate action where required.
38.	Essex Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support this submission and the name change back to Meltham instead of Bayswater. 	<ul style="list-style-type: none"> Noted. Submissions on re-naming the suburb 'Meltham' will be considered in a separate process.
39.	Essex Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support this submission for Meltham, it is great to change our suburb name to Meltham again. 	<ul style="list-style-type: none"> Noted. Submissions on re-naming the suburb 'Meltham' will be considered in a separate process.
40.	Hotham Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> No comment. 	<ul style="list-style-type: none"> Noted.
41.	The Strand, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support the proposal. Meltham and Bayswater Station surrounds are both prime candidates for increased density and redevelopment. 36 The Strand, Bayswater is bisected by the amendment boundary. The whole property should be included. 	<ul style="list-style-type: none"> Noted. Noted. It is recommended to modify the proposal to rezone all of 36 The Strand, Bayswater to R60 in order to avoid a lot having a split zoning.
42.	Rosebery Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Object to the proposal. A rezoning to R60 would allow at least 5 dwellings on my block, this is too much. 	<ul style="list-style-type: none"> Noted, however the number of properties that can possibly be developed on a site is heavily dependent on design,

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				<ul style="list-style-type: none"> It will turn a quiet neighbourhood into an apartment ghetto with people living on top of each other. Concerns are increased traffic, cars parking on road blocking vision, loss of privacy, loss of backyard trees and gardens. 	<p>regardless of what the minimum lot size requirements prescribe in the R-Codes, especially as the proposed development provisions include increased front and rear setback provisions.</p> <ul style="list-style-type: none"> It is considered that the proposal will help revitalise the area overtime and provided for more open space for trees and greenery. The City will monitor traffic and parking issues and take appropriate action where required. Privacy issues will be managed by the R-Codes in the same way as they are under the current provisions.
43.	Rosebery Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> No comment. 	<ul style="list-style-type: none"> No comment.
44.	Whatley Crescent, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Given the size of 153 and 155 Whatley Crescent, Bayswater, the age of the houses, two street frontages, low road level not obstructing views of the church or anyone else, it would be ideal for at least R80. 	<ul style="list-style-type: none"> Noted, however the proposed R60 zoning will still enable for the comprehensive redevelopment of 153 and 155 Whatley Crescent, Bayswater. Furthermore the proposed R60 zoning will be consistent with proposed R60 zoning the surrounding the two sites.
45.	York Street, Bedford	Object	I own a property in the area.	<ul style="list-style-type: none"> Choose to live in the area as it is quiet with no high density structures, there are enough such areas in surrounding suburbs. Concerned about more noise, anti-social behaviour, traffic and parking. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The area has been identified as being suitable for higher density development due to its proximity to Meltham Station, like other areas such as Maylands and Bayswater town centres. It is not considered that increased noise will occur as a result of the proposed changes. There is no evidence to suggest that the proposal will result in anti-social behaviour. The City will monitor traffic and parking issues and take appropriate action where required.

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46.	Belford Road, City Beach	Support	I own a property in the area.	<ul style="list-style-type: none"> Based on the information provided and the consultation day, I support the proposal to provide a range of housing styles. 	<ul style="list-style-type: none"> Noted.
47.	Belford Road, City Beach	Support	I own a property in the area.	<ul style="list-style-type: none"> In favour of increased density and option for 3 storeys. 	<ul style="list-style-type: none"> Noted.
48.	Toowong Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Concerns about extra traffic and safety for young families. 	<ul style="list-style-type: none"> The City will monitor traffic issues and take appropriate action where required.
49.	Rosebery Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Object to R80 (4 storey) on a street of predominantly single storey houses oriented around a drainage basin. The drastic alteration in height will create an imbalance in the streetscape, as isolated 4 storey developments in a predominantly single storey suburb will impact the community feeling. Concerns about extra traffic and safety for pedestrians and children. 	<ul style="list-style-type: none"> The City together with the Water Corporation plan to upgrade the drainage basin on the corner of Bowden Street and Grand Promenade to also function as an area of public open space. The allocation of the R80 density code is situated near areas of public open space to encourage more use, activity and casual surveillance of the parks. It is considered that the proposed development provisions together with the R-Code provisions will appropriately manage interface issues between different scales of building while the area transitions into a medium density area over time. Development three storeys and higher will also require review from the City's Design Review Panel, which will serve to minimise interface issues. The City will monitor traffic issues and take appropriate action where required.
50.	Rosebery Street, Bayswater	Object	I am a private citizen who has an interest in the area.	<ul style="list-style-type: none"> 4 storeys will block sunlight and increase traffic and parking. Development does not make sense around a drainage sump. 	<ul style="list-style-type: none"> The R-Codes have sufficient provisions to manage access to sunlight to neighbouring sites. The City will monitor traffic and parking issues and take appropriate action where required. The City together with the Water Corporation plan to upgrade the drainage basin on the corner of Bowden Street and

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					Grand Promenade to also function as an area of public open space. Increased development is considered suitable near areas of public open space to encourage more use, activity and casual surveillance of the parks.
51.	Guildford Road, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support the amendment as it is consistent with the objectives of the approved Meltham Station Precinct Structure Plan, and the State Planning Framework in respect to station precincts. My property on Guildford Road is excluded as the City plans to investigate land use and density options along Guildford Road as a separate project. Could some information about this project be provided? It does seem a bit strange to exclude Guildford Road lots from the amendment as Guildford Road was originally chosen as a logical boundary. Request consideration to how R60 lots will impact properties fronting Guildford Road. 	<ul style="list-style-type: none"> Noted. While the City plans to undertake strategic planning for the Guildford Road corridor at some stage, there is no definite timeframe for undertaking this work. Properties on Guildford Road were excluded from this scheme amendment as the City wants to consider all properties along Guildford Road as part of one project. It is considered that the proposed rear setback provisions in the proposed R60 Precinct and the requirements to landscape at least 50% of the rear setback area will sufficiently manage any amenity issues to properties fronting Guildford Road.
52.	Rosebery Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Oppose amendments that allow three and four storey buildings into the surrounding streets. Living between three and four storey dwellings (flats) is horrendous. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. It is considered that the proposed development provisions together with the R-Code provisions will appropriately manage interface issues between different scales of building while the area transitions into a medium density area over time. Development three storeys and

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				<ul style="list-style-type: none"> Higher density zoning will impact and disadvantage existing rate payers and may reduce the value of their asset. Concerned about social issues of high density housing: large turnover of residents in tenanted properties, crime, increased car and foot traffic, increased street parking, high rise dwellings (flats) dominating the landscape, blocking out light in yards, licenced business operating later into the night, commercial properties in the R80 zoning, removal of significant trees. Why not alter the zoning to permit three dwellings per lot (maximum two storeys) across a wider area. 	<p>higher will also require review from the City's Design Review Panel, which will serve to minimise interface issues.</p> <ul style="list-style-type: none"> It is subjective whether the proposed changes will impact existing rate payers. Property values are not a valid planning consideration. There is no evidence to suggest that higher density housing or a greater proportion of tenanted properties will lead to social issues and crime. The City will monitor traffic and parking issues and take appropriate action where required. It is considered that the proposed development provisions together with the R-Code provisions will appropriately manage bulk and scale and overshadowing issues. Any commercial uses within a residential setting will be conditioned to ensure amenity impacts are appropriately managed. It is considered that the proposed development provisions will ensure more open space for trees and greenery is provided than current development provisions. The proposed heights were considered acceptable during community consultation as a trade-off for greater open space and more trees and greenery.
53.	Hotham Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support the Meltham Surrounds Scheme Amendment process and congratulate the City's hard work in consulting with the community during this process. Support the officer's recommendations and urge Council to endorse the Scheme Amendment to allow increased 	<ul style="list-style-type: none"> Noted. Noted.

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				<p>density in the Meltham Surrounds area which is within 800m of Meltham Station.</p> <ul style="list-style-type: none"> • Increase density was instructed of the City by the West Australian Planning Commission when it approved the Meltham Station Precinct Structure Plan and I urge Council to support this scheme amendment to ensure increased density is provided in the Meltham area in line with the State Planning Framework. • Wish to see the area revitalized through urban regeneration, high quality design, and increased density to attract new residents, businesses and visitors and for increased amenities to be provided for the benefit of all residents. 	<ul style="list-style-type: none"> • Noted. • Noted.
54.	Coombe Street, Bayswater	Other	I own a property in the area.	<ul style="list-style-type: none"> • All of the roads that run off Moore Street, including Coombe Street, are small roads and only sufficient for small amount of residents. Increase in traffic would create a dangerous environment for residents. 	<ul style="list-style-type: none"> • Noted. It is recommended to reduce the zoning in this area to R60 to minimise local traffic impact.
55.	Hotham Street, Bayswater	Object	I occupy a property in the area.	<ul style="list-style-type: none"> • Object to four storey buildings (Density Coding R80) as it will increase traffic and change the ambience of our quiet suburban street. 	<ul style="list-style-type: none"> • The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. It is considered that the proposed zonings and development provisions will establish a new character for Meltham overtime - based on increased housing diversity at a medium density scale and more open space for trees and greenery. The City will monitor traffic issues and take appropriate action where required.
56.	Hotham Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> • Support the amendment. Look forward to seeing the future benefit in terms of increased density, more neighbours and increased amenity in the Meltham area. 	<ul style="list-style-type: none"> • Noted.

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57.	Nolan Place, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> • Oppose high rise development within Swan Lake area. • Provisions will reduce green spaces, as gardens and frontages will be built on. • No need as most buildings are young with respect to the useful remaining life of residential buildings. • No consideration to impact of privacy, access to sunlight, traffic and parking. • Limiting parking requirements on new developments to encourage less car usage is unrealistic as many will need to commute to locations outside the train service. The bus service will never be enough also help with this. Congested parking along Nolan Place and Toms Court will occur. • Wind shadowing will be an issue for people. South westerlies and southerlies (sea breeze) will be disrupted. Will create heat island in hotter months. • Community Panel (only 26 individuals) worrisome and inappropriate. They cannot represent the views of the majority. • Negative aesthetic impact from closely spaced multi-storey developments. Bulk of a building is affected by its height. 	<ul style="list-style-type: none"> • Noted, it is recommended to modify the proposal to reduce the proposed heights in the Swan Lake area to a maximum of three storeys. • The proposed development provisions require greater front and rear setbacks to accommodate greenery and trees than the current development provisions. • Noted, it is likely that noticeable changes in the area will occur in the medium to long term, especially in areas where buildings are relatively new, such as the Swan Lake area. • The R-Codes have sufficient provisions to manage privacy and access to sunlight for neighbouring properties. The City will monitor traffic and parking issues and take appropriate action where required. • The proposal does not include any requirements to limit on-site car parking. A minimum amount of on-site car parking will need to be provided in accordance with the R-Codes. • Building setbacks and maximum height limits will ensure adequate air movement throughout the area to help reduce the impact of urban heat. • It is considered that the random selection of community panel members provided a representative sample of local community members. • It is considered that building bulk will be adequately managed by setback and building height development provisions. Development three storeys or more will

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<ul style="list-style-type: none"> Privacy will be exacerbated if only a 1.5m side setback is realised. Trees will not be able to screen larger buildings. Neighbouring commercial use impact on privacy and noise level in the Swan Lake area. Noise regulations will be inadequate. 	<p>also be reviewed by the City's Design Review Panel to resolve any building bulk issues.</p> <ul style="list-style-type: none"> Larger side setbacks than 1.5m will be required for developments higher than two storeys and buildings will be required to be setback 10 metres from the rear boundary. It is considered that trees coupled with setbacks will reduce the visual impact of building bulk, especially when trees reach maturity. It is recommended to modify the proposal so that commercial uses, such as cafes and shops, are not permitted in the Swan Lake area.
58.	Arundel Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Council should be protecting old character homes not trying to sell out the community and slowly degrade the character of community. Oppose blanket rezoning to R60 and above and believe it will ruin the fantastic community, character and charm of the area. Deceptive image of what R60 would look like with a large setback with regard to 10m or 25% of depth (whichever is smaller) requirement, as 	<ul style="list-style-type: none"> Infill housing development is already occurring in the area under the current zonings and development provisions - typified by battle-axe subdivision, small outdoor living areas and minimal trees and greenery. It is considered that the proposed zonings and development provisions will establish a new character for Meltham overtime. It is also considered that the proposed changes will maintain existing aspects of the area's character that the community values as expressed during community consultation, such as large front and rear setbacks to accommodate greenery and trees, moderately increasing densities to accommodate more people to improve the viability of local shops and services and justify improvements to local parks and streetscapes. The image referred to is not to scale and was intended to demonstrate that the proposed development provisions would provide for increased rear setbacks in

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				<p>the rear setback is shown as 50% of the block depth. This is twice the actual setback of 25% depth, appearing to have a lot more open space than they actually would have.</p> <ul style="list-style-type: none"> Nothing stopping developers using rear setback as rear parking or hard landscaping. The rezoning extent around Bayswater Station is only approximately 400m and is not all as high as R60. Agree that there should be some increase in density close to the station within 400m, but not 800m. No large developments have happened in the rezoned area, which shows no demand for density. Boundary should stop at Toowong Street as per the community engagement panel feedback. Proposed 'Meltham Suburb' stops at Shaftsbury Street. More density will result in more people, more cars and associated parking/traffic. Existing development requirements can be modified for more trees and greenspace instead. 	<p>comparison to the current development provisions.</p> <ul style="list-style-type: none"> The proposed development provisions require a minimum of 50% of the rear setback area to be landscaped. There are multiple ways to allocate densities in a station precinct. In this case it is based on the allocation of medium density within an approximate 10 minute walk to Meltham Station in accordance with TOD principles. Noted, it is likely that no noticeable changes in the area will occur in the short term due to the current economic climate in Perth. The proposed Meltham Surrounds boundary is consistent with the recommendations provided by the community panel. Submissions on re-naming the suburb 'Meltham' will be considered in a separate process. The City will monitor traffic and parking issues and take appropriate action where required. The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The constraint of having to provide large front and rear setbacks to accommodate landscaping would be too onerous for developers without the trade-off of higher densities.
59.	Rosebery Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Object to 4 storey houses on Rosebery Street and Bowden Street. Concerns about privacy and tall apartments 	<ul style="list-style-type: none"> The R-Codes have sufficient provisions to manage privacy and access to natural light. It is not considered that increased

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<p>overlooking, will impact my quality of life - noisy and light robbing.</p> <ul style="list-style-type: none"> Most blocks are already subdivided and therefore we will get isolated tall buildings in the middle of an area that is almost entirely single storey. Nothing should be taller than 2 storeys. Concerned about traffic - you estimate a 21% increase in vehicle movements per day on Rosebery Street. We already have issues with traffic, parking, speed of vehicles and safety. 	<p>noise will occur as a result of the proposed changes.</p> <ul style="list-style-type: none"> It is considered that requirements in the R-Codes together with the proposed development provisions in relation to setbacks, overshadowing and landscaping will adequately manage and soften visual bulk and scale impacts of taller buildings on neighbouring properties. Noted, however additional building height as a trade-off for increased front and rear setbacks was considered appropriate during community engagement. The City will monitor traffic issues and take appropriate action where required.
60.	The Strand, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Oppose 3 story buildings far from the train station or main road. Feel free to keep to the train line and major roads. 	<ul style="list-style-type: none"> The allocation of density in this case is based on an approximate 10 minute walk to Meltham Station in accordance with TOD principles.
61.	The Strand, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Oppose 3 story buildings far from the train station or main road. Feel free to keep to the train line and major roads. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The allocation of density in this case is based on an approximate 10 minute walk to Meltham Station in accordance with TOD principles.
62.	Hotham Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support proposed rezoning. Eager for upgraded and additional amenities in the area - pedestrian access to the train station - higher density. 	<ul style="list-style-type: none"> Noted.
63.	Hayward Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Topography of Hayward Street would mean three storeys would have same impact as four to five storeys across from a single storey house. 	<ul style="list-style-type: none"> Building height is measured from the natural ground level. Therefore if the sight slopes, the required building height is required to be graduated to follow the slope. Furthermore it is considered that

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<ul style="list-style-type: none"> Concerned about loss of heritage and character. Character houses contribute to sense of place and heritage. Apartment development would lose these features. Increased parking problems in small streets. 	<p>building setbacks and landscaping requirements will help to soften the visual impact of building bulk and scale.</p> <ul style="list-style-type: none"> Modern style infill housing development is already occurring in the area under the current provisions, which differs from the heritage character of the area. The City will monitor traffic and parking and take appropriate action where required.
64.	Hotham Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Area needs to be revitalised, proximity to station supports this. Proximity to CBD promotes high density. Rename area to 'Meltham' will create an identity for the precinct. 	<ul style="list-style-type: none"> Noted. Submissions on re-naming the suburb 'Meltham' will be considered in a separate process.
65.	Whittaker Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support sympathetic, planned, increased densities along rail corridor. Do not support multi story development on Hotham Street - this is family oriented mostly single level housing. Participating in Halloween would not be possible with 5-6 storey buildings, and would destroy the family friendly feel. Support counter proposal of R40 as a less impactful way to increase density but retain community feel. 	<ul style="list-style-type: none"> Noted. The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. While the area will continue to appeal to families, over time it is considered that the proposed zonings and development provisions will start to establish a more diverse medium density character to appeal to other household types as well as families. Traditions such as Halloween can still occur in areas with medium density housing as they do elsewhere in the world. It is considered that a R40 density code would not be a high enough trade-off to encourage redevelopment given the constraints of increased front and rear setbacks.

