

Agenda

Ordinary Council Meeting

27 July 2021

Notice of Meeting

The next Ordinary Council Meeting will take place in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley on ***Tuesday, 27 July 2021*** commencing at ***6:30 pm***.

Yours sincerely



ANDREW BRIEN
CHIEF EXECUTIVE OFFICER

16 July 2021

Meeting Procedures

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

City of Bayswater

61 Broun Avenue
Morley WA 6062

Postal Address:
PO Box 467
Morley WA 6943

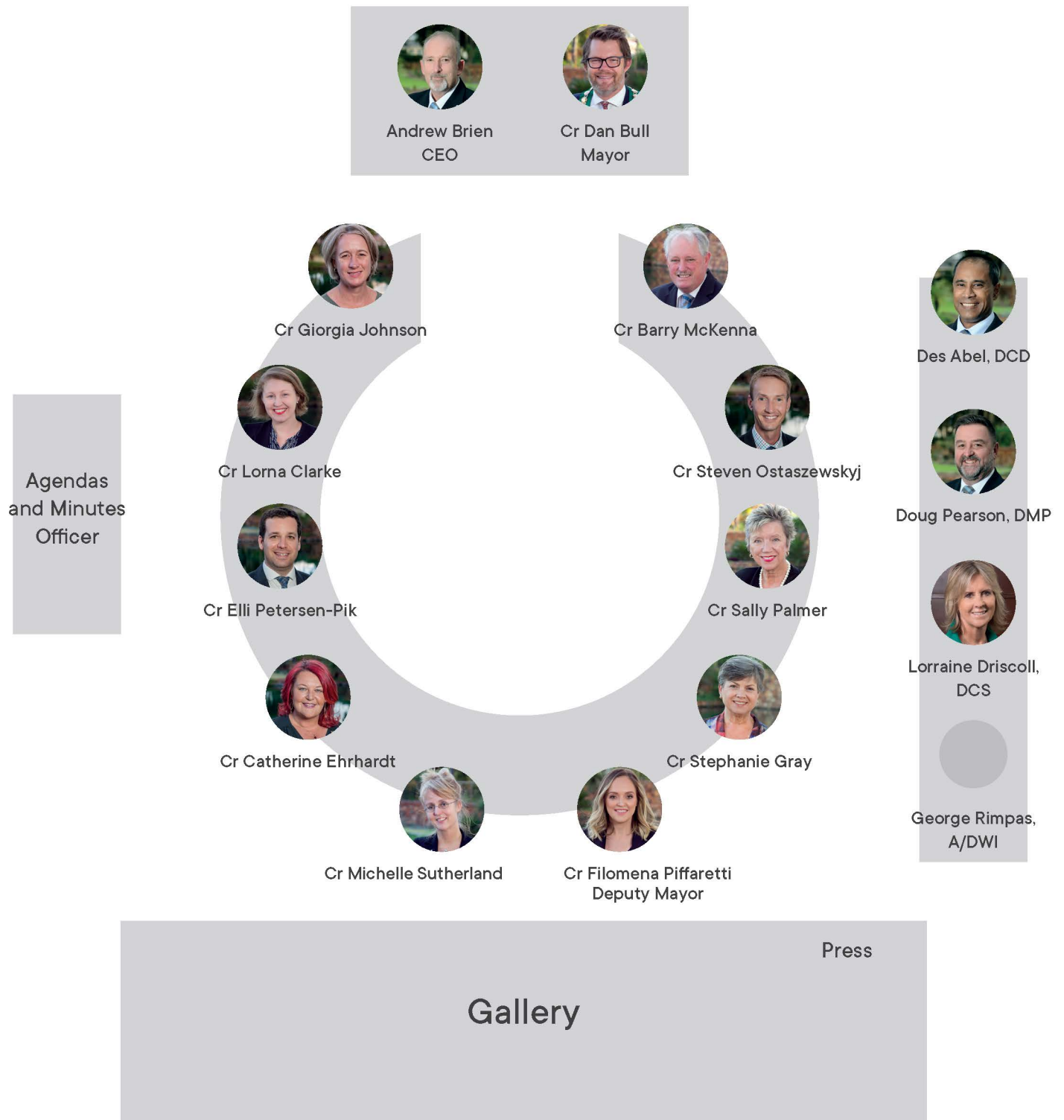
www.bayswater.wa.gov.au

Telephone: 08 9272 0622
FAX: 08 9272 0665

Email: mail@bayswater.wa.gov.au

Council Chambers

Seating Plan



Nature of Council's Role in Decision Making

Advocacy: When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.

Executive/Strategic: The substantial direction setting and oversight role of the Council, e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

Legislative: Includes adopting local law, town planning schemes and policies.

Review: When Council reviews decisions made by officers

Quasi-Judicial: When Council determines an application/matter that directly affects a person's rights and interests. The Judicial character arises from the obligations to abide by the principles of natural justice.

Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits/licenses (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

City of Bayswater Standing Orders Local Law 2018

6.9 Deputations

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

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1 OFFICIAL OPENING

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.

3 ANNOUNCEMENTS FROM THE PRESIDING MEMBER

4 ATTENDANCE

Members

West Ward

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

Central Ward

Cr Barry McKenna
Cr Steven Ostaszewskyj
Cr Sally Palmer

North Ward

Cr Filomena Piffaretti, Deputy Mayor
Cr Michelle Sutherland

South Ward

Cr Catherine Ehrhardt
Cr Elli Petersen-Pik

Officers

Mr Andrew Brien

Mr Doug Pearson

Mr Des Abel

Ms Lorraine Driscoll

Mr George Rimpas

Ms Cassandra Flanigan

Ms Chelsea Beavington

Chief Executive Officer

Director Major Projects

Director Community and Development

Director Corporate and Strategy

A/Director Works and Infrastructure

Coordinator Governance and Risk Management

A/Executive Support/Research Officer

Observers

Press -
Public -

4.1 Apologies

Cr Stephanie Gray

4.2 Approved Leave Of Absence

Councillor	Date of Leave	Approved by Council
Cr Stephanie Gray	1 June 2021 to 30 July 2021 inclusive	Ordinary Council Meeting 25.05.2021
Cr Barry McKenna	24 August 2021	Ordinary Council Meeting 25.05.2021

4.3 Applications For Leave Of Absence**5 DISCLOSURE OF INTEREST SUMMARY**

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

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

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

6 PUBLIC QUESTION TIME

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

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

6.1 Responses To Public Questions Taken On Notice

Nil.

6.2 Public Question Time

7 CONFIRMATION OF MINUTES

7.1 Ordinary Council Meeting

The Minutes of the Ordinary Council Meeting held on 29 June 2021 which have been distributed, be confirmed as a true and correct record.

8 PRESENTATIONS

8.1 Petitions

8.2 Presentations

8.3 Deputations

Deputations are to be heard at the Agenda Briefing Forum at **6:30pm** on **Tuesday 20 July 2021**, in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley.

8.4 Delegates Reports

9 METHOD OF DEALING WITH AGENDA BUSINESS

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

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

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

10 REPORTS**10.1 Chief Executive Officer Reports****10.1.1 Sister City Request - City of Davao, Republic of the Philippines**

Applicant/Proponent:	City of Davao, Republic of the Philippines
Responsible Directorate:	Office of the Chief Executive Officer
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. Letter from City of Davao - Sister City Request [10.1.1.1 - 29 pages]
Refer:	Nil.

SUMMARY

For Council to consider a request from the City of Davao in the Republic of the Philippines to enter a Sister City Agreement with the City of Bayswater.

OFFICER'S RECOMMENDATION

That Council:

- Writes to the City of Davao, thanking them for their interest in entering a Sister City Agreement with the City of Bayswater; and**
- Advises the City of Davao that at this point in time, the City will not be entering into a Sister City Agreement however is open to further discussing how the two Cities can support each other.**

BACKGROUND**What is a Sister City?**

A Sister City relationship is an agreement between two cities or councils, where each city or council agrees to promote mutual understanding, friendship and professional conduct for the benefit of both communities and the promotion of local government.

Current Sister City arrangements

The City of Bayswater does not currently have any Sister City relationships.

A desktop review of Sister City relationships involving metropolitan Councils in Western Australia identified the following Sister City arrangements:

- City of Belmont and Adachi-ku, Tokyo, Japan
- City of Cockburn and Mobile, Alabama
- City of Cockburn and Split, Croatia
- City of Cockburn and Yue Yang, Hunan Province, China
- City of Fremantle and Capo d'Orlando, Italy
- City of Fremantle and Molfetta, Italy
- City of Fremantle and Yokosuka, Kanagawa, Japan
- City of Fremantle and Funchal Madeira Island, Portugal
- City of Fremantle and Sebarang Perai, Malaysia
- City of Joondalup and Jinan, Shandon Province, China
- City of Melville and Takarazuka, Osaka, Japan
- City of Perth and Chengdu, China

- City of Perth and Houston, Texas
- City of Perth and Kagoshima, Japan
- City of Perth and Megisti, Greece
- City of Perth and Nanjing, China
- City of Perth and Perth, Scotland
- City of Perth and Rhodes, Greece
- City of Perth and San Diego, California
- City of Perth and Taipei, Taiwan
- City of Perth and Vasto, Italy
- City of Rockingham and Ako, Hyogo, Japan
- City of Subiaco and Subiaco, Arkansas
- City of Subiaco and Subiaco, Lazio, Italy
- City of Wanneroo and Guiping, China
- City of Wanneroo and Kastoria, Greece
- City of Wanneroo and Sinagra, Italy

It is noted that there are a number of Councils outside of the metropolitan area that have also entered Sister City arrangements. These include the City of Albany, Shire of Augusta Margaret-River, City of Bunbury, City of Busselton, Shire of Esperance, City of Greater Geraldton, City of Karratha and Shire of Manjimup.

There are a range of commitments across Councils who have a sister city arrangement. These include:

- Providing opportunities for Perth-based organisations to develop international economic partnerships (City of Perth);
- Establishment of a committee to pursue opportunities from the agreement (City of Rockingham);
- Funding towards a Student Exchange Program (Cities of Belmont, Bunbury Melville, Shire of Esperance) ;
- Establishment of Business Liaison Committee between the City of Bunbury and Jiaying City of China;
- Cultural student exchanges between the City of Bunbury and Setagaya in Japan;
- Development of an International Economic Development Activities Plan (City of Joondalup); and
- Construction and maintenance of 'Friendship Way' with a mural dedicated to each Sister City arrangement (City of Cockburn).

About the City of Davao

The City of Davao is an urbanised city in the Republic of the Philippines and is the largest city in the Philippines in terms of land area. It is the third most populous city. Agriculture remains the largest economic sector in Davao, comprising of banana, pineapple, coffee and coconut plantations. The City has 50 small ports in its commercial sphere, and an international port.

Figure 1 - Map of the Philippines

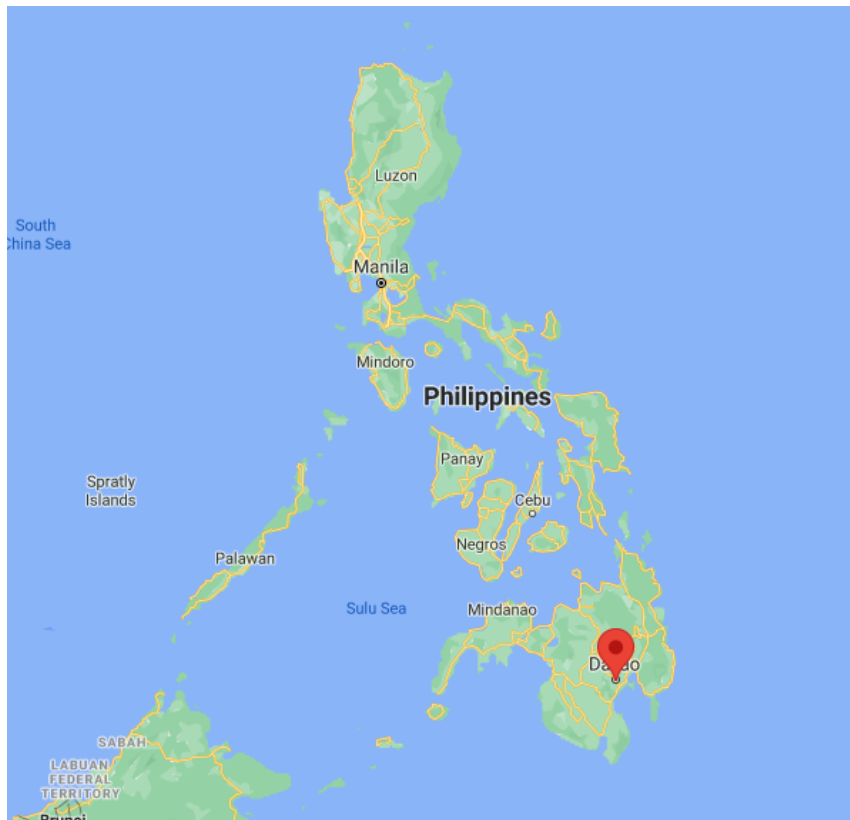
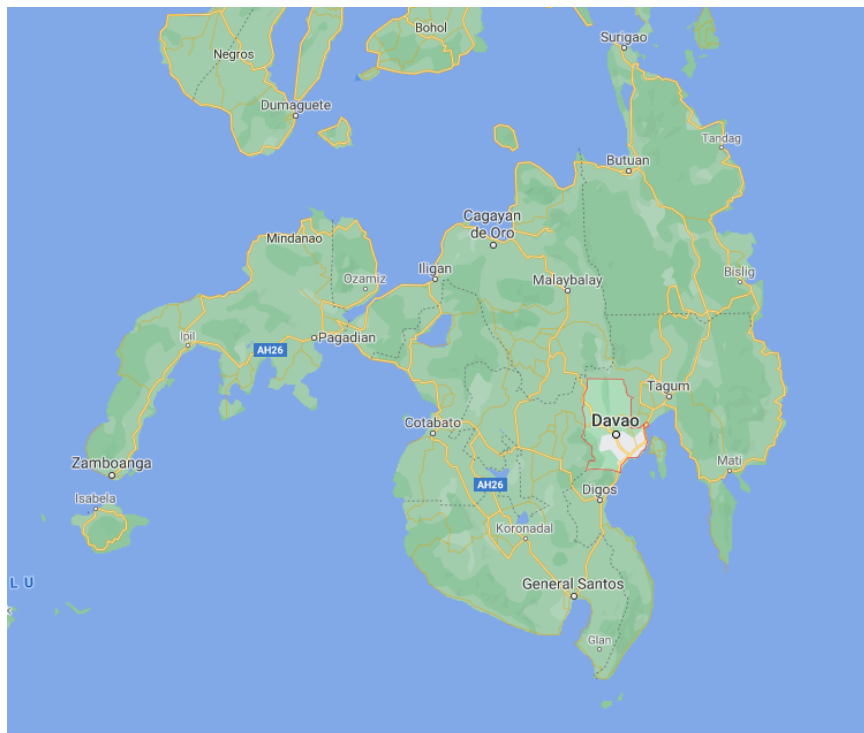


Figure 2 - Map of Southern Island of Mindanao



The City of Davao currently has the following international Sister City agreements:

- Jinjang, Fujian, China
- Nanning, China

- Manado, Indonesia
- Pekanbaru, Indonesia
- Kitakyushu, Japan
- Koror, Palau
- Montevideo, Uruguay
- Panama City, Panama
- Vladivostok, Russia
- Keelung, Taiwan
- Kauai County, Hawaii, United States
- Tacoma, Washington, United States

EXTERNAL CONSULTATION

The City has attempted to contact the Filipino Australian Club of Perth Inc, who lease buildings from the City, to seek their comments on the proposal. At the time of writing the report, the City has not received a response from the group.

OFFICER'S COMMENTS

The City had not previously received any information or contact from the City of Davao in relation to entering into a Sister City Agreement prior to receiving the documentation in May 2021 (**Attachment 1**).

The documentation outlines that in August 2020, the Davao City International Relations Board met to discuss entering a Sister City Agreement with the City of Bayswater. The areas identified for cooperation by the City of Davao are manufacturing, technology and agriculture. The City of Davao formally adopted a motion in October 2020 that their City Mayor be authorised to enter in a Sister City Agreement with the City of Bayswater.

It is noted that there has not been any discussions to date between the City of Bayswater and the City of Davao, noting a lack of information on the following key points:

- Benefits of entering into a Sister City Agreement;
- Expectations from each party arising from the Agreement;
- Any financial impacts;
- Any impacts on other projects/relationships for each party.

In light of the above, it is not considered appropriate at this point in time for the City to formally enter a Sister City Agreement with the City of Davao. It is instead recommended that Council write to the City of Davao, formally thanking them for the proposal, and noting whilst it is not considered appropriate at this point in time the City is open to forming a supportive relationship with the City of Davao.

Council may alternatively wish to enter into a Friendship City Agreement with the City of Davao. A Friendship City is similar to a Sister City, but limited in scope to promote friendship and understanding between two cities. This could include regular contact, consultation and discussion of matters of common concern, and may be more appropriate in consideration of the Filipino Australian Club of Perth Inc being located in the City. Whilst entering into a Friendship City Agreement is less formal than a Sister City Agreement, it would again be recommended that Council contact the City of Davao to understand their expectations before entering into such an Agreement.

LEGISLATIVE COMPLIANCE

There is no legislation or Council policy in relation to Sister City agreements.

RISK ASSESSMENT

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.

Officer's Recommendation	That Council: <ol style="list-style-type: none"> Writes to the City of Davao, thanking them for their interest in entering a Sister City Agreement with the City of Bayswater; and Advises the City of Davao that at this point in time, the City will not be entering into a Sister City Agreement however is open to further discussing how the two Cities can support each other. 	
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	Whilst this may not be the outcome that the City of Davao was seeking, given the lack of discussion and detail provided to the City about the expectations and impacts of entering a Sister City Agreement, this is considered the lowest risk to the City.	

Option 2	That Council: <ol style="list-style-type: none"> Writes to the City of Davao, thanking them for their interest in entering a Sister City Agreement with the City of Bayswater; and Proposes that a Friendship City Agreement instead be considered to promote friendship and understanding between the two Cities; and Requests further information from the City of Davao on the expectations and support sought from the City of Bayswater prior to the development of the Friendship City Agreement. 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	This option again attracts overall a slightly higher risk. Given the lack of communication and detailed provided by the City of Davao, there may be questions whether the Sister City Agreement supports the strategic direction of Council. Whilst it may be supported by the Filipino Australian Club of Perth Inc, there may be questions from the wider community on entering into such an Agreement with little information.	

Option 3	That Council: <ol style="list-style-type: none"> Writes to the City of Davao, thanking them for their interest in entering a Sister City Agreement with the City of Bayswater; and Authorises the Mayor to execute the Sister City Agreement with the City of Davao on behalf of the City of Bayswater. 	
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Risk Category		Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction		Moderate	High
Reputation		Low	High
Governance		Low	Low
Community and Stakeholder		Moderate	High
Financial Management		Low	Low
Environmental Responsibility		Low	Low
Service Delivery		Low	Low
Organisational Health and Safety		Low	Low
Conclusion	A high strategic direction, reputation and community and stakeholder risk has been identified should Council wish to enter the Sister City Agreement in light of the limited information received to date.		

FINANCIAL IMPLICATIONS

The financial implications of entering into a Sister City Agreement with the City of Davao are unknown at this point at time, as there have been no discussions as to the financial impacts and expectations upon the City of Bayswater.

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 L3: Strong stewardship and leadership.

CONCLUSION

The Sister City Agreement from the City of Davao has been received by the City of Bayswater with no previous correspondence from the City of Davao on the proposal. In light of this and the lack of information in relation to the expectations on the City, the benefits of entering the Agreement and any potential impacts on current projects, relationships and potential financial impacts, it is recommended that Council does not proceed with the Agreement.



Republic of the Philippines
CITY OF DAVAO
Office of the Sangguniang Panlungsod



3rd Indorsement
February 26, 2021

Respectfully forwarded to **DAN BULL**, Mayor, The City of Bayswater, Perth, Australia, the herein documents relative to City Ordinance No. 0387-20 Series of 2020, entitled "AN ORDINANCE AUTHORIZING THE CITY MAYOR TO ENTER INTO AND SIGN, FOR AND IN BEHALF OF THE CITY GOVERNMENT OF DAVAO, THE SISTER CITY AGREEMENT BY AND BETWEEN THE CITY OF DAVAO, PHILIPPINES AND THE CITY OF BAYSWATER, PERTH, AUSTRALIA, with attached four (4) copies of the Sister City Agreement, for your signature and to return the same to the undersigned after everything has been complied with.

Thank you

Very truly yours,

Charito N. Santos
CHARITO N. SANTOS

Secretary to the Sangguniang Panlungsod
(City Government Department Head II)

CITY OF BAYSWATER DOCUMENT REGISTRATION			
HWM	CB.	SBC	
CEO		MEH	
DCS		LCS	
COM		MRSS	
FIN		REC	
RAT		SPP	
GOV		DWI	
IS		APS	
OS		MBW	
PCS		MES	
DCD		MEW	
CD		DEP	
EVCO		PS	
MDA		SE	
20 MAY 2021			



Republic of the Philippines
City of Davao
Office of the Sangguniang Panlungsod



19th City Council
37th Regular Session
Series of 2020

PRESENT:

Councilor	Alberto T. Ungab	- Temporary Presiding Officer
Councilor	Ralph O. Abella	
Councilor	Nilo D. Abellera	
Councilor	Bai Hundra Cassandra Dominique N. Advincula	
Councilor	Wilberto E. Al-ag	
Councilor	Dante L. Apostol Sr.	
Councilor	Conrado C. Baluran	
Councilor	Jessica M. Bonguyan	
Councilor	Louie John J. Bonguyan	
Councilor	Pilar C. Braga	
Councilor	Augusto Javier G. Campos III	
Councilor	Danilo C. Dayanghirang	
Councilor	Jonard C. Dayap	
Councilor	Edgar P. Ibuyan Jr.	
Councilor	Edgar R. Ibuyan Sr.	
Councilor	Richlyn N. Justol-Baguilod	
Councilor	Pamela A. Librado-Morata	
Councilor	Diosdado Angelo Junior R. Mahipus	
Councilor	Jaffar U. Marohomsalic	
Councilor	Myrna G. L'Dalodo-Ortiz	
Councilor	Antoinette G. Principe-Castrodes	
Councilor	J. Melchor B. Quitain Jr.	
Councilor	Mary Joselle D. Villafuerte	
Councilor	Jesus Joseph P. Zozobrado III	

ABSENT:

Vice Mayor	Sebastian Z. Duterte	- On Official Business
Councilor	Maria Belen S. Acosta	- On Domestic Emergency Leave
Councilor	Bonifacio E. Militar	- On Sick Leave

RESOLUTION NO. 01575-20
Series of 2020

**ENACTING AN ORDINANCE AUTHORIZING THE CITY MAYOR
TO ENTER INTO AND SIGN, FOR AND IN BEHALF OF THE CITY
GOVERNMENT OF DAVAO, THE SISTER CITY AGREEMENT BY
AND BETWEEN THE CITY OF DAVAO, PHILIPPINES AND THE
CITY OF BAYSWATER, PERTH, AUSTRALIA**

Page 2 of 3
Res. No. 01575-20

WHEREAS, this resolution pertains to the proposed Sister City Agreement to be entered into by and between the City of Davao, Philippines and the City of Bayswater, Perth, Australia as partners for development and mutual cooperation;

WHEREAS, the Davao City International Relations Board (DCIRB) held a meeting on August 20, 2020, to discuss the proposed Sisterhood Agreement between the City of Davao, Philippines and the City of Bayswater, Perth, Australia;

WHEREAS, the City of Bayswater is located in Perth's north-eastern suburbs, bounded by the City of Swan in the north, Town of Bassendean in the east, the Swan River and the City of Belmont in the south, and the City of Stirling in the west;

WHEREAS, the City of Bayswater is known as the "Garden City" with a population of 68,632 as of 2016, with a land area of 3,462 hectares;

WHEREAS, the major industries in the City of Bayswater include manufacturing, construction, retail, trade, health care, social assistance, and tractors and machineries;

WHEREAS, the two particular areas of cooperation that the two parties may explore are manufacturing, technology and agriculture;

WHEREAS, the Davao City International Relations Board (DCIRB) issued Resolution No. 05, Series of 2020, entitled "A Resolution Favorably Endorsing the Sister City Agreement between Davao City and the City of Bayswater, Perth, Australia to the Sangguniang Panlungsod Committee on International Relations for Legislative Authority for Mayor Sara Z. Duterte to sign the said Agreement, for and in behalf of the City Government of Davao";

WHEREAS, Legal Opinion No. 682, Series of 2020, was issued by the City Legal Office on October 7, 2020, finding the Agreement without legal infirmity for a local government unit to enter into an agreement or understanding with another city, domestic or foreign, that will foster greater cooperation between them and recommended that the Sister City Agreement be forwarded to the Sangguniang Panlungsod for the grant of legislative authority to the City Mayor to sign the same, for and in behalf of the City Government of Davao;

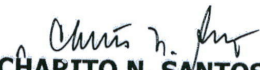
NOW THEREFORE, on motion of Councilor Augusto Javier G. Campos III, duly seconded by Councilors Bai Hundra Cassandra Dominique N. Advincula, Pilar C. Braga, Myrna G. L'Dalodo-Ortiz, Dante L. Apostol Sr., Nilo D. Abellera, Richlyn N. Justol-Baguilod, Jessica M. Bonguyan and Mary Joselle D. Villafuerte, be it resolved, as it is hereby resolved, **TO ENACT AN ORDINANCE AUTHORIZING THE CITY MAYOR TO ENTER INTO AND SIGN, FOR AND IN BEHALF OF THE CITY OF DAVAO, THE SISTER CITY AGREEMENT BY AND BETWEEN THE CITY OF DAVAO, PHILIPPINES AND THE CITY OF BAYSWATER, PERTH, AUSTRALIA;**

RESOLVED FURTHER, that copies of this Resolution be furnished the Office of the City Mayor through the City Administrator's Office, the Vice Mayor's Office, City of Bayswater, Perth, Australia, and all other concerned agencies/departments, for their information and guidance;

ADOPTED, October 27, 2020, by a unanimous vote of all the Members of the Sanggunian present, there being a quorum.


Page 3 of 3
Res. No. 01575-20

CERTIFIED CORRECT:


CHARITO N. SANTOS

Secretary to the Sangguniang Panlungsod
(City Government Department Head II)

ATTESTED:


ALBERTO T. UNGAB
Acting Vice Mayor
Temporary Presiding Officer
cns/ray



Republic of the Philippines
City of Davao
Office of the Sangguniang Panlungsod



19th City Council
37th Regular Session
Series of 2020

PRESENT:

Councilor	Alberto T. Ungab	- Temporary Presiding Officer
Councilor	Ralph O. Abella	
Councilor	Nilo D. Abellera	
Councilor	Bai Hundra Cassandra Dominique N. Advincula	
Councilor	Wilberto E. Al-ag	
Councilor	Dante L. Apostol Sr.	
Councilor	Conrado C. Baluran	
Councilor	Jessica M. Bonguyan	
Councilor	Louie John J. Bonguyan	
Councilor	Pilar C. Braga	
Councilor	Augusto Javier G. Campos III	
Councilor	Danilo C. Dayanghirang	
Councilor	Jonard C. Dayap	
Councilor	Edgar P. Ibuyan Jr.	
Councilor	Edgar R. Ibuyan Sr.	
Councilor	Richlyn N. Justol-Baguilod	
Councilor	Pamela A. Librado-Morata	
Councilor	Diosdado Angelo Junior R. Mahipus	
Councilor	Jaffar U. Marohomsalic	
Councilor	Myrna G. L'Dalodo-Ortiz	
Councilor	Antoinette G. Principe-Castrodes	
Councilor	J. Melchor B. Quitain Jr.	
Councilor	Mary Joselle D. Villafuerte	
Councilor	Jesus Joseph P. Zozobrado III	

ABSENT:

Vice Mayor	Sebastian Z. Duterte	- On Official Business
Councilor	Maria Belen S. Acosta	- On Domestic Emergency Leave
Councilor	Bonifacio E. Militar	- On Sick Leave

ORDINANCE NO. 0387-20
Series of 2020

AN ORDINANCE AUTHORIZING THE CITY MAYOR TO ENTER INTO AND SIGN, FOR AND IN BEHALF OF THE CITY GOVERNMENT OF DAVAO, THE SISTER CITY AGREEMENT BY AND BETWEEN THE CITY OF DAVAO, PHILIPPINES AND THE CITY OF BAYSWATER, PERTH, AUSTRALIA

Page 2 of 3
Ord. No. 0387-20

Be it ordained by the Sangguniang Panlungsod of Davao City in session assembled, that:

SECTION 1. TITLE - This Ordinance shall be known as "AN ORDINANCE AUTHORIZING THE CITY MAYOR TO ENTER INTO AND SIGN, FOR AND IN BEHALF OF THE CITY GOVERNMENT OF DAVAO, THE SISTER CITY AGREEMENT BY AND BETWEEN THE CITY OF DAVAO, PHILIPPINES AND THE CITY OF BAYSWATER, PERTH, AUSTRALIA".

SECTION 2. DECLARATION OF POLICY – Section 455 (b) (1) of Republic Act No. 7160, or the "Local Government Code of 1991" states:

"Section 455. Chief Executive: Powers, Duties and Compensation.-

(b) For efficient, effective and economical governance the purpose of which is the general welfare of the city and its inhabitants pursuant to Section 16 of this Code, the city mayor shall:

(1) Exercise general supervision and control over all programs, projects, services, and activities of the city government and in this connection, shall:

xxx

xxx

xxx

(vi) Represent the city in all its business transactions and sign in its behalf all bonds, contracts and obligations, and such other documents upon authority of the Sangguniang Panlungsod or pursuant to law or ordinance";

SECTION 3. AUTHORITY – The City Mayor is hereby granted legislative authority to enter into and sign, for and in behalf of the City Government of Davao, the Sister City Agreement by and between the City of Davao, Philippines and the City of Bayswater, Perth, Australia.

SECTION 4. SEPARABILITY CLAUSE – If, for any reason, any section or provision of this Ordinance is declared unconstitutional or invalid, other sections or provisions hereof not affected by such declaration shall continue to be in full force and effect.

SECTION 5. EFFECTIVITY – This Ordinance shall take effect immediately upon approval.

ENACTED, October 27, 2020, by a unanimous vote of all the Members of the Sanggunian present, there being a quorum.


CERTIFIED CORRECT:


CHARITO N. SANTOS

Secretary to the Sangguniang Panlungsod
(City Government Department Head II)

Page 3 of 3
Ord. No. 0387-20

ATTESTED:


ALBERTO T. UNGAB
Acting Vice Mayor
Temporary Presiding Officer
cns/ray

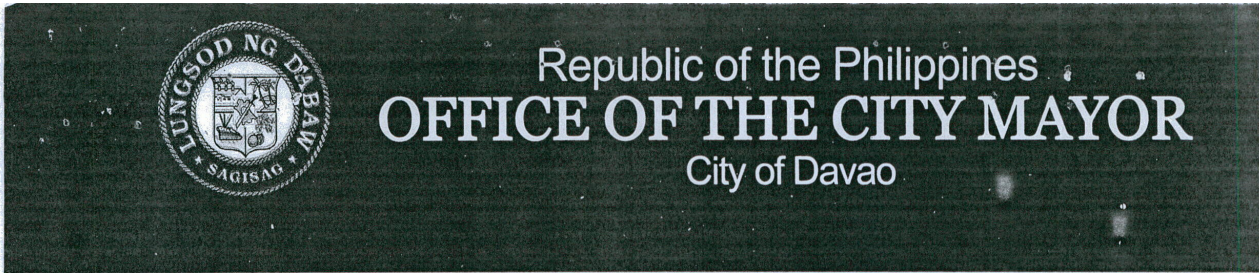
APPROVED: _____, 2020

SARA Z. DUTERTE
City Mayor

ATTESTED:

ATTY. ZULEIKA T. LOPEZ
City Administrator

An Ordinance authorizing the City Mayor to enter into and sign, for and in behalf of the City Government of Davao, the Sister City Agreement by and between the City of Davao, Philippines and the City of Bayswater, Perth, Australia



Ref. No. CAdO-2020-03100

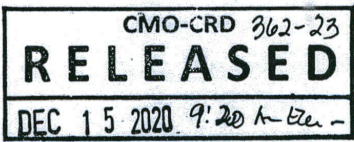


2nd INDORSEMENT
December 14, 2020

Respectfully returned to **Ms. Charito N. Santos**, Secretary to the Sangguniang Panlungsod, this City, the within Legal Opinion No. 846, Series of 2020 dated December 10, 2020 of the City Legal Office, relative to the attached Ordinance No. 0387-20, Series of 2020 entitled, "AN ORDINANCE AUTHORIZING THE CITY MAYOR TO ENTER INTO AND SIGN, FOR AND IN BEHALF OF THE CITY GOVERNMENT OF DAVAO, THE SISTER CITY AGREEMENT BY AND BETWEEN THE CITY OF DAVAO, PHILIPPINES AND THE CITY OF BAYSWATER, PERTH, AUSTRALIA", for signature of the other party.

For the City Mayor:

ATTY. TRISTAN DWIGHT P. DOMINGO
Assistant City Administrator
(Administration)

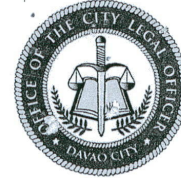


TDPD/Gerald

376-02-2020



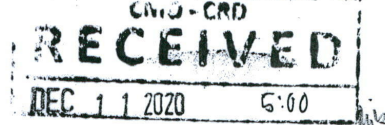
Republic of the Philippines
City of Davao
OFFICE OF THE CITY LEGAL OFFICER
Tel. No. 298-6970
Trunk Line No. 241-1000 Loc 267*225*230
davaocitylegal@gmail.com



Ref. No. CLO-2020-00767

LEGAL OPINION NO. 846
SERIES OF 2020 12 0220-168

1st INDORSEMENT
December 10, 2020



Respectfully forwarded to the Office of the City Mayor, through the Office of the City Administrator, both this City, the herein attached Ordinance No. 0387-20, Series of 2020, entitled "AN ORDINANCE AUTHORIZING THE CITY MAYOR TO ENTER INTO AND SIGN, FOR AND IN BEHALF OF THE CITY GOVERNMENT OF DAVAO, THE SISTER CITY AGREEMENT BY AND BETWEEN THE CITY OF DAVAO, PHILIPPINES AD THE CITY OF BAYSWATER, PERTH, AUSTRALIA", with the Sister City Agreement hereto attached, informing your end that this office finds the same free from legal infirmity pursuant to Section 455 (b) (1) (vi) of Republic Act 7160, otherwise known as the Local Government Code of 1991 which provides to wit:

"SECTION 455. Chief executive; Powers, duties and compensation.

Xxx

xxx

xxx

(b) For efficient, effective and economical governance, the purpose of which is the general welfare of the city and its inhabitants pursuant to Section 16 of this Code, the city mayor shall:

(1) Exercise general supervision and control over all programs, projects, services, and activities of the city government. and in this connection, shall:

Xxx

xxx

xxx

for signature of other party.

(vi) Represent the city in all business transactions and sign in its behalf all bonds, contacts, and obligations, and such other documents upon authority of the Sangguniang Panlungsod or pursuant to law or ordinance".

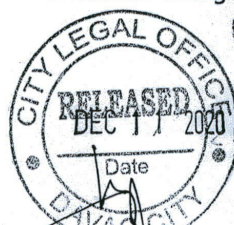
It is further informed that the subject Sister City Agreement was previously reviewed and found to be in order by this Office per Legal Opinion No. 682 Series of 2020.

IN VIEW THEREOF, it is recommended that the Ordinance be approved and the Sister City Agreement be executed.

ATTY. OSMUNDO P. VILLANUEVA, JR.

Asst. City Legal Officer
Officer-In-Charge

Date of approval: December 10, 2020



OFFICE OF THE CITY ADMINISTRATOR
CITY HALL OFFICE
DAVAO CITY
RECEIVED BY: gra
DATE: DEC 14 2020 8:45 am
2020-03100



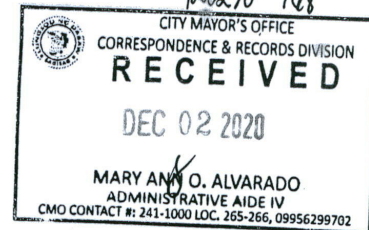
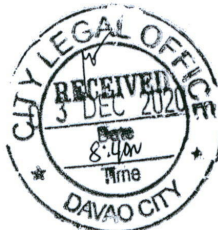
Republic of the Philippines
Office of the Sangguniang Panlungsod
City of Davao



November 26, 2020

SARA Z. DUTERTE
City Mayor
City of Davao

Madam:



CO-2020-003767 P.206
Pursuant to Sub-section 3, Paragraph C, Section 469, Article One, Title Five, Chapter 3, Book III and Section 54 of Book I of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, we are furnishing you a copy of Resolution No. **01575-20** and Ordinance No. **0387-20**, both Series of 2020 of the Sangguniang Panlungsod, with attached six (6) copies of the Sister City Agreement by and between the City of Davao, Philippines and the City of Bayswater, Perth, Australia, unsigned by both parties, for your information, guidance and appropriate action.

Very truly yours,

CHARITO N. SANTOS
Secretary to the Sangguniang Panlungsod
(City Government Department Head II)

For and in behalf of the Secretary
[Signature]
MA. THERESA A. REYES
Acting Asst. Secretary to the Sangguniang Panlungsod



DAVAO CITY INTERNATIONAL RELATIONS BOARD

SECRETARIAT CERTIFICATE

I, **APRIL MARIE C. DAYAP**, of legal age, Filipino, being the duly appointed Head Technical Secretariat of the Davao City International Relations Board (DCIRB), a government office duly organized and existing under the laws of the Philippines, with office address at Door 7, Magsaysay Park Complex, R. Magsaysay Avenue, Davao City, under oath, do hereby certify that during the 3rd regular meeting of the Board held via Zoom Conference on August 20, 2020, the following resolutions were unanimously adopted:

1. **DCIRB Resolution No. 4 Series of 2020** – a resolution favorably endorsing the sister city agreement between Davao City and the Island Garden City of Samal (IGACOS) to the Davao City Council on International Relations for the Legislative Authority for Mayor Sara Z. Duterte to sign the said agreement for and on behalf of the City Government of Davao.
2. **DCIRB Resolution No. 5 Series of 2020** – a resolution favorably endorsing the sister city agreement between Davao City and the City of Bayswater, Perth, Australia to the Davao City Council on International Relations for the Legislative Authority for Mayor Sara Z. Duterte to sign the said agreement for and on behalf of the City Government of Davao.

That I am executing this Certificate for whatever legitimate purpose it may serve. IN WITNESS WHEREOF, I have hereunto affixed my signature this 6th day of October 2020 at Davao City.


APRIL MARIE C. DAYAP
 Head, DCIRB Technical Secretariat



Document Ref ID: 3965812
 Version: 1, Version Date: 20/05/2021

"We lead in promoting Davao City"

Door 7 Magsaysay Park Complex, R. Magsaysay Ave., Davao City. 8000 Philippines
 Telephone No: (+6382) 227-2860, (6382) 227-2870, Telefax: (+6382) 227-2880
 Email: dcipc@davaocity.gov.ph - Website: www.davaocity.gov.ph



SISTER CITY AGREEMENT

**THE CITY OF DAVAO,
REPUBLIC OF THE PHILIPPINES**

AND

**THE CITY OF BAYSWATER, PERTH
AUSTRALIA**

The City Government of Davao, Republic of the Philippines and the City of Bayswater, Perth, Australia herein to referred collectively as "the Parties";

ANTECEDENTS

1. The City Government of Davao and the City of Bayswater are always seeking for potential local partners for development and mutual cooperation;
2. On August 20, 2020, the Davao City International Relations Board (DCIRB) held a meeting to discuss the proposed sisterhood agreement between City of Davao and the City of Bayswater, Perth, Australia;

NOW, THEREFORE, for and in consideration of the foregoing premises and their mutual covenant hereinafter set forth, the parties hereby agree on the following provisions:

Article 1. Objective of the Sister City Agreement

The objective of the Sister City Agreement is to establish a Sister City Relationship to promote mutually beneficial cooperation and deeper understanding between the parties, through an exchange of ideas in the fields identified in Article 2.

Article 2. Cooperation

Davao City and the City of Bayswater intend to create and fortify an open communicative atmosphere to induce a heightened exchange of ideas, particularly in the following fields:

1. Manufacturing and Technology
2. Agriculture

Article 3. Further Agreements

It is understood that this MOA shall serve as a preliminary agreement of the Parties, and that the activities being contemplated herein, as well as the performance by the Parties of this undertaking, or in furtherance of this MOA, shall be subject to more definitive agreements.

Article 4. Amendments and Approvals

No amendment or supplement to this MOA, and no approval or consent constituting an amendment, shall be effective for any purpose unless made in writing and signed by a duly authorized officer of both Parties.

Article 5. Effectivity, Validity and Renewal

This MOA shall be effective and valid for five (5) years from the date of signing hereof and shall be considered extended and/or renewed for another five (5) years if no objection in writing from either side is served upon the other within thirty (30) days of the expiration of the initial five (5) year term.

IN WITNESS WHEREOF, the mayors of both cities have caused this MOA to be executed in duplicate by placing their signatures thereon, each party retaining one (1) copy thereof, respectively on (Month) (Day,) 2020.

**FOR THE CITY OF DAVAO,
REPUBLIC OF THE
PHILIPPINES**

**FOR THE CITY OF BAYSWATER,
PERTH,
AUSTRALIA**

SARA Z. DUTERTE
MAYOR

DAN BULL
MAYOR

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
) S.S.

BEFORE ME, A Notary Public for and in the above jurisdiction, this _____
day of _____, 2020, personally appeared:

NAME	COMPETENT EVIDENCE OF IDENTITY	DATE/PLACE ISSUED

known to me and to me known to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their own free and voluntary act and deed as well as the free and voluntary act and deed of the cities represented herein, and that they are duly authorized to sign the same.

This instrument, consisting of three (3) pages, including this page whereon the acknowledgment clause is written, signed by the Parties and their instrumental witnesses on each and every page hereof, sealed with any notarial seal, refers to a Memorandum of Agreement executed and signed by the City of Davao, Republic of the Philippines and the City of Bayswater, Perth, Australia.

WITNESS MY HAND AND SEAL on the date and at the place first above-written.

Doc. No. _____:
Page No. _____:
Book No. _____:
Series of 2020

SISTER CITY AGREEMENT

**THE CITY OF DAVAO,
REPUBLIC OF THE PHILIPPINES**

AND

**THE CITY OF BAYSWATER, PERTH
AUSTRALIA**

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ANTECEDENTS

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2. On August 20, 2020, the Davao City International Relations Board (DCIRB) held a meeting to discuss the proposed sisterhood agreement between City of Davao and the City of Bayswater, Perth, Australia;

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**FOR THE CITY OF DAVAO,
REPUBLIC OF THE
PHILIPPINES**

**FOR THE CITY OF BAYSWATER,
PERTH,
AUSTRALIA**

SARA Z. DUTERTE
MAYOR

DAN BULL
MAYOR

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
) S.S.

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day of _____, 2020, personally appeared:

NAME	COMPETENT EVIDENCE OF IDENTITY	DATE/PLACE ISSUED

known to me and to me known to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their own free and voluntary act and deed as well as the free and voluntary act and deed of the cities represented herein, and that they are duly authorized to sign the same.

This instrument, consisting of three (3) pages, including this page whereon the acknowledgment clause is written, signed by the Parties and their instrumental witnesses on each and every page hereof, sealed with any notarial seal, refers to a Memorandum of Agreement executed and signed by the City of Davao, Republic of the Philippines and the City of Bayswater, Perth, Australia.

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Page No. _____:
Book No. _____:
Series of 2020



DAVAO CITY INTERNATIONAL RELATIONS BOARD

SECRETARIAT CERTIFICATE

I, **APRIL MARIE C. DAYAP**, of legal age, Filipino, being the duly appointed Head Technical Secretariat of the Davao City International Relations Board (DCIRB), a government office duly organized and existing under the laws of the Philippines, with office address at Door 7, Magsaysay Park Complex, R. Magsaysay Avenue, Davao City, under oath, do hereby certify that during the 3rd regular meeting of the Board held via Zoom Conference on August 20, 2020, the following resolutions were unanimously adopted:

1. **DCIRB Resolution No. 4 Series of 2020** – a resolution favorably endorsing the sister city agreement between Davao City and the Island Garden City of Samal (IGACOS) to the Davao City Council on International Relations for the Legislative Authority for Mayor Sara Z. Duterte to sign the said agreement for and on behalf of the City Government of Davao.
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That I am executing this Certificate for whatever legitimate purpose it may serve. IN WITNESS WHEREOF, I have hereunto affixed my signature this 6th day of October 2020 at Davao City.


APRIL MARIE C. DAYAP
 Head, DCIRB Technical Secretariat



"We lead in promoting Davao City"

Door 7 Magsaysay Park Complex, R. Magsaysay Ave., Davao City, 8000 Philippines
 Telephone No: (+6382) 227-2860, (6382) 227-2870, Telefax: (+6382) 227-2880
 Email: dcipc@davaocity.gov.ph - Website: www.davaocity.gov.ph



SISTER CITY AGREEMENT

THE CITY OF DAVAO,
REPUBLIC OF THE PHILIPPINES

AND

THE CITY OF BAYSWATER, PERTH
AUSTRALIA

The City Government of Davao, Republic of the Philippines and the City of Bayswater, Perth, Australia herein to referred collectively as "the Parties";

ANTECEDENTS

1. The City Government of Davao and the City of Bayswater are always seeking for potential local partners for development and mutual cooperation;
2. On August 20, 2020, the Davao City International Relations Board (DCIRB) held a meeting to discuss the proposed sisterhood agreement between City of Davao and the City of Bayswater, Perth, Australia;

NOW, THEREFORE, for and in consideration of the foregoing premises and their mutual covenant hereinafter set forth, the parties hereby agree on the following provisions:

Article 1. Objective of the Sister City Agreement

The objective of the Sister City Agreement is to establish a Sister City Relationship to promote mutually beneficial cooperation and deeper understanding between the parties, through an exchange of ideas in the fields identified in Article 2.