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66.	Whittaker Street, Bayswater	Support	I occupy a property in the area.	<ul style="list-style-type: none"> Support proposal. If the City does not do it, the WAPC will, so best it is done 'in-house'. Location is good for density increase. 	<ul style="list-style-type: none"> Noted.
67.	Whittaker Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support increase density. Support the vision for increased density (and amenity) along transit corridors and encourage good design outcomes in accordance with the Design WA guidelines. 	<ul style="list-style-type: none"> Noted.
68.	Essex Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted.
69.	Essex Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted.
70.	Grand Promenade, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Rezone lots on Grand Promenade between Bowden Street and the existing Meltham Station Structure Plan area to R80 as it is on a main road, within 400m of the station and would be similar to the zoning on Garrett Road. 	<ul style="list-style-type: none"> A density code of R80 is primarily situated near areas of public open space to encourage more use, activity and casual surveillance of the parks. Being located on a main road is not considered a suitable reason for allocating a higher density code.
71.	Bayswater	Neither Support nor Object	I own a property in the area.	<ul style="list-style-type: none"> Amend the rear boundary setback provision to 3m minimum and an average of 5m; and/or Provide for the rear set-back to include the depth of front garden/lawn/ landscaping (minus the 3m front set-back); and/or amend the front setback to a combined front / rear boundary minimum set-back of 8m (average 10m). 	<ul style="list-style-type: none"> It is considered that the requirements for front and rear setbacks and for these areas to be landscaped will effectively ensure that developments provide appropriate areas of open space to accommodate trees and greenery and the provisions of building separation.
72.	Rosebery Street, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support for the general direction subject to modifications. Meltham is well serviced, within walking distance of a train station, bicycle paths and everyday shopping facilities, making it ripe for redevelopment. Higher density would support delivery of the State's Metronet 	<ul style="list-style-type: none"> Noted.

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				<p>project, and Meltham station as a high demand, viable station.</p> <ul style="list-style-type: none"> • Modify zoning around the Swan Lake area as the road layout will not be able to handle the traffic. • Prioritise conversion of Water Corporation drainage area to a public nature park. • Prioritise improvement of cycle connections along Railway Parade and Grand Promenade. • Although community panel was a positive initiative, a final planning filter has not been appropriately applied to the zoning outcomes. Views were taken without analysis of impacts on urban form, feasibility of development, traffic, and parking. • There is a lack of nuance or specificity to the planning, lots of different sizes has the same density. Blanket areas of R60 do not respond to varying topography. 	<ul style="list-style-type: none"> • Noted, it is recommended to modify the proposal reduce the zoning in the Swan Lake area to R60 to help reduce any traffic impact. • The City together with the Water Corporation plan to upgrade the drainage basin on the corner of Bowden Street and Grand Promenade to also function as an area of public open space. • As part of Metronet, the Public Transport Authority (PTA) plan to prepare a Station Access Strategy for Meltham Station, which will include actions to improve cycle access to the station. The City will continue to liaise with the PTA to realise these actions. • The community panel recommendations were used to inform the proposed scheme amendment changes. The City refined and modified the recommendations to be appropriate planning provisions. It is considered that the proposed changes to the R-Codes are minimal - primarily increasing front and rear setbacks, which will essentially only modify the development footprint of sites. Therefore it is considered that urban form analysis and feasibility studies are not required. The City will monitor traffic and parking issues and take appropriate action where required. • Although the proposed changes are minimal, it is considered that they adequately address the issues raised by the community. Nuanced or specificity to planning provisions based on lots sizes is considered inappropriate as it would not

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<ul style="list-style-type: none"> Widespread zonings will result in density far from the station instead of intensifying it close to the station. This will impact Meltham becoming a viable and successful Transport Orientated Development. Remove special control area provisions for the R60 and R80 Precinct's. Revert back to the R-Codes and Design WA. Basing rear setbacks on the parent property is flawed as it assumes all lots will be developed as a whole and does not account for lot subdivision. Require single and grouped dwellings to be two storeys and have nil boundary setbacks. 	<p>account for the amalgamation of lots. It is considered that the R-Codes adequately responds to changes in topography by ensuring building height follows the slop of the site.</p> <ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The allocation of density is based on an approximate 10 minute walk to Meltham Station, which is considered a reasonable walking distance in accordance with TOD principles. The primary provisions included in the proposed special control area require larger front and rear setbacks than the R-Codes to accommodate greenery and trees. This was expressed as one of the key objectives by the community during consultation. When considering proposed subdivision applications, regard will need to be given to the WAPC's Residential Subdivision Development Control Policy 2.2, which specifies that new residential lots will need to be capable of development. Therefore the onus will be on applicants to demonstrate that proposed subdivisions will be capable of development in light of the rear setback provisions. In some circumstances, subdivision proposals will need to be accompanied with development plans to ensure new lots are capable of being developed due to the setback requirements. It is not considered reasonable to mandate two storey development if developers want to develop single storey

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
					development, however the front and rear setback requirements will encourage multi-storey development. Boundary setbacks are considered appropriate, as opposed to nil setbacks, to minimise amenity impact on neighbouring properties.
73.	Rosebery Street, Bedford	Support	I own a property in the area.	<ul style="list-style-type: none"> Agree with proposal. Puzzled at how R60 and R80 boundaries were selected. 	<ul style="list-style-type: none"> Noted, an increased base density code of R60 was selected within an approximate 10 minute walk to Meltham Station in accordance with TOD principles. The higher R80 density code was selected near areas of public open space to encourage more use, activity and casual surveillance of the parks.
74.	Collier Road, Embleton	Support	I am a private citizen who has an interest in the area.	<ul style="list-style-type: none"> Support for the general direction subject to modifications. Higher density would support delivery of the State's Metronet project, and Meltham station as a high demand, viable station. Prioritise conversion of Water Corporation drainage area to a public nature park. Prioritise improvement of cycle connections along Railway Parade and Grand Promenade. Remove special control area provisions for the R60 and R80 Precinct's. Revert back to the R-Codes and Design WA. 	<ul style="list-style-type: none"> Noted. The City together with the Water Corporation plan to upgrade the drainage basin on the corner of Bowden Street and Grand Promenade to also function as an area of public open space. As part of Metronet, the Public Transport Authority (PTA) plan to prepare a Station Access Strategy for Meltham Station, which will include actions to improve cycle access to the station. The City will continue to liaise with the PTA to realise these actions. The primary provisions included in the proposed special control area provisions requiring larger front and rear setbacks than the R-Codes to accommodate greenery and trees. This was expressed as one of the key objectives by the community during consultation.

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				<ul style="list-style-type: none"> Require single dwellings to be two storeys. 	<ul style="list-style-type: none"> It is not considered reasonable to mandate two storey single dwellings if developers want to develop single storey dwellings.
75.	York Street, Bedford	Object	I own a property in the area.	<ul style="list-style-type: none"> The idea that density will result in tree retention is naïve. Green amenity will be dramatically reduced. Will add a burden onto the small areas of public open space (POS). Doubt you will resume land to top-up the POS that will be needed. On-street parking will exceed safe capacity of the roads. Issues of over-crowding and over shadowing. Density far from train station and it is difficult and dangerous to access. Meltham as a MetroNet location is bad. Pavement layout at the station, nearby roads, and closure of the Caledonian Crescent rail crossing make this a poor location. Area needs precinct planning to locate density in small suitable areas with a grading of density to maintain amenity. It is bad to blanket increase density in the whole area. 	<ul style="list-style-type: none"> It is considered that the proposed provisions will result in more tree retention and greenery than current provisions in relation to infill development. The City's public open space strategy identifies methods to improve open space in the area, such as purchasing land for POS and modifying the Water Corporation drainage sump on the corner of Bowden Street and Grand Promenade into a usable park. The City will monitor parking issues and take appropriate action where required. It is not considered that the area will become over-crowded as a result of the proposal. The R-Codes have sufficient provisions to manage overshadowing. The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. As part of Metronet, the Public Transport Authority (PTA) plan to prepare a Station Access Strategy for Meltham Station, which will include actions to improve cycle access to the station. The City will continue to liaise with the PTA to realise these actions. The allocation of density is are based on an approximate 10 minute walk to Meltham Station in accordance with TOD principles. It is considered appropriate to provide a blanket density increase in Meltham as it is a well-established area, where diversity in lot sizes and housing types and ages is prevalent. The blanket

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<ul style="list-style-type: none"> Why is one side of York Street up-zoned and the other closer to Beaufort Street is left out? 	<p>density increase will create yet another layer to the diverse, complex and interesting urban fabric of the area.</p> <ul style="list-style-type: none"> York Street is considered a suitable project boundary as it is within an approximate 10 minute walking distance to Meltham Station, which is considered reasonable in accordance with TOD principles.
76.	Nolan Place, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Swan Lake is used for storm water compensation. During flooding small children slipped into the lake. The lake, it is not only a recreational reserve and needs special consideration. Concerns high rise around the lake will deter water birds and other wildlife from using the Swan Lake and bushland as a safe haven for wildlife. Water birds fly low over single storey dwellings. The lake links other wildlife reserves. Lighting is kept to a minimum, to not impact wildlife. Concerns native sedges around lake that minimise algal blooms will be poisoned to improve views. Can trees be protected in the area that provide habitat for rare birds? Concerns high rise development will damage storm water drain between the lake and river. The area surrounding the lake, including Frank Drago reserve, was once swampland. I am concerned that vibrations from driving foundation piles into the ground, to support high rise, will damage existing dwellings. High rise in the area has the potential to overshadow existing dwellings, 	<ul style="list-style-type: none"> Noted. Noted, it is considered Swan Lake acts like a wetland habitat to fauna and therefore it is recommended to modify the proposal to reduce building height in the Swan Lake area to maximum of three storeys and include to provisions to minimise light spill and glare from development next to Swan Lake. There is no evidence to suggest that the proposal will increase the chance of native sedges being poisoned. Tree protection measures are not considered as part of this scheme amendment. There is no evidence to suggest that development occurring as a result of the proposal will impact storm water drains. Potential damage to existing buildings resulting from new construction will be managed at Building Permit stage. The R-Codes have sufficient provisions to manage overshadowing impacts.

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				<p>impacting those residents with solar panels and solar hot water systems.</p> <ul style="list-style-type: none"> High rise in the area has the potential to introduce privacy issues for existing residents. 	<ul style="list-style-type: none"> The R-Codes have sufficient provisions to manage privacy impacts.
77.	MANJIMUP	Neither Support nor Object	I own a property in the area.	<ul style="list-style-type: none"> Development of Sussex Street should be similar to surrounding area. Should not allow high rise, only low density development. 	<ul style="list-style-type: none"> It is considered that the proposed provisions will ensure that development on Sussex Street, which is within the 'Mixed Use Precinct' is similar to the surrounding proposed 'R60 Precinct' as the maximum height is also three storeys. Although the 'Mixed Use Precinct' contains criteria to achieve a one storey bonus, it is recommended to modify the proposal to include criteria to ensure that the top storey is designed in a way to minimise bulk, scale and privacy impacts on neighbouring developments.
78.	Rosebery Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> 4 storeys is inappropriate in an area of stability. It will lead to loss of light, increased noise, anti-social behaviour, parking congestion and traffic congestion. Currently family area with period single storey homes. Not in keeping with character and will devalue properties. 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The proposed heights were considered acceptable during community consultation as a trade-off for greater open space and more trees and greenery. The R-Codes have sufficient provisions to manage access to light for neighbouring properties. There is no evidence to suggest that anti-social behaviour or noise will increase as a result of the proposal. The City will monitor traffic and parking issues and take appropriate action where required. While the area will continue to appeal to families, over time it is considered that the proposed zonings and development provisions will start to establish a more diverse medium density character to appeal to other household types as well

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<ul style="list-style-type: none"> No survey carried out with residents that identify the need to increase building and population density. Area has already undergone redevelopment through 'split block' infill. Insufficient road infrastructure for increased traffic and safety concerns for residents, children and pets. 	<ul style="list-style-type: none"> as families. Property values are not a valid planning consideration. The City undertook extensive community engagement in 2019 to inform the proposed scheme amendment. During consultation the community expressed concerns in relation to current methods of infill development as it resulting in little space provided for greenery and trees. The City will monitor traffic issues and take appropriate action where required.
79.	Rosebery Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> 4 storeys inappropriate in an area of stability. Lead to loss of light, increased noise, anti-social behaviour, parking congestion and traffic congestion. Currently family area with period single storey homes. Not in keeping with character and will devalue properties. No survey carried out with residents that identify the need to increase building and population density. Area has 	<ul style="list-style-type: none"> The State Government directed the City to investigate an increase in density in the wider area around Meltham Station. The proposed heights were considered acceptable during community consultation as a trade-off for greater open space and more trees and greenery. The R-Codes have sufficient provisions to manage access to light for neighbouring properties. There is no evidence to suggest that anti-social behaviour or noise will increase as a result of the proposal. The City will monitor traffic and parking issues and take appropriate action where required. While the area will continue to appeal to families, over time it is considered that the proposed zonings and development provisions will start to establish a more diverse medium density character to appeal to other household types as well as families. Property values are not a valid planning consideration. The City undertook extensive community engagement in 2019 to inform the proposed scheme amendment. During consultation the community expressed

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<p>already undergone redevelopment through 'split block' infill.</p> <ul style="list-style-type: none"> Insufficient road infrastructure for increased traffic and safety concerns for residents, children and pets. 	<p>concerns in relation to current methods of infill development as it resulting in little space provided for greenery and trees.</p> <ul style="list-style-type: none"> The City will monitor traffic issues and take appropriate action where required.
80.	Garratt Road, Bayswater	Support	I own a property in the area.	<ul style="list-style-type: none"> Support proposal - excited to see the area grow. Create infrastructure for safe crossing of Garratt Road for pedestrians perhaps near Murray Street intersection. Installing a pedestrian crossing or lights maybe unrealistic, but perhaps something similar to crossing near Bert Wright Park on Murray Street or pedestrian overpass. 	<ul style="list-style-type: none"> Noted. The City will monitor pedestrian safety issues and take appropriate action where required.
81.	Salisbury Street, Bayswater	Object	I own a property in the area.	<ul style="list-style-type: none"> Agree with some aspects. Disagree with bonus height provisions for Sussex Street. No certainty for existing property owners on Salisbury Street about final heights. Lot depth too small for 4 storey development to maintain adequate solar access to neighbouring properties on Salisbury Street. 	<ul style="list-style-type: none"> Noted. Noted, however it is considered that the large proposed rear setback requirements and a recommended modified requirement to design the top storey in a way that minimises bulk, scale and privacy impacts on neighbouring developments will help to minimise any amenity impacts resulting from building height. The R-Codes have sufficient provisions to manage solar access to neighbouring properties.
82 - 100	<p>Aughton Street, Bayswater</p> <p>Aughton Street, Bayswater</p>	<p>15 x Neither Support nor Object</p> <p>4 x Other</p>	Own property in the area and are private citizens who have an interest in the area.	<p>Areas of support</p> <ul style="list-style-type: none"> Increased housing diversity within walking distance of Meltham Train Station - options to downsize and provide affordable housing. Increased density around POS (R80 precinct). 	<ul style="list-style-type: none"> Noted. Noted.

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
	Grosvenor Road, Bayswater			<ul style="list-style-type: none"> Increased density will enhance the chance of shops and services to reopen and become more viable. Acknowledgement that density is needed around transport hubs to help increase their viability and reduce urban sprawl. The engagement of the community in the process. 	<ul style="list-style-type: none"> Noted.
	Grafton Road, Bayswater				<ul style="list-style-type: none"> Noted.
	Milne Street, Bayswater				<ul style="list-style-type: none"> Noted.
	Burnside Street, Bayswater			<p>Areas of concern</p> <ul style="list-style-type: none"> Lack of integration between the Meltham Surrounds area and the Meltham Station Structure Plan area. 	<ul style="list-style-type: none"> It is considered that the Meltham Surrounds area and the Meltham Station Structure Plan area integrate well, primarily as R60 zoned precincts interface with each other. It is also recommended to modify Special Control Area 15 (SCA15) so that side setback requirements in the Meltham Station Structure Plan area are consistent with those in the Meltham Surrounds area.
	Carnegie Road, Bassendean				
	King William Street, Bayswater				
	Grafton Road, Bayswater			<ul style="list-style-type: none"> Front setbacks should be decreased as they will not be used like rear yards for human activity. 	<ul style="list-style-type: none"> It is considered that front setbacks play an important role in the amenity of the streetscape by providing an area that can accommodate trees and landscaping.
	Grafton Road, Bayswater			<ul style="list-style-type: none"> Proposal lacks recognition of topography, site sizes, traffic flows. There are no associated traffic study, economic or topographical mapping in this planning process. 	<ul style="list-style-type: none"> It is considered that the relatively modest increase in density and the minimal provisions proposed do not require a traffic study or economic or topographical mapping to be undertaken. Topography is already managed by the R-Codes as building height is measured from the natural ground level - if the sight slopes, the building height is required to be adjusted in accordance with the slope. Different site sizes require site specific designs, which creates diverse housing outcomes. The City will monitor traffic
	Hill Street, Bayswater				
	Grafton Road, Bayswater				

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
	Grafton Road, Bayswater Grafton Road, Bayswater Beechboro Road South, Bayswater North Road, Bassendean Guildford Road, Bayswater Guildford Road, Bayswater			<ul style="list-style-type: none"> Density allocations (R80) further away from station are higher than densities 150m of the station. This will lead to the easiest and greatest development occurring in areas further away from the train station, undermining public transport use and impacting transition from core to outer areas. The wide spread of R60 proposed will mean that there is no transition or distinction from the R60 'Frame Precinct' in the Meltham Station Structure Plan area. The density in the 'Frame Precinct' is now too low and should be increased. The R80 along Toowong Street seems strange as it is not on a main road or next to a park. There needs to be different zonings for different site sizes and locations. Sites over 1,000m² further out the same density sites 490m² closer in. Smaller sites harder to develop, which invites development further out. Density increases around Swan Lake will create traffic impacts on Grafton Road. Wide spread R60 zoning will result in increases in on-street parking and increased car use. Examples from City 	<ul style="list-style-type: none"> issues and take appropriate action where required. The allocation of the R80 density code is situated near areas of public open space to encourage more use, activity and casual surveillance of the parks. It is not considered that this will undermine public transport use or transition from the core as it is based on an approximate 10 minute walk to Meltham Station in accordance with TOD principles. Although the 'Frame Precinct' in the Meltham Station Structure Plan area and the 'R60 Precinct' in the Meltham Surrounds area are both R60, the development provisions in the 'Frame Precinct' allow for greater development potential. It is considered that the R80 density allocated in the Toowong Street area provides an appropriate transition from the RAC3 density in the 'Core Precincts' in the Meltham Station Structure Plan area to the R60 density in Meltham Surrounds. Nuance or specificity in planning provisions based on lots sizes is considered inappropriate as it would not account for the amalgamation of lots. Noted, it is recommended to modify the proposal to reduce the proposed zoning in the Swan Lake area to a maximum of R60 to help reduce any traffic impact. The City will monitor traffic and parking issues and take appropriate action where required.

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<p>of Joondalup and Stirling result in poor and monotonous urban form.</p> <ul style="list-style-type: none"> No minimum number of storeys could result in single storey triplex or quadplex developments. Setbacks should be consistent with Design WA. Basing rear setbacks on the parent lot is flawed. Assumes all site will be developed as a whole. Doesn't prevent subdivision occurring. Setback provisions in the Meltham Station Structure Plan area in relation to interfacing with R25 areas outside of the structure plan area are now irrelevant as they are now not interfacing with R25 densities. <p>Concerns about engagement</p> <ul style="list-style-type: none"> Community view should have informed process, not been taken verbatim. The views should have been reviewed by expert planners as there are gaps in the outcomes. The views of the community 	<ul style="list-style-type: none"> Although it is not considered reasonable to mandate a minimum number of storeys, the proposed zonings and development provisions will discourage single storey triplex or quadplex developments. The primary provisions proposed require larger front and rear setbacks than the R-Codes to accommodate greenery and trees. This was expressed as one of the key objectives by the community during consultation. When considering proposed subdivision applications, regard will need to be given to the WAPC's Residential Subdivision Development Control Policy 2.2, which specifies that new residential lots will need to be capable of development. Therefore the onus will be on applicants to demonstrate that proposed subdivisions will be capable of development in light of the rear setback provisions. Noted, it is recommended to modify SCA15 so that side setback provisions in the Meltham Station Structure Plan area are consistent with those in the Meltham Surrounds area. The community panel recommendations were used to inform the proposed scheme amendment changes. The City refined and modified the recommendations to be appropriate

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<p>do not necessarily mean the best planning outcomes. Analysis of the impact of the recommendations on urban form, feasibility, traffic and parking is needed.</p> <p>Key recommendations</p> <ul style="list-style-type: none"> • Reduce zoning around Swan Lake to R30 to reduce traffic impacts. • Prioritise the funding to improve streetscapes, cycling connections and park infrastructure. • Increase densities in the Meltham Station Structure Plan area - 'Frame Precinct' from R60 to RAC3 and 'Core Precinct' from RAC3 to RAC0. Increase density to R80 within 200m of the station. Reduce R60 zoning and step down to R40 and R30 further from the train station. R80 around parks should be retained. • Revise setbacks in the Meltham Station Structure Plan area in light of the 	<p>zonings and planning provisions. It is considered that the proposed changes to the R-Codes are minimal - primarily increasing front and rear setbacks, which will essentially only modify the development footprint of sites. Therefore it is considered that urban form analysis and feasibility studies are not required. The City will monitor traffic and parking issues and take appropriate action where required.</p> <ul style="list-style-type: none"> • It is considered a R30 density code will not be high enough to encourage redevelopment given the proposed constraints of increased front and rear setbacks. • As part of Metronet, the Public Transport Authority (PTA) plan to prepare a Station Access Strategy for Meltham Station, which will include actions to improve cycle access to the station. The City will continue to liaise with the PTA to realise these actions. • It is not considered appropriate to recommend zoning changes to the Meltham Station Structure Plan area, which was only recently rezoned by the WAPC in May 2019. It is considered that the proposed R60 zoning provides a moderate increase in density, which compared to higher density codes is more compatible with established development, while being able to accommodate a similar population growth to improve vibrancy and the viability of local shops, services and public transport within a walkable catchment of Meltham Station. • Noted, it is recommended to modify SCA 15 so that side setback provisions in the

No.	Submitter Street and Suburb	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<p>densities in the Meltham Surrounds area.</p> <ul style="list-style-type: none">• Turn the Water Corporation Drainage Reserve into a park.	<p>Meltham Station Structure Plan area are consistent with those proposed in the Meltham Surrounds area.</p> <ul style="list-style-type: none">• The City together with the Water Corporation plan to upgrade the drainage basin on the corner of Bowden Street and Grand Promenade to also function as an area of public open space.

Attachment 5 - Recommended Modifications

No.	Subject	Advertised Provision	Proposed Modified Provision	Comment
1.	Hobart Reserve	Hobart Reserve at No. 72 Toowong Street, Bayswater to be rezoned from Local Public Open Space to Residential R60.	Remove Hobart Reserve from the proposed scheme amendment.	Hobart Reserve was mistakenly proposed to be rezoned in the scheme amendment. It should remain zoned local public open space.
2.	Swan Lake Area <i>(the area boarded by Grafton Road, Hayward Street, Garrett Road and Guildford Road)</i>	The land in the Swan Lake area was proposed to be rezoned to R60 and R80 and included in the 'Garratt Road Precinct', 'R80 Precinct' and 'R60 Precinct'.	Rezone all the land in the Swan lake area to R60 and include it in the 'R60 Precinct'. Remove the 'Garratt Road Precinct' from Special Control Area 16 (SCA16).	The modification will reduce the density of the Swan Lake area, which will help to traffic congestion. It is considered that the area is prone to congestion due to its irregular and impermeable road layout.
3.	"Parent Lot" to 'Lot'	Rear boundary setback provisions refer to the term 'parent lot' in SCA 16.	Remove the word 'parent' from the provisions to just refer to 'lot' and clarify that the term 'lot' has the same definition as defined in the Residential Design Codes.	The term 'lot' is defined in the Residential Design Codes to refer to 'parent lot' for grouped and multiple dwelling developments, which is the intention of using the term 'parent lot'.
4.	Rear Boundary Setback	In the 'Mixed Use Precinct' and 'R80 Precinct' rear boundary setbacks are required to be 8m, or 25% of the parent lot depth, whichever is less.	Increase the rear boundary setbacks to 10m, or 25% of the lot depth, whichever is less.	Increasing the rear boundary setback requirements to 10m will make it consistent with the 'R60 Precinct' requirements, which the mixed use precinct borders on to. Additionally, it will ensure consistency between the precincts.
5.	Boundary Wall	The boundary wall provisions for the 'R80 Precinct' were proposed to be the same as those in the Residential Design Codes.	Apply a one storey maximum boundary wall height provision in the 'R80 precinct'.	It is considered appropriate that all land proposed to be rezoned to residential within the scheme amendment area should have a one

				storey maximum boundary wall height. Boundary walls higher than one storey could detrimentally impact the amenity of neighbouring properties, the streetscape and the envisioned character of the area.
6.	No. 36 The Strand, Bayswater	Only approximately half of No. 36 The Strand, Bayswater was included in the area to be rezoned to R60.	Include all of No. 36 The Strand, Bayswater in the area to be rezoned to R60.	It is impractical for a property to have a split density coding as it will make assessing any future development proposal for the site difficult.
7.	Building Separation Objective	No objectives were included in SCA 16 about providing adequate building separation to the rear of neighbouring properties to enhance privacy and reduce the impact of building bulk.	Include objectives in SCA 16 about providing adequate building separation.	Including these objectives will give greater assurance that consideration is given to providing adequate building separation.
8.	Design of Upper Floors	No provisions were included in SCA 16 requiring the design of upper floors to minimise bulk, scale and privacy impacts.	Include provisions in SCA 16 that the upper storey is to be designed in a way that minimises bulk, scale and privacy impacts on neighbouring developments.	Including these provisions will ensure new developments are designed to minimise bulk, scale and privacy impacts on neighbouring developments.
9.	SCA 15 'Frame Precinct' Lot Boundary Setbacks	<p>No modification to the adopted SCA 15 'Frame Precinct' lot boundary setback provisions for sites abutting lots outside of the SCA 15 area, which require:</p> <p><i>"First Storey (ground floor):</i></p> <ul style="list-style-type: none"> <i>Nil permitted. Building to be setback from portions of the boundary to provide open space, access to natural light and ventilation. Development should also consider existing and potential development on adjoining lots having regard to the precinct</i> 	<p>Modify the SCA 15 'Frame Precinct' lot boundary setback provisions for site abutting lots outside of the SCA 15 area to be:</p> <ul style="list-style-type: none"> As per the Residential Design Codes. Boundary wall height is limited to one storey. 	This will ensure that the lot boundary setbacks provide a consistent interface between the SCA 15 and 16 areas.

		<p><i>objectives and ultimate development outcomes identified within the Meltham Station Precinct Structure Plan.</i></p> <p><i>Second Storey:</i></p> <ul style="list-style-type: none"> • <i>Minimum 3m setback.</i> <p><i>Third and Fourth Storey (where permitted):</i></p> <ul style="list-style-type: none"> • <i>Minimum 6m setback."</i> 		
10.	Public Open Space Interaction and Interface	No provisions were included in SCA 16 in relation to public open space interaction and interface.	Include provisions in SCA 16, which requires developments that adjoin an area of public open space to be designed in a way that interacts, and provides a high amenity interface with the area of public open space.	Including these provisions reflects community aspirations to ensure that the design of higher density development interacts, and provides a high amenity interface with areas of public open space.
11.	Swan Lake Reserve Light Spill	No provisions included in SCA 16 in relation to light spill onto Swan lake Reserve	Include provisions in SCA 16, which requires external lighting to be designed in a way that minimises light spill and glare to Swan Lake Reserve and that an External Lighting Plan be submitted with proposed development applications that adjoin, or are across the road from Swan Lake Reserve that addresses these requirements.	Including these provisions will ensure new developments that adjoin, or are across the road from Swan Lake Reserve are designed to minimise light spill and glare onto the reserve to minimise impact to the wetland habitat for fauna.

10.4.3 Morley Ellenbrook Line - Proposed Planning Control Areas

Responsible Branch:	Strategic Planning and Place	
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:	Nil	
Refer:	NA	

CR STEVEN OSTASZEWSKYJ DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Steven Ostaszewskyj declared an impartial interest in this item as he is a Committee Member of the Morley Windmills Sports Club Inc which is a City leaseholder at Wotton Reserve which is part of the proposed Planning Control Area. Cr Steven Ostaszewskyj remained in the videoconference during voting on this item.

At 8:02pm, Cr Catherine Ehrhardt and Cr Stephanie Gray withdrew from the videoconference.

At 8:03pm, Cr Lorna Clarke withdrew from the videoconference.

At 8:03pm, Cr Stephanie Gray returned to the videoconference.

At 8:04pm, Cr Lorna Clarke returned to the videoconference.

At 8:08pm, Cr Catherine Ehrhardt returned to the videoconference.

SUMMARY

The City received correspondence from the METRONET team advising that they intend to seek the approval of the Western Australian Planning Commission (WAPC) and Minister for Planning to declare a Planning Control Area (PCA) over the Morley and Noranda train station precincts.

In their letter to the City the METRONET team requested that the City provide comment on the proposed PCA boundary. Council's comments are sought on the proposed PCA boundary. Maps with the proposed boundaries have been put on the Hub for Councillors, which METRONET have requested remain confidential at this stage.

OFFICER'S RECOMMENDATION

That Council provides the following comments in relation to the proposed boundaries of the Planning Control Areas intended by the METRONET over the Morley and Noranda train station precincts:

1. Addlestone Reserve is to be removed from the Morley Planning Control Area.
2. The Planning Control Areas are to be limited to its purpose of infrastructure works associated with the new Morley and Noranda train station projects in accordance with Schedule 6 of the *Planning and Development Act 2005*.
3. METRONET to collaborate with the City in relation to the design of any development applications for infrastructure works and detailed design process associated for all works within Wotton Reserve.

4. METRONET to collaborate with the City in relation to the design of any development applications for infrastructure works and detailed design process associated with the Morley and Noranda train station projects.
5. The METRONET team is requested to inform the owners of surrounding properties of the intended Planning Control Areas.

COUNCIL RESOLUTION

That Council provides the following comments in relation to the proposed boundaries of the Planning Control Areas intended by the METRONET over the Morley and Noranda train station precincts:

1. Addlestone Reserve is to be removed from the Morley Planning Control Area.
2. The Planning Control Areas are to be limited to its purpose of infrastructure works associated with the new Morley and Noranda train station projects in accordance with Schedule 6 of the *Planning and Development Act 2005*.
3. METRONET to collaborate with the City in relation to the design of any development applications for infrastructure works and detailed design process associated for all works within Wotton Reserve.
4. METRONET to collaborate with the City in relation to the design of any development applications for infrastructure works and detailed design process associated with the Morley and Noranda train station projects.
5. The METRONET team is requested to actively engage with all property owners, residents, sporting and community groups, and skate park users located within and surrounding the intended Planning Control Areas to outline implications of the PCA on them.
6. The METRONET team is requested to maintain all of the vegetation and nesting boxes in the vegetation areas adjacent to all sides of the Broun Avenue Bridge as part of the Morley Station development.

**CR STEVEN OSTASZEWSKYJ MOVED, CR MICHELLE SUTHERLAND SECONDED
CARRIED UNANIMOUSLY: 10/0**

REASON FOR CHANGE

Council changed the Officer's Recommendation to also request the METRONET team to actively engage with the community and stakeholders on the intended Planning Control Areas given their implications on them, and to maintain all of the vegetation and nesting boxes adjacent to the Broun Avenue bridge as part of the Morley Station development in light of the environmental and amenity benefits associated with the vegetation and nesting boxes.

BACKGROUND

On 17 March 2020 the City received notification from METRONET that they intend to seek the approval of the Western Australian Planning Commission (WAPC) and Minister for Planning to declare Planning Control Areas (PCAs) over the land required for the Morley and Noranda train stations.

The METRONET team are seeking PCAs over all proposed train stations along the Morley Ellenbrook Line (MEL). METRONET are now seeking the City's comments on the proposed boundaries of the Morley and Noranda PCA's.

EXTERNAL CONSULTATION

In accordance with the *Planning and Development Act 2005* (the Act) the WAPC is not required to advise the proposed PCA until after it has been approved by the Minister for Planning and gazetted.

OFFICER'S COMMENTS

Under Part 7 of the Act the WAPC can declare a PCA to ensure that no development occurs on the land which may prejudice its purpose or a potential reservation under the Metropolitan Region Scheme (MRS). PCA's are declared to protect land that may have a specific purpose such as railways, hospitals, highways and important regional roads. A PCA is enacted by notice published in the State Government Gazette with the approval of the Minister for Planning. In accordance with the Act a PCA is only valid for up to five years, unless revoked earlier.

Once a PCA is declared all development applications within the identified area are to be considered and determined by the WAPC in lieu of the local government or Development Assessment Panel (DAP). It is noted that the WAPC is required to determine any development application received in accordance with the City's Town Planning Scheme No. 24 (TPS 24) and relevant local planning policies. Under section 115 of the Act, any development application within the PCA is to be submitted to the City. Within 30 days of receiving the application the City is required to refer the application, with comments and a recommendation to the WAPC for determination. It is noted that the City is able to request an extension to the 30 day timeframe to consider significant applications. The WAPC is not required to advertise development applications for land within PCA, however may elect to notify surrounding residents if considered necessary.

The PCA only applies to decisions made under the Act. All other powers conferred to the City under other Acts (i.e. the *Local Government Act 1995*) which are applicable and require the City's approval to undertake works still apply, including the authority to close roads for works and/or maintenance.