Article 2. Cooperation

Davao City and the City of Bayswater intend to create and fortify an open communicative atmosphere to induce a heightened exchange of ideas, particularly in the following fields:

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2. Agriculture

Article 3. Further Agreements

It is understood that this MOA shall serve as a preliminary agreement of the Parties, and that the activities being contemplated herein, as well as the performance by the Parties of this undertaking, or in furtherance of this MOA, shall be subject to more definitive agreements.

Article 4. Amendments and Approvals

No amendment or supplement to this MOA, and no approval or consent constituting an amendment, shall be effective for any purpose unless made in writing and signed by a duly authorized officer of both Parties.

Article 5. Effectivity, Validity and Renewal

This MOA shall be effective and valid for five (5) years from the date of signing hereof and shall be considered extended and/or renewed for another five (5) years if no objection in writing from either side is served upon the other within thirty (30) days of the expiration of the initial five (5) year term.

IN WITNESS WHEREOF, the mayors of both cities have caused this MOA to be executed in duplicate by placing their signatures thereon, each party retaining one (1) copy thereof, respectively on (Month) (Day,) 2020.

**FOR THE CITY OF DAVAO,
REPUBLIC OF THE
PHILIPPINES**

**FOR THE CITY OF BAYSWATER,
PERTH,
AUSTRALIA**

SARA Z. DUTERTE
MAYOR


DAN BULL
MAYOR

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
) S.S.

BEFORE ME, A Notary Public for and in the above jurisdiction, this _____
day of _____, 2020, personally appeared:

NAME	COMPETENT EVIDENCE OF IDENTITY	DATE/PLACE ISSUED

known to me and to me known to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their own free and voluntary act and deed as well as the free and voluntary act and deed of the cities represented herein, and that they are duly authorized to sign the same.

This instrument, consisting of three (3) pages, including this page whereon the acknowledgment clause is written, signed by the Parties and their instrumental witnesses on each and every page hereof, sealed with any notarial seal, refers to a Memorandum of Agreement executed and signed by the City of Davao, Republic of the Philippines and the City of Bayswater, Perth, Australia.

WITNESS MY HAND AND SEAL on the date and at the place first above-written.

Doc. No. _____:
Page No. _____:
Book No. _____:
Series of 2020

SISTER CITY AGREEMENT

THE CITY OF DAVAO,
REPUBLIC OF THE PHILIPPINES

AND

THE CITY OF BAYSWATER, PERTH
AUSTRALIA

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IN WITNESS WHEREOF, the mayors of both cities have caused this MOA to be executed in duplicate by placing their signatures thereon, each party retaining one (1) copy thereof, respectively on (Month) (Day,) 2020.

**FOR THE CITY OF DAVAO,
REPUBLIC OF THE
PHILIPPINES**

**FOR THE CITY OF BAYSWATER,
PERTH,
AUSTRALIA**

**SARA Z. DUTERTE
MAYOR**

**DAN BULL
MAYOR**

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
) S.S.

BEFORE ME, A Notary Public for and in the above jurisdiction, this _____
day of _____, 2020, personally appeared:

NAME	COMPETENT EVIDENCE OF IDENTITY	DATE/PLACE ISSUED

known to me and to me known to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their own free and voluntary act and deed as well as the free and voluntary act and deed of the cities represented herein, and that they are duly authorized to sign the same.

This instrument, consisting of three (3) pages, including this page whereon the acknowledgment clause is written, signed by the Parties and their instrumental witnesses on each and every page hereof, sealed with any notarial seal, refers to a Memorandum of Agreement executed and signed by the City of Davao, Republic of the Philippines and the City of Bayswater, Perth, Australia.

WITNESS MY HAND AND SEAL on the date and at the place first above-written.

Doc. No. _____:
Page No. _____:
Book No. _____:
Series of 2020

**DAVAO CITY INTERNATIONAL RELATIONS BOARD****SECRETARIAT CERTIFICATE**

I, **APRIL MARIE C. DAYAP**, of legal age, Filipino, being the duly appointed Head Technical Secretariat of the Davao City International Relations Board (DCIRB), a government office duly organized and existing under the laws of the Philippines, with office address at Door 7, Magsaysay Park Complex, R. Magsaysay Avenue, Davao City, under oath, do hereby certify that during the 3rd regular meeting of the Board held via Zoom Conference on August 20, 2020, the following resolutions were unanimously adopted:

1. **DCIRB Resolution No. 4 Series of 2020** – a resolution favorably endorsing the sister city agreement between Davao City and the Island Garden City of Samal (IGACOS) to the Davao City Council on International Relations for the Legislative Authority for Mayor Sara Z. Duterte to sign the said agreement for and on behalf of the City Government of Davao.
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That I am executing this Certificate for whatever legitimate purpose it may serve. IN WITNESS WHEREOF, I have hereunto affixed my signature this 6th day of October 2020 at Davao City.


APRIL MARIE C. DAYAP
Head, DCIRB Technical Secretariat



Document Set ID: 3965812
Version: 1, Version Date: 20/05/2021

"We lead in promoting Davao City"

Door 7 Magsaysay Park Complex, R. Magsaysay Ave., Davao City, 8000 Philippines
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SISTER CITY AGREEMENT

**THE CITY OF DAVAO,
REPUBLIC OF THE PHILIPPINES**

AND

**THE CITY OF BAYSWATER, PERTH
AUSTRALIA**

The City Government of Davao, Republic of the Philippines and the City of Bayswater, Perth, Australia herein to referred collectively as "the Parties";

ANTECEDENTS

1. The City Government of Davao and the City of Bayswater are always seeking for potential local partners for development and mutual cooperation;
2. On August 20, 2020, the Davao City International Relations Board (DCIRB) held a meeting to discuss the proposed sisterhood agreement between City of Davao and the City of Bayswater, Perth, Australia;

NOW, THEREFORE, for and in consideration of the foregoing premises and their mutual covenant hereinafter set forth, the parties hereby agree on the following provisions:

Article 1. Objective of the Sister City Agreement

The objective of the Sister City Agreement is to establish a Sister City Relationship to promote mutually beneficial cooperation and deeper understanding between the parties, through an exchange of ideas in the fields identified in Article 2.

Article 2. Cooperation

Davao City and the City of Bayswater intend to create and fortify an open communicative atmosphere to induce a heightened exchange of ideas, particularly in the following fields:

1. Manufacturing and Technology
2. Agriculture

Article 3. Further Agreements

It is understood that this MOA shall serve as a preliminary agreement of the Parties, and that the activities being contemplated herein, as well as the performance by the Parties of this undertaking, or in furtherance of this MOA, shall be subject to more definitive agreements.

Article 4. Amendments and Approvals

No amendment or supplement to this MOA, and no approval or consent constituting an amendment, shall be effective for any purpose unless made in writing and signed by a duly authorized officer of both Parties.

Article 5. Effectivity, Validity and Renewal

This MOA shall be effective and valid for five (5) years from the date of signing hereof and shall be considered extended and/or renewed for another five (5) years if no objection in writing from either side is served upon the other within thirty (30) days of the expiration of the initial five (5) year term.

IN WITNESS WHEREOF, the mayors of both cities have caused this MOA to be executed in duplicate by placing their signatures thereon, each party retaining one (1) copy thereof, respectively on (Month) (Day,) 2020.

**FOR THE CITY OF DAVAO,
REPUBLIC OF THE
PHILIPPINES**

**FOR THE CITY OF BAYSWATER,
PERTH,
AUSTRALIA**

SARA Z. DUTERTE
MAYOR

DAN BULL
MAYOR

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
) S.S.

BEFORE ME, A Notary Public for and in the above jurisdiction, this _____ day of _____, 2020, personally appeared:

NAME	COMPETENT EVIDENCE OF IDENTITY	DATE/PLACE ISSUED

known to me and to me known to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their own free and voluntary act and deed as well as the free and voluntary act and deed of the cities represented herein, and that they are duly authorized to sign the same.

This instrument, consisting of three (3) pages, including this page whereon the acknowledgment clause is written, signed by the Parties and their instrumental witnesses on each and every page hereof, sealed with any notarial seal, refers to a Memorandum of Agreement executed and signed by the City of Davao, Republic of the Philippines and the City of Bayswater, Perth, Australia.

WITNESS MY HAND AND SEAL on the date and at the place first above-written.

Doc. No. _____:
Page No. _____:
Book No. _____:
Series of 2020



DAVAO CITY INTERNATIONAL RELATIONS BOARD

SECRETARIAT CERTIFICATE

I, **APRIL MARIE C. DAYAP**, of legal age, Filipino, being the duly appointed Head Technical Secretariat of the Davao City International Relations Board (DCIRB), a government office duly organized and existing under the laws of the Philippines, with office address at Door 7, Magsaysay Park Complex, R. Magsaysay Avenue, Davao City, under oath, do hereby certify that during the 3rd regular meeting of the Board held via Zoom Conference on August 20, 2020, the following resolutions were unanimously adopted:

1. **DCIRB Resolution No. 4 Series of 2020** – a resolution favorably endorsing the sister city agreement between Davao City and the Island Garden City of Samal (IGACOS) to the Davao City Council on International Relations for the Legislative Authority for Mayor Sara Z. Duterte to sign the said agreement for and on behalf of the City Government of Davao.
2. **DCIRB Resolution No. 5 Series of 2020** – a resolution favorably endorsing the sister city agreement between Davao City and the City of Bayswater, Perth, Australia to the Davao City Council on International Relations for the Legislative Authority for Mayor Sara Z. Duterte to sign the said agreement for and on behalf of the City Government of Davao.

That I am executing this Certificate for whatever legitimate purpose it may serve. IN WITNESS WHEREOF, I have hereunto affixed my signature this 6th day of October 2020 at Davao City.


APRIL MARIE C. DAYAP
 Head, DCIRB Technical Secretariat



"We lead in promoting Davao City"

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10.1.2 Cr Lorna Clarke - WALGA Courses

Responsible Directorate:	Office of the Chief Executive Officer
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. Certificate of Achievement - Serving on Council [10.1.2.1 - 1 page] 2. Certificate of Achievement - Meeting Procedures [10.1.2.2 - 1 page]
Refer:	Nil.

SUMMARY

For Council to note training courses recently completed by Cr Lorna Clarke.

OFFICER'S RECOMMENDATION

That Council notes the Delegates Report from Cr Lorna Clarke in relation to completion of the following courses:

- 1. Serving on Council; and**
- 2. Meeting Procedures.**

REPORT

Cr Lorna Clarke has recently completed the following courses:

- Serving on Council
 - Course completed: 17 June 2021
 - Course cost: \$195
- Meeting Procedures
 - Course completed: 19 June 2021
 - Course cost: \$195

KEY TOPICS**Serving on Council**

- This course has been specifically developed to address the unique needs of Elected Members in leading and supporting their communities whilst acting within the processes and procedures imposed on Local Government in general and, more specifically, at the governing body level.
- The course provides an overview of the roles and responsibilities of Elected Members, the Local Government environment and Council operating procedures. It recognises both internal and external influences on Councillors and the necessity for them to perform their role in a due diligence environment.
- On completion of this program, participants should be able to understand the:
 - legislation and regulations within which Councils must operate;
 - role of Elected Members and senior management in leading and supporting their communities;
 - expectations on Councillors to act in a 'Board-like' manner as the governing body;
 - processes involved in contributing successfully to Council and committee meetings; and ethical decision making.

Comments from Cr Clarke

The Serving on Council module provided by WALGA covers off on the roles of a Councillor and their relationship with the Council, CEO and administration. The course considered importance of various Council strategies, plans (e.g. corporate business plan) and policies. It covered the conduct obligations of Councillors, strategic planning and thinking on Council, communication styles of Councillors and individuals and legal powers of decision making on Council.

Meeting Procedures

- Participating effectively in meetings is a critical aspect of being an Elected Member - meetings are said to be the 'bread and butter' of your role.
- You will learn to analyse and interpret information, as well as gain valuable insight in how to collaborate with other elected members to make informed strategic decisions.
- This course focuses on providing comprehensive knowledge of how to be fully prepared for a meeting; meeting procedures and high level debating techniques.
- On completion of this program, participants should be able to understand the:
 - Critically read agendas and evaluate Local Government officer reports
 - Understand and be able to correctly use procedural motions and effectively raise 'points of order'
 - Demonstrate chairmanship skills within legal and ethical requirements
 - Understand the importance of checking and confirming the minutes
 - Use knowledge of meeting procedures to move, second or foreshadow motions, use correct amendment rules where appropriate and take the right of reply
 - Participate confidently in Council and committee meetings.

Comments from Cr Clarke

This WALGA course detailed the overarching legislative structure which governs Council meetings, as well as how the procedure can be applied in practice. It considered obligations under the Local Government Act and each Council's respective standing orders. It provided practical advice about preparing for meetings, improving speaking and speeches and responding to various procedural motions that other Councillors may propose. It also provided context on how to chair and manage a meeting.

CONCLUSION

Cr Lorna Clarke has provided the above delegates report to Council to note the completion of training courses recently completed at WALGA.



WALGA Training

Certificate of Achievement

awarded to

Lorna Clarke

after completing training and assessment for

Serving on Council

on

17 June 2021



Anthony Brown
Executive Manager - Training



This Elected Member training is one of five foundational units that make up the 'Council Member Essentials' course



WALGA Training

Certificate of Achievement

awarded to

Lorna Clarke

after completing training and assessment for

Meeting Procedures

on

19 June 2021



Anthony Brown
Executive Manager - Training



This Elected Member training is one of five foundational units that make up the 'Council Member Essentials' course

10.1.3 Conference Report - Australian Local Government Association National General Assembly

Applicant/Proponent:	Cr Dan Bull, Mayor Cr Filomena Piffaretti, Deputy Mayor Mr Andrew Brien, Chief Executive Officer
Responsible Directorate:	Office of the Chief Executive Officer
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. Conference Program [10.1.3.1 - 4 pages]
Refer:	OCM 27.04.2021 Item 10.1.1

SUMMARY

For Council to note the Conference report provided by Cr Dan Bull, Mayor, Cr Filomena Piffaretti, Deputy Mayor and Mr Andrew Brien, CEO in relation to the Australian Local Government Association's 2021 National General Assembly and meetings held with Federal Government and opposition members.

OFFICER'S RECOMMENDATION

That Council notes the Conference Report provided by Cr Dan Bull, Mayor, Cr Filomena Piffaretti, Deputy Mayor and Mr Andrew Brien, CEO in relation to their attendance at the Australian Local Government Association's 2021 National General Assembly.

KEY TOPICS

In June 2021, the Mayor, Deputy Mayor and CEO travelled to Canberra to attend the 27th National General Assembly of the Australian Local Government Association. The attendance was endorsed by Council at the April 2021 Ordinary Council Meeting.

The Assembly saw a number of presentations and keynote presentations from key individuals in the sector. A copy of the Assembly Program is included at **Attachment 1**.

In addition to attendance at the conference, a number of meetings were held with various Federal Government departments to advocate for funding for key projects within the City. Meetings were attended with the following:

- Senior Advisors to the Hon Sussan Ley MP (Minister for Environment, which encompasses Heritage)
- Mr Patrick Gorman MP - Member for Perth
- Mr Anthony Albanese MP - Leader of the Opposition
- Mr Jason Clare MP - Shadow Minister for Local Government, Housing and Homelessness

Projects that were discussed included the following:

- Bayswater Industrial Area - Urban Wetland and Forest
- Bayswater Waves Refurbishment
- Les Hansman Centre Redevelopment
- Maylands Brickworks Redevelopment
- Maylands Waterland - Stage 2
- Morley Sport and Recreation Centre - Carpark Construction
- Riverbank Stabilisation
- Riverside Gardens Urban Forest
- Russell Street Community Park, Boardwalk and Education Hub

The meetings were an invaluable opportunity for the City to meet in person with key figures in the Federal Government and opposition to promote the City and advocate for projects. Following the

meetings, the City will continue to liaise with the relevant Department staff to seek opportunities for funding for the above projects or any others that may have the potential to attract funding,

The City had been successful in securing a meeting with the Federal Minister for Local Government whilst in Canberra, however unfortunately the meeting had to be cancelled following a change of leadership in the National Party which occurred at the same time.

CONCLUSION

The above delegates report is provided to Council for noting on attendance by the Mayor, Deputy Mayor and CEO at the Australian Local Government Association 2021 National General Assembly as well as meetings attended with senior Federal Government figures.

**Australian Local Government Association
2021 National General Assembly
Program**

Sunday, June 20 2021

	Regional Co-operation and Development Forum		
9:40 AM - 9:50 AM	ALGA President's Welcome and Opening Linda Scott , President, ALGA		
9:50 AM - 10:30 AM	Keynote Address - Politics and the Bush Gabrielle Chan, Writer and Journalist		
10:30 AM - 11:00 AM	Keynote Address: Regional Awareness Dr Kim Houghton, Chief Economist, Regional Australia Institute		
11:00 AM - 11:30 AM	Morning Tea		
11:30 AM - 11:45 AM	Regional Australia Rachel Bacon, Department of Infrastructure, Transport, Regional Development and Communications		
11:45 AM - 12:00 PM	Regional Telecommunications Review The Hon Luke Hartsuyker, Chair, 2021 Regional Telecommunications Independent Review Committee		
12:00 PM - 1:00 PM	Rural Health Professor David Perkins, Director, Centre for Rural and Remote Mental Health, University of Newcastle Gabrielle O'Kane, CEO, National Rural Health Alliance		
2:00 PM - 2:45 PM	Panel of Mayors: Rural Health – Council Concerns Mayor Phillis Miller, Forbes Shire Council Mayor Sam Telfer, Tumby Bay District Council		
2:45 PM - 3:30 PM	Keynote - Regional Trends Keenan Jackson, Economic Consultant, .id (informed decisions)		
3:30 PM - 4:00 PM	Afternoon Tea		
4:00 PM - 4:20 PM	Federal Local Government Minister Address The Hon. Mark Coulton MP, Minister for Regional Health, Regional Communications and Local Government		
4:20 PM - 4:30 PM	Closing Remarks		
5:00 PM - 7:00 PM	Welcome Reception & Exhibition Opening Sponsored By SALTO		

Monday, 21 June 2021

8:00 AM - 9:00 AM	Registrations Open		
9:00 AM - 9:20 AM	NGA Opening Ceremony Welcome to Country, Violet Sheridan ALGA President Opens the Assembly, Linda Scott		
9:00 AM - 1:00 PM	NGA21: Monday Morning Virtual Stream AND Q&A Session Click into this session to view today's stream To view the individual session details click here NGA 21 Program		
9:30 AM - 10:00 AM	Deputy Prime Minister of Australia Address The Hon Michael McCormack MP Minister for Infrastructure, Transport and Regional Development		
10:00 AM - 10:30 AM	ALGA President's Address Cr Linda Scott, ALGA President		
10:30 AM - 11:00 AM	MORNING TEA DAY ONE		
11:00 AM - 11:45 AM	Keynote Address: All Politics is Local - The Context for the Next Federal Election Peter Van Onselen, Political Editor, Network Ten and Professor of Politics and Public Policy, Griffith University		
11:45 AM - 12:30 PM	Debate on Motions Session 1		
12:30 PM - 1:30 PM	LUNCH DAY ONE		
1:00 PM - 6:00 PM	NGA21: Monday Afternoon Virtual Stream AND Q&A Session Click into this session to view today's stream To view the individual session details click here NGA 21 Program		
1:30 PM - 2:30 PM	COVID - The Long Goodbye Professor Mary-Louise McLaws, Epidemiology, Hospital Infection and Infectious Diseases Control, UNSW Professor Gigi Forster, School of Economics, UNSW Professor Sanjaya Senanayake, Infectious Diseases Specialist, ANU		
2:30 PM - 3:30 PM	Debate on Motions Two		
3:30 PM - 4:00 PM	AFTERNOON TEA DAY ONE Sponsored By McArthur Management		
4:00 PM - 4:30 PM	Debate on Motions Three		
4:30 PM - 5:00 PM	Shadow Minister Address The Hon Jason Clare MP, Shadow Minister for Regional Services, Territories and Local Government		
5:00 PM - 5:15 PM	ALGA President Close Linda Scott, ALGA President		
7:00 PM - 11:00 PM	Networking Dinner Sponsored by University South Australia National Arboretum		

Tuesday, June 22 2021

8:00 AM - 9:00 AM	REGISTRATIONS OPEN DAY TWO		
9:00 AM - 12:00 PM	NGA21: Tuesday Morning Virtual Stream AND Q&A Session Click into this session to view today's stream To view the individual session details click here NGA21 Program		
9:00 AM - 9:30 AM	Keynote Address: Planning a Prosperous Future Danielle Wood, CEO, Grattan Institute		
9:30 AM - 10:30 AM	Panel of Mayors: Local Employment and Economic Stimulus Deputy Lord Mayor Nicholas Reece, City of Melbourne Mayor Tracy Roberts, City of Wanneroo		
10:30 AM - 11:00 AM	MORNING TEA DAY TWO		
11:00 AM - 11:30 AM	Strengthening Social Capital Marlene Krasovitsky, Co-Chair and Director, EveryAGE Counts		
11:30 AM - 12:00 PM	Strengthening Economic Capital Romilly Madew, CEO, Infrastructure Australia		
12:00 PM - 1:30 PM	LUNCH DAY TWO		
12:00 PM - 5:00 PM	NGA21: Tuesday Afternoon Virtual Stream AND Q&A Session Click into this session to view today's stream To view the individual session details click here NGA21 Program		
12:30 PM - 1:30 PM	Simulcast of ALGA President's National Press Watch virtually, from the exhibition hall or royal theatre		
1:30 PM - 3:00 PM	BREAKOUT SESSION 1: Actions on Climate - At Home and Around the World Local governments and their communities are on the frontline when dealing with the risks and impacts of climate change. This concurrent session will explore some of the national and international positions leading up to the UN Climate Change Conference in November (COP26). It will also be an opportunity to discuss and debate some of the critical climate change issues for local governments.	BREAKOUT SESSION 2: The Circular Economy and You As the leading stakeholder in domestic waste management, Local Government has a strong interest in developing material circularity. This session aims to stimulate discussion around three important pillars of a circular economy: (1) current investment in new recycling infrastructure; (2) the need for circular procurement and (3) product stewardship.	BREAKOUT SESSION 3: Policy Sprints - Department of Infrastructure, Transport, Regional Development and Communications Julia Pickworth, First Assistant Secretary, Regional Development, Local Government and Regional Recovery Dr Jason Ashurst, Assistant Secretary, Productivity and Technology Branch Tristan Kathage, Assistant Secretary, Telecommms Market Policy Branch Fiona Yule, Director, Targeted Road Infrastructure Programs Ross Slater, Assistant Director, National Freight and Supply Chain Strategy Implementation Unit Andrew Higgins, CSIRO Kieran Vassallo, A/g Director, Local Roads and Community Infrastructure Program Malcolm Southwell, Assistant Secretary, Policy, Science and Engagement, National Water Grid Authority
3:00 PM - 3:30 PM	AFTERNOON TEA DAY TWO		
3:30 PM - 4:00 PM	Federal Local Government Minister Address. The Hon Mark Coulton MP, Minister for Regional Health, Regional Communications and Local Government		
4:00 PM - 4:30 PM	Keynote Address: Indigenous Voice Professor Tom Calma AO, Co-Chair, Senior Advisory Group		
4:30 PM - 5:00 PM	Keynote Address: Closing the Gap Patricia Turner AM, National Aboriginal Community Controlled Health Organisation		
7:00 PM - 11:00 PM	General Assembly Dinner Exhibition Park in Canberra (EPIC)		

Wednesday, 23 June 2021

8:00 AM - 1:00 PM	NGA21: Wednesday Virtual Stream AND Q&A Session Click into this session to view today's stream To view the individual session details click here NGA 21 Program		
9:00 AM - 9:30 AM	Keynote Address: Recovery and Resilience Commissioner Shane Fitzsimmons AFSM		
9:30 AM - 10:00 AM	Keynote Address The Hon Shane L Stone AC QC, Coordinator-General, National Recovery and Resilience Agency		
10:00 AM - 10:30 AM	Q&A with the Opposition Leader The Hon Anthony Albanese MP		
10:30 AM - 11:00 AM	MORNING TEA DAY THREE		
	Panel Discussion Recovery and Resilience Mayor Amanda Findley, Shoalhaven City Council Mayor Tanya Milligan, Lockyer Valley Regional Council		
11:30 AM - 12:00 PM	Resilience in a Digital World Thomas Fikentscher, ANZ Regional Director, CyberArk		
12:00 PM - 12:45 PM	Keynote Address: Leadership, Human Rights and Persistence Craig Foster AM, Human Rights and Refugee Ambassador		
12:45 PM - 1:00 PM	ALGA President Closing Address Linda Scott, ALGA President		
1:00 PM - 2:00 PM	LUNCH DAY THREE		

10.1.4 Amendment to Minutes - Ordinary Council Meeting 27 April 2021

Applicant/Proponent:	City of Bayswater
Responsible Directorate:	Office of the Chief Executive Officer
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	Nil
Refer:	OCM 27.04.2021 Item 10.4.10

SUMMARY

For Council to consider an addendum to the minutes of the Ordinary Council Meeting of 27 April 2021 to correct an error which has been identified.

OFFICER'S RECOMMENDATION

That Council approves an addendum to amend the minutes of the Ordinary Council Meeting of 27 April 2021 to correct the resolution for Item 10.4.10 (Development (Local Planning Schemes) Regulations 2018 - Draft Car Parking Strategy to be as follows:

That Council endorses the comments on the draft Payment in Lieu of Car Parking Plan Template, associated Explanatory Guidance and Methods of Calculation as contained in Attachment 3 to this report, as the basis for the City's submission to the Department of Planning, Lands and Heritage.

Cr Giorgia Johnson Moved, Cr Sally Palmer Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 11/0

BACKGROUND

The April Ordinary Council Meeting was held on 27 April 2021.

The minutes of the April Ordinary Council Meeting were confirmed at the May Ordinary Council Meeting, being 25 May 2021.

Since adoption of the minutes, it has been identified that there was an administrative issue in relation to the resolution listed for item 10.4.10.

EXTERNAL CONSULTATION

Nil.

OFFICER'S COMMENTS

An error has been identified by Officers in relation to item 10.4.10 (Development (Local Planning Schemes) Regulations 2018 - Draft Car Parking Strategy. The resolution for a different item has been pulled through.

The resolution current reads:

Ordinary Council Meeting Minutes

27 April 2021

10.4.10 Development (Local Planning Schemes) Regulations 2015 - Draft Car Parking Provisions

Responsible Branch:	Strategic Planning and Place
Responsible Directorate:	Community and Development
Authority/Discretion:	Review
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> 1. Draft Payment in Lieu of Car Parking Plan Template [10.4.10.1 - 5 pages] 2. Payment in Lieu of Car Parking Plan Associated Explanatory Guidance [10.4.10.2 - 9 pages] 3. City Officers' Comments [10.4.10.3 - 8 pages]

SUMMARY

The Department of Planning, Lands and Heritage (DPLH) and its consultants have prepared a draft Payment in Lieu of Car Parking Plan template, associated Explanatory Guidance and Methods of Calculation to standardise how local governments implement payment in lieu of car parking to better create certainty and transparency for all parties in the assessment of development applications.

The draft documents are currently being advertised for comment and the purpose of this report is for Council to consider them and to outline matters to be raised in the City's submission to the DPLH.

COUNCIL RESOLUTION

(OFFICER'S RECOMMENDATION)

That Council grants planning approval for proposed change of use to general industry (scrap metal recycling) and existing associated alterations and additions at Lot 2, 120 Beechboro Road South, Bayswater in accordance with the planning application dated 10 September 2020 and amended plans dated 11 February 2021, subject to the following conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
2. A revised landscaping plan shall be submitted to, and to the satisfaction of the City of Bayswater, within 60 days of the date of this approval. For the purpose of this condition, the plan shall show the following additional information:
 - (a) Structural soil or root cells being provided to any new trees which do not achieve a minimum growth zone radius of 2m from the trunk of the tree;
 - (b) Car bay 3 being replaced with landscaping. Details of the landscaping are to be shown on the revised landscaping plan.

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

3. Within the first 28 days of the use commencing operation, an acoustic report prepared by a suitably qualified acoustic consultant is to be submitted to the City of Bayswater which identifies all actual noise emissions from the property and demonstrates whether or not they comply with the *Environmental Protection (Noise) Regulations 1997*. If noise emissions from operations on the property are found to be non-compliant with the *Environmental Protection (Noise) Regulations 1997*, the applicant is required to cease the non-compliant operations until such time as appropriate measures to ensure compliance are implemented to the satisfaction of the City.

Ordinary Council Meeting Minutes

27 April 2021

4. Prior to first occupation of the development, the applicant is required to obtain Certificate of Building Compliance (CBC) for the additions from an independent building surveyor, then subsequently apply to the City of Bayswater for retrospective building approval with the CBC, supporting documentation listed in the CBC and a completed Form BA13.
5. A maximum of seven staff members are permitted at the premises at any one time to the satisfaction of the City of Bayswater.
6. The Beechboro Road South verge area adjacent to the subject site shall not be used for car parking purposes associated with the use.
7. The hours of operation are limited to 7am to 6pm Monday to Friday, excluding weekends and public holidays to the satisfaction of the City of Bayswater.
8. The use is to comply with the general provisions of the *Environmental Protection Act 1986* and all relevant regulations, including the *Environmental Protection (Noise) Regulations 1997* and *Environmental Protection (Unauthorised Discharges) Regulations 2004*, at all times.
9. The use is permitted to store and process a maximum of 99 tonnes (aggregate) of scrap metal per year. The applicant/operator is to keep accurate written documentation of the number of tonnes of scrap metal being stored and processed and a copy of the documentation shall be provided to the City of Bayswater upon request.
10. A separate application including plans or description of any additional signs for the proposed development (including signs painted on a building) shall be submitted to and to the satisfaction of the City of Bayswater, prior to the erection of any signage.
11. A revised waste management plan shall be submitted to, and to the satisfaction of the City of Bayswater prior to occupation of the development. The waste management plan is to be implemented thereafter to the satisfaction of the City of Bayswater.
12. Prior to first occupation of the development, the car parking and loading area(s), and vehicle access and circulation areas shown on the approved site plan, including the provision of universally accessible car parking, is to be constructed, drained and signposted as follows; the bays at the front and rear of the site for customer and staff parking respectively, vehicle priority and directional signage provided to the accessway to the rear car park and line marked to the satisfaction of the City of Bayswater.
13. The recommendations of the acoustic report prepared by AAP Acoustics and Audio Production dated 5 November 2020 are to be implemented at all times to the satisfaction of the City of Bayswater.
14. No storage or display of goods is to occur outside the building, to the satisfaction of the City of Bayswater.
15. A suitably screened refuse bulk bin area with a minimum area of 10m² shall be provided to the satisfaction of the City of Bayswater. The bin area is to be provided with a permanent water supply and drainage facility for wash-down and is to be screened by a gate and brick walls or other suitable material to a height of not less than 1.8m. The bin area shall be accessible via a suitably constructed service road that will allow heavy vehicle movement.
16. All vehicle crossings being upgraded, designed and constructed to the satisfaction of the City of Bayswater.
17. All stormwater shall be managed on-site to the satisfaction of the City of Bayswater.

Ordinary Council Meeting Minutes

27 April 2021

Advice Notes:

1. To activate the planning approval, the development/use subject of this approval must be substantially commenced within a period of four years of the date of this approval notice. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
4. If the scrap metal recovery facility is to be operated at a production or design capacity that will exceed the applicable threshold as noted in the Category 47 description, the applicant will need to apply for a works approval and and/or a licence under Part V, Division 3 of the *Environmental Protection Act*.

The applicant is therefore advised to refer to the information and Guideline: Industry Regulation Guide to Licensing available at <http://www.der.wa.gov.au/our-work/licences-and-works-approvals> and/or if they have queries relating to applications for works approvals, licences or registrations to contact the Department at info@dwer.wa.gov.au or 6364 7000.

5. Further planning approval is required should the use change to 'Noxious Industry' under the City's Town Planning Scheme No. 24.
6. The development/use hereby permitted shall comply with the *Environmental Protection Act 1986*, the *Health Act 1911* and any relevant environmental protection or health regulations, including:
 - (a) *Environmental Protection Act 1986*;
 - (b) Building Code of Australia; and
 - (c) *Health Act 1911*.

Cr Georgia Johnson Moved, Cr Sally Palmer Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 11/0

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

Against: Nil.

BACKGROUND

The Minister for Planning released an Action Plan for Planning Reform (Action Plan) of the Western Australian planning system in August 2019. One element of the Action Plan called for a consistent policy with practical criteria, basic benchmarks and fair methodology for considering the use of payment in lieu of car parking in established town centres, retail/café corridors and other commercial and mixed-use centres.

In May 2020 the *Planning and Development Bill 2020* (Part1) (the Bill) was introduced to Parliament and endorsed by the Legislative Assembly on 23 June 2020. The purpose of the Bill was to amend

The resolution should read as follows:

Ordinary Council Meeting Minutes

27 April 2021

10.4.10 Development (Local Planning Schemes) Regulations 2015 - Draft Car Parking Provisions

Responsible Branch:	Strategic Planning and Place
Responsible Directorate:	Community and Development
Authority/Discretion:	Review
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> 1. Draft Payment in Lieu of Car Parking Plan Template [10.4.10.1 - 5 pages] 2. Payment in Lieu of Car Parking Plan Associated Explanatory Guidance [10.4.10.2 - 9 pages] 3. City Officers' Comments [10.4.10.3 - 8 pages]

SUMMARY

The Department of Planning, Lands and Heritage (DPLH) and its consultants have prepared a draft Payment in Lieu of Car Parking Plan template, associated Explanatory Guidance and Methods of Calculation to standardise how local governments implement payment in lieu of car parking to better create certainty and transparency for all parties in the assessment of development applications.

The draft documents are currently being advertised for comment and the purpose of this report is for Council to consider them and to outline matters to be raised in the City's submission to the DPLH.

COUNCIL RESOLUTION (OFFICER'S RECOMMENDATION)

That Council endorses the comments on the draft Payment in Lieu of Car Parking Plan Template, associated Explanatory Guidance and Methods of Calculation as contained in Attachment 3 to this report, as the basis for the City's submission to the Department of Planning, Lands and Heritage.

Cr Georgia Johnson Moved, Cr Sally Palmer Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 11/0

For: Cr Dan Bull, Mayor, Cr Barry McKenna, Cr Steven Ostaszewsky, Cr Sally Palmer, Cr Stephanie Gray, Cr Filomena Piffaretti, Deputy Mayor, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Cr Elli Petersen-Pik, Cr Lorna Clarke and Cr Georgia Johnson.

Against: Nil.

BACKGROUND

The Minister for Planning released an Action Plan for Planning Reform (Action Plan) of the Western Australian planning system in August 2019. One element of the Action Plan called for a consistent policy with practical criteria, basic benchmarks and fair methodology for considering the use of payment in lieu of car parking in established town centres, retail/café corridors and other commercial and mixed-use centres.

In May 2020 the *Planning and Development Bill 2020* (Part1) (the Bill) was introduced to Parliament and endorsed by the Legislative Assembly on 23 June 2020. The purpose of the Bill was to amend the *Planning and Development Act 2005* (PD Act) and to make related amendments to the *Environmental Protection Act 1986* and the *Community Titles Act 2018*.

In addition to the Bill the State Government proposed the implementation of further planning reforms to support Western Australia's COVID-19 Recovery Plan and to create a more flexible,

Officers have reviewed the recording of the meeting and confirmed that the incorrect resolution has pulled through.

Investigations have identified that it was due to a system setting in the new agenda and minutes software that caused the error. The setting has been changed and processes updated to ensure the same issue does not happen again.

As Council has already confirmed the minutes for the April Ordinary Council Meeting, a formal resolution is required to amend the minutes.

LEGISLATIVE COMPLIANCE

The proposed resolution is required to ensure that the minutes are changed in line with legislative requirements, as they have already been adopted by Council.

RISK ASSESSMENT

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

Officer's Recommendation	<p>That Council approves an addendum to amend the minutes of the Ordinary Council Meeting of 27 April 2021 to correct the resolution for Item 10.4.10 (Development (Local Planning Schemes) Regulations 2018 - Draft Car Parking Strategy to be as follows:</p> <p><i>That Council endorses the comments on the draft Payment in Lieu of Car Parking Plan Template, associated Explanatory Guidance and Methods of Calculation as contained in Attachment 3 to this report, as the basis for the City's submission to the Department of Planning, Lands and Heritage.</i></p> <p><i>Cr Giorgia Johnson Moved, Cr Sally Palmer Seconded</i> CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 11/0</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	<p>The Officer's Recommendation will ensure accuracy in the Council minutes and correct an error that has been identified, representing a low risk to the organisation.</p>	

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

The amendment to the minutes will ensure accuracy, accountability and good governance,

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

An error has been identified by Officers in relation to the April Ordinary Council Meeting minutes. As the minutes have already been

10.2 Corporate And Strategy Directorate Reports**10.2.1 Financial Reports for the Period ended 30 June 2021**

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate and Strategy
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority
Attachments:	<ol style="list-style-type: none"> 1. Monthly Financial Statement Snapshot [10.2.1.1 - 1 page] 2. Executive Summary and Financial Activity Statement Significant Variances [10.2.1.2 - 5 pages] 3. Financial Activity Statement [10.2.1.3 - 2 pages] 4. Statement of Comprehensive Income by Nature and Type [10.2.1.4 - 1 page] 5. Net Current Asset [10.2.1.5 - 1 page] 6. Cash Backed Reserves Report [10.2.1.6 - 1 page] 7. Capital Acquisitions & Non-Operating Grants Report [10.2.1.7 - 17 pages] 8. Economic Stimulus Projects Report [10.2.1.8 - 1 page]

SUMMARY

This report details the financial reports for the period ended 30 June 2021 including, Monthly Financial Statements with supporting information (**Attachments 1 to 5**), Cash Backed Reserve Report (**Attachment 6**), Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**) and Economic Stimulus Projects (**Attachment 8**).

OFFICER'S RECOMMENDATION

That Council receives the financial reports for the period ended 30 June 2021, comprising:

1. Monthly Financial Statements with supporting information (**Attachments 1 to 5**).
2. Cash Backed Reserve Report (**Attachment 6**).
3. Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**).
4. Economic Stimulus Projects Report (**Attachment 8**).

BACKGROUND

The *Local Government Act 1995* in conjunction with regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* requires a monthly Financial Activity Statement 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 30 June 2020, Council adopted the Annual Budget for the 2020/21 financial year. The figures in this report are compared to the adopted budget and subsequent amendments as approved by Council throughout the financial year.

Regulation 34(5) determines the mechanism required to ascertain the definition of material variances which are required to be reported to Council as part of the monthly report. It also requires Council to adopt a 'percentage or value' for what it will consider to be material variances on an annual basis. The material variance adopted by the Council for the 2020/21 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:

- Monthly Financial Statements with supporting information (**Attachments 1 to 5**);
- Cash Backed Reserve Report (**Attachment 6**);
- Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**); and
- Economic Stimulus Projects Report (**Attachment 8**).

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 (accruals, depreciation, provisions, etcetera).

The Detailed Statement of Comprehensive Income by Nature or Type Classifications discloses reportable variances.

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 (**Attachment 1**) summarises total capital and operating expenditure.

The Financial Activity Statement (**Attachment 3**) 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 Statement of Comprehensive Income by Nature or Type Classifications (**Attachment 4**) discloses operating revenue and expenses by nature or type.

All of the reserve accounts are cash-backed and supported by funds held in financial institutions as set out in the City's Investment Policy (**Attachment 6**).

Ordinary Council Meeting Agenda 27 April 2021 Page 27 The projects summarised in the Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**) detail the capital (actual and committed) expenditure for the period ended 31 March 2021.

Attachment 8 outlines the economic stimulus projects and the current financial position of each project as at 31 March 2021, with some of these projects spanning over multiple financial years.

At the time of writing this report, the end of financial year process was in progress, therefore the 2020/21 accounts have not been finalised.

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.

RISK ASSESSMENT

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

Officer's Recommendation	That Council receives the financial reports for the period ended 30 June 2021, comprising: <ol style="list-style-type: none"> Monthly Financial Statements with supporting information (<u>Attachments 1 to 5</u>). Cash Backed Reserve Report (<u>Attachment 6</u>). Capital Acquisitions & Non-Operating Grants Report (<u>Attachment 7</u>). Economic Stimulus Projects Report (<u>Attachment 8</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	The financial reports have been compiled in accordance with the relevant provisions of the <i>Local Government Act 1995</i> and Local Government (Financial Management) Regulations 1996.	

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.

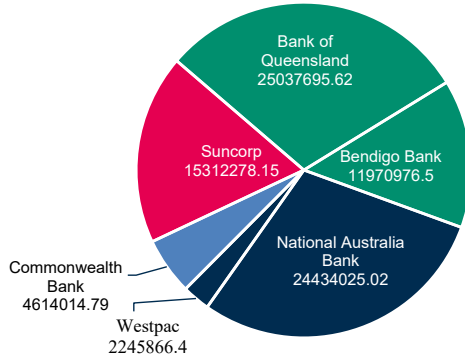
CONCLUSION

In light of the above, it is recommended that Council receives the financial reports for the period ended 30 June 2021.

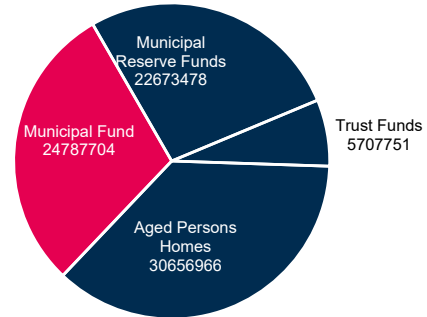
Monthly Financial Statement Snapshot

June 2021

Term Deposits by Bank
(refer to investment report)



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



	Debtor				Trade Creditors
	Sundry	Infringement	Recreation	Total	
Total Outstanding	\$493,855	\$413,509	\$266,611	\$1,173,975	\$3,728,776
Not yet due	0%	0%	70%	16%	0%
Current	79%	11%	8%	40%	83%
Over 30 days	20%	7%	3%	11%	3%
Over 60 days	1%	82%	19%	33%	14%

Rates & Charges	
Collected	95.79%
Total Outstanding	\$2,694,058
Deferred Rates	\$794,163

Payment Options	YTD 2020/21	2019/20
Payment in Full	19,692 to date	14,318 by 16/08/19
Instalment	9,145	9,715
Rates Smoothing	1,691	1,522
Arrangement	625	648
None Selected	1,639	5,831

Capital

	Annual Budget	YTD Budget	YTD Actual	YTD % Spent
Expenditure	\$35,278,194	\$35,278,194	\$19,241,951	55%
	Annual Budget	YTD Budget	YTD Actual	YTD % Received
Revenue	\$7,977,783	\$7,977,783	\$993,233	12%

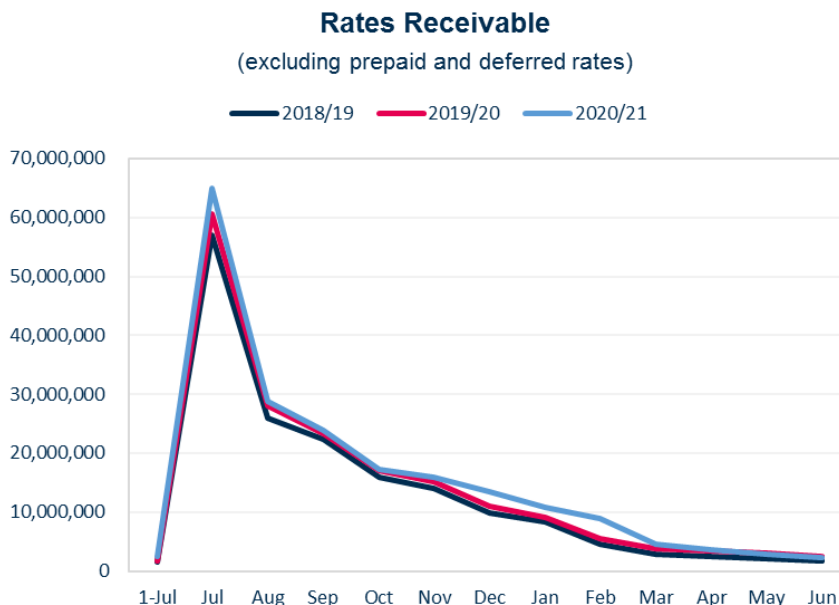
Operating

	Annual Budget	YTD Budget	YTD Actual	YTD % Spent
Expenditure	\$91,328,920	\$91,328,920	\$87,407,611	96%
	Annual Budget	YTD Budget	YTD Actual	YTD % Received
Revenue *excludes rates	\$34,910,295	\$34,910,295	\$35,020,570	103%

City of Bayswater Executive Summary for the period 1 July 2020 to 30 June 2021

Revenue

During June 2021, the City's cash flow has been stable with 95.79% rates and charges collected. To date 19,692 (60%) properties have paid in full with 11,461 (35%) properties nominating a payment option. Currently there are 1,639 (5%) properties where no payment option has been selected, including 185 properties which have a senior/pensioner concession.