Morley Planning Control Area

The proposed boundary of the draft Morley PCA includes the Tonkin Highway road reserve surrounding the location of the proposed Morley train station and the Broun Avenue road reserve approximately 500m either side of Tonkin Highway.

Additionally, the PCA includes two City owned reserves, Wotton Reserve and Addlestone Reserve. Wotton Reserve has been included as it is intended to remove the existing skate park and replace it with a deck car parking facility. The City is in ongoing discussions with METRONET regarding the use of City land and the potential impact on users. The City spoke with METRONET questioning why Addlestone Reserve was included in the PCA. METRONET advised the following:

"METRONET has worked closely with the Public Transport Authority (PTA) to make sure the Planning Control Area encompass all potential works required to deliver the stations and associated infrastructure. PTA are currently preparing a detailed land requirement plans for the station, at which time we will have a better understanding of the impacts (if any) on the reserve. Once the final land requirements plans are defined in detail, the PCA's may be amended to reflect the final extent of works."

In light of the above, it is recommended that the following comment be provided regarding the inclusion of Addlestone Reserve:

"Addlestone Reserve is to be removed from the Morley Planning Control Area."

The proposed PCA boundary does not include any privately owned properties. City officers do

not have any concerns, other than those mentioned above, with the extent of the proposed Morley PCA boundary.

Morley Station Precinct Concept Master Plan

In addition to the proposed PCA the METRONET team is currently preparing a Morley Station Precinct Concept Master Plan which sets the design vision and high-level roadmap for the long-term land uses, planning and infrastructure delivery around the station to enhance the area and connections to Morley Galleria. While the station location and some key elements are fixed, METRONET has indicated that they will seek comment from the community on what the future should look like around Morley station.

The METRONET team intend to commence community engagement on this project in the coming weeks.

Noranda Planning Control Area

The proposed boundary of the Noranda PCA includes the Tonkin Highway road reserve surrounding the location of the proposed Noranda train station and the Benara Road reserve approximately 200m either side of Tonkin Highway.

The proposed PCA boundary does not include any residential properties. City officers do not have any concerns with the proposed Noranda PCA boundary.

Recommended Comments

To ensure that the City continues to be involved in the Morley and Noranda train station precinct projects the City recommends the following comments be provided in addition to the removal of Addlestone Reserve from the Morley PCA:

- The PCAs are to be limited to its purpose of infrastructure works associated with the new Morley and Noranda train station projects in accordance with Schedule 6 of the *Planning and Development Act 2005*.
- METRONET to collaborate with the City in relation to the design of any development applications for infrastructure works and detailed design process associated for all works within Wotton Reserve.
- METRONET to collaborate with the City in relation to the design of any development applications for infrastructure works and detailed design process associated with the Morley and Noranda train station projects.
- The METRONET team is requested to inform the owners of surrounding properties of the intended PCAs.

LEGISLATIVE COMPLIANCE

Part 7 of the *Planning and Development Act 2005* sets out the process for establishing a PCA.

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	<p>That Council provides the following comments in relation to the proposed boundaries of the Planning Control Areas intended by the METRONET over the Morley and Noranda train station precincts:</p> <p>1. Addlestone Reserve is to be removed from the Morley Planning Control</p>
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Area. 2. The Planning Control Areas are to be limited to its purpose of infrastructure works associated with the new Morley and Noranda train station projects in accordance with Schedule 6 of the Planning and Development Act 2005. 3. METRONET to collaborate with the City in relation to the design of any development applications for infrastructure works and detailed design process associated for all works within Wotton Reserve. 4. METRONET to collaborate with the City in relation to the design of any development applications for infrastructure works and detailed design process associated with the Morley and Noranda train station projects. 5. The METRONET team is requested to inform the owners of surrounding properties of the intended Planning Control Areas.		
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	It is considered that this option has a low risk as the City is proactively providing comment on the proposed PCA boundaries as detailed above.	

Option 2	That Council provides alternative comments in relation to the proposed boundaries of the Planning Control Areas intended by the METRONET over the Morley and Noranda train station precincts.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Dependent on the comments provided by Council.
Reputation	Low	
Governance	Low	
Community and Stakeholder	Moderate	
Financial Management	Low	
Environmental Responsibility	Low	
Service Delivery	Low	
Organisational Health and Safety	Low	
Conclusion	Dependent on the comments provided by Council.	

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC IMPLICATIONS

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

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

It is considered that the proposed PCA will help achieve the above outcomes as it will enable the METRONET team and WAPC to ensure that the transport network is provided in a coordinated way which considers how the network will interact with the areas surrounding the new Morley and Noranda train stations.

CONCLUSION

In light of the above it is recommended that Council provides the following comments in relation to the proposed boundaries of the Planning Control Areas over the Morley and Noranda train station precincts:

1. Addlestone Reserve is to be removed from the Morley PCA.
2. The PCAs are to be limited to its purpose of infrastructure works associated with the new Morley and Noranda train station projects in accordance with Schedule 6 of the *Planning and Development Act 2005*.
3. METRONET to collaborate with the City in relation to the design of any development applications for infrastructure works and detailed design process associated for all works within Wotton Reserve.
4. METRONET to collaborate with the City in relation to the design of any development applications for infrastructure works and detailed design process associated with the Morley and Noranda train station projects.
5. The METRONET team is requested to inform the owners of surrounding properties of the intended PCAs.

10.4.4 Naming of a Park or Reserve after Nellie Fawdrey Tant

Responsible Branch:	Strategic Planning and Place	
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:	1. Schedule of submissions	
Refer:	Item 11.1: OCM 12.03.2019 Item 10.4.4: OCM 19.11.2019	

SUMMARY

The proposal to rename The Strand Reserve to Nellie Tant Reserve was advertised from 20 February 2020 to 19 March 2020 for public comment.

A total of 10 submissions were received, eight of which support the proposal and two of which object. The objections relate to the naming of public places after public servants.

In light of the above, it is considered that the name Nellie Tant Reserve should be forwarded to Landgate for approval as a replacement for the existing informal name The Strand Reserve.

OFFICER'S RECOMMENDATION

That Council approves the name Nellie Tant Reserve as a replacement for the existing informal name The Strand Reserve and forwards the proposed name to Landgate for their approval.

COUNCIL RESOLUTION

That Council:

1. Approves the name Nellie Tant Reserve as a replacement for the existing informal name The Strand Reserve and forwards the proposed name to Landgate for their approval; and
2. Subject to Landgate approval, request officers to arrange for a commemorative plaque to be installed on the site to provide context for the naming Nellie Tant Reserve.

**CR FILOMENA PIFFARETTI, DEPUTY MAYOR MOVED, CR MICHELLE SUTHERLAND
SECONDED**

CARRIED UNANIMOUSLY: 10/0

REASON FOR CHANGE

Council changed the Officer's Recommendation to add a clause that if the name Nellie Tant Reserve is approved by Landgate, the City installs a commemorative plaque that provides information why the reserve was named after Nellie Tant.

BACKGROUND

At its Ordinary Meeting of 12 March 2019, Council considered a notice of motion requesting the City investigate the potential to name a park or reserve after the first female member of the Bayswater Road Board, Nellie Fawdrey Tant, and resolved as follows:

"That Council:

- 1. Requests the Chief Executive Officer to investigate the potential naming a park or reserve within the District after the first female member of the Bayswater Road Board (being the predecessor to what is now known as the City of Bayswater), Nellie Fawdrey Tant.*
- 2. In undertaking the investigations, the Chief Executive Officer is to liaise with the Bayswater Historical Society and the family of Mrs Tant.*
- 3. A report be brought to Council on the outcomes of the investigations by November 2019."*

Investigations were subsequently undertaken into the potential to name a park or reserve within the City after Ms. Tant. The findings of those investigations were presented to Council at its Ordinary Meeting on 19 November 2019, where it resolved:

"That Council approves the name Nellie Tant Reserve as a replacement for the existing informal name The Strand Reserve to be advertised for public comment, and should no objection be received during the public advertising period, this reserve name be forwarded to Landgate for their approval."

EXTERNAL CONSULTATION

The proposal to rename The Strand Reserve to Nellie Tant Reserve was advertised from 20 February 2020 to 19 March 2020 by way of:

- Written notification being sent to all 608 landowners and residents within 400m of The Strand Reserve;
- Notification being published in the Eastern Reporter newspaper; and
- Information being placed on the City's engagement website.

Nine submissions were received in response prior to the close of public advertising and a late submission was received the following day. Of the 10 submissions received, eight are broadly supportive of naming a park or reserve after Ms. Tant, while two object. The key points raised in the submissions are discussed below.

Should Landgate approve the proposed name, the City will be required to give notification of the name change.

OFFICER'S COMMENTSKey Comments in Support

The majority of submissions in support did not provide any additional comments. Of the submissions in support that did provide additional comment, one notes that the public may tend to have a negative view of City amenities named after people in the absence of any information on who the person was. The submission suggests a small sign at the reserve could provide that information and outline the reason(s) why the person's name was chosen. Should the name Nellie Tant Reserve be approved by Council and Landgate's Geographic Names Committee, a budget allocation may be considered to install an interpretative panel, subject to funding being made available.

A second submission suggests that the proposed name should be applied to a more "neglected" reserve and suggests Wymond Park. However, it is proposed to rename The Strand Reserve, as

it does not have an official name recognised by Landgate's Geographic Names Committee. Furthermore, the City would not support a proposal to rename Wymond Park, as this park has already been named in commemoration of a local identity; additionally, the Geographic Names Committee's Policies and Standards for Geographic Naming in WA generally do not support renaming a park with an established, official name.

Key Comments in Objection

Of the two submissions objecting to the proposed name, one does not provide any justification, while the second states that they do not support the naming of public places after public servants.

The Geographic Names Committee's Policies and Standards for Geographic Naming in WA broadly support this position, stating that past or ongoing public service is not considered appropriate grounds for a commemorative naming request. However, Ms Tant may be considered an exception due to her outstanding achievement as the first woman elected to a Road Board in Western Australia. Should Council resolve to proceed with a commemorative naming request in honour of this achievement, the decision of whether to approve the name will ultimately be made by the Geographic Names Committee.

In light of the above, it is considered that the name Nellie Tant Reserve should be forwarded to Landgate for approval as a replacement for the existing informal name The Strand Reserve.

LEGISLATIVE COMPLIANCE

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

The City's Naming of Parks, Reserves, Streets and Infrastructure Policy sets out its requirements in support of a consistent approach to the naming of parks, reserves, streets and infrastructure and is aligned with the requirements set out by the Geographic Names Committee Policies and Standards for Geographic Naming in 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 approves the name Nellie Tant Reserve as a replacement for the existing informal name The Strand Reserve and forwards the proposed name to Landgate for their approval.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Low
Governance	Low	Moderate
Community and Stakeholder	Moderate	Low
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	It is considered that this option has a moderate governance risk as the proposal to name after a public servant is inconsistent with the Geographic Names Committee's Policies and Standards for Geographic Naming in WA and they may not support it on	

	this basis.
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Option 2	That Council does not approve the name Nellie Tant Reserve as a replacement for the existing informal name The Strand Reserve.	
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	It is considered that this option has moderate reputation and community and stakeholder risk as there could be complaints from members of the community in the event that Council does not proceed with the proposed renaming of The Strand Reserve to Nellie Tant Reserve.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Advertise the proposed name Nellie Tant Reserve as a replacement for the existing informal name The Strand Reserve.

Asset Category: N/A **Source of Funds:** Municipal

LTFP Impacts: Not itemised in LTFP

Notes: N/A

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$400*	-	-	-	-	-	\$14,000

*There will also be financial implications, should the naming proposal is approved by Landgate, such as the installation of new signage, etc. However, the exact cost is unknown at this stage.

STRATEGIC IMPLICATIONS

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

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

Proceeding to formally name The Strand Reserve after Nellie Fawdrey Tant will exhibit good governance, as this will apply a formal name to the reserve that is recognised by Landgate and will also recognise Ms Tant's achievement as the first woman to be elected to a Road Board in Western Australia.

CONCLUSION

Ms Tant is considered to be of historic significance as the first woman elected to a Road Board in Western Australia and it has been found that The Strand Reserve is not an official name recognised by Landgate. It is therefore recommended that Council approves the name Nellie Tant Reserve as a replacement for the existing informal name The Strand Reserve and forwards the proposed name to Landgate for their approval.

Attachment 1 - Schedule of Submissions

No.	Summary of Submission	City of Bayswater Comments
1.	Supports the proposal, though suggests that people may tend to have a negative view of council amenities named after people, in the absence of any information on who the person was. Suggests a small sign at the park, and a regular column in the Bayswater Beat, could highlight the people and the reason they were chosen. Would like to see more parks/amenities named using pertinent Noongar words.	Noted. Should the naming proposal be successful, it may be possible to install a commemorative plaque or interpretive panel with information on Ms. <u>Tant</u> and her contributions to the local community.
2.	Does not support the proposal.	Noted.
3.	Supports the proposal but suggests that a better commemoration would be to revitalise a neglected green area. States that Bayswater has lots of green areas that deserve attention, and considers this is an amazing opportunity. Suggests <u>Wymond Park</u> is converted into a rose garden with a pergola etc. as a more fitting commemoration of Ms. <u>Tant's</u> achievements.	The City has proposed to rename The Strand Reserve, as this is not an official name recognised by <u>Landgate's Geographic Names Committee</u> . The City would not support a proposal to rename <u>Wymond Park</u> , as this park has already been named in commemoration of a local identity, while the Geographic Names Committee's Policies and Standards for Geographic Naming in WA generally presume against renaming of a park with an established, official name.
4.	Supports the proposal.	Noted.
5.	Supports the proposal and considers it a wonderful opportunity to acknowledge the contribution of a pioneering woman.	Noted.
6.	Supports the proposal.	Noted.
7.	Supports the proposal.	Noted.
8.	Supports the proposal.	Noted.
9.	Does not support the proposal and does not support the naming of public places after public servants.	The Geographic Names Committee's Policies and Standards for Geographic Naming in WA state that past or ongoing public service is not considered appropriate grounds for a commemorative naming request. However, Ms. <u>Tant</u> may be considered an exception due to her outstanding achievement as the first woman elected to a Road Board in Western Australia. Should Council resolve to proceed with a commemorative naming request in honour of Ms. <u>Tant's</u> achievement, the decision of whether to approve the name will ultimately be made by the Geographic Names <u>Committee</u> .
10.	Supports the proposal.	Noted.

10.5 Sub Committee Reports**10.5.1 Aged Care Governance Committee – 24 March 2020****10.5.1.1 Terms of Reference - Aged Care Governance Committee**

Responsible Branch:	Strategic Projects	
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 type="checkbox"/> Information Purposes
Voting Requirement:	<i>ABSOLUTE MAJORITY REQUIRED</i>	
Attachments:	1. October 2019 (current) Terms of Reference 2. Current Terms of Reference marked with proposed amendments. 3. Proposed amendments to the Terms of Reference	
Refer:	Item 10.2.12: OCM 29.10.2019	

SUMMARY

The Terms of Reference for the Aged Care Governance Committee were adopted as part of the appointment process for all of the internal committees (other than the Audit and Risk Management Committee which was considered separately) at the Ordinary Council Meeting of 29 October 2019. As part of that process, Council formed a new Aged Care Asset Divestment Committee to consider matters related to Council's strategic decision in 2018 to divest the aged care sites.

In the interests of providing further clarity on the distinction between the two aged care committees, further changes are proposed to the Terms of Reference for the Aged Care Governance Committee. These changes are consistent with, and support, the Terms of Reference for the Aged Care Asset Divestment Committee.

COUNCIL RESOLUTION**(MANAGEMENT COMMITTEE/OFFICER'S RECOMMENDATION)**

That Council adopts the updated Aged Care Governance Committee's Terms of Reference (Attachment 3).

CR SALLY PALMER MOVED, CR STEPHANIE GRAY SECONDED

**CARRIED UNANIMOUSLY BY EXCEPTION (EN BLOC): 9/0
NOTING 10.5.1.1 WAS CARRIED BY AN ABSOLUTE MAJORITY**

BACKGROUND

The Aged Care Governance Committee's Terms of Reference were originally drafted in context of the management agreement between the City as the governing body, and Juniper (Uniting Church Homes) as the provider for the City's aged care services. The primary objective of the Committee was the consideration of the draft capital and operating budgets for the aged care sites, as well as significant operational matters. For that reason, the Terms of Reference have provided for Juniper to be represented on the Committee.

The intention in the Terms of Reference adopted in October 2019 was for the Committee to be able to meet without Juniper when the matters were related to the City's own governance obligations although, on further review, the wording could be ambiguous when the Terms of reference for the Aged Care Asset Divestment Committee are considered.

Accordingly, further changes are proposed to the Terms of Reference of the Aged Care Governance Committee for clearer delineation of its purpose and objectives from the separate Aged Care Asset Divestment Committee.

Furthermore, the Aged Care Governance Committee has generally only been scheduled once or twice per year, however an additional meeting has been scheduled for 24 March 2020 to consider the recommendations of the City's aged care consultant, Ansell Strategic, for implementing the City's governance and risk framework for the period up until the divestment of the sites is completed. Those recommendations are the subject of a separate report, and include having more frequent Aged Care Governance Committee meetings.