Debtors

Currently there is a total of \$1.17m of outstanding debts of which \$494k is attributed to sundry debtors with 79% at 30 days; \$413k to Infringement debts and \$266k to Recreation debts. Most infringement debts are lodged with the Fines Enforcement Registry 82% of these are more than 60 days overdue.

Capital

Capital revenue and expenditure is below the total year-to-date amended budget, with capital income at 12% in comparison with budget. End of financial year adjustments to recognise additional capital income is yet to be finalised, therefore the total capital income for the year is expected to be higher. The capital expenditure variances are due to reduced expenditure on building projects (Morley Sport & Recreation Centre \$2.9m, The RISE \$133k, Bayswater Waves \$2.5m), park development (Maylands Waterland redevelopment \$1.8m, Maylands Lakes \$730k) and various road and other infrastructure projects with a variance of \$2.6m.

A number of projects are multi-year projects, including the Morley Sport and Recreation extension \$2m, Bayswater Waves \$1.5m and Maylands Waterland redevelopment \$2m. These were carried forward to the 2021/22 budget, which is normal practice for projects of this size and complexity. Total capital expenditure carried forward to the 2021/22 budget is \$ 13,218,305

Operating

Year-to-date operating revenue is higher than the year-to-date amended budgets by 3%. All operating revenue types are showing positive variance except for interest earnings as a result of the current low cash rate. The favourable variance can be attributed to: higher income received from Bayswater Waves, The RISE and the City's golf courses. Operating expenses are yet to be finalised with the final accruals to be processed. . Several projects such as Maylands Brickworks \$160k, FOGO implementation \$656k, Maylands Underground Power \$120k are to be carried forward to next year. Total operating expenditure carried forward to the 2021/22 budget is \$ 2,215,708

**City of Bayswater
Financial Activity Statement
Significant Variances
for the period 1 July 2020 to 30 June 2021**

Operating activities
Revenue from operating activities (excludes rates)

Program	YTD Amended Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
General purpose funding <ul style="list-style-type: none"> Immaterial variance. 	2,236,258	2,201,768	(34,490)
Governance <ul style="list-style-type: none"> The reimbursement for insurance and workers compensation claims is higher than the expected budget. The City has also received long service leave reimbursements from other Councils that were not budgeted. 	157,840	355,903	198,063
Law, order, public safety <ul style="list-style-type: none"> The variance is due to an increase in animal registration and prosecution. 	353,456	441,975	88,519
Health <ul style="list-style-type: none"> Immaterial variance. 	309,232	296,156	(13,076)
Education and welfare <ul style="list-style-type: none"> Immaterial variance. 	204,305	215,104	10,799
Housing <ul style="list-style-type: none"> Aged contributions and other revenue are lower than budget due to funding pending Jupiter finalisation, subject to end of financial adjustments. 	10,225,725	9,626,446	(599,279)
Community amenities <ul style="list-style-type: none"> Immaterial variance 	12,981,151	12,958,013	(23,137)
Recreation and culture <ul style="list-style-type: none"> Income received from the RISE; Bayswater Waves and golf courses are higher than anticipated. Reimbursements received from leased properties are also higher than budget, however, this will be offset against lease expenses. 	6,813,334	7,471,080	657,746
Transport <ul style="list-style-type: none"> The variance is due to the crossover contributions and street side advertisement revenue are lower than budget. 	855,917	694,447	(161,470)
Economic services <ul style="list-style-type: none"> The variance is mainly due to the budgeted Maylands underground power grant not received. Delay has been experienced by Western Power, therefore the project was carried forward to the 2021/22. 	663,219	587,237	(75,982)
Other property and services <ul style="list-style-type: none"> The variance is due to proceeds from sale of asset budgeted as capital income but received as operating income. 	109,859	172,442	62,583
Total	34,910,295	35,020,570	110,275

Expenditure from operating activities

Program	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
General purpose funding <ul style="list-style-type: none"> Immaterial variance. 	(773,785)	(730,724)	43,061
Governance <ul style="list-style-type: none"> The variance is due to expenditure lower than budget due to the reduction in program activities; catering; photocopy expenses; risk management. Some projects, such as ERP review, have been carried forward to 2021/22. 	(6,403,023)	(5,961,594)	441,429
Law, order, public safety <ul style="list-style-type: none"> The variance is due to underspend in community program and activities, such as <ul style="list-style-type: none"> animal interperance project funding not required to date and: timing of the payment of body camera licence fees. 	(3,425,797)	(3,336,719)	89,079
Health <ul style="list-style-type: none"> The variance is due to expenditure higher than budget due to community program and activities. The accounts are subject to end of financial year adjustments. 	(1,792,068)	(1,857,956)	(65,888)
Education and welfare <ul style="list-style-type: none"> The variance is due to COVID disruption, community program and activities' expenditure such as catering and consumables were less than budget. Timing of the completion of projects such as Local Homelessness Strategy; Access and Inclusion Plan. Building maintenance expenditure is lower than anticipated 	(2,041,382)	(1,749,058)	292,324
Housing <ul style="list-style-type: none"> Immaterial variance. 	(9,070,773)	(9,052,055)	18,718
Community amenities <ul style="list-style-type: none"> Expenditure is lower than budget due to timing of projects such as, FOGO implementation, Tranby House Foreshore – Erosion design; Emission reduction renewable energy, etc. All of which have been carried forward to next year. It's also due to invoices yet to be finalised for the year. 	(18,628,487)	(17,998,730)	629,757
Recreation and culture <ul style="list-style-type: none"> The variance is a result of parks and garden maintenance projects' expenditure being lower than budget due to delay in rolling out new maintenance program following the Branch restructure. It is also due to invoices yet to finalise and projects, such as Maylands Brickworks – feasibility (\$160k), carry forward to next year. 	(29,824,515)	(28,782,924)	1,041,591
Transport <ul style="list-style-type: none"> The variance is as a result of parks and gardens maintenance projects including, power line clearance; tree planting; verge and streetscape maintenance programs being less than budget due to delaying in new maintenance programs following the Branch re-structure. Crossover expenditure is less than budgeted due to lower than anticipated crossovers construction requests. Carry forward funds were included in the 2021/22 budget for powerline clearance and the tree planting program. 	(17,317,092)	(15,619,171)	1,697,921

Program	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Economic services <ul style="list-style-type: none"> The variance is due to projects due to be completed in 2021/22 with the funds to be carried forward to next financial year. Project include: Business Investment and Economic Growth Program; Maylands – underground power (\$120k). 	(1,564,116)	(1,204,924)	359,192
Other property and services <ul style="list-style-type: none"> Overhead rates for building and road construction are higher than budget. These rates subject to end of financial year adjustments. Asset disposals were budgeted as capital income but received as operating income. 	(487,881)	(1,113,756)	(626,636)
Total	(91,328,920)	(87,407,611)	3,920,548

Non-cash operating activities excluded from the budget

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Non-cash operating activities <ul style="list-style-type: none"> Movements in depreciation, Aged liability adjustment and leave provisions. 	10,985,849	11,248,837	262,988

Investing activities

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Non-operating grants, subsidies and contributions <ul style="list-style-type: none"> The variance is due to timing of grants claimed and end of financial year adjustments. 	7,977,783	993,233	(6,984,550)
Purchase of property, plant and equipment <ul style="list-style-type: none"> The variance is primarily due to the impact of the economic stimulus funding from Federal and State Governments, the building industry is inundated with housing developments and as a result, projects are not progressing as planned. Projects excluding infrastructure and intangible assets to the value of \$5.8m have been delayed and are carried forward to 2021/22 financial year. 	(16,238,383)	(7,928,242)	8,310,141
Purchase of construction and infrastructure <ul style="list-style-type: none"> Purchases are below year-to-date budget due to delay in various projects' commencement date. Project to the value of \$7m are carried forward to 2021/22 financial year. 	(18,194,117)	(10,803,768)	7,390,349
Purchase of intangible assets <ul style="list-style-type: none"> The variance is caused by the delay in the implementation of some projects. Projects to the value of \$297k are carried forward to 2021/22 financial year. 	(456,771)	(121,018)	335,753
Purchase of Assets Held for Sale <ul style="list-style-type: none"> No variance. 	(388,923)	(388,923)	0

Proceeds from disposal of assets <ul style="list-style-type: none"> Variance on asset disposal has occurred due to the unbudgeted sale of a portion of Wotton Reserve. 	520,000	2,157,159	1,637,159
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Financing activities

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Repayment of borrowings <ul style="list-style-type: none"> No variance. 	(4,785)	(4,785)	0
Proceeds from self-supporting loans <ul style="list-style-type: none"> No variance. 	4,785	4,785	0
Payment for principal portion of lease liability <ul style="list-style-type: none"> Accounting standard AASB 116 requires recognition of leases as a liability. 	0	(55,571)	(55,571)
Transfer to reserves <ul style="list-style-type: none"> Aged care transfers to reserves are not yet required. 	(2,524,224)	(1,020,601)	1,503,624
Transfer from reserves <ul style="list-style-type: none"> The variance has occurred as reserve funded projects are being undertaken later than expected and therefore funds not being recouped, subject to end of financial year adjustments. 	16,978,338	5,910,699	(11,067,639)
Rates <ul style="list-style-type: none"> The variance is a result of interim rates levied higher than anticipated due to the property market boom stimulated by COVID-19 Home Builder Grants. 	49,124,989	49,706,869	581,880

City of Bayswater
Financial Activity Statement
for the period 1 July 2020 to 30 June 2021

	Budget	Amended Budget	YTD Amended Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
Net current assets at start of year - surplus/(deficit)	9,370,740	11,424,322	11,424,322	14,905,674	3,481,352	30%
Operating activities						
Revenue from operating activities (excludes rates)						
General purpose funding	2,184,733	2,236,258	2,236,258	2,201,768	(34,490)	(2%)
Governance	119,810	157,840	157,840	355,903	198,063	125%
Law, order, public safety	334,620	353,456	353,456	441,975	88,519	25%
Health	288,202	309,232	309,232	296,156	(13,076)	(4%)
Education and welfare	199,963	204,305	204,305	215,104	10,799	5%
Housing	10,235,725	10,225,725	10,225,725	9,626,446	(599,279)	(6%)
Community amenities	12,340,392	12,981,151	12,981,151	12,958,013	(23,137)	(0%)
Recreation and culture	3,632,838	6,813,334	6,813,334	7,471,080	657,746	10%
Transport	857,988	855,917	855,917	694,447	(161,470)	(19%)
Economic services	597,189	663,219	663,219	587,237	(75,982)	(11%)
Other property and services	116,572	109,859	109,859	172,442	62,583	57%
	30,908,031	34,910,295	34,910,295	35,020,570	110,275	0%
Expenditure from operating activities						
General purpose funding	(839,335)	(773,785)	(773,785)	(730,724)	43,061	(6%)
Governance	(6,189,640)	(6,403,023)	(6,403,023)	(5,961,594)	441,429	(7%)
Law, order, public safety	(3,338,805)	(3,425,797)	(3,425,797)	(3,336,719)	89,079	(3%)
Health	(1,862,068)	(1,792,068)	(1,792,068)	(1,857,956)	(65,888)	4%
Education and welfare	(2,104,891)	(2,041,382)	(2,041,382)	(1,749,058)	292,324	(14%)
Housing	(9,070,773)	(9,070,773)	(9,070,773)	(9,052,055)	18,718	(0%)
Community amenities	(18,079,431)	(18,628,487)	(18,628,487)	(17,998,730)	629,757	(3%)
Recreation and culture	(28,079,251)	(29,824,515)	(29,824,515)	(28,782,924)	1,041,591	(3%)
Transport	(16,514,356)	(17,317,092)	(17,317,092)	(15,619,171)	1,697,921	(10%)
Economic services	(1,403,274)	(1,564,116)	(1,564,116)	(1,204,924)	359,192	(23%)
Other property and services	(256,373)	(487,881)	(487,881)	(1,113,756)	(626,636)	128%
	(87,738,198)	(91,328,920)	(91,328,920)	(87,407,611)	3,920,548	(4%)

	Budget	Amended Budget	YTD Amended Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
Operating activities excluded from budget						
	11,335,849	10,985,849	10,985,849	11,248,837	262,988	2%
Amount attributable to operating activities	(36,123,578)	(34,008,454)	(34,008,454)	(26,232,530)	7,775,163	(23%)
Investing activities						
Non-operating grants, subsidies and contributions	5,810,926	7,977,783	7,977,783	993,233	(6,984,550)	(88%)
Purchase of property, plant and equipment	(15,016,582)	(16,238,383)	(16,238,383)	(7,928,242)	8,310,141	(51%)
Purchase and construction of infrastructure	(15,228,272)	(18,194,117)	(18,194,117)	(10,803,768)	7,390,349	(41%)
Purchase of intangible assets	(442,598)	(456,771)	(456,771)	(121,018)	335,753	(74%)
Purchase of Assets Held for Sale	0	(388,923)	(388,923)	(388,923)	0	0%
Proceeds from disposal of assets	520,000	520,000	520,000	2,157,159	1,637,159	315%
Amount attributable to investing activities	(24,356,526)	(26,780,411)	(26,780,411)	(16,091,559)	10,688,851	(40%)
Financing activities						
Repayment of borrowings	(4,785)	(4,785)	(4,785)	(4,785)	0	(0%)
Proceeds from self-supporting loans	4,785	4,785	4,785	4,785	(0)	(0%)
Payment for principal portion of lease liability	0	0	0	(55,571)	(55,571)	No Budget
Transfer to reserves	(1,864,964)	(2,524,224)	(2,524,224)	(1,020,601)	1,503,624	(60%)
Transfer from reserves	16,115,318	16,978,338	16,978,338	5,910,699	(11,067,639)	(65%)
Amount attributable to financing activities	14,250,354	14,454,114	14,454,114	4,834,528	(9,619,586)	(67%)
Budget deficiency before general rates	(46,229,751)	(46,334,751)	(46,334,751)	(37,489,561)	8,844,429	(19%)
Estimated amount to be raised from general rates	49,074,989	49,124,989	49,124,989	49,706,869	581,880	1%
Adjusted net current assets at the end of the year - surplus/(deficit)	2,845,238	2,790,238	2,790,238	12,217,307	9,426,308	338%

City of Bayswater
Statement of Comprehensive Income
by Nature or Type
for the period 1 July 2020 to 30 June 2021

	Budget	Amended Budget	YTD Budget	YTD Actual
	\$	\$	\$	\$
Revenue				
Rates	49,074,989	49,124,989	49,124,989	49,706,869
Operating grants, subsidies and contributions	9,822,008	10,390,588	10,390,588	9,774,364
Fees and charges	18,017,799	21,363,681	21,363,681	22,377,164
Interest earnings	1,283,095	1,116,568	1,116,568	1,111,911
Other revenue	1,725,055	1,979,384	1,979,384	1,726,007
	<u>79,922,945</u>	<u>83,975,209</u>	<u>83,975,209</u>	<u>84,696,314</u>
Expenses				
Employee costs	(32,911,919)	(34,513,527)	(34,513,527)	(34,545,470)
Materials and contracts	(30,683,301)	(32,445,813)	(32,445,813)	(28,622,545)
Utility charges	(3,381,265)	(3,582,141)	(3,582,141)	(3,457,196)
Depreciation and amortisation	(11,253,872)	(11,253,872)	(11,253,872)	(11,816,697)
Insurance expenses	(956,252)	(980,978)	(980,978)	(955,537)
Interest expenses	(3,037)	(3,037)	(3,037)	(2,880)
Other expenditure	(8,156,500)	(8,157,500)	(8,157,500)	(7,837,199)
	<u>(87,346,146)</u>	<u>(90,936,868)</u>	<u>(90,936,868)</u>	<u>(87,237,523)</u>
	<u>(7,423,201)</u>	<u>(6,961,659)</u>	<u>(6,961,659)</u>	<u>(2,541,209)</u>
Non-operating grants, subsidies and contributions	5,810,926	7,977,783	7,977,783	993,233
Profit on asset disposals	60,075	60,075	60,075	24,660
(Loss) on asset disposals	(392,052)	(392,052)	(392,052)	(170,088)
Fair value adjustments to financial assets at fair value through profit or loss	0	0	0	6,464
	<u>5,478,949</u>	<u>7,645,806</u>	<u>7,645,806</u>	<u>854,270</u>
Net result	<u>(1,944,252)</u>	<u>684,147</u>	<u>684,147</u>	<u>(1,686,939)</u>
Other comprehensive income				
Changes on revaluation of non-current assets	0	0	0	0
Total other comprehensive income	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total comprehensive income	<u>(1,944,252)</u>	<u>684,147</u>	<u>684,147</u>	<u>(1,686,939)</u>

**City of Bayswater
Net Current Assets
as at 30 June 2021**

Municipal and Aged Persons Homes	Opening Balance	Closing Balance
	\$	\$
Current assets		
Cash and cash equivalents	84,596,735	83,818,509
Trade and other receivables	4,536,342	640,327
Inventories	161,739	149,661
Prepayments	96,386	89,458
Total	89,391,201	84,697,955
Current liabilities		
Trade and other payables	(30,477,944)	(29,843,703)
Other financial liabilities at amortised costs	(4,785)	(5,106)
Lease liabilities	(83,185)	(68,006)
Provisions	(6,457,539)	(6,998,095)
Grant Liabilities	(472,006)	(2,996,398)
Clearing accounts	0	(280,718)
Total	(37,495,458)	(40,192,025)
Net current assets	51,895,743	44,505,930
Restricted - Reserves	(46,017,037)	(41,126,939)
Cash backed employee provisions	1,561,327	1,572,346
Restricted - Aged Persons Homes	7,415,426	7,230,933
Current Portion of Lease Liabilities	50,216	35,037
	14,905,674	12,217,307

**City of Bayswater
Cash Backed Reserves
for the period 1 July 2020 to 30 June 2021**

	Budget Amended				Actual			
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Aged Persons Homes - General Reserve	14,682,112	1,360,011	(1,670,564)	14,371,559	15,667,801	114,297	(26,455)	15,755,642
Aged Persons Homes - Prudential Requirements Reserve	2,678,179	206,827	0	2,885,006	2,678,353	19,466	0	2,697,819
Bayswater Bowling Club Capital Improvements Reserve	10,238	163	0	10,401	10,243	72	0	10,315
Bayswater Tennis Club Reserve	159,481	2,139	(22,500)	139,120	159,553	1,122	(15,470)	145,204
Bayswater Waves Aquatic Centre Reserve	780,509	2,260	(676,989)	105,780	778,040	5,152	(253,431)	529,761
Bore and Reticulation Reserve	169,464	150	(160,000)	9,614	169,540	377	(160,000)	9,917
Building Furniture and Equipment Reserve	172,292	2,181	(31,600)	142,873	172,370	1,208	(29,131)	144,447
City Buildings and Amenities Reserve	1,503,233	5,850	(1,052,700)	456,383	1,567,079	10,221	(647,582)	929,718
Civic Centre Reserve	153,229	578	(110,400)	43,407	153,297	863	(90,720)	63,440
Economic Stimulus Reserve	7,952,471	33,441	(5,473,836)	2,512,076	7,241,980	47,863	(2,029,419)	5,260,424
Eric Singleton Bird Sanctuary Reserve	1,213,145	19,321	0	1,232,466	1,213,691	8,565	0	1,222,256
Footpath and Cycleway Reserve	84,670	0	(80,000)	4,670	84,709	598	0	85,307
General Waste Management Reserve	28,159	448	0	28,607	28,171	199	0	28,370
Golf Courses Reserve	1,698,580	21,743	(304,000)	1,416,323	1,699,343	11,742	(163,359)	1,547,726
Information Technology Reserve	800,920	48,923	(849,312)	531	801,280	4,746	(439,961)	366,066
Landfill Restoration Reserve	432,224	5,472	(150,000)	287,696	429,584	3,018	(48,594)	384,008
Les Hansman Centre Development Reserve	5,131,110	730,648	(3,250,000)	2,611,758	5,133,416	737,126	(99,531)	5,771,012
Long Service Leave and Entitlements Reserve	1,560,625	24,855	0	1,585,480	1,561,327	11,019	0	1,572,346
Major Capital Works Reserve	1,293,915	11,753	(580,000)	725,668	1,263,061	7,620	(422,590)	848,092
Maylands Lakes Reserve	4,681	73	0	4,754	4,683	33	0	4,716
Maylands Waterland Reserve	425,322	6,775	0	432,097	425,513	3,003	0	428,516
Morley City Centre Reserve	606,572	7,881	(100,000)	514,453	606,844	4,263	(70,000)	541,107
Morley Sport and Recreation Centre Reserve	521,257	8,319	0	529,576	521,505	3,643	(23,438)	501,709
Noranda Netball Courts Reserve	614,850	1	(550,000)	64,851	615,126	4,183	(550,000)	69,309
Plant and Works Equipment Reserve	128,439	37	(126,000)	2,476	128,496	249	(126,000)	2,745
Playground and Parks Reserve	436,960	0	(405,000)	31,960	437,157	2,870	(266,762)	173,265
River Restoration Reserve	334,030	3,587	(120,000)	217,617	129,599	870	(16,078)	114,391
Roads and Drainage Reserve	131,863	0	(120,000)	11,863	131,923	933	103,816	236,671
Senior Citizens Building Reserve	91,937	0	(86,000)	5,937	91,979	630	(67,105)	25,503
Strategic Land Acquisition Reserve	11,840	7,213	0	19,053	11,846	84	0	11,929
Streetscapes Reserve	683,065	1,989	(510,000)	175,054	698,329	4,785	(234,072)	469,041
Sustainable Environment Reserve	167,615	159	(146,669)	21,105	172,926	1,220	0	174,146
The RISE Reserve	606,572	1,533	(457,760)	150,345	606,844	4,178	(234,816)	376,206
Workers Compensation Reserve	621,151	9,893	0	631,044	621,430	4,386	0	625,816
Total	45,890,710	2,524,224	(17,033,330)	31,381,604	46,017,037	1,020,601	(5,910,699)	41,126,939

**City of Bayswater
Capital Acquisitions & Non-Operating Grants
for the period 1 July 2020 to 30 June 2021**

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Non-operating grants, subsidies and contributions - summary						
1622 Buildings	(2,000,000)	(2,351,191)	(2,351,191)	0	0	(2,351,191)
1702 Roads	(1,278,172)	(1,434,172)	(1,434,172)	(703,565)	0	(730,607)
1712 Footpath	(640,000)	(640,000)	(640,000)	(270,128)	0	(369,872)
1732 Park development	(1,892,754)	(3,332,420)	(3,332,420)	(9,600)	0	(3,322,820)
1742 Other infrastructure	0	(220,000)	(220,000)	(9,940)	0	(210,060)
	<u>(5,810,926)</u>	<u>(7,977,783)</u>	<u>(7,977,783)</u>	<u>(993,233)</u>	<u>0</u>	<u>(6,984,550)</u>
Capital acquisitions - summary						
Purchase of property, plant and equipment						
1622 Buildings	11,605,829	12,601,291	12,601,291	5,591,969	97,324	6,911,998
1632 Furniture and equipment	578,840	805,179	805,179	679,227	34,720	91,232
1652 Plant and equipment	2,831,913	2,831,913	2,831,913	1,657,046	4,000	1,170,867
	<u>15,016,582</u>	<u>16,238,383</u>	<u>16,238,383</u>	<u>7,928,242</u>	<u>136,044</u>	<u>8,174,097</u>
Purchase and construction of infrastructure assets						
1702 Roads	3,747,861	4,069,690	4,069,690	3,048,419	1,388	1,019,883
1712 Footpath	1,815,324	1,828,709	1,828,709	1,435,896	0	392,813
1722 Drainage	639,223	670,798	670,798	316,395	0	354,403
1732 Park development	8,081,994	10,166,833	10,166,833	5,402,420	40,638	4,723,774
1742 Other infrastructure	943,870	1,458,086	1,458,086	600,638	0	857,448
	<u>15,228,272</u>	<u>18,194,117</u>	<u>18,194,117</u>	<u>10,803,768</u>	<u>42,026</u>	<u>7,348,323</u>
Purchase of intangible assets						
1852 Intangible assets	442,598	456,771	456,771	121,018	0	335,753
	<u>442,598</u>	<u>456,771</u>	<u>456,771</u>	<u>121,018</u>	<u>0</u>	<u>335,753</u>
Purchase of asset held for sale						
1912 Assets Held for Sale	0	388,923	388,923	388,923	0	0
	<u>0</u>	<u>388,923</u>	<u>388,923</u>	<u>388,923</u>	<u>0</u>	<u>0</u>
	<u>30,687,452</u>	<u>35,278,194</u>	<u>35,278,194</u>	<u>19,241,951</u>	<u>178,070</u>	<u>15,858,173</u>

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Buildings							
Building							
80691	Security access control - Upgrade	23,544	23,544	23,544	6,818	0	16,726
		23,544	23,544	23,544	6,818	0	16,726
Building major capital works							
80116	Hydrotherapy pool and spa refurbishment	61,657	27,543	27,543	27,543	0	0
80420	Maylands Town Centre Toilet Block	27,098	45,760	45,760	54,070	0	(8,310)
80474	Signage - renewal at various buildings	8,658	8,658	8,658	8,428	0	230
80596	Depot Offices Renovation	110,087	170,087	170,087	103,626	0	66,461
80598	Depot Upgrade Lighting	25,000	0	0	9,961	0	(9,961)
80800	Riverside Gardens Toilet Upgrade	0	216,191	216,191	0	0	216,191
80808	Depot Chemical Mixing Facility Upgrade	0	50,000	50,000	5,765	0	44,235
80809	Depot Electrical Door Upgrade	0	13,000	13,000	0	0	13,000
80810	Depot Store Room Upgrades	0	28,000	28,000	0	0	28,000
		232,500	559,239	559,239	209,393	0	349,846
Building minor capital works							
80461	Jamieson Frame Pav - replace rear doors	6,166	0	0	0	0	0
80464	Maylands TownH - renew toilet & switchboard	77,400	77,400	77,400	20,120	0	57,280
80482	Wotton Reserve - sewer connection	186,000	186,000	186,000	61,674	0	124,326
80527	Depot - improve access and security	0	0	0	11,558	0	(11,558)
80570	Upper Hillcrest Reserve - Storage Shed	20,442	30,442	30,442	39,386	0	(8,944)
		290,008	293,842	293,842	132,738	0	161,104
Aquatic facilities							
80365	Bayswater Waves - refurbishment tender design	100,832	475,313	475,313	332,488	0	142,826
80602	Bayswater Waves - Repair Tiling	12,060	12,060	12,060	10,409	0	1,651
		112,892	487,373	487,373	342,897	0	144,476
Aged care facilities							
80390	Aged Persons Homes - general provisions	0	256,154	256,154	0	0	256,154
80410	Aged Care - Mertome Redevelopment Project	104,834	104,834	104,834	0	0	104,834
		104,834	360,988	360,988	0	0	360,988

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
Community capital requests						
80623 Hinds Reserve - Rowing Club Sheds - new grease trap	12,840	12,840	12,840	13,505	0	(665)
80625 Grand Prom Res - Bedford Bowling Club - refrigeration system	15,298	15,298	15,298	16,864	0	(1,566)
80626 Bayswater State Emergency Services - new storage area	31,818	21,818	21,818	22,005	0	(187)
80628 Maylands Tennis Club - toilet renewal	5,455	5,455	5,455	6,780	0	(1,325)
80629 Waltham Reserve - Club Rooms - shade patio	17,273	17,273	17,273	18,613	0	(1,340)
80630 Lightning Park - Pavilion - change rooms renewal	23,637	23,637	23,637	22,153	0	1,484
80631 Robert Thompson Reserve - Club Rooms - LED lights	18,600	18,600	18,600	19,070	0	(470)
80634 Noranda Sporting Complex - bar floor renewal	10,909	10,909	10,909	9,715	0	1,194
80636 Frank Drago Reserve - Bayswater Tennis Club - grandstand	16,364	16,364	16,364	16,364	0	0
80637 Bayswater Elderly Community Help Org - new accessible toilet	36,364	36,364	36,364	0	0	36,364
80638 Bayswater ECHO - internal walls/floor renewal	27,273	27,273	27,273	20,982	0	6,291
	215,831	205,831	205,831	166,051	0	39,780
Building renewal						
80798 Maylands Sport & Rec - Maylands Bowling - toilet renewal	0	200,000	200,000	142,815	0	57,185
80822 Bayswater Waves - lighting replacements	0	127,127	127,127	0	0	127,127
	0	327,127	327,127	142,815	0	184,312
Building new						
80821 Waste Disposal Facility - hazardous household waste shed	0	0	0	1,505	0	(1,505)
	0	0	0	1,505	0	(1,505)
Sustainable environment						
80271 Water and Energy Efficiency - building upgrades	0	3,431	3,431	0	0	3,431
	0	3,431	3,431	0	0	3,431
Golf course development						
80643 Embleton GC Clubhouse -Roof replacement	64,933	64,933	64,933	56,283	0	8,650
80644 Embleton GC Club Hse- Upg & reno toilets	72,148	72,148	72,148	78,885	1,350	(8,087)
	137,081	137,081	137,081	135,167	1,350	564
Other infrastructure construction						
80550 The RISE - LED signage	0	12,622	12,622	12,985	0	(363)
	0	12,622	12,622	12,985	0	(363)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
COVID-19 \$5m Stimulus Package Projects							
80532	Bayswater Library - lift	0	44,111	44,111	51,166	0	(7,055)
80604	Bayswater Bowling Cub - Replacement of external doors	0	3,193	3,193	4,789	0	(1,596)
80606	Maylands Library - Workroom modification	0	7,085	7,085	10,679	0	(3,594)
80608	Pat O'Hara Rugby Club - security screens	7,200	0	0	0	0	0
80609	Morley Sport & Recreation Centre - emergency exit door	0	6,987	6,987	12,353	0	(5,366)
80611	Light Car Club - replace tiling	0	1,000	1,000	1,500	0	(500)
80612	Lower Hillcrest Clubrooms - carpet replacement	9,600	0	0	0	0	0
80613	Morley Sport & Recreation Ctre - basketball court extension	5,500,000	5,500,000	5,500,000	2,671,856	13,144	2,815,000
80614	Bayswater Waves - Refurbish 25m pool, pool hall, plant room	1,569,500	1,500,505	1,500,505	13,950	76,250	1,410,305
80619	Energy Efficiency Projects	100,000	220,616	220,616	117,871	0	102,745
		7,186,300	7,283,497	7,283,497	2,884,163	89,394	4,309,940
Administration Buildings							
80663	Rangers & Sec- Install fencing back wall	17,315	15,741	15,741	17,949	0	(2,208)
80664	Ranger & Sec- Rnw Paint & Ceiling Replac	21,644	19,929	19,929	24,566	0	(4,637)
80666	Rangers and Security - security system	8,658	8,658	8,658	0	0	8,658
80675	Civic Ctr (Embleton)- Aircon replacement	79,362	69,342	69,342	83,970	0	(14,628)
80676	Civic Ctr- Replace ceiling to plant room	10,101	10,101	10,101	0	0	10,101
		137,080	123,771	123,771	126,485	0	(2,714)
Childcare & Education Buildings							
80648	2 Hudson St-Childcare Fac- Rpmnt pm fence	57,718	57,718	57,718	9,664	800	47,254
		57,718	57,718	57,718	9,664	800	47,254
Health Buildings							
80682	Bayswater Infant Hlth-Aircon replacement	9,379	9,379	9,379	12,449	0	(3,070)
		9,379	9,379	9,379	12,449	0	(3,070)
Halls & Community Centres							
80654	Mayl Hall - rep to tuckpointing of brick	13,468	12,318	12,318	15,075	0	(2,757)
80656	Morley Comm Centre - Ext upg - Stage 2	72,869	49,395	49,395	62,759	0	(13,364)
80658	Morley Scout Hall - Upgrade lighting	8,658	1,458	1,458	0	0	1,458
80659	Morley Scout Hall - Rpmnt of ext doors	28,859	13,303	13,303	13,238	0	65
80661	Olive Tree House - Aircon replacement	25,973	25,973	25,973	31,500	0	(5,527)
80677	Bays. Act Ctr- Rpmnt of asbestos fencing	11,544	11,544	11,544	12,503	0	(959)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
80678	Bayswater Community Centre - Int upg	50,503	50,503	50,503	61,407	0	(10,904)
80679	Bayswater Community Centre - Upg kitchen	72,148	57,086	57,086	78,157	0	(21,071)
80680	Bayswater Community Centre- Lighting upg	13,227	2,227	2,227	0	0	2,227
80681	Bayswater Community Centre- Toilet upg	86,577	67,915	67,915	72,167	0	(4,252)
80819	Morley Library Lighting Upgrade	0	30,000	30,000	0	0	30,000
		383,826	321,722	321,722	346,806	0	(25,084)
Residences							
80650	Maylands Police station - Renov kitchen	36,074	36,074	36,074	6,337	0	29,737
80651	Maylands Police Station - Security syst	8,658	8,658	8,658	10,197	0	(1,539)
		44,732	44,732	44,732	16,534	0	28,198
Water Facilities							
80687	Bayswater Waves - Exterior renewal	72,148	154,648	154,648	0	0	154,648
80688	Bayswater Waves - Aircon replacement	17,315	17,315	17,315	21,300	0	(3,985)
80781	Bayswater Waves - Changeroom refurbishment	280,000	280,000	280,000	63,841	0	216,159
80782	Bayswater Waves- Inst dry change cubicle	80,150	27,737	27,737	27,737	0	0
80785	Bayswater Waves- Repl outdoor brick pav	54,698	54,698	54,698	50,991	0	3,707
80787	Bayswater Waves - Unplanned capital expenditure	40,000	56,150	56,150	44,480	1,280	10,390
80797	Bayswater Waves - Electrical Works	0	56,580	56,580	56,580	0	0
		544,311	647,128	647,128	264,929	1,280	380,919
Sport & Recreation Facilities							
80632	Claughton Res- Minister sewer connection	12,024	12,024	12,024	3,330	4,500	4,194
80639	Crimea Res- Ext paint and roof sheeting	20,201	20,201	20,201	24,252	0	(4,051)
80645	Frank Drago Hall - Replace flooring	43,289	43,289	43,289	511	0	42,778
80646	Grand Prom Self Cln Toilet- Upg ext faç	62,047	62,047	62,047	0	0	62,047
80647	Houghton Park - Kitchen upgrade/Renov	72,148	87,210	87,210	102,188	0	(14,978)
80653	Maylands Spt and Rec Club - Lighting upg	14,430	2,430	2,430	0	0	2,430
80657	Morley Nor SC- Ints auto door to toilets	21,644	21,644	21,644	13,856	0	7,788
80660	Noranda Little Athletic - Ext façade upg	36,074	36,074	36,074	22,753	0	13,321
80668	The RISE- Upg sports hall light with LED	97,400	97,400	97,400	58,220	0	39,180
80669	The RISE- Undercroft SR ventilation	14,430	13,232	13,232	16,203	0	(2,971)
80670	The RISE - Replacement of Air con units	170,269	169,136	169,136	210,701	0	(41,565)
80672	Wotton Reserve - External upgrades	42,086	42,086	42,086	9,541	0	32,545
80673	Wotton Reserve - Internal upgrades	42,086	42,086	42,086	28,738	0	13,348

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
80690	The RISE - Disability access ramp construction	121,641	121,641	121,641	1,480	0	120,161
80764	Lightning Park Recreation Centre - Spectator shelter	30,000	30,000	30,000	0	0	30,000
80779	Morley Sport Rec Ctr- aesthetic & safety	30,000	30,000	30,000	23,438	0	6,562
80788	The RISE- Upg security and monitoring	50,000	50,000	50,000	39,904	0	10,096
		879,769	880,500	880,500	555,115	4,500	320,885
Heritage Buildings							
80662	Peninsula Hotel - Fire system upgrade	95,235	60,900	60,900	67,298	0	(6,398)
		95,235	60,900	60,900	67,298	0	(6,398)
Libraries							
80683	Bayswater Library - Aircon Replacement	10,101	10,101	10,101	4,472	0	5,630
80684	Bayswater Library - External renewal	11,544	11,544	11,544	620	0	10,924
80685	Bays. Lib- Kitch upg & LED replacement	42,086	31,086	31,086	42,956	0	(11,870)
80686	Bays. Lib/Comm/Inf Hlt Centre- Sec sys	17,315	17,315	17,315	22,103	0	(4,788)
		81,046	70,046	70,046	70,151	0	(105)
Other Buildings							
80641	Dog Pound - Airconditioning replacement	7,215	1,215	1,215	6,675	0	(5,460)
80692	Dog Pound - Upgrade	62,528	78,528	78,528	81,332	0	(2,804)
		69,743	79,743	79,743	88,007	0	(8,264)
Aged Persons Homes							
80794	Aged Persons Homes - Capital works	1,000,000	611,077	611,077	0	0	611,077
		1,000,000	611,077	611,077	0	0	611,077
Total Buildings		11,605,829	12,601,291	12,601,291	5,591,969	97,324	6,911,998
Furniture and equipment							
Community capital requests							
80633	Noranda Sporting Complex - chairs	6,364	6,364	6,364	6,315	0	49
		6,364	6,364	6,364	6,315	0	49
Furniture and equipment							
80385	The RISE - strength equipment replacement	35,000	35,000	35,000	34,835	22,129	(21,964)
80488	Bayswater Library - telephony upgrade	0	3,464	3,464	3,464	0	0
80597	Depot - replacement of ice machine	15,000	0	0	0	0	0

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
80698	Sound level mtr with logging capability	26,500	26,500	26,500	24,021	0	2,479
80758	Morley Library - Mobile shelving	5,100	5,100	5,100	5,112	0	(12)
		81,600	70,064	70,064	67,432	22,129	(19,497)
IT capital							
80090	Virtual Infrastructure Storage Replacement Program	0	172,609	172,609	72,596	0	100,013
80091	PC replacement program	178,612	236,879	236,879	244,289	0	(7,410)
80790	Firewall	48,500	48,500	48,500	45,404	0	3,096
80792	Network security infrastructure updates	45,000	47,000	47,000	41,656	0	5,344
80793	Business cont eqmt (replace tape drive)	45,000	45,000	45,000	43,344	0	1,656
		317,112	549,988	549,988	447,289	0	102,699
IT renewal							
80387	General IT Equipment Replacement Program	35,000	35,000	35,000	37,083	0	(2,083)
		35,000	35,000	35,000	37,083	0	(2,083)
CCTV Renewal							
80489	CCTV Servers - replacement	88,200	88,200	88,200	87,798	0	402
80524	MSRC - replace CCTV	0	4,999	4,999	5,020	0	(21)
		88,200	93,199	93,199	92,818	0	381
Water Facilities							
80780	Bayswater Waves- Rep 50m pool compress 1	5,000	5,000	5,000	0	0	5,000
80783	Bayswater Waves - Repl chem controllers	25,564	25,564	25,564	28,290	0	(2,726)
80784	Bayswater Waves- Repl 50m pool air scour	10,000	10,000	10,000	0	12,591	(2,591)
80786	Bayswater Waves - replace pneumatic system	10,000	10,000	10,000	0	0	10,000
		50,564	50,564	50,564	28,290	12,591	9,683
Total Furniture and equipment		578,840	805,179	805,179	679,227	34,720	91,232
Plant and equipment							
Furniture and equipment							
80525	In-vehicle camera equipment and storage	50,000	50,000	50,000	21,080	0	28,920
		50,000	50,000	50,000	21,080	0	28,920
Plant and equipment							
80257	Plant and Fleet Replacement Program	2,737,413	2,737,413	2,737,413	1,635,966	4,000	1,097,447

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
80759 Library Services - commercial delivery vehicle procurement	44,500	44,500	44,500	0	0	44,500
	2,781,913	2,781,913	2,781,913	1,635,966	4,000	1,141,947
Total Plant and equipment	2,831,913	2,831,913	2,831,913	1,657,046	4,000	1,170,867
Roads						
Place Management						
80535 Bayswater TC Parking Improvement Plan	0	23,687	23,687	7,100	0	16,587
	0	23,687	23,687	7,100	0	16,587
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
Road construction						
80198 Resurface Right of Ways	53,365	53,365	53,365	1,680	0	51,685
80245 Traffic management - general	50,000	118,477	118,477	19,865	646	97,966
80247 Traffic management - paving	26,682	26,682	26,682	33,833	0	(7,151)
80419 ROW Widening - 110 Milne St	8,500	8,500	8,500	0	0	8,500
80426 Design of slip lane at 60 Russell Street corner Walter Road	150,321	174,507	174,507	128,635	0	45,872
80589 Contruction of York Street, Bedford	0	0	0	36,770	0	(36,770)
80803 Morley Town Site - Street Lighting Upgrade	0	120,000	120,000	0	0	120,000
80804 Noranda Connecting - footpath construction	0	20,000	20,000	0	0	20,000
80818 Living Laneways - upgrade lighting	0	16,000	16,000	0	0	16,000
	288,868	537,531	537,531	220,783	646	316,103
Road renewal						
80516 Resurface - McGilvray/Benara	170,000	170,000	170,000	193,589	0	(23,589)
80699 McGilvray Avenue Stage II upgrade	106,730	178,730	178,730	161,608	0	17,122
	276,730	348,730	348,730	355,198	0	(6,468)
Roads to recovery						
80712 Drake St - Rudloc Road to Broun Avenue	54,432	54,432	54,432	136,736	0	(82,304)
80739 Telstar Dr- Beechboro Rd N/Bottlebrush D	171,236	171,236	171,236	173,357	0	(2,121)
80740 Chaffers St- Ivanhoe St/Beechboro Rd Nth	76,845	76,845	76,845	69,508	0	7,337
80741 Paringa St- Ivanhoe St to Beechboro Rd N	70,442	70,442	70,442	64,726	0	5,716
80742 Maritana St- Ivanhoe St/Beechboro Rd Nth	70,442	70,442	70,442	64,859	0	5,583

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
80743	Hannans St- Ivanhoe St to Beechboro Rd N	70,442	70,442	70,442	67,805	0	2,637
80744	Hamersley Av- Abbey St to Beechboro Rd N	77,913	77,913	77,913	77,046	0	867
		591,752	591,752	591,752	654,037	0	(62,285)
Black spot state							
80748	Benara Road / Camboon Road	31,500	31,500	31,500	500	0	31,000
80749	Coode Street / Catherine Street	22,000	22,000	22,000	0	0	22,000
80750	Coode Street / Sixth Avenue	53,000	53,000	53,000	2,535	0	50,465
		106,500	106,500	106,500	3,035	0	103,465
Black spot federal							
80526	Eighth Ave and East St - Roundabout	114,175	169,006	169,006	161,419	0	7,587
80751	King Street / Raymond Avenue	214,000	214,000	214,000	0	0	214,000
		328,175	383,006	383,006	161,419	0	221,587
Base road grant							
80317	Drainage kerb renewal	0	10,208	10,208	5,842	0	4,366
80510	Resurface - Broadway - Priestley/Carpark	0	0	0	803	0	(803)
80513	Resurface - Hotham St - York/Railway	0	0	0	1,344	0	(1,344)
80517	Resurface - Farrel - Luderman/Cul-de-sac	0	0	0	310	0	(310)
80711	Newington St- Marconi St to Solas Road	40,557	40,557	40,557	33,884	0	6,673
80713	Hertz Way - Telstar Dr To Wheatstone Dr	61,903	61,903	61,903	60,727	0	1,176
80714	Cable Place - Hertz Way to Culdesac	16,009	16,009	16,009	15,986	0	23
80715	Beam Court - Hertz Way to Culdesac	16,009	16,009	16,009	14,769	0	1,240
80716	Kybra Court - Aerial Place to Culdesac	11,740	11,740	11,740	12,648	0	(908)
80717	Jenvey St- Telstar Dr to Wheatstone Dr	39,490	39,490	39,490	36,541	0	2,949
80718	Direction Place - Jenvey St to Culdesac	25,615	25,615	25,615	20,256	0	5,359
80719	Argosy Place - Aerial Place to Culdesac	14,942	14,942	14,942	15,508	0	(566)
80720	Aerial Place - Wheatstone Dr to Culdesac	32,019	32,019	32,019	33,193	0	(1,174)
80721	Croesus St- Ivanhoe St to Beechboro Rd N	70,442	55,442	55,442	58,719	0	(3,277)
80722	Turon St- Ivanhoe St to Beechboro Rd Nth	70,442	70,442	70,442	64,943	0	5,499
80723	Araluen St- Ivanhoe St to Beechboro Rd N	67,240	67,240	67,240	68,198	0	(958)
80724	Abbey St- Hamersley Avenue to Culdesac	11,740	11,740	11,740	13,232	0	(1,492)
80725	Lancefield Rd- Chaffers St to Paringa St	17,077	17,077	17,077	20,640	0	(3,563)
80726	Regent Grove- Maritana St to Hannans St	17,077	17,077	17,077	19,754	0	(2,677)
80727	Magro Place - Hannans Street to Culdesac	10,673	10,673	10,673	11,503	0	(830)