An error has also been corrected in the Terms of Reference, in respect to the purpose of the Committee being related to Regulations 16 and 17 of the *Local Government (Audit) Regulations 1996*. Those regulations actually apply to the Audit and Risk Management Committee.

The role in respect to the divestment of the aged care sites has been clarified as being only for the oversight (governance) aspects, which apply to the City and to Juniper, and will continue until the disposition of the land and related assets is complete. All other divestment-related matters will continue to be considered through the separate Aged Care Asset Divestment Committee.

Accordingly, an updated version has been drafted with marked changes (**Attachment 2**) and the unmarked (proposed) version is attached (**Attachment 3**) for Council's consideration.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

The Draft Aged Care Governance Committee's Terms of Reference build upon the existing Terms of Reference and ensure they remain relevant and contemporary.

LEGISLATIVE COMPLIANCE

Sections 5.8 – 5.11A of the *Local Government Act 1995* apply to the establishment of Committees and appointment of committee members.

In accordance with Sections 5.23 (1) (b) and 7.1B of the *Local Government Act 1995*, the Aged Care Governance Committee has not been granted Delegated Authority by Council.

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 adopts the updated Aged Care Governance Committee's Terms of Reference (Attachment 3).	
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	N/A
Service Delivery	Low	Low
Organisational Health and Safety	Low	N/A

Conclusion	The update to the Terms of Reference will rectify an error and clearly delineate the role of the Committee from that of the separate Aged Care Divestment Committee.
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Option 2	That Council adopts the updated Aged Care Governance Committee's Terms of Reference (Attachment 3) with the further amendments as follows:	
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	N/A
Service Delivery	Low	Low
Organisational Health and Safety	Low	N/A
Conclusion	Council may wish to make additional amendments to the Aged Care Governance Committee's Terms of Reference.	

FINANCIAL IMPLICATIONS

Not applicable.

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 corporate governance

CONCLUSION

The Terms of Reference for the Aged Care Governance Committee have been updated to rectify an error and provide clearer delineation between the role of the committee and that of the separate Aged Care Asset Divestment Committee.

Attachment 1

**Aged Care Governance Committee
Terms of Reference
(as adopted in October 2019)**

TERMS OF REFERENCE Aged Care Governance Committee	
Purpose:	<ol style="list-style-type: none"> 1. Council, at its Meeting held on 29 October 2019, established the Aged Care Governance Committee for the purpose of making recommendations directly to Council in accordance with Regulations 16 and 17 of the <i>Local Government (Audit) Regulations 1996</i>. 2. In addition, the Committee will provide oversight into the disposition of the City's three Retirement Villages (Carramar Village; Noranda Retreat; Salisbury Retreat) and two Residential Care Facilities (Carramar Hostel and City of Bayswater Hostel).
Membership:	<p>Membership of the Committee comprises :</p> <ul style="list-style-type: none"> • 3 x City of Bayswater representatives (for parts 1 and 2 above); and • 3 x Juniper representatives (for part 1 only). <p>The Chief Executive Officer (or representative) and the Director Corporate and Strategy are required to attend the Committee meeting but are not members.</p> <p>In accordance with section 5.11A of the <i>Local Government Act 1995</i>, all other Councillors are appointed as Deputy Members of the Aged Care Governance Committee for the term 29 October 2019 to 26 October 2021 in the following order:</p> <p>If a Member is unable to attend a meeting, the order of appointment of the Deputy at that meeting will be based on:</p> <ol style="list-style-type: none"> i) Councillor of the same Ward as the Member of the Committee; and ii) Length of service
Meetings:	<p>Committee meetings are to be in accordance with the City of Bayswater Standing Orders Local law.</p> <p>The Chairperson is responsible for the proper conduct of the Committee.</p> <p>The Committee has no delegated power or duty to implement its recommendations without approval of Council.</p>
Meeting Frequency:	As required - At least once per financial year.
Meeting Date and Time:	When suitable.
Location:	City of Bayswater Civic Centre.
Liaison Officer:	Director Corporate and Strategy or nominated officer.

Attachment 2

**Aged Care Governance Committee
Terms of Reference
(marked up with proposed changes)**

TERMS OF REFERENCE Aged Care Governance Committee	
Purpose:	<p>1. Council, at its Meeting held on 29 October 2019, established the Aged Care Governance Committee for the purpose of making recommendations directly to Council in accordance with Regulations 16 and 17 of the Local Government (Audit) Regulations 1996. Consideration of the aged care capital and operating budget and operational matters related to the City's responsibilities as the governing body and Juniper's responsibilities as the service provider.</p> <p>2. In addition, the Committee will maintain provide governance oversight of the aged care operations until into the disposition process for of the City's three Retirement Villages (Carramar Village; Noranda Retreat; Salisbury Retreat) and two Residential Care Facilities (Carramar Hostel; and City of Bayswater Hostel) is finalised.</p>
Membership:	<p>Membership of the Committee comprises :</p> <ul style="list-style-type: none"> • 3 x City of Bayswater representatives (for parts 1 and 2 above); and • 3 x Juniper representatives (for parts 1 only and 2 above, other than where the matters relate to the City's responsibilities as the governing body). <p>The Chief Executive Officer (or representative) and the Director Corporate and Strategy are required to attend the Committee meeting but are not members.</p> <p>In accordance with section 5.11A of the <i>Local Government Act 1995</i>, all other Councillors are appointed as Deputy Members of the Aged Care Governance Committee for the term 31 October 2017 to 12 October 2019 in the following order:</p> <p>If a Member is unable to attend a meeting, the order of appointment of the Deputy at that meeting will be based on:</p> <ul style="list-style-type: none"> i) Councillor of the same Ward as the Member of the Committee; and ii) Length of service.
Meetings:	<p>Committee meetings are to be in accordance with the City of Bayswater Standing Orders Local law.</p> <p>The Chairperson is responsible for the proper conduct of the Committee.</p> <p>The Committee has no delegated power or duty to implement its recommendations without approval of Council.</p>
Meeting Frequency:	As required - At least one four times per financial year.
Meeting Date and Time:	When suitable.
Location:	City of Bayswater Civic Centre.
Liaison Officer:	Director Corporate and Strategy or nominated officer.

Attachment 3

**Aged Care Governance Committee
Terms of Reference
(Final)**

TERMS OF REFERENCE Aged Care Governance Committee	
Purpose:	<ol style="list-style-type: none"> 1. Consideration of the aged care capital and operating budget and operational matters related to the City's responsibilities as the governing body, and Juniper's responsibilities as the service provider. 2. In addition, the Committee will maintain governance oversight of the aged care operations until the disposition process for the City's three Retirement Villages (Carramar Village; Noranda Retreat; Salisbury Retreat) and two Residential Care Facilities (Carramar Hostel and City of Bayswater Hostel) is finalised.
Membership:	<p>Membership of the Committee comprises :</p> <ul style="list-style-type: none"> • 3 x City of Bayswater representatives (for parts 1 and 2 above); and • 3 x Juniper representatives (for parts 1 and 2 above, other than where the matters relate to the City's responsibilities as the governing body). <p>The Chief Executive Officer (or representative) and the Director Corporate and Strategy are required to attend the Committee meeting but are not members.</p> <p>In accordance with section 5.11A of the <i>Local Government Act 1995</i>, all other Councillors are appointed as Deputy Members of the Aged Care Governance Committee.</p> <p>If a Member is unable to attend a meeting, the order of appointment of the Deputy at that meeting will be based on:</p> <ol style="list-style-type: none"> i) Councillor of the same Ward as the Member of the Committee; and ii) Length of service
Meetings:	<p>Committee meetings are to be in accordance with the City of Bayswater Standing Orders Local law.</p> <p>The Chairperson is responsible for the proper conduct of the Committee.</p> <p>The Committee has no delegated power or duty to implement its recommendations without approval of Council.</p>
Meeting Frequency:	As required - At least four times per financial year.
Meeting Date and Time:	When suitable.
Location:	City of Bayswater Civic Centre.
Liaison Officer:	Director Corporate and Strategy or nominated officer.

10.5.1.2 Update on Aged Care Governance Framework

Responsible Branch:	Strategic Projects	
Responsible Directorate:	Corporate and Strategy	
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 1. Ansell Strategic draft report Governance Framework Implementation, 19 September 2019.	
Refer:	Item 10.3.5 OCM 28/8/2018 Item 10.3.5 OCM 27/11/2018 Item 10.2.3 OCM 9/4/2019 Item 10.2.1 OCM 11/6/2019 Item 10.2.1 OCM 29/10/2019	

Confidential Attachment(s) - in accordance with Section 5.23(2)(c) of the Local Government Act (1995) - a contract entered into, or which may be entered into, by the local government.

SUMMARY

The Australian Government Aged Care Quality Standards took effect in July 2019, and the City commissioned a risk governance framework for the aged care sites.

An Implementation Plan has also been commissioned to identify the specific actions and obligations for Juniper as the aged care services provider and for the City as the governing body. Further reports will be provided to Council as the actions are implemented.

OFFICER'S RECOMMENDATION

That Council:

1. Receives the Implementation Plan for the City's aged care Governance Framework.
2. Notes that progress reports will be provided to Council as the actions are implemented.

COUNCIL RESOLUTION**(MANAGEMENT COMMITTEE RECOMMENDATION)**

That Council:

1. Receives the Implementation Plan for the City's aged care Governance Framework.
2. Notes that progress reports will be provided to Council as the actions are implemented.
3. Notes that the City will continue to liaise with, and assist Juniper in relation to the implementation of the Governance Framework and with particular regard to the COVID-19 situation.

CR SALLY PALMER MOVED, CR STEPHANIE GRAY SECONDED

CARRIED UNANIMOUSLY BY EXCEPTION (EN BLOC): 9/0

BACKGROUND

Following earlier workshops on the issue, Council approved at its meeting of 27 November 2018, the appointment of a specialist aged care consultant (Ansell Strategic) to conduct a strategic review of the City's aged care sites. Mertome Village was excluded as divestment negotiations for that site were in progress.

Following the commissioning of the strategic review, Council considered the options for the aged care sites, including redevelopment or divestment.

Council resolved to divest the City's remaining aged care sites which are the two residential care facilities (City of Bayswater Hostel and Carramar Hostel) and the three independent living villages (Carramar, Noranda and Salisbury) through direct negotiation with the current operator Juniper (Uniting Church Homes), primarily to provide a level of security and continuity of care for the site residents. At that meeting, Council considered that should the City be unable to negotiate an acceptable commercial agreement with Juniper, the City would proceed to a market sale process, however that would be determined after the negotiations with Juniper.

Separate negotiations are planned for the Mertome Gardens site, which is adjacent to Mertome Village.

At its meeting of 9 April 2019, Council approved further work with Ansell Strategic to develop a risk governance framework to support the disposition process for the City's aged care sites, and funding was allocated accordingly in the 2019/20 Budget.

The intention of developing the risk governance framework was to support the overall governance of the aged care sites until the divestment process was completed.

Drivers for the development of the framework were the eight Aged Care Quality Standards (ACQS) that took effect on 1 July 2019:

1. Consumer dignity and choice;
2. Ongoing assessment and planning with consumers;
3. Personal care and clinical care;
4. Services and supports for daily living;
5. Organisation's service environment;
6. Feedback and complaints;
7. Human resources; and
8. Organisational governance.

The ACQS apply to all aged care organisations that receive Commonwealth Government subsidies for residential care accommodation. Aged care organisations must be able to provide evidence of their compliance with, and performance against, the Quality Standards.

Standards 1 – 7 apply primarily to Juniper as the provider of services, however standard 8 also applies to the City as it is the 'Approved Provider' for its two residential care facilities (Carramar Village in Morley and the City of Bayswater Hostel in Embleton).

At its meeting of 11 June 2019, Council considered the draft aged care Risk Governance Framework, which considered the risks associated with management of the aged care sites under the topics of:

1. Communication;
2. Reporting;
3. Business Interruption upon Change of Management; and
4. Strategy.

Some of the observations in that report were that there should be clearer channels of communication between the City and Juniper, defined processes and guidelines for reporting and escalating issues, increased meeting frequency of the Aged Care Governance Committee and more executive level meetings between Juniper and the City.

The report for the above meeting also advised that a detailed implementation plan for the actions would be developed following adoption of the Risk Governance Framework, and a recommendation was included in the report for Ansell Strategic to be commissioned to develop the plan.

Council resolved to accept the Risk Governance Framework as well as the recommendation for developing the Implementation Plan and that was duly commissioned and received by the City in September 2019. However, it has been on hold pending the setting of a date for the Aged Care Governance Committee meeting in 2020.

The Implementation Plan is now presented for consideration by the Aged Care Governance Committee and essentially provides more clarity on the specific actions and responsibilities for the City as the facility provider, and for Juniper as the operator.

Part 1 of the Implementation Plan (Executive Summary) recites the previous work on the Risk Governance Framework. Similarly, Parts 2 and 3 recite the data and drivers for the work. Part 4 covers the outcomes of the Aged Care Royal Commission and the development of the ACQS.

Part 5 is more pertinent as it covers the recommended risk and governance responsibilities for the City and Juniper, using Standard 8 of the ACQS as the point of reference. These include:

- Involvement by the aged care consumers (the site residents) in developing and evaluating the services that they receive – in that respect, the City should ensure that there is an organisation-wide approach and that the appropriate processes and procedures are in place, with activation of those by Juniper.
- Developing and maintaining a culture of safe, inclusive and quality care – as the governing body, the City is responsible for promoting that culture and is accountable for service delivery. Juniper is responsible for ensuring that its services are aligned to that culture and the City's strategic priorities.
- Information management and access to information – the report recommends that the City develops systems and processes to ensure that stakeholders (care providers and care recipients) are able to access the requirement information relevant to that care. Juniper's responsibility is to report on the protocols for ensuring the privacy, storage and management of information.
- Continuous improvement – Juniper as the provider, is responsible for establishing and reporting on its continuous improvement plan and the City is responsible for reviewing and monitoring the appropriateness of the plan.

- Financial governance – Juniper is required to provide an annual budget and quarterly budget reviews, and the City is responsible for ensuring that appropriate and effective reporting systems and processes are in place for funding the required standard of care.
- Workforce governance – Juniper is responsible for employment and management of staff, and the City is responsible for ensuring that the governance systems and processes are in place as per the legislative requirements.
- Compliance – the City has responsibility for ensuring that services comply with the relevant legislation and industry standards and guidelines, and Juniper is responsible as the provider for reporting any compliance or reporting changes.
- Feedback and Complaints – the City has responsibility for monitoring and management of feedback and complaints and Juniper is responsible for the registering of such feedback and complaints, including actions taken.
- Risk management – the City must ensure that effective risk management systems are in place at management and operational levels, and Juniper is responsible for reporting to the City on the risk management systems and practices in place.
- Clinical care – where clinical care is provided, the City must ensure that an effective clinical governance framework is in place, and Juniper is responsible for reporting periodically to the Aged Care Governance Committee on the effectiveness of those systems.

Part 5 of the report also covers the recommended reporting channels, including the relationship between Council, the Aged Care Governance Committee, the City's administration and Juniper. This structure is effectively already in place, however the recommendations for more frequent formal contact between the City and Juniper at the operational and executive levels are noted.

Part 5 recommends that the Aged Care Governance Committee meetings are held quarterly to review and monitor the progress against the recommended risk and governance responsibilities of each party, and performance indicators have been suggested for each topic area.

Part 6 of the report sets out the specific actions. The original timeframes for these were based on work commencing in late October 2019, however there have been a number of issues which have delayed that, including the replacement of the Director Corporate and Strategy and the negotiations with Juniper on the proposed disposition.

Further reports will be provided to the Committee as these actions are implemented.

Part 7 of the report is a summary of the demographic data, which influence the aged care services, and a copy of the management agreement between the City and Juniper.

EXTERNAL CONSULTATION

Ansell Strategic is a specialist aged care consultant, commissioned to develop the initial Risk Governance Framework, as well as the Implementation Plan.

The Australian Government Aged Care Quality and Safety Commission has provided guidance notes on application of the Aged Care Quality Standards. No consultation has yet occurred with the public or other agencies on this matter.

OFFICER'S COMMENTS

Members were appointed to the Aged Care Asset Divestment Committee at the Ordinary Council meeting of 29 October 2019, and members were also appointed to the Aged Care Governance Committee. The Terms of Reference for both committees were adopted at the same meeting.

The Terms of Reference for the Aged Care Governance Committee provide for three Juniper representatives to be appointed to the Committee for considering the financial and operational matters.

However, the Terms of Reference also provide for matters related to divestment of the sites to be considered without Juniper representation at the meeting.

The Elected Members appointed to each committee are the same for 2020.

At its meeting of 25 February 2020, the Aged Care Asset Divestment Committee considered in General Business the Officer's recommendation for an additional meeting to be held in late March for purposes of presenting the Implementation Plan for the Governance Framework.

As the members of both committees are the same, they agreed to swap the next Aged Care Asset Divestment Committee meeting on 24 March 2020 for an Aged Care Governance Committee meeting. The change will be included in the Notice of Meetings and the normal channels.