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
80728 Baileys Retreat- Croesus St to Turon St	17,077	17,077	17,077	25,386	0	(8,309)
80729 Oroya Close - Araluen St to Hamersley Av	17,077	17,077	17,077	17,914	0	(837)
80730 Beechboro Ct- Beechboro Rd N to Culdesac	10,673	10,673	10,673	11,644	0	(971)
80731 Mercury Place - Cassia Way to Culdesac	25,615	25,615	25,615	24,556	0	1,059
80732 Pan Close - Mercury Place to Culdesac	14,942	14,942	14,942	2,036	0	12,906
80733 Elettra Close - Cassia Way to Culdesac	25,615	25,615	25,615	22,542	0	3,073
80734 Scotia Place - Elettra Close to Culdesac	18,144	18,144	18,144	18,470	0	(326)
80735 Carparks - Clarkson Jetty	85,384	85,384	85,384	125,468	0	(40,084)
80736 Drainage & Kerbing - Various	76,845	76,845	76,845	69,294	160	7,391
80795 Crawford Road– York St to Railway Pde	99,259	99,259	99,259	104,781	0	(5,522)
80796 Oxford St– Crawford Rd to Kennedy St	22,947	22,947	22,947	28,722	0	(5,775)
	936,553	931,761	931,761	959,612	160	(28,011)
Traffic management						
80291 Citywide traffic implementation	220,000	266,114	266,114	321,447	0	(55,333)
80297 Traffic Management - Disability Access Committee	25,000	48,688	48,688	9,517	582	38,589
80752 Riverside Gardens - Carpark extension	50,000	50,000	50,000	1,541	0	48,459
	295,000	364,802	364,802	332,505	582	31,715
Other road construction						
80429 Wellington Rd/Walter Rd intersection upgrade	22,520	22,520	22,520	8,522	0	13,998
80745 Clarkson to Tranby - Resurface Cycleway	85,384	85,384	85,384	0	0	85,384
80746 The Strand,Arundel,Essex,May- Recons ROW	27,750	27,750	27,750	0	0	27,750
80747 Towns Development Program - Various	32,019	32,019	32,019	22,398	0	9,621
	167,673	167,673	167,673	30,919	0	136,754
Arterial road construction						
80707 Crimea Street, Morley	66,172	66,172	66,172	41,866	0	24,306
80708 Beaufort Street, Bedford	64,038	64,038	64,038	36,311	0	27,727
80709 Coode Street, Bedford	32,019	32,019	32,019	0	0	32,019
80710 Beechboro Road, Morley	42,692	42,692	42,692	23,069	0	19,623
	204,921	204,921	204,921	101,246	0	103,675
Metropolitan Regional Road Group Projects						
80737 Whatley Crescent - Charles Street to Caledonian Avenue	246,118	246,118	246,118	137,805	0	108,313
80738 Benara Rd - Camboon Rd to Millerick Way	120,071	120,071	120,071	77,425	0	42,646

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
		366,189	366,189	366,189	215,230	0	150,959
Footpath renewal							
80561	Resurface - Cycleway - Swan Bank/Clarkson Road	28,000	28,000	28,000	0	0	28,000
		28,000	28,000	28,000	0	0	28,000
COVID-19 \$5m Stimulus Package Projects							
80621	Bayswater Waves - carpark resurfacing	150,000	7,638	7,638	7,336	0	302
		150,000	7,638	7,638	7,336	0	302
Total Roads		3,747,861	4,069,690	4,069,690	3,048,419	1,388	1,019,883
Footpath							
Footpath construction							
80063	New footpath construction and Local Bike Plan	640,372	640,372	640,372	455,416	0	184,956
80700	Deschamp Reserve - footpath upgrade	38,423	23,423	23,423	11,888	0	11,535
80702	Footpath Repair Program	320,189	320,189	320,189	316,659	0	3,530
80703	Arterial Road New Dual-Use Path Program	576,340	576,340	576,340	454,649	0	121,691
80761	Emberson Reserve - ACROD bay and access path	30,000	30,000	30,000	7,740	0	22,260
		1,605,324	1,590,324	1,590,324	1,246,352	0	343,972
Park development construction							
80765	Maylands Tennis Club - ACROD pathway	10,000	30,000	30,000	7,673	0	22,327
80776	New Pathways within Reserves	200,000	200,000	200,000	155,308	0	44,692
		210,000	230,000	230,000	162,981	0	67,019
COVID-19 \$5m Stimulus Package Projects							
80610	Bedford Bowling Club - path replacement	0	8,385	8,385	12,577	0	(4,192)
80620	Footpath Construction - arterial roads	0	0	0	13,985	0	(13,985)
		0	8,385	8,385	26,563	0	(18,178)
Total Footpath		1,815,324	1,828,709	1,828,709	1,435,896	0	392,813
Drainage							
Footpath renewal							
80483	Wotton Res C/hse - paths and drainage	0	24,000	24,000	0	0	24,000
		0	24,000	24,000	0	0	24,000

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Drainage construction							
80047	Russell Street Park - grant funds	23,379	23,379	23,379	5,450	0	17,929
80248	Urban water sensitive design	247,001	254,576	254,576	103,952	0	150,624
80249	Drainage grates	53,365	53,365	53,365	48,073	0	5,292
80697	Nora Hughes Park - living stream	70,000	70,000	70,000	8,142	0	61,858
		393,745	401,320	401,320	165,617	0	235,703
Drainage renewal							
80701	Grate Replacement Program	85,384	85,384	85,384	63,399	0	21,985
80705	Low Point Dual Gully Program	160,094	160,094	160,094	87,379	0	72,715
		245,478	245,478	245,478	150,778	0	94,700
Total Drainage		639,223	670,798	670,798	316,395	0	354,403
Park development							
Building minor capital works							
80485	Riverside Gdns - replace pump stn doors	0	0	0	(6)	0	6
		0	0	0	(6)	0	6
Community capital requests							
80627	North Inglewood Pre-School - play equipment	20,000	20,000	20,000	18,284	0	1,716
		20,000	20,000	20,000	18,284	0	1,716
Entry statement							
80534	Bayswater Library/Bert Wright Sculpture	30,000	30,000	30,000	0	0	30,000
		30,000	30,000	30,000	0	0	30,000
Other infrastructure construction							
80569	Sculpture - Corner Ninth Avenue & Whatley Crescent Maylands	0	10,000	10,000	9,091	0	909
		0	10,000	10,000	9,091	0	909
Park development construction							
80015	Playground replacements	42,550	42,550	42,550	46,902	0	(4,352)
80049	Frank Drago Reserve - pitch levelling and fencing	0	0	0	630	0	(630)
80067	Enhanced tree management	0	99,137	99,137	76,039	0	23,098
80071	Maylands Lakes Stage 1	0	6,233	6,233	0	0	6,233

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
80099	Playground replacements	60,000	107,002	107,002	109,164	0	(2,162)
80242	Riverbank restoration	120,000	120,000	120,000	17,180	0	102,820
80259	Maylands Waterland redevelopment	50,000	50,000	50,000	0	0	50,000
80329	Irrigation upgrade/replacement program	41,409	41,409	41,409	46,923	0	(5,514)
80372	Cricket wickets	16,355	16,355	16,355	15,770	0	585
80379	Soccer goal post and sleeve replacement	25,000	25,000	25,000	11,610	0	13,390
80413	Hampton Tennis Court fencing	15,824	15,824	15,824	12,255	0	3,569
80437	Crimea Park - replace team benches	0	0	0	1,629	0	(1,629)
80438	Noranda Netball - renew court surfaces	42,998	42,998	42,998	31,777	0	11,221
80599	Lightning Park Green Waste Facility - Upgrade Fence	30,000	30,000	30,000	31,965	0	(1,965)
80600	Grand Prom - Shade Sail	20,000	20,000	20,000	25,191	0	(5,191)
80695	Bayswater Industrial Estate Imp Program	45,000	45,000	45,000	0	0	45,000
80757	Golf Course Development Program	149,559	149,559	149,559	68,662	0	80,897
80760	Bayswater Cricket Club - cricket nets	40,000	40,000	40,000	40,772	0	(772)
80762	Embleton Golf C - Part perimeter fencing	65,000	32,200	32,200	32,200	0	0
80763	Frank Drago Reserve - Perimeter fencing	22,500	22,500	22,500	15,470	0	7,030
80766	Hampton Park Morley - New barbeque	15,000	15,000	15,000	7,084	1,500	6,416
80767	Noranda SC- Little Athletic timers stand	10,000	10,000	10,000	9,746	0	254
80769	P O'Hara/A Brooks/Wattle- PG Shade Sail	100,000	100,000	100,000	65,145	0	34,855
80770	Houghton Park - Replace barbeque	15,000	15,000	15,000	19,806	0	(4,806)
80771	Shadwell and Paterson Res-shade sails PG	35,000	35,000	35,000	29,103	0	5,897
80772	Tranby and Clarkson Res-Renew excs eqmt	50,000	50,000	50,000	46,857	0	3,143
80773	Robert Thompson Reserve - Exercise eqmt	20,000	20,000	20,000	20,336	0	(336)
80775	Dog Exercise Area - construction	80,000	80,000	80,000	422	0	79,578
80777	Gus Weimer- Play Space Redevelopment Prg	65,000	65,000	65,000	53,790	0	11,210
80778	Stanbury- Play Space Redevelopment Pgrm	50,000	50,000	50,000	30,674	0	19,326
80806	Mahogany Reserve Redevelopment	0	280,000	280,000	0	0	280,000
80807	Wattle Park Redevelopment	0	500,000	500,000	256	0	499,744
80811	Stanbury Reserve Redevelopment	0	55,450	55,450	58,761	0	(3,311)
80812	Gus Weimar Park Redevelopment	0	84,900	84,900	43,107	1,943	39,850
80813	Nederpelt Reserve - Replace Court Surface	0	20,000	20,000	0	9,156	10,844
80816	Flag Pole - Waves & Mayland Memorials	0	8,000	8,000	0	0	8,000
		1,226,195	2,294,117	2,294,117	969,225	12,598	1,312,294
Sustainable environment							
80269	Baigup Wetland Stage 1 - activity centre and interpretation	140,436	190,436	190,436	93,581	0	96,855

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
80270	Bayswater Brook Living Stream	35,481	35,481	35,481	0	0	35,481
80272	Lightning Swamp Interpretation Plan Works	0	9,301	9,301	4,118	0	5,183
80273	Maylands Lakes restoration Stage 2	935,512	1,042,226	1,042,226	317,971	9,387	714,868
80622	Russell St Living Stream Link Agreement	10,000	10,000	10,000	0	0	10,000
80696	Arbor Park upgrade - Greening Australia project	86,420	126,420	126,420	39,595	0	86,825
		1,207,849	1,413,864	1,413,864	455,265	9,387	949,212
Tree management							
80276	Streetscape upgrades	175,264	180,162	180,162	166,243	0	13,919
		175,264	180,162	180,162	166,243	0	13,919
Drink fountains							
80380	Drinks Fountains Replacement Program	48,591	48,591	48,591	34,998	628	12,964
80774	Noranda Nook - Water drinking fountain	6,000	6,000	6,000	3,143	0	2,857
		54,591	54,591	54,591	38,142	628	15,821
Playground							
80449	Play Space Developments	252,553	347,190	347,190	372,050	0	(24,860)
		252,553	347,190	347,190	372,050	0	(24,860)
Floodlights							
80442	Wotton Reserve - renew sports floodlight	9,110	9,110	9,110	0	0	9,110
80443	Bayswater Bowling - renew floodlights	55,000	55,000	55,000	67,871	0	(12,871)
80444	Bayswater Croquet 2 - renew floodlights	40,000	40,000	40,000	51,618	0	(11,618)
		104,110	104,110	104,110	119,489	0	(15,379)
Sports Goals							
80445	Gibbney Reserve - renew sports goals	0	4,946	4,946	10,270	0	(5,324)
80446	Pat O'Hara Reserve - renew sports goals	0	14,700	14,700	15,842	0	(1,142)
		0	19,646	19,646	26,112	0	(6,466)
Other infrastructure construction							
80595	Hinds Reserve - construction of a multi-user access ramp	25,000	25,000	25,000	3,924	0	21,076
80817	Bayswater Waves - access and inclusion improvement	0	500,000	500,000	0	0	500,000
		25,000	525,000	525,000	3,924	0	521,076

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
Other infrastructure renewal							
80753	Bore and Pump Maintenance Program	299,118	299,118	299,118	265,864	0	33,254
80755	Critical Asset Renewal Program	358,937	358,937	358,937	305,091	50	53,796
		658,055	658,055	658,055	570,955	50	87,050
COVID-19 \$5m Stimulus Package Projects							
80235	Bore and pump maintenance program	50,000	50,000	50,000	54,269	0	(4,269)
80364	Maylands Waterland redevelopment	2,500,000	2,650,000	2,650,000	853,608	17,975	1,778,417
80370	Noranda Netball Court resurface	1,400,000	1,400,000	1,400,000	1,444,689	0	(44,689)
80615	Alf Brooks Park - Redevelopment	194,385	175,309	175,309	120,431	0	54,878
80616	Belstead Reserve - Redevelopment	183,992	189,789	189,789	180,649	0	9,140
		4,328,377	4,465,098	4,465,098	2,653,647	17,975	1,793,477
Not Applicable							
80814	Wotton Park Skate Park Construction	0	45,000	45,000	0	0	45,000
		0	45,000	45,000	0	0	45,000
Total Park development		8,081,994	10,166,833	10,166,833	5,402,420	40,638	4,723,774
Other infrastructure							
Community capital requests							
80624	Bayswater Primary School -play equip, fountain, goals, table	16,388	16,388	16,388	0	0	16,388
80635	Wotton Reserve - soccer goals - pitch C	9,291	9,291	9,291	0	0	9,291
		25,679	25,679	25,679	0	0	25,679
Street lights							
80250	Street light upgrade	128,075	240,668	240,668	189,920	0	50,748
80805	Street Lighting Upgrades	0	60,000	60,000	0	0	60,000
		128,075	300,668	300,668	189,920	0	110,748
Other infrastructure construction							
80251	PAW gates and reserve lighting	85,384	85,384	85,384	75,276	0	10,108
80801	Noranda Netball Court Carpark	0	90,000	90,000	0	0	90,000
		85,384	175,384	175,384	75,276	0	100,108
Footpath construction							

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
80431	Footpath - Bookham Street and Boag Place	15,000	75,000	75,000	11,850	0	63,150
		15,000	75,000	75,000	11,850	0	63,150
Park development construction							
80768	Park signage renewals	20,000	20,000	20,000	6,760	0	13,240
		20,000	20,000	20,000	6,760	0	13,240
Other infrastructure construction							
80252	Bus shelters	48,028	48,028	48,028	53,500	0	(5,472)
80391	Noranda Town Centre City-led Infrastructure Activation	55,609	55,609	55,609	3,700	0	51,909
80392	Maylands Town Centre City-led Infrastructure Activation	40,000	54,509	54,509	35,735	0	18,774
80393	Bayswater Town Centre City-led Infrastructure Activation	45,000	45,000	45,000	33,374	0	11,626
80394	Morley Town Centre City-led Infrastructure Activation	50,000	50,000	50,000	27,081	0	22,919
80693	Bedford Shopping Precincts Regeneration Project	61,000	61,000	61,000	0	0	61,000
		299,637	314,146	314,146	153,391	0	160,755
Other infrastructure renewal							
80704	Drainage Sump Fencing Program	85,384	85,384	85,384	4,626	0	80,758
80706	Depot Upgrade/Lighting	53,365	53,365	53,365	30,320	0	23,045
		138,749	138,749	138,749	34,946	0	103,803
COVID-19 \$5m Stimulus Package Projects							
80617	Passive Light Replacement Program	71,346	182,035	182,035	78,196	0	103,839
80618	Town Centre Streetscape Works	160,000	200,000	200,000	23,924	0	176,076
		231,346	382,035	382,035	102,120	0	279,915
Land							
80007	Morley Activity Centre - Streetscape Enhancement Plan	0	26,425	26,425	26,375	0	50
		0	26,425	26,425	26,375	0	50
Total Other infrastructure		943,870	1,458,086	1,458,086	600,638	0	857,448
Intangible assets							
IT capital							
80531	Knowledge Management System	15,000	15,000	15,000	14,000	0	1,000
80554	Rating system improvements - stage 1	9,200	9,200	9,200	8,100	0	1,100
80555	Debtors system improvements - stage 1	0	4,173	4,173	0	0	4,173

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
80558	Payroll CIAnywhere - implementation	0	10,000	10,000	0	0	10,000
		24,200	38,373	38,373	22,100	0	16,273
Software							
80398	Software	169,398	169,398	169,398	62,720	0	106,678
80789	Corporate Performance System	200,000	200,000	200,000	0	0	200,000
80791	Implement eServices	49,000	49,000	49,000	36,198	0	12,802
		418,398	418,398	418,398	98,918	0	319,480
Total Intangible assets		442,598	456,771	456,771	121,018	0	335,753
Assets Held for Sale							
Aged care facilities							
80403	Aged Care - COB Hostel	0	15,180	15,180	15,180	0	0
80404	Aged Care - Homeswest ILUs	0	800	800	800	0	0
80799	Aged Care - Assets Held for Sale	0	372,943	372,943	372,943	0	0
		0	388,923	388,923	388,923	0	0
Total Assets Held for Sale		0	388,923	388,923	388,923	0	0
Total capital projects		30,687,452	35,278,194	35,278,194	19,241,951	178,070	15,858,173

**City of Bayswater
Economic Stimulus Projects
for the period 01 July 2020 to 30 June 2021**

	Amended Budget				Actual			
	Municipal	Grants &	Reserve	Economic	Total	Total	Commitments	Funds
	Funds	Contributions	Funds	Stimulus Reserve				Remaining
	\$	\$	\$	\$	\$	\$	\$	\$
35000 Roxy Theatre - external paint	0	0	0	12,000	12,000	7,886	0	4,114
35001 Riverside Gardens Reserve - Public Toilets - repaint	0	0	0	18,000	18,000	23,305	0	(5,305)
35002 Hampton Square Reserve - Scout Hall - internal paint	0	0	0	18,000	18,000	18,554	0	(554)
35003 Hinds Reserve Pavilion - External Paint	0	0	0	9,600	9,600	5,629	0	3,971
35004 Noranda Sporting Complex - external repaint	0	0	0	21,600	21,600	17,592	0	4,008
40011 Footpaths Maintenance - Stimulus projects	0	0	0	200,000	200,000	179,631	0	20,369
80235 Bore and pump maintenance program	100,000	0	0	87,000	187,000	228,193	0	(41,193)
80364 Maylands Waterland redevelopment	800,000	1,500,000	0	200,000	2,500,000	896,128	17,975	1,585,897
80370 Noranda Netball Court resurface	0	0	550,000	850,000	1,400,000	1,444,689	0	(44,689)
80532 Bayswater Library - lift	40,000	0	0	20,000	60,000	83,937	0	(23,937)
80604 Bayswater Bowling Cub - Replacement of external doors	0	0	0	6,000	6,000	4,789	0	1,211
80605 Depot - Roof replacement	0	0	0	7,200	7,200	4,853	0	2,347
80606 Maylands Library - Workroom modification	0	0	0	7,800	7,800	11,393	0	(3,593)
80607 Morley Noranda Sport Complex - Roof Replacement	0	0	0	36,000	36,000	25,351	0	10,649
80608 Pat O'Hara Rugby Club - security screens	0	0	0	7,200	7,200	4,672	0	2,528
80609 Morley Sport & Recreation Centre - emergency exit door	0	0	0	13,200	13,200	19,340	0	(6,140)
80610 Bedford Bowling Club - path replacement	0	0	0	9,600	9,600	12,577	0	(2,977)
80611 Light Car Club - replace tiling	0	0	0	6,000	6,000	1,500	0	4,500
80612 Lower Hillcrest Clubrooms - carpet replacement	0	0	0	9,600	9,600	13,510	0	(3,910)
80613 Morley Sport & Recreation Ctre - basketball court extension	0	2,000,000	2,900,000	600,000	5,500,000	2,671,856	13,144	2,815,000
80614 Bayswater Waves - Refurbish 25m pool, pool hall, plant room	0	0	0	1,569,500	1,569,500	13,950	76,250	1,479,300
80615 Alf Brooks Park - Redevelopment	34,385	35,000	0	140,000	209,385	124,507	0	84,878
80616 Belstead Reserve - Redevelopment	33,992	0	0	173,000	206,992	182,852	0	24,140
80617 Passive Light Replacement Program	21,346	0	0	100,000	121,346	112,507	0	8,839
80618 Town Centre Streetscape Works	0	0	0	200,000	200,000	23,924	0	176,076
80619 Energy Efficiency Projects	0	0	0	150,000	150,000	152,254	0	(2,254)
80620 Footpath Construction - arterial roads	0	0	0	200,000	200,000	232,221	0	(32,221)
80621 Bayswater Waves - carpark resurfacing	0	0	0	200,000	200,000	208,350	0	(8,350)
Community Grants	0	0	0	286,762	286,762	209,628	0	77,134
Total	1,029,723	3,535,000	3,450,000	5,158,062	13,172,785	6,935,580	107,369	6,129,836
Community Capital Projects								
35005 Wotton Reserve - Petanque Clubrooms - furniture	0	0	0	4,343	4,343	4,342	0	1
35006 Noranda Sporting Complex - internal painting	0	0	0	11,818	11,818	11,830	0	(12)
35007 Hampton Square Reserve - Toilets/Storage Room - ramp	0	0	0	2,727	2,727	2,806	0	(79)
80623 Hinds Reserve - Rowing Club Sheds - new grease trap	0	0	0	12,840	12,840	13,505	0	(665)
80624 Bayswater PrimarySchool - play equip, fountain, goals, table	0	0	0	16,388	16,388	0	0	16,388
80625 Grand Prom Res - Bedford Bowling Club - refrigeration system	0	0	0	15,298	15,298	16,864	0	(1,566)
80626 Bayswater State Emergency Services - new storage area	0	0	0	31,818	31,818	22,005	0	9,813
80627 North Inglewood Pre-School - play equipment	0	0	0	20,000	20,000	18,284	0	1,716
80628 Maylands Tennis Club - toilet renewal	0	0	0	5,455	5,455	6,780	0	(1,325)
80629 Waltham Reserve - Club Rooms - shade patio	0	0	0	17,273	17,273	18,613	0	(1,340)
80630 Lightning Park - Pavilion - change rooms renewal	0	0	0	23,637	23,637	22,153	0	1,484
80631 Robert Thompson Reserve - Club Rooms - LED lights	0	0	0	18,600	18,600	19,070	0	(470)
80633 Noranda Sporting Complex - chairs	0	0	0	6,364	6,364	6,315	0	49
80634 Noranda Sporting Complex - bar floor renewal	0	0	0	10,909	10,909	9,715	0	1,194
80635 Wotton Reserve - soccer goals - pitch C	0	0	0	9,291	9,291	0	0	9,291
80636 Frank Drago Reserve - Bayswater Tennis Club - grandstand	0	0	0	16,364	16,364	16,364	0	0
80637 Bayswater Elderly Community Help Org - new accessible toilet	0	0	0	36,364	36,364	0	0	36,364
80638 Bayswater ECHO - internal walls/floor renewal	0	0	0	27,273	27,273	20,982	0	6,291
Total	0	0	0	286,762	286,762	209,628	0	77,134

10.2.2 List of Payments for the Month of June 2021

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate and Strategy
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> 1. Schedule of Accounts Municipal Fund [10.2.2.1 - 13 pages] 2. Schedule of Accounts Trust Fund [10.2.2.2 - 1 page] 3. Schedule of Accounts Aged Persons Homes Account [10.2.2.3 - 1 page] 4. Summary of Corporate Credit Card Expenses [10.2.2.4 - 2 pages] 5. Electronic Fund Transfers [10.2.2.5 - 1 page]

SUMMARY

This report presents the list of payments, comprising **Attachments 1, 2, 3, 4 and 5** made under delegated authority for the month of June 2021 in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

OFFICER'S RECOMMENDATION

That Council receives the list of payments for the month of June 2021 made under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* comprising:

1. Schedule of Accounts – Municipal Fund (**Attachment 1**);
2. Schedule of Accounts – Trust Fund (**Attachment 2**);
3. Schedule of Accounts – Aged Persons Homes Account (**Attachment 3**);
4. Summary of Corporate Credit Card Expenses (**Attachment 4**); and
5. Electronic Fund Transfers (**Attachment 5**).