The additional meeting is consistent with one of the recommendations in part 5 of the Implementation Plan for more frequent governance meetings.

LEGISLATIVE COMPLIANCE

The *Local Government Act 1995* and subordinate legislation applies together with the *Retirement Villages Act 1992* (WA) and the *Aged Care Act 1997* (Commonwealth).

The *Aged Care Quality Standards* apply to all aged care organisations that receive Australian Government subsidies, and that applies to the City's two residential care facilities.

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: <ol style="list-style-type: none"> Receives the Implementation Plan for the City's aged care Governance Framework. Notes that progress reports will be provided to Council as the actions are implemented. 	
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	N/A
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	The Implementation Plan is the second stage of the aged care Governance Framework which has been adopted by Council. It sets out the specific actions and obligations of the City as the governing body and Juniper as the provider.	

Option 2	That Council: <ol style="list-style-type: none"> Receives the Implementation Plan for the City's aged care Governance Framework. 	
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	<p>2. Requests further information on the Implementation Plan in respect to:</p> <p>(a) _____; and</p> <p>(b) _____;</p> <p>before approving the Plan.</p> <p>3. Notes that progress reports will be provided to Council as the actions are implemented.</p>	
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 Implementation Plan has been developed according to the principles of the Aged Care Quality Standards that took effect in July 2019, however Council may wish to receive further information on specific aspects of the City’s responsibilities as the governing body, before approving the plan.	

FINANCIAL IMPLICATIONS

Nil – the actions can be accommodated in the operational budget for salaries.

STRATEGIC IMPLICATIONS

The earlier reports to Council provided strategic options including redevelopment or divestment and Council has resolved to pursue divestment of all remaining aged care sites. The Implementation Plan will support the City's governance obligations until the divestment process is completed.

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

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

CONCLUSION

The City is in the process of divesting the remaining aged care assets, and progress on that issue will continue to be reported through the Aged Care Asset Divestment Committee.

The additional meeting for the Aged Care Governance Committee is specifically to consider the Implementation Plan for the City's aged care Governance Framework. The Implementation Plan was developed for the City by a specialist aged care consultant and it identifies the specific responsibilities for the City as the governing body, and for Juniper as the provider of aged care services.

Implementation of the actions will be reported as they progress.

10.5.2 Budget Review and Expenditure Committee – 7 April 2020**10.5.2.1 2019/20 Mid-Year Budget Review**

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 type="checkbox"/> Information Purposes
Voting Requirement:	<i>ABSOLUTE MAJORITY REQUIRED</i>	
Attachments:	1. Statement of Budget Review by nature or type	

SUMMARY

To present the 2019/20 statutory mid-year budget review for the eight-month period 1 July 2019 to 29 February 2020 for consideration and adoption.

COUNCIL RESOLUTION**(MANAGEMENT COMMITTEE/OFFICER'S RECOMMENDATION)**

That Council adopts the 2019/20 statutory mid-year budget review for the period ended 29 February 2020 as detailed in Attachment 1.

CR SALLY PALMER MOVED, CR STEPHANIE GRAY SECONDED

**CARRIED UNANIMOUSLY BY EXCEPTION (EN BLOC): 9/0
NOTING 10.5.2.1 WAS CARRIED BY AN ABSOLUTE MAJORITY**

BACKGROUND

Regulation 33A of the *Local Government (Financial Management) Regulations 1996* requires the City to carry out a review of its annual budget for that year:

- “(1) *Between 1 January and 31 March in each financial year a local government is to carry out a review of its annual budget for that year.*
- (2A) *The review of an annual budget for a financial year must -*
- (a) *consider the local government’s financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and*
 - (b) *consider the local government’s financial position as at the date of the review; and*
 - (c) *review the outcomes for the end of that financial year that are forecast in the budget.*
- (2) *Within 30 days after a review of the annual budget of a local government is carried out it is to be submitted to the council.*
- (3) *A council is to consider a review submitted to it and is to determine* whether or not to adopt the review, any parts of the review or any recommendations made in the review.*
**Absolute majority required.*
- (4) *Within 30 days after a council has made a determination, a copy of the review and determination is to be provided to the Department.”*

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTSa) Mid-year budget review overview

The City completed a review of its 2019/20 budget on 23 March 2020 and now recommends the review for adoption.

This review takes into account a number of factors including what has occurred during the first eight months of the fiscal year, the likely operating environment over the remaining four months under the current economic climate, and the expected impact on the City's financial position.

The focus of the review has been ensuring there is operational capacity to deliver the services and programs set out in the 2019/20 budget and to accommodate events and matters that have arisen since budget adoption. The review also seeks to ensure operating budget variations are managed.

The City of Bayswater's 2019/20 statutory mid-year budget review includes:

1. Statement of Budget Review - An analysis of material budget variances and impact on year-end results (**Attachment 1**). Overall the net reduction in revenue of \$1,610,000 caused by the closure of recreation facilities (COVID-19) will be funded by municipal accumulated surplus.
2. The amendment of the current budget to recognise changes in revenue or expenditure (**Attachment 1** and **Commentary** listed under 3b).
3. Proposed amendments to the budget that can be summarised as follows:

Adjustment	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$	Increase or Decrease
Revenue from operating activities (excludes rates)	36,897,184	35,060,478	(1,836,706)	Decrease
Expenditure from operating activities	(85,066,546)	(85,504,898)	(438,352)	Increase
Investing activities (net capital expenditure)	(13,813,155)	(11,241,151)	2,572,004	Decrease
Financial activities (transfer (to)/from reserves)	(1,276,995)	(3,497,972)	(2,220,977)	Increase
Rates	48,419,337	48,733,368	314,031	Increase
Budget review total adjusted (to be funded by municipal accumulated surplus)			(1,610,000)	

The outcome of the budget review shows a decrease in the operating revenue mainly due to the impact of COVID-19 resulting in the closing of the City's recreation facilities.

Operating expenditure shows a net increase mainly due to: the reclassification of the crossover expenses from a capital to operational nature; the reallocation of the Aged Care capital budget to operational budget for the divestment project; and other minor adjustments which are necessary in order to meet operational needs.

The budget review does not include an allocation of funds for the development of a fully-costed (estimated to be \$80,000) Renewable Energy and Emission Reduction Position and Action Statement (as per Council's resolution Item 10.3.2 OCM 20/8/19). Given the time of year and other priorities, this can be considered as part of the 2020/21 budget.

Another item that has not been included in this budget review is the allocation of funds for the review of the City's Information, Communication and Technology (ICT) (estimated to be \$60,000) as discussed at the Strategic Planning Workshop held on 1 February 2020. Given the time of year and other priorities, this can be considered as part of the 2020/21 budget.

With respect to COVID-19, a provisional sum of \$75,000 was approved at the Special Council Meeting on 18 March 2020. The funds were allocated to facilitate the City's COVID-19 response. In addition, it is anticipated the City will have a reduction of revenue of \$1,610,000 as a result of closing Bayswater Waves, The RISE and no longer accepting casual bookings for halls and reserves. The full extent of the reduction in expenditure is unknown at this time as the City is actively seeking to re-deploy the workforce and, in addition, looking at alternatives to deliver services to the community. It is proposed the reduction in income be funded from the municipal accumulated surplus.

The overall capital budget is lower than anticipated due to the major corresponding changes in account reclassification and reallocation of the aged care capital budget to operational budget. The City is withholding spending on capital works relating to golf courses pending investigation in relation to the management of golf courses. The unused funds will be transferred to the Golf Courses Reserve for future use.

The estimated net reserve movement is an increase in transfer to reserves compared to budget. As mentioned previously, this is the corresponding effect on the transfer of unused funds for capital works for future use.

To summarise, this review identifies the respective budget variations in operational projects, capital projects, contractual obligations, reserve transfers or emerging proposals, that have been fully funded by a combination of revenue and expenditure savings in other areas of the budget. Notwithstanding this, to fully realise service levels and capital projects for 2019/20 within approved budget levels, close monitoring of budgets is essential and will be provided as part of each end of month report to Council.

At this time, the full impact of COVID-19 on delivery of the capital works program is unknown. However, the City is anticipating supply delays for manufactured goods from China such as light fittings required for floodlight projects.

b) Commentary on Statement of Budget Review (by Nature and Type)

Refer to Statement of Budget Review (**Attachment 1**).

Revenue from operating activities (includes rates)

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
Rates	48,419,337	48,733,368	314,031
<ul style="list-style-type: none"> Subsequent to the initial rate notices issued to residents in July 2019, the City has levied interim rate notices because the gross rental value (GRV) of some properties has changed, due to, for example, the creation of new properties, improvements or additions to properties, etc. The total interim rates raised to date have been higher than anticipated. 			

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
Operating grants, subsidies and contributions	10,603,679	10,942,745	339,066
<u>Material variances – Increase \$38,516</u> <ul style="list-style-type: none"> Received unbudgeted grants and contributions for projects such as <i>Stay On Your Feet</i>, Drainage Monitoring Program and Morley Drive median maintenance. 			
<u>Material variances - Decrease (\$3,450)</u> <ul style="list-style-type: none"> Emergency Services Levy (ESL) administration income is lower than anticipated due to the estimated ESL administration rates used during the budget process being higher than the actual rates. 			
<u>Accounts reclassification - Increase \$304,000</u> <ul style="list-style-type: none"> Moving crossover income from capital income to operational income category as the accounting treatment for this income has changed. 			
Fees and charges	22,465,673	20,293,783	(2,171,890)
<u>Material variances - Increase \$117,901</u> <ul style="list-style-type: none"> Received \$25,000 higher-than-anticipated revenue for items such as food business registrations, noise management plan applications and a successful health prosecution. Received \$52,901 for the unbudgeted contributions for removal of trees and facility hire fees. Received \$40,000 higher-than-anticipated fines and penalties due to the addition of a new community ranger. 			
<u>Material variances - Decrease (\$2,289,791)</u> <ul style="list-style-type: none"> Reduction in revenue from recreation facilities due to closure of Bayswater Waves, The RISE and no longer accepting casual bookings for halls and reserves (COVID-19) - \$1,659,825. Commercial waste revenue is lower than anticipated due to the economic downturn - \$57,622. Revenue from Embleton golf course is lower than budget due to the decrease in patronage - \$25,000. Maylands Waterland is no longer generating revenue due to its temporary closure - \$214,880. The City is no longer generating waste royalties income due to contract changes - \$324,664. Revenue from rates instalment charges is lower than anticipated as more residents choose to pay rates by direct debit instead of instalments - \$7,800. 			
Interest earnings	2,286,850	2,169,606	(117,244)
<ul style="list-style-type: none"> Revenue from interest earnings is lower than anticipated due to the reduction in the cash rate by the Reserve Bank. The rate used for the budget was approximately 2.6% compared to the average rate of 1.30% offered by the banks for a 6-month period. <p>On 19 March 2020, the Reserve Bank of Australia (RBA) reduced the cash rates to a historic low of 0.25%. This reduction was decided upon outside the RBAs regular monthly meetings and was in response to Australia's deteriorating economy as a result</p>			

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
of COVID-19. The RBA is not expected to raise rates until progress is made toward full employment and when the board is confident inflation would be sustainable within a 2-3% target band. It's more likely the RBA will use other measures to ease the economy than cutting the cash rate further. As a result, term deposit rates are expected to remain low for some time.			
Other revenue	1,521,114	1,634,476	113,362
<u>Material variances – Increase \$158,362</u>			
<ul style="list-style-type: none"> The variances are the result of unbudgeted items such as utility reimbursements by tenants, rebates and refunds received from the City's insurance service provider. 			
<u>Material variances - Decrease (\$45,000)</u>			
<ul style="list-style-type: none"> Recycling rebates are lower than budget due to China's ban on buying recycled materials from overseas, hence lowering the price of plastic in the market - \$40,000. Revenue from legal cost reimbursements is lower than anticipated as fewer legal actions were required to recover debts - \$5,000. 			
Profit on asset disposals	19,868	19,868	0
• Nil			

Expenditure from operating activities

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
Employee Costs	(33,777,423)	(33,459,382)	318,041
<u>Material variances – Increase (\$124,973)</u>			
<ul style="list-style-type: none"> Implementing the option for Managers to be paid an allowance instead of receiving a motor vehicle in their remuneration package. The increase in employee costs will be compensated by savings in fringe benefit tax under the same employee costs category, and vehicle operating costs under the 'materials and contract' category - \$59,000. An increase in the premium of the workers compensation policy was required as the cost of claims during the year exceeded the threshold allowed - \$65,973. 			
<u>Material variances - Decrease \$443,014</u>			
<ul style="list-style-type: none"> Decrease in fringe benefit tax due to staff selecting the motor vehicle allowance option as part of their remuneration package - \$30,000. Decrease in employee costs is due to several vacant positions. These savings have been partially offset by the increase in agency labour hire costs which are detailed below in Materials and Contracts - \$288,739. 			
<ul style="list-style-type: none"> The temporary closure of Maylands Waterland has achieved some savings on casual employee costs - \$81,581. Some savings on backfill costs by staff taking up extra duties to cover other officers' leave periods - \$20,000. Decrease in training due to the cancellation of courses as a result of COVID-19 - \$22,694. 			

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
Materials and contracts	(26,679,562)	(27,547,474)	(867,912)
<u>Material variances – Increase (\$901,403)</u>			
<ul style="list-style-type: none"> Agency labour hire is higher than anticipated due to several permanent staff vacancies throughout the year - \$258,532. Reallocation of funding from event budget pool to catering costs for events such as Australia Day BBQ, Citizenship Ceremony and Early Settlers - \$33,951. Additional funding is required under the Community Grants and Sponsorships program in order to complete the environmental maintenance program - \$19,700. Additional consultant fees are required in areas such as environment maintenance, information technology, website, Human Resources, procurement and business systems fixes and improvement - \$70,314. The City is due for an asset revaluation for its land and properties this year. The anticipated professional fee will be \$50,000, which is \$30,000 higher than the budgeted amount of \$20,000. Ranger Services require additional funds to enforce the Local Law and Cat Act in order to deal with excess cat issues - \$67,500. Aged Care spending is higher than budget, including Mertome Gardens maintenance costs - \$46,836; and the Aged Care Divestment Project - \$24,123. Reclassification of Aged Care budget for Mertome Gardens residents' access to Mertome Village facilities from the current 'Other Expenditure' category to the more appropriate 'Materials and Contracts' category - \$49,600. Legal expenses are higher than budget due to costs incurred in dealing with a complex employee relations matter, legal action against a supplier for non-compliance of contract and increased dog attack prosecutions - \$55,659. A number of other expenses are higher than budget in order to meet the requirements of operational functions and Occupational Safety and Health: minor equipment purchases - \$38,693; other expenses such as postage, program activities, marketing & promotion, contractors, printing and advertising/media - \$48,332. Other non-recurrent expenditure requires additional funds in order to complete projects (i.e. Land and Buildings Disposal / Acquisition Strategy, Walter Road West Corridor Planning and Senior Centres Review Implementation Project - \$40,163. Allocation of funds to demolish the dwelling and improvements at 472 Guildford Road, Bayswater (OCM 10.4.4 24/3/20) - \$25,000. Provision for COVID-19 emergency costs - \$75,000. Provision for COVID-19 direct small business support funded from the cancellation of the Town centre events - \$18,000. 			
<u>Material variances - Decrease \$853,491</u>			
<ul style="list-style-type: none"> Operational costs for Maylands Waterland are lower than budget due to closure of the facility - \$140,810. Motor vehicle fuel and operating costs have reduced due to changes in staff 			

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
<p>remuneration packages. This reduction is partly offset by the corresponding increase in employee costs - \$31,400.</p> <ul style="list-style-type: none"> Reduced costs on Bayswater Town Site Design Guidelines Project as it will now be prepared by Development WA instead of the City - \$38,000. Cost of goods sold decrease for recreation facilities due to the corresponding slowdown in sales - \$48,800. Election expenses are lower than anticipated, as West Ward was not contested. - \$59,629. Communication expenses are lower than budget due to the renegotiation of the contract with Telstra - \$111,966. Savings from Community Development programs such as Annual Food Appeal, Education Scholarships, Great Gardens, North of Perth Music Festival, Community Grant Events, Kidsport, Young Services Leadership Program, Disability Access and Inclusion Program, Bayswater and Morley Community Centres' Podiatrist Services due to costs incurred being less than anticipated or allocated budgets not meeting the current service demand. - \$102,191. Marketing costs are lower than budget due to the reduction in advertising in the Eastern Reporter for Councillors Column articles and advertorial - \$25,000. Savings from Community Development for events cancelled due to COVID-19. These events include Anzac Day Ceremonies, Evening in the Park, Festival of Dance, Twilight Markets, Blue Ribbon Awards, Community Training and Information sessions, Naidoc Week, Disability Access, Inclusion Plan, RAP (REFLECT), National Volunteer Week, etc. - \$68,914. Corresponding decrease in commercial waste collection expenditure due to lower demand in the competitive market - \$97,622. Savings from major town centre events cancelled due to COVID-19. The savings will be used in providing direct small business support - \$18,000. Other savings include gardens maintenance contractors, non-current expenses, office suppliers, bank transaction and merchant fees - \$111,159. 			
<u>Accounts reallocation – Increase (\$820,000)</u>			
<ul style="list-style-type: none"> Funding for the Aged Care Divestment/Future Planning Project. This funding is currently being classified under the capital budget category. It is more appropriate to move this to the 'operational' budget category as the spending cannot be capitalised as assets - \$200,000. Crossover expenses are currently being classified as capital works. It is more appropriate to reclassify these expenses from capital to operational as the spending cannot be capitalised as assets - \$620,000. 			
Utility charges	(3,588,875)	(3,425,416)	163,459
<ul style="list-style-type: none"> Some savings achieved due to the renegotiation of a contract - Maylands Waterland closure, use of solar panels and the use of a more efficient boiler system at Bayswater Waves. 			
Depreciation and amortisation	(12,004,239)	(12,004,239)	0

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
• Nil			
Insurance expenses	(723,950)	(814,890)	(90,940)
• Public liability insurance has been under-budgeted.			
Interest expenses	(1,000)	(1,000)	0
• Nil			
Loss on asset disposals	(465,686)	(465,686)	0
• Nil			
Other expenditure	(7,825,811)	(7,786,811)	39,000
<u>Material variances – Increase (\$11,000)</u>			
• Unbudgeted bad debts write off - \$9,000.			
• Refund of grant due to the cancellation of program activities for the Access and Inclusion Plan - \$2,000.			
<u>Material variances - Decrease \$50,000</u>			
• Reallocation of budget for Mertome Gardens to a more appropriate category (i.e. change from Other Expenditure to Materials and Contracts).			
Total	(85,066,546)	(85,504,898)	(438,352)

Investing activities (net capital expenditure)

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
Non-operating grants, subsidies and contributions	2,893,517	2,617,105	(276,412)
<u>Material variances – Increase \$34,388</u>			
• Received unbudgeted capital reimbursement from Olive Tree House for security improvement works completed on behalf of Interchange - \$3,521.			
• Received unbudgeted Memorial Park seat contribution from donor - \$2,550.			
• Received unbudgeted part capital contribution from Water Corporation for Slade Street pump system - \$9,232.			
• Minister of Planning approved the release of Public Open Space (POS) fund for an existing project to install a bench and shelter at Eric Singleton Bird Sanctuary - \$19,085.			
<u>Material variances – Decrease (\$31,800)</u>			
• Budgeted capital contribution will not eventuate due to Noranda City Football Club deciding not to progress with the project.			
<u>Accounts reclassification – Decrease (\$304,000)</u>			
• Transfer crossover income from capital revenue to operational revenue as the crossover expenditure cannot be capitalised as assets.			

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
<u>New project – Increase \$25,000</u>			
<ul style="list-style-type: none"> Minister of Planning approved the release of Public Open Space (POS) funds to construct a multi-user access ramp at Hinds Reserve. 			
Purchase of property, plant and equipment (refer to capital list for details)	(6,734,363)	(6,212,063)	522,300
<u>Material variances – Increase (\$84,540)</u>			
The existing capital projects below require more funds due to cost overruns.			
<ul style="list-style-type: none"> Hydrotherapy pool and spa refurbishment - \$10,200. Ultrasonic depth sensors for balance tanks - \$2,301. Bayswater Waves - repair of pool concourse - \$19,536. Bayswater Waves - replace spin room stereo - \$1,505. Bayswater Waves - paint gym walls - \$12,860. The RISE - LED signage - \$7,110. Allocation of additional funds for the installation of the proposed Maylands public toilet (OCM 10.4.7 24/3/20) - \$31,028. 			
<u>Material variances - Decrease \$650,900</u>			
The existing capital projects below require less funding due to cost savings or project being cancelled:			
<ul style="list-style-type: none"> Paddy Walker Depot - nursery expansion - \$5,000. Noranda City Junior Football Club – change room upgrade - \$70,000. Morley Bowling Club - light replacement - \$13,164. Bayswater Waves - refurbishment tender design - \$200,000. Bayswater Waves - replace audio equipment - \$5,470. Bayswater Waves - replace pool lane ropes - \$2,586. Bayswater Waves - replace blanket buddy - \$2,680. The RISE - install security fencing - \$8,000. Plant and fleet for golf courses - spending withheld pending investigation in relation to the management of golf courses \$344,000 			
<u>Accounts reallocation – Decrease \$200,000</u>			
<ul style="list-style-type: none"> Require funds to be transferred from Aged Care Services' capital to operational project - \$200,000. 			
<u>New projects – Increase (\$244,060)</u>			
<ul style="list-style-type: none"> Upgrade of depot office areas is required for the progression of staff structure changes to promote operational efficiency - \$120,000. 			

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
<ul style="list-style-type: none"> Replace depot ice machine as the current machine is unhygienic and cross-contamination is a risk - \$15,000. Upgrade depot lighting infrastructure to provide a safe environment for staff to operate in during the autumn, winter and spring months (funded from the City Buildings and Amenities Reserve) - \$25,000. Upgrade perimeter fence to green waste mulching facility at Lightning Park for the green waste recycling initiative - \$30,000. Morley Sport and Recreation Centre - replace carpet due to tripping hazard - \$42,000. Bayswater Waves - remedial works for tiling issues to avoid significant future works - \$12,060. 			
Purchase and construction of infrastructure	(10,298,809)	(7,931,693)	2,367,116
<u>Material variances – Increase (\$19,110)</u> Requiring more funds for the existing capital projects: <ul style="list-style-type: none"> Install goal compounds at various locations - unexpected project overrun from 2018/19 to 2019/20 due to copper wire thefts - \$12,010. Lightning and Houghton Parks - replace floodlight, switchbox - unexpected project overrun from 2018/19 to 2019/20 due to copper wire thefts - \$7,100. 			
<u>Material variances - Decrease \$1,811,226</u> Existing capital projects requiring less funds: <ul style="list-style-type: none"> Carpark Resurfacing Program - savings on carpark resurfacing project to fund the upgrade of depot office areas project - \$15,000. Peninsula Golf Course - irrigation replacement (Year 1 of 2) - pending Council's decision on the management contract review - \$993,623. Park entry gates replacement - scope of works adjusted - \$8,000. Park shelters replacement - program completed - \$8,500. Embleton Golf Course - tank upgrade - scope of works adjusted - \$5,000. Riverside Gardens - replace pump station doors - reduced expenditure due to work done in-house - \$3,000. Noranda Netball - renew court surfaces - 2-year staged project to be completed in 2020/21 - \$550,000. Hinds Reserve - bike trail detailed design - Council not progressing with project following community engagement - \$35,000. Defer Maylands Waterland redevelopment project and transfer to reserve for future use - \$133,103. Defer Maylands Foreshore playground project and transfer to Maylands Waterland Reserve - \$60,000. 			

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
<u>Accounts reallocation – Decrease \$620,000</u>			
<ul style="list-style-type: none"> Reallocate budget from new footpath construction and local bike plan project to Maylands town site lighting due to urgency in replacing existing lighting in Eighth Avenue – Nil. Crossover expenses are currently being classified as capital works. It is more appropriate to reclassify these expenses from capital to operational as they cannot be capitalised as assets - \$620,000. 			
<u>New projects – Increase (\$45,000)</u>			
New projects requiring funds:			
<ul style="list-style-type: none"> Minister of Planning approved the release of Public Open Space (POS) funds to construct a multi-user access ramp at Hinds Reserve - \$25,000. Grand Promenade shade sail - replacement of failed infrastructure - \$20,000. 			
Purchase of intangible assets	(361,000)	(361,000)	0
<ul style="list-style-type: none"> Nil. 			
Proceeds from disposal of assets	687,500	646,500	(41,000)
<u>Material variances - Decrease (\$41,000)</u>			
<ul style="list-style-type: none"> Withhold the replacement of plant and fleet for golf courses pending the management contract review. Consequently, there will not be any proceeds from sale. 			
Total	(13,813,155)	(11,241,151)	2,572,004

Financing activities (transfer (to)/from reserves)

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
Transfer to reserves	(3,681,976)	(5,887,727)	(2,205,751)
<u>Material variances – Increase (\$2,005,751)</u>			
<ul style="list-style-type: none"> Plant and Works Equipment Reserve - withhold spending on capital works relating to golf courses pending investigation in relation to management of golf courses - \$303,000. Bayswater Waves Aquatic Centre Reserve – reduce funding requirement for Waves refurbishment tender design - \$200,000. Golf Courses Reserve – withhold spending on capital works relating to golf courses pending investigation in relation to management of golf courses. Meanwhile transfer the unspent fund (Municipal funded portion) to the Golf Courses Reserve for future use - \$589,138. Noranda Netball Courts Reserve – deferred project which has not commenced pending sufficient funding being available in 2020/21 - \$550,000. Maylands Waterland Reserve – operational savings due to closure - \$170,510. 			

Nature or Type	Amended Budget \$	Proposed Amended Budget \$	Adjustment Positive/ (Negative) \$
<ul style="list-style-type: none"> Maylands Waterland Reserve – defer Maylands Waterland redevelopment project and transfer to reserve for future use - \$133,103. Maylands Waterland Reserve – defer Maylands foreshore playground project and transfer to reserve for future use - \$60,000. 			
<u>Accounts reallocation – Increase (\$200,000)</u>			
<ul style="list-style-type: none"> Aged Persons Homes - general provisions - Council resolution to re-allocate funds from aged capital to operational aged care divestment project. 			
Transfer from reserves	2,404,981	2,389,755	(15,226)
<u>Material variances – Increase \$82,059</u>			
<ul style="list-style-type: none"> Aged Persons Homes - general provisions – funds required for Aged Care Governance Project overrun - \$24,123. Aged Persons Homes - general provisions – funds required for unbudgeted expenditure for Mertome Gardens \$57,936. 			
<u>Material variances - Decrease (\$404,485)</u>			
<ul style="list-style-type: none"> Golf Courses Reserve – reduce the budgeted transfer from this reserve pending investigation in relation to management of golf courses. 			
<u>Accounts reallocation – Decrease \$200,000</u>			
<ul style="list-style-type: none"> Aged Persons Homes - general provisions - Council resolution to re-allocate funds from aged capital to operational aged care divestment project. 			
<u>New projects – Increase \$107,200</u>			
<ul style="list-style-type: none"> City Buildings and Amenities Reserve - upgrade depot lighting infrastructure to provide a safe environment for staff in which to operate during the autumn, winter and spring months (partly funded by this reserve) - \$25,000. Aged Persons Homes - general provisions - funds required for a Project Officer to continue with the Aged Care Divestment Project - \$40,200. Morley Sport and Recreation Centre Reserve – funds required to replace carpet due to tripping hazard - \$42,000. 			
Total	(1,276,995)	(3,497,972)	(2,220,977)

LEGISLATIVE COMPLIANCE

- Local Government Act 1995.
- Local Government (Financial Management) Regulations 1996, regulation 33A

The mid-year budget review analysis has been carried out in accordance with the relevant statutory requirements and in consultation with operational officers.

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 adopts the 2019/20 statutory mid-year budget review for the period ended 29 February 2020 as detailed in <u>Attachment 1</u>.	
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	Council may wish to adopt the 2019/20 statutory budget review for the period ended 29 February 2020 and authorise the relevant transfers to reserves and changes to budget estimates. This will ensure the City meets the legislative reporting timeline.	

Option 2	That Council receives the 2019/20 statutory mid-year budget review for the period ended 29 February 2020 and approves an alternative budget adjustment.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	Low	Moderate
Governance	Low	High
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	High
Environmental Responsibility	Low	Low
Service Delivery	Low	High
Organisational Health and Safety	Low	Low
Conclusion	Council may not wish to adopt the 2019/20 statutory budget review as presented for the period ended 29 February 2020 and authorise the relevant transfers to reserves and changes to budget estimates. However, unless the Council adopts an alternative, the City will not meet legislative reporting timelines. If this option is chosen, funding may not be available for projects to proceed.	

FINANCIAL IMPLICATIONS

The above information outlines the financial implications of the mid-year budget review. Overall the City's financial position for 2019/20 is expected to deteriorate as a result of COVID-19.

STRATEGIC IMPLICATIONS

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

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

CONCLUSION

The *Local Government Act 1995* and its subordinate instruments require the City to review its annual budget between 1 January and 31 March each year. This 2019/20 statutory mid-year budget review is recommended to Council for adoption.

Attachment 1

City of Bayswater
Statement of Budget Review
(Nature or Type)
for the period 1 July 2019 to 29 February 2020

	Budget vs Actual		Predicted variances and outcome	
	Amended Budget (a)	YTD Actual (b)	Variance Permanent (c)	Year End (a)-(c)
	\$	\$	\$	\$
Net current assets at start of year - surplus/(deficit)	5,485,119	13,129,136	0	5,485,119
Operating activities				
Revenue from operating activities (excludes rates)				
Operating grants, subsidies and contributions	10,603,679	6,445,807	339,066	10,942,745
Fees and charges	22,465,673	18,690,783	(2,171,890)	20,293,783
Interest earnings	2,286,850	1,601,904	(117,244)	2,169,606
Other revenue	1,521,114	492,180	113,362	1,634,476
Profit on asset disposals	19,868	1,147	0	19,868
	36,897,184	27,231,820	(1,836,706)	35,060,478
Expenditure from operating activities				
Employee costs	(33,777,423)	(21,461,261)	318,041	(33,459,382)
Materials and contracts	(26,679,562)	(14,777,887)	(867,912)	(27,547,474)
Utility charges	(3,588,875)	(2,135,862)	163,459	(3,425,416)
Depreciation and amortisation	(12,004,239)	(7,266,826)	0	(12,004,239)
Insurance expenses	(723,950)	(798,308)	(90,940)	(814,890)
Interest expenses	(1,000)	(643)	0	(1,000)
Loss on asset disposals	(465,686)	(105,770)	0	(465,686)
Other expenditure	(7,825,811)	(5,013,106)	39,000	(7,786,811)
	(85,066,546)	(51,559,662)	(438,352)	(85,504,898)
Operating activities excluded from budget				
Depreciation and amortisation	12,004,239	7,266,826	0	12,004,239
(Profit) on asset disposals	(19,868)	(1,147)	0	(19,868)
Loss on asset disposals	465,686	105,770	0	465,686
Fair value adjustments to financial assets at fair value through profit or loss	0	(2,882)	0	0
Movement in non-current leave provisions	(350,000)	45,165	0	(350,000)
Movement in non-current assets	0	41,110	0	0
Employee entitlement reserve movement	0	18,498	0	0
Aged persons liability adjustment	0	163,572	0	0
	12,100,057	7,636,914	0	12,100,057
Amount attributable to operating activities	(30,584,186)	(3,561,793)	(2,275,058)	(32,859,244)
Investing activities				
Non-operating grants, subsidies and contributions	2,893,517	573,806	(276,412)	2,617,105
Purchase of property, plant and equipment	(6,734,363)	(2,924,024)	522,300	(6,212,063)
Purchase and construction of infrastructure	(10,298,809)	(3,657,432)	2,367,116	(7,931,693)
Purchase of intangible assets	(361,000)	(49,617)	0	(361,000)
Proceeds from disposal of assets	687,500	311,107	(41,000)	646,500
Amount attributable to investing activities	(13,813,155)	(5,746,160)	2,572,004	(11,241,151)
Financing activities				
Repayment of borrowings	0	(3,335)	0	0
Proceeds from self-supporting loans	0	3,335	0	0
Transfer to reserves	(3,681,976)	(534,660)	(2,205,751)	(5,887,727)
Transfer from reserves	2,404,981	182,251	(15,226)	2,389,755
Amount attributable to financing activities	(1,276,995)	(352,409)	(2,220,977)	(3,497,972)
Budget deficiency before general rates	(45,674,337)	(9,660,362)	(1,924,031)	(47,598,368)
Estimated amount to be raised from general rates	48,419,337	48,710,492	314,031	48,733,368
Net current assets at the end of the year - surplus/(deficit)	2,745,000	39,050,130	(1,610,000)	1,135,000

COUNCIL RESOLUTION - ADOPTION BY EXCEPTION

That the recommendations relating to items: 10.2.2, 10.2.3, 10.2.4, 10.5.1.1, 10.5.1.2, and 10.5.2.1 contained in the agenda be adopted by exception as per section 5.5 of the *City of Bayswater Standing Orders Local Law 2018*.

CR SALLY PALMER MOVED, CR STEPHANIE GRAY SECONDED

CARRIED UNANIMOUSLY: 9/0

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

12. QUESTIONS FROM MEMBERS WITHOUT NOTICE

	Councillor / Question	Response / Action
1	Cr Elli Petersen-Pik	Mr Des Abel, Director Community and Development
	<i>I have two quick questions, please. The first one is about our libraries. Now as part of the whole pandemic, I heard that there was the option in other places to have "Click and Collect". Is it something that the City is looking into? Because I know the libraries do not function anymore and you can try to read online, but for many of the people, they would still like to get the books. Is it possible to have a "Click and Collect"? It will, you know, put an order online and somebody will be there.</i>	It is an option that the City is looking at. The City does do some deliveries, especially to those that are more vulnerable. So that is the next step, to see what the City can do in terms of the "Click and Collect".
2	Cr Elli Petersen-Pik	Mr Doug Pearson, COVID-19 Response Coordinator
	<i>My next question is about FOGO. I won't provide a specific figure, but I understand that we are going to receive quite a lot of money from the EMRC, specifically for FOGO, and I recall that last time we spoke about implications of COVID-19, we heard that it will all be on hold. So I'm trying to understand, if we are going to get all this money, why is it on hold, for how long it's going to be on hold? Can we get a briefing maybe on this issue? An update? Quite a lot of money.</i>	I believe it's around \$2.8 million that the City is looking at getting in relation to FOGO expenses from the EMRC. This figure relates to the purchase of a bin and caddy for each residential property, but is still to be finalised, as is a deed that specifies what that money can be used for. Also, it's quite specific that it has to be used for FOGO, which is understandable. At the COVID-19 Advisory Committee meeting last Thursday, the Committee resolved to defer FOGO in the interim and to reconsider that decision on or before 31 July 2020.

	<i>Thank you for that. I wasn't aware that we are going to receive \$2.8 million for FOGO; when we voted on that, I do not recall that it was in the report. So maybe it's something that we look for in July, it's not far away, maybe there's something that we can further discuss, it's quite a lot of money, so maybe you can work in towards that. A follow up question about the EMRC, I also understand that we are going to receive a separate dividend from them of \$900,000. So, when are we going to discuss what we are going to do with that money?</i>	The intention is that will be discussed as part of the budget process.
3	Cr Lorna Clarke	Mr Doug Pearson, COVID-19 Response Coordinator
	<i>I just have two questions. I know that we have been endeavouring to redeploy casual staff, particularly those staff that may not be covered by the JobKeeper Federal payment. If we could just get perhaps an update on that? I'm conscious there may not be numbers to hand tonight, but I'd like to make sure that that's available.</i>	In relation to redeployment of staff, I think the City sent out something today to Councillors, which you may not have seen: "As of 20 April 2020, 54 staff redeployments have occurred, comprising of eight full time staff, 16 part time staff and 30 casual staff that are being reemployed in accordance with operational requirements as well as their skills, qualifications and abilities".
	<i>Can I just ask a follow up question? In terms of staff, what I want to check that we don't end up having in practice is a group of people who kind of fall through the cracks, aren't redeployed and then don't get the JobKeeper. Is there a way that we're looking at that to make sure that we're not missing a cohort of our workers there?</i>	Mr Andrew Brien, Chief Executive Officer Obviously the City's HR team are doing some work in that space at the moment. The City is aware of all the staff we've got, whether they be part time, casual or permanent staff. We're going to make sure we're doing everything we can to support those staff. Obviously that issue about funding for JobKeeper doesn't apply to local government, so we're working through as best we can. The City has put in processes and support mechanisms for all those staff. It's probably best if we provide an update offline for that one for all Elected Members because it does concern individual employees.
4	Cr Lorna Clarke	Cr Dan Bull, Mayor
	<i>Secondly, I've seen other Councils are putting their lights on ovals and parks later on in the evenings to allow for people to exercise later into the night. I just wondered if that was possible or if we're considering</i>	I can speak on that, I received through CHD an update on that just recently, and it is being looked at.

	<i>that, please?</i>	
5	Cr Georgia Johnson	Cr Dan Bull, Mayor
	<i>Could I please pass on my thanks to the whole Finance team for putting together that budget update and revision in such a quick and fast changing environment?</i>	It speaks for itself.
6	Cr Georgia Johnson	
	<i>Could I please pass on thanks to the COVID-19 team? I saw a lifeguard and a fitness instructor sanding some benches in Bayswater today and it was fantastic to see people being redeployed. So thank you.</i>	

13. NEW BUSINESS OF AN URGENT NATURE

COUNCIL RESOLUTION

That item 13.1 be dealt with as urgent business.

CR STEPHANIE GRAY MOVED, CR ELLI PETERSEN-PIK SECONDED

CARRIED UNANIMOUSLY: 9/0

13.1 COVID-19 Financial Update

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:	ABSOLUTE MAJORITY REQUIRED	
Refer	Item 8.1 SCM 18.3.2020 Items 13.2,13.3,13.4 & 13.5 OCM 07.04.2020	

PURPOSE

To provide Council an update of the current financial implications resulting from COVID-19 and approve a budget amendment.

ANALYSIS

The City has experienced a number of financial impacts due to the COVID-19 pandemic. A number of which have been included in Council reports to date. These include:

- Special Council Meeting – 18 March 2020

Item 8.1 - City of Bayswater Coronavirus (COVID-19) Response

"That Council in recognition of the impacts of the Coronavirus (COVID-19) on our community and in recognition that the State Government of Western Australia has declared a state of emergency:

- 1. The Chief Executive Officer to prepare a budget scenario for 2020/21 based on a 0% rate revenue increase in accordance with section 6.2 of the Local Government Act 1995.*
- 2. Approves the cancellation of the current Better Bayswater Grant funding round due to close on 31 March 2020.*
- 3. The Chief Executive Officer to review the Better Bayswater, Community Events and Major Town Centres Events Grants for 2020-21 to provide greater focus in support of small businesses in the City of Bayswater.*
- 4. Approves the temporary waiving of suspension fees for membership agreements at the City of Bayswater operated recreation facilities until 30 June 2020.*
- 5. Approves the temporary waiving of the six week limit on complimentary suspension per calendar year for 'Learn and Swim' enrolments.*
- 6. Approves a \$0 extraordinary circumstances suspension fee for inclusion in the 2020-21 Fees and Charges schedule.*
- 7. The Mayor to write to the Federal Government to advise of Council support for the protection of all vulnerable employees, workers, casual staff, sole-traders, contractors and businesses across all sectors and services in the City of Bayswater.*
- 8. Approves the establishment of the COVID-19 Advisory Committee to respond to the current COVID-19 pandemic as follows:*
 - (a) The Terms of Reference for this Committee to be prepared by the Chief Executive Officer and presented to Council for approval.*

- (b) *The appointment of the following members to the Committee:*
 - (i) *Cr Dan Bull, Mayor;*
 - (ii) *Cr Filomena Piffaretti, Deputy Mayor;*
 - (iii) *Cr Catherine Ehrhardt;*
 - (iv) *Cr Sally Palmer;*
 - (v) *Cr Steven Ostaszewskyj; and*
 - (vi) *Mr Andrew Brien, Chief Executive Officer*
 - (c) *The appointment of all Councillors who are not Members of this Committee as Deputy Members to the Committee. If a Member is unable to attend a meeting, the order of appointment of the Deputy at that meeting will be based on:*
 - (i) *Councillor of the same Ward as the Member of the Committee; and*
 - (ii) *Length of service*
 - (iii) *The Chief Executive Officer and his nominated delegates.*
9. *Approves the allocation of \$75,000 in the current 2019-20 budget for any urgent expenditure required to facilitate the crisis.*
10. *Requests the Chief Executive Officer to establish and operate a community care team comprising local residents who wish to volunteer, with the purpose of actively telephoning members of our community who are isolated, vulnerable or at risk within our District, during the suspension of social gatherings and activities, with the aim of ensuring those people have the support that they need throughout this time."*

- Ordinary Council Meeting – 7 April 2020

Item 13.2 - Interest and fee write-off for Rates and Sundry Debtors

"That Council:

1. *Waives penalty interest for rates between 1 April and 30 June 2020; and*
2. *Waives direct debit and special payment arrangement fees between 1 April and 30 June 2020*
3. *Requests the Chief Executive Officer to write to the Department of Fire and Emergency Services authorising the write off of Emergency Services Levy (ESL) penalty interest from 1 April to 30 June 2020."*

- Ordinary Council Meeting – 7 April 2020

Item 13.3 – Response to COVID-19 – Management of Leasing

"That Council, in response to the COVID-19 pandemic and the resulting financial impact on the City's community and commercial tenants:

1. *Waives the rental charges for six months (from April to September 2020) for all community lease holders.*
2. *Waives the rental charges for six months (from April to September 2020) for commercial leases, except for telecommunications carriers and those at Bayswater Waves and The RISE.*

3. *Waives the rental charges and does not charge outgoings for the commercial lease holders at the Bayswater Waves and The RISE for the period that those facilities are closed to the public*
 4. *Agrees to apply a credit against the account of all lease holders who have paid their rental fees upfront for six months (from April to September 2020)*
 5. *Notes that community and commercial lease holders will still be responsible for all other terms (outgoings, cleaning, general maintenance, etc.) in accordance with their lease.*
 6. *Notes the loss of income outlined in the report and considering this income loss as part of the 2020/21 annual budget process."*
- Ordinary Council Meeting – 7 April 2020
Item 13.4 - Response to COVID-19 – Local Small Business Grants

"That Council:

1. *Approves the establishment of a new grants program ('Buy in Baysie' grants) as outlined in the report to provide direct financial assistance to local small businesses to assist them to adjust to the disruption caused by the COVID-19 pandemic.*
 2. *Considers an adjustment as part of the City's 2019/20 mid-year budget review to transfer the unallocated \$18,000 in Major Town Centre Events grant funding to the COVID-19 account."*
- Ordinary Council Meeting – 7 April 2020
Item 13.5 – COVID-19 Budget Allocation

"That Council approves an additional allocation of \$100,000 in the current 2019-20 budget for urgent expenditure to facilitate the City's response to the COVID-19 crisis."

- Budget Review and Expenditure Committee – 7 April 2020
Item 8.1 – 2019/20 Mid-Year Budget Review

"That Council adopts the 2019/20 statutory mid-year budget review for the period ended 29 February 2020 as detailed in Attachment 1."

IMPLICATIONS

Strategic

In accordance with the Special Council Meeting on 18 March 2020, the Chief Executive Officer will prepare a budget scenario for 2020/21 based on a 0% rate revenue increase.

In addition, the 2020/21 budget development will consider:

- Reduced or no interest and administration fees for rates.
- Timing of rate notice issue and number of days to pay.
- A 0% increase on fees and charges and where appropriate decrease to facilitate economic recovery. This is limited to fees set by Council and not prescribed fees set by the State Government.
- Review the City's loan borrowing policy and consider an overdraft facility.
- Implementation of a Hardship policy.

- Consider accessing loan and reserve funds for Capital Works – where appropriate.
- Community Capital request projects – funding provided to projects that can commence construction January 2021 onwards.
- Consider projects that can be brought forward to assist in the COVID-19 recovery phase.
- Consider projects that can be undertaken while facilities are closed.
- Consideration given to continuing employment of City staff, and projects that stimulate the local economy.

The above is not an exhaustive list, however provides an indication of items being considered by the City. Many of the above items require modelling and the full implications to be understood before a formal decision can be made.

Financial

COVID-19 Account

As noted above, Council approved the allocation of \$75,000 on 18 March 2020 and \$100,000 on 7 April 2020 to the COVID-19 account to total \$175,000. As at 14 April 2020, a total of \$104,477 had been incurred or committed which includes:

\$34,515 for Materials and Contractor expenses including:

- Hand sanitiser, antibacterial wipes, gloves and masks.
- Star pickets, safety tape and barricade to close playgrounds.
- Intercom for Rangers and Security Office.
- Cleaning supplies and personal protective equipment.

\$16,531 for Printing, Marketing and Promotions including:

- Printing and postage of postcard with magnets sent to all households.
- Filming of 'buy in Baysie' Instagram campaign.
- Signage for playground closures

\$51,186 for IT licences and equipment. The amount includes items such as:

- Transfer of audio equipment from the Council Chambers to the Embleton Room.
- Licences and equipment to facilitate working from home arrangements, excluding any items now included as part of the IT equipment brought forward from 2020/21
- Videoconferencing setup for Council meetings.

\$2,245 for Employee Costs which includes wages and mileage claims for staff using their personal vehicles to ensure social distancing for work crews.

Other Financial Implications

The 2019/20 Mid-Year Budget Review presented to the Budget Review and Expenditure Committee on 7 April 2020, included budget adjustment for implications known at the time.

Since then, a number of additional financial implications have been identified and costed based on the best available information at the time of writing of this report. The calculations assume the

facilities will remain closed for the balance of the financial year. If this were to change, not all the below savings could be realised.

The significant items are:

Loss of revenue:

- Three months lease fee waiver as resolved by Council on 7 April 2020 - \$103,517.
- Three months waiving of penalty interest and administration fees for rates as resolved by Council on 7 April 2020 - \$40,500.

Libraries – the closure of the Libraries has resulting in an expected:

- loss of revenue of \$13,200; and
- savings in material and contracts of \$36,500.

Bayswater Waves and The RISE – the closure of these facilities has resulting in an expected:

- Loss of revenue of \$1.61m as outline in the Mid-Year Budget Review report presented to the Budget Review and Expenditure Committee on 7 April 2020;
- Reduction in utilities of \$88,000;
- Reduction in salary and wages of \$772,200,
- Reduction in material and contract of \$76,300; and
- Savings will be allocated to fund items such as, re-deployments, COVID-19 leave, purchased brought forward leave from 2020/21. Any funds not re-allocated at this time will remain in the Bayswater Waves and Recreation accounts. This will ensure the funds are available to pay any additional COVID-19 leave and fund re-deployment. The surplus/shortfall after these items have been funded is not known at this time.

COVID-19 Leave

- Up to 3 April 2020, \$94,331 had been paid to employees eligible for COVID-19 leave. Additional COVID-19 leave is expected to be paid in following pay periods, however the amount is not known at this time.

COVID-19 Response Team

- The re-deployment of four officers from their substantive positions to the COVID-19. The wages and salaries for the team is expected to cost \$103,053, however this cost will be funded from \$92,683 savings in the substantive budgets.

Re-deployment of Officers

- Re-deployed officers have been placed in areas such as parks & gardens, community development, finance, building works and environmental health. Up to 3 April 2020, \$14,177 for wages and salaries had been incurred for these officers.

Additional re-deployment opportunities identified to date are expected to cost \$109,982. This figure will increase as more opportunities are identified.

The above will be funded from the savings in the Bayswater Waves and The RISE wages and salaries accounts.

- To enable officers to be gainfully employed in the parks & gardens area, additional materials are required,
 - purchase and transportation of 3,500m³ mulch to use within the City's streetscapes and parks – purchase brought forward from 2020/21 at a heavily discounted price - \$60,000.
 - purchase green stock, soil conditioner and fertilisers for landscape rejuvenation - purchase brought forward from 2020/21 - \$80,000.

IT Equipment

- The purchase of IT equipment has been brought forward from 2020/21 to facilitate officers working from home. To date \$61,067 has been spent.

Staff Uniforms

- The annual uniform fitting will not occur, therefore a saving of \$20,000 is expected.

Wotton Reserve - Morley Windmills

- Replacement of failed air-conditioner - \$3,350.

Community Development Programs

- Youth Services - \$3,000 for the continued delivery of How to Adult Workshops online/potential Mental Health youth sessions.
- Community Training and Information: \$2,000 for additional community information sessions and workshops online such as Grant writing, mental health, recovery and others.
- Great Gardens - \$6,000 - bring forward the initiative, as it is one that the community could really embrace during this time at home. The funds would be for the prize money, promotion, and some resources/ gardening tools we could give away also.

Based on the above information the following budget adjustments are recommended:

Description	Type	Amendment \$
Lease revenue waiver	Decrease revenue	103,517
Penalty Interest and Administration fee waiver	Decrease revenue	40,500
Libraries revenue	Decrease revenue	13,200
Libraries and Customer Service – materials and Contracts	Decrease expenditure	(36,500)
Bayswater Waves and The RISE – utilities	Decrease Expenditure	(88,000)
Bayswater Waves and The RISE – employee costs	Decrease Expenditure	(380,694)
Bayswater Waves and The RISE– materials and contracts	Decrease Expenditure	(76,300)
COVID-19 leave – employee costs	Increase Expenditure	94,331
COVID-19 Response Team – substantive positions savings	Decrease Expenditure	(92,683)
COVID-19 Response Team – salary and wages	Increase Expenditure	103,053
Employee costs – re-deployment of staff	Increase Expenditure	124,159

Parks and Garden - Materials	Increase Expenditure	140,000
IT equipment – capital purchase	Increase Expenditure	61,067
Staff Uniforms – employee costs	Decrease expenditure	(20,000)
Wotton Reserve - Morley Windmills Clubrooms - Air-conditioner – Materials and Contracts	Increase Expenditure	3,350
Community Development On-line Programs	Increase Expenditure	11,000
Total		\$0

Legislative

In accordance with the Local Government Act 1995, any budget amendments are required to be approved by Council as an absolute majority.

COUNCIL RESOLUTION**(ADVISORY COMMITTEE/OFFICER'S RECOMMENDATION)**

That Council:

- 1. Receive the financial update as outlined above.**
- 2. Approve the budget adjustment as outlined in the report.**

CR LORNA CLARKE MOVED, CR ELLI PETERSEN-PIK SECONDED

CARRIED UNANIMOUSLY: 9/0

14. MEETING CLOSED TO THE PUBLIC

14.1 Matters for Which the Meeting May be Closed

Nil.

14.2 Public Reading of Resolutions That May be Made Public

Nil.

15. CLOSURE

There being no further business to discuss, the Chairperson, Cr Dan Bull, Mayor, declared the meeting closed at 8:49pm.