BACKGROUND

Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's Municipal and Trust Funds in addition to Aged Care accounts in accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*.

A list of accounts paid is to be provided to Council where such delegation is made.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

A list of payments is presented to Council each month for noting in accordance with the *Local Government (Financial Management) Regulations 1996*.

Payments drawn from the Municipal Account for the month of June 2021 are included in **Attachment 1**.

Payments drawn from the Trust Fund for the month of June 2021 are included in **Attachment 2**.

Payments drawn from the Aged Persons Homes Account for the month of June 2021 are included in **Attachment 3**.

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 in **Attachment 5**.

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

Table 1

<i>Payment Type</i>	<i>Reference</i>	<i>Amount \$</i>
<i>Municipal Account</i>		
Cheque BPay Direct Credits Electronic Fund Transfers (EFTs)	107166 BP000099-104, DC000193-199, EF060035-060190, EF060192-060294, EF060295-060748 EF060751-060909	\$9,094,447.97
<i>Trust Fund</i>		
Electronic Fund Transfers (EFTs)	EF060910-060911	\$170,854.72
<i>Aged Persons Homes</i>		
Direct Credit Electronic Fund Transfers (EFTs)	DC000198 EF060030-060034, EF060191, EF060294, EF060749-060750	\$31,921.44
	Total	\$9,297,224.13

The following payments from previous months were cancelled in June.

- Municipal Account:
 - DC000197 - \$34.09
 - EF060395 - \$11,242.00
 - EF060395 - \$2,228.97
- Aged Persons Homes:
 - EF060030 - \$32.80

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.

RISK ASSESSMENT

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

Officer's Recommendation	<p>That Council receives the list of payments for the month of June 2021 made under delegated authority in accordance with Regulation 13(1) of the <i>Local Government (Financial Management) Regulations 1996</i> comprising:</p> <ol style="list-style-type: none"> 1. Schedule of Accounts – Municipal Fund (Attachment 1); 2. Schedule of Accounts – Trust Fund (Attachment 2); 3. Schedule of Accounts – Aged Persons Homes Account (Attachment 3); 4. Summary of Corporate Credit Card Expenses (Attachment 4); and 5. Electronic Fund Transfers (Attachment 5). 	
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 schedule of accounts outlines all the payment made by the City in accordance with legislation.	

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 June 2021 comprising **Attachments 1, 2, 3, 4 and 5.**

City of Bayswater

List of Payment - Municipal

for the period 1 June 2021 to 30 June 2021

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				\$
107166	15/06/21	Commissioner of State Revenue	Refund rates overpayment	169.76
BP000099	01/06/21	Department of Local Government Sport & Cultural Industries	Marketing and promotional material	700.00
BP000100	01/06/21	Water Corporation	Water usage charges	72.81
BP000101	09/06/21	Water Corporation	Water usage charges	8,487.97
BP000102	15/06/21	Water Corporation	Water usage charges	14,784.59
BP000103	15/06/21	West Australian Newspapers	Memberships and subscriptions	144.00
BP000104	22/06/21	Water Corporation	Water usage charges	5,709.53
DC000193	03/06/21	Superchoice	Payroll Payments	168,936.83
DC000194	02/06/21	Easisalary Pty Ltd	Payroll Payments	7,480.85
DC000195	16/06/21	Easisalary Pty Ltd	Payroll Payments	7,480.85
DC000196	17/06/21	Superchoice	Payroll Payments	167,399.79
DC000197	17/06/21	Superchoice	Payroll Payments	34.09
DC000199	01/06/21	Fines Enforcement Registry	Legal expenses and court costs	10,241.00
EF060035	01/06/21	Synergy	Electricity charges - Street lighting	217,406.96
EF060036	01/06/21	Wesfarmers Kleenheat Gas Pty Ltd	Electricity charges (other than street lighting)	2,661.98
EF060037	01/06/21	A D'Onofrio	Citizenship expenses	200.00
EF060038	01/06/21	A1 Locksmiths	Key / Lock Services	548.25
EF060039	01/06/21	AAAC Towing Pty Ltd	Vehicle towing	396.00
EF060040	01/06/21	Abco Products	Depot stores and consumables	2,179.19
EF060041	01/06/21	Acclaimed Catering	Functions and events catering expenses	732.60
EF060042	01/06/21	Advance Press	Printing and graphic design expenses	253.00
EF060043	01/06/21	Alinta Gas	Gas usage charges	1,631.30
EF060044	01/06/21	ALS Library Services	Book purchases	140.31
EF060045	01/06/21	Amgrow Australia Pty Ltd	Parks & gardens materials	77.22
EF060046	01/06/21	Antonio Falcone	Refund residential verge deposit	1,400.00
EF060047	01/06/21	April Montana	Staff allowances and reimbursements	181.97
EF060048	01/06/21	Aquamoni Pty Ltd	Parks & gardens contract payments	4,445.10
EF060049	01/06/21	Arventa Pty Ltd	Memberships and subscriptions	5,160.00
EF060050	01/06/21	Ashmy Pty Ltd	Refund residential verge deposit	1,400.00
EF060051	01/06/21	Bepassey Nominees Pty Ltd T/A Beacon Equipment	Plant and vehicle parts and materials	79.55
EF060052	01/06/21	BioBag World Australia Pty Ltd	Waste collection and hygiene services	31,996.62
EF060053	01/06/21	Blackwood Services	Staff uniforms and protective equipment	769.73
EF060054	01/06/21	Blackwoods Atkins	Minor Equipment Purchase	1,319.19
EF060055	01/06/21	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	691.19
EF060056	01/06/21	Boyan Electrical Services	Parks & gardens contract payments	4,070.79
EF060057	01/06/21	Bradley Allpike	Donation	200.00
EF060058	01/06/21	Bridgestone Aust Ltd	Plant and vehicle parts and materials	1,532.98
EF060059	01/06/21	Brook & Marsh Pty Ltd	Parks & gardens contract payments	2,640.00
EF060060	01/06/21	Built to Style Homes	Refund residential verge deposit	1,400.00
EF060061	01/06/21	Bunnings Group Ltd	Minor Equipment Purchase	1,388.57
EF060062	01/06/21	Business Base	Minor Equipment Purchase	284.00
EF060063	01/06/21	Byte Construct Pty Ltd	Parks & gardens contract payments	764,823.00
EF060064	01/06/21	Cai Fences	Building maintenance and services	6,446.00
EF060065	01/06/21	Capital Recycling	Tipping Fee	6,289.58
EF060066	01/06/21	Carol Foley	Youth and seniors community activities	140.00
EF060067	01/06/21	Christie Parksaf	Equipment purchases	23,375.77
EF060068	01/06/21	Cleanaway	Waste collection and hygiene services	482,126.52
EF060069	01/06/21	Contra-flow Pty Ltd	Traffic management	4,175.97
EF060070	01/06/21	Cora Bike Rack Pty Ltd	Equipment purchases	6,688.00
EF060071	01/06/21	Cornerstone Legal	Legal expenses and court costs	2,870.50
EF060072	01/06/21	Corsign WA Pty Ltd	Minor Equipment Purchase	472.78
EF060073	01/06/21	Stihl Shop Osborne Park	Plant and vehicle parts and materials	203.00
EF060074	01/06/21	Curost Milk Supply	Staff Amenities	143.19
EF060075	01/06/21	Danish Patisserie	Functions and events catering expenses	260.18
EF060076	01/06/21	Department of Human Services	Fees and charges	76.23
EF060077	01/06/21	DS Workwear & Safety	Staff uniforms and protective equipment	157.95
EF060078	01/06/21	Downer Edi Engineering Power Pty Ltd	IT software/hardware upgrades & replacement	10,245.59
EF060079	01/06/21	Dowsing Concrete	Construction and civil works payments	107,447.57
EF060080	01/06/21	E Fire & Safety	Parks & gardens contract payments	831.05
EF060081	01/06/21	Eastern Metropolitan Regional Council	Waste collection and hygiene services	367,126.64
EF060082	01/06/21	Ellenby Tree Farm	Parks & gardens plants and trees	1,820.50
EF060083	01/06/21	Elridge Enterprises Pty Ltd	Refund residential verge deposit	1,400.00
EF060084	01/06/21	Environment House Inc	Youth and seniors community activities	220.00
EF060085	01/06/21	Finishing WA	Document management and archiving	2,871.00
EF060086	01/06/21	Flexi Staff	Labour hire and temporary replacement	1,668.23
EF060087	01/06/21	Focus Demolition and Asbestos Removal	Refund residential verge deposit	1,400.00

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<i>Payments</i>				\$
EF060088	01/06/21	Galvins Plumbing Supplies	Building supplies and hardware	143.44
EF060089	01/06/21	GFG Temporary Assist	Labour hire and temporary replacement	8,250.00
EF060090	01/06/21	Green Ridge Constructions	Refund residential verge deposit	1,400.00
EF060091	01/06/21	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	11,936.51
EF060092	01/06/21	Hickey Constructions Pty Ltd	Construction and civil works payments	9,240.00
EF060093	01/06/21	Hip Pocket Workwear	Office stationery and consumables	64.35
EF060094	01/06/21	Instant Fence Hire	Parks & gardens contract payments	924.00
EF060095	01/06/21	IRS Pty	Plant and vehicle parts and materials	90.75
EF060096	01/06/21	J-Corp Pty Ltd	Refund residential verge deposit	1,400.00
EF060097	01/06/21	Jimmy Ly and Thuy My Trinh Trvong	Refund residential verge deposit	1,400.00
EF060098	01/06/21	Johnson Ta	Marketing and promotional material	1,445.00
EF060099	01/06/21	Josh Byrne and Associates	Professional consultancy services	5,537.40
EF060100	01/06/21	The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	1,808.15
EF060101	01/06/21	K Schrimsher	Refund rates overpayment	231.67
EF060102	01/06/21	Kee Surfacing Pty Ltd	Parks & gardens contract payments	6,555.38
EF060103	01/06/21	KLMedia Pty Ltd T/A All Access Australasia	Library book stock and materials	1,363.42
EF060104	01/06/21	Kott Gunning Lawyers	Staff training, development and support	5,500.00
EF060105	01/06/21	KS Black Pty Ltd	Parks & gardens contract payments	5,582.50
EF060106	01/06/21	Lachlan J MacColl	Refund rates overpayment	31.17
EF060107	01/06/21	Learning Seat Pty Ltd	Licence and permit renewal	36,850.00
EF060108	01/06/21	LifeWorks.Com Pty Ltd	Professional consultancy services	1,581.25
EF060109	01/06/21	Local Government Professionals Aust WA	Conference expenses	400.00
EF060110	01/06/21	LP & PAH Shannon	Refund facility hire bond	550.00
EF060111	01/06/21	M & CA Pirone Pty Ltd	Refund residential verge deposit	1,400.00
EF060112	01/06/21	Maia Financial Pty Ltd	Equipment hire	3,020.01
EF060113	01/06/21	Major Motors Pty Ltd	Plant and vehicle parts and materials	308.37
EF060114	01/06/21	Marketforce Pty Ltd	Advertising public notices	855.73
EF060115	01/06/21	McInerney Ford	Plant and vehicle parts and materials	1,995.00
EF060116	01/06/21	McIntosh Holdings Pty Ltd	Plant and vehicle parts and materials	1,998.15
EF060117	01/06/21	McLeods	Legal expenses and court costs	1,688.77
EF060118	01/06/21	Menchetti Consolidated Pty Ltd	Equipment purchases	1,262.80
EF060119	01/06/21	Michael Page	Labour hire and temporary replacement	3,385.80
EF060120	01/06/21	Modal Pty Ltd	Staff training, development and support	121.00
EF060121	01/06/21	Modroc Concreting & Construction	Parks & gardens materials	550.00
EF060122	01/06/21	Morley Noranda Recreation Club	Refund bond	550.00
EF060123	01/06/21	Mudassar Shaikh	Refund residential verge deposit	1,400.00
EF060124	01/06/21	NHW Chinese Group	Refund facility hire bond	550.00
EF060125	01/06/21	Nicola Tutt	Donation	200.00
EF060126	01/06/21	Nurlan Ualkhanov	Crossover subsidy	612.40
EF060127	01/06/21	Octagon Lifts Pty Ltd	Parks & gardens contract payments	852.50
EF060128	01/06/21	Officeworks	Minor Equipment Purchase	299.00
EF060129	01/06/21	Oz Bat	Youth and seniors community activities	45.00
EF060130	01/06/21	Peel Resource Recovery Pty Ltd	Refund residential verge deposit	1,400.00
EF060131	01/06/21	Perth Material Blowing Pty Ltd	Parks & gardens materials	9,012.30
EF060132	01/06/21	Perth Recruitment Services	Labour hire and temporary replacement	3,453.01
EF060133	01/06/21	Pet City Morley	Animal supplies & services	23.98
EF060134	01/06/21	Phase 3 Landscape Construction	Parks & gardens contract payments	92,002.08
EF060135	01/06/21	Pirtek Malaga	Plant and vehicle parts and materials	436.30
EF060136	01/06/21	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	660.00
EF060137	01/06/21	President Constructions Pty Ltd	Refund residential verge deposit	1,400.00
EF060138	01/06/21	Prestige Property Maintenance Pty Ltd	Parks & gardens contract payments	12,701.84
EF060139	01/06/21	Product Recovery Industries Pty Ltd	Tipping Fee	814.00
EF060140	01/06/21	Quality Press	Printing and graphic design expenses	138.60
EF060141	01/06/21	RD Longson & T Hine	Refund residential verge deposit	1,400.00
EF060142	01/06/21	Rebels Netball Club	Grants & funding	50.00
EF060143	01/06/21	Reconciliation WA	Professional consultancy services	330.00
EF060144	01/06/21	Reece Plumbing	Building supplies and hardware	100.94
EF060145	01/06/21	Refresh Waters Pty Ltd	Office stationery and consumables	80.00
EF060146	01/06/21	Repco	Plant and vehicle parts and materials	733.02
EF060147	01/06/21	Richmond Wheel and Castor Co	Plant and vehicle parts and materials	69.37
EF060148	01/06/21	Rise Energy Services Pty Ltd	Parks & gardens contract payments	3,500.00
EF060149	01/06/21	Robinson's Bus Charter	Youth and seniors community activities	308.00
EF060150	01/06/21	Royal Life Saving Society	Staff training, development and support	436.00
EF060151	01/06/21	Rubek Automatic Doors	Building maintenance and services	6,262.85
EF060152	01/06/21	Show Travel Film Services International T/A ISG-Fresh	Functions and events catering expenses	1,131.09
EF060153	01/06/21	Sigma Chemicals	Equipment Maintenance	337.25
EF060154	01/06/21	Simon Fleming	Staff allowances and reimbursements	259.20
EF060155	01/06/21	Slater Gartrell Sports	Parks & gardens contract payments	459.80
EF060156	01/06/21	Sonic Health Plus Pty Ltd	Medical services and materials	1,107.70
EF060157	01/06/21	Steven John Davis	Refund residential verge deposit	1,400.00
EF060158	01/06/21	Stratagreen	Parks & gardens materials	294.46

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Payments				\$
EF060159	01/06/21	Structerre Consulting Engineers	Professional consultancy services	1,870.00
EF060160	01/06/21	SV Barbaro	Refund residential verge deposit	1,400.00
EF060161	01/06/21	T J Depiazzi & Sons	Parks & gardens materials	39,875.89
EF060162	01/06/21	T Truong	Refund residential verge deposit	780.00
EF060163	01/06/21	Tarryn D Manning	Donation	200.00
EF060164	01/06/21	Technologically Speaking	Youth and seniors community activities	400.00
EF060165	01/06/21	Telstra	Office telephone and communication expenses	21,967.48
EF060166	01/06/21	The Morley Veterinary Hospital	Animal supplies & services	110.00
EF060167	01/06/21	The O'Grady Family Trust T/A Efficient Site Services	Parks & gardens contract payments	19,133.95
EF060168	01/06/21	The Owners of Morley Commercial Centre	Refund facility hire bond	550.00
EF060169	01/06/21	Toll Transport Pty Ltd	Postage and courier charges	257.95
EF060170	01/06/21	TPG Telecom	IT network maintenance	8,627.30
EF060171	01/06/21	T-Quip	Plant and vehicle parts and materials	1,262.45
EF060172	01/06/21	Trophy Warehouse	Office stationery and consumables	45.00
EF060173	01/06/21	TW & SG Oliver	Refund rates overpayment	2,296.28
EF060174	01/06/21	Twins (WA) Pty Ltd	Functions and events catering expenses	180.00
EF060175	01/06/21	Viridian Consulting Pty Ltd	Professional consultancy services	14,856.60
EF060176	01/06/21	Vorgee Pty Ltd	Kiosk stock	100.32
EF060177	01/06/21	WA Premix	Construction and civil works tools and materials	13,996.40
EF060178	01/06/21	WA Pump Control Systems Pty Ltd	Parks & gardens contract payments	514.80
EF060179	01/06/21	Walcott Industries Pty Ltd	Building maintenance and services	2,035.00
EF060180	01/06/21	Wanneroo Agricultural Machinery	Plant and vehicle parts and materials	208.85
EF060181	01/06/21	Weskerb Pty Ltd	Construction and civil works payments	7,594.40
EF060182	01/06/21	West Coast Turf	Parks & gardens contract payments	2,379.09
EF060183	01/06/21	West Morley Primary School P&C	Donation	200.00
EF060184	01/06/21	West OZ Wildlife	Youth and seniors community activities	423.50
EF060185	01/06/21	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	1,160.30
EF060186	01/06/21	William Buck Consulting (WA) Pty Ltd	Audit services	3,168.00
EF060187	01/06/21	Winc Australia Pty Ltd	Office stationery and consumables	2,546.21
EF060188	01/06/21	Woolworths Ltd (WA)	Functions and events catering expenses	65.50
EF060189	01/06/21	Zenien	Professional consultancy services	577.50
EF060190	04/06/21	Bayswater State Emergency Services	Grants & funding	5,000.00
EF060192	09/06/21	Bayswater City Saints Netball Club	Grants & funding	150.00
EF060193	09/06/21	CNW Pty Ltd	Construction and civil works tools and materials	2,652.49
EF060194	09/06/21	Cottage and Engineering Surveys	Market Valuation	1,350.00
EF060195	09/06/21	DS Workwear & Safety	Staff uniforms and protective equipment	155.40
EF060196	09/06/21	Eastside Concrete	Construction and civil works technical support	4,149.20
EF060197	09/06/21	G & M Forklift Hire (1993) Pty Ltd	Equipment hire	1,841.29
EF060198	09/06/21	Ricoh Australia Pty Ltd	Photocopying contract charges	1,107.08
EF060199	09/06/21	Star-Mites Gym Sports	Grants & funding	50.00
EF060200	09/06/21	Synergy	Electricity charges (other than street lighting)	439.41
EF060201	09/06/21	TAPS - The Association for Payroll Specialists	Staff training, development and support	385.00
EF060202	09/06/21	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	1,322.30
EF060203	08/06/21	A.J. Baker & Sons Pty Ltd	Building maintenance and services	889.27
EF060204	08/06/21	A1 Locksmiths	Key / Lock Services	16.50
EF060205	08/06/21	Access Icon Pty Ltd T/A Cascada Group	Construction and civil works tools and materials	4,889.50
EF060206	08/06/21	Amgrow Australia Pty Ltd	Parks & gardens materials	245.12
EF060207	08/06/21	AMS Installation & Maintenance Solutions WA	Building maintenance and services	881.10
EF060208	08/06/21	Bayswater News & Lotteries	Memberships and subscriptions	364.54
EF060209	08/06/21	Auscorp IT	Information technology minor purchases	658.02
EF060210	08/06/21	Australia Post / Commission	Fees and charges	300.74
EF060211	08/06/21	Australian Services Union	Payroll Payments	308.80
EF060212	08/06/21	Commissioner of Taxation	Payroll Payments	253,008.00
EF060213	08/06/21	Blackwoods Atkins	Depot stores and consumables	7.13
EF060214	08/06/21	Boyan Electrical Services	Construction and civil works technical support	7,419.23
EF060215	08/06/21	BP Australia Pty Ltd	Fuel and oil	575.05
EF060216	08/06/21	Brolly Australiasia Pty Ltd	Marketing and promotional material	5,266.80
EF060217	08/06/21	Bunnings Group Ltd	Parks & gardens materials	368.16
EF060218	08/06/21	CA Carter & TB Moylan	Refund residential verge deposit	1,400.00
EF060219	08/06/21	Capital Recycling	Tipping Fee	1,047.20
EF060220	08/06/21	Carramar Resource Industries	Depot stores and consumables	3,630.00
EF060221	08/06/21	RAECO International Pty Ltd	Office stationery and consumables	182.88
EF060222	08/06/21	Cleanaway	Waste collection and hygiene services	203.68
EF060223	08/06/21	COB - Sundowner Club	Payroll Payments	84.00
EF060224	08/06/21	Comspark	IT network maintenance	280.50
EF060225	08/06/21	Cornerstone Legal	Legal expenses and court costs	1,569.20
EF060226	08/06/21	Corsign WA Pty Ltd	Signage and banners	284.90
EF060227	08/06/21	Child Support Agency	Payroll Payments	967.03
EF060228	08/06/21	Department of Transport - Vehicle Search	Vehicle searches	1,031.80
EF060229	08/06/21	E Fire & Safety	Fire suppression and alarm monitoring	3,854.95
EF060230	08/06/21	Encompass Construction Risk Services	Construction and civil works technical support	1,650.00

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<i>Payments</i>				\$
EF060231	08/06/21	Evenflow Irrigation	Equipment hire	748.00
EF060232	08/06/21	Fila Constructions Pty Ltd	Refund residential verge deposit	1,400.00
EF060233	08/06/21	Flexi Staff	Labour hire and temporary replacement	1,706.28
EF060234	08/06/21	Fuel Distributors of WA Pty Ltd	Fuel and oil	12,428.50
EF060235	08/06/21	Galvins Plumbing Supplies	Building supplies and hardware	352.68
EF060236	08/06/21	Les Mills Australia	Licence and permit renewal	1,575.86
EF060237	08/06/21	GHD Pty Ltd	Parks & gardens contract payments	11,875.60
EF060238	08/06/21	Grasstrees Australia	Parks & gardens contract payments	2,915.00
EF060239	08/06/21	Health Insurance Fund of WA	Payroll Payments	356.85
EF060240	08/06/21	Hospital Benefit Fund of WA	Payroll Payments	1,174.81
EF060241	08/06/21	ibookingsystems	Memberships and subscriptions	99.00
EF060242	08/06/21	IRP Pty Ltd	Labour hire and temporary replacement	1,615.68
EF060243	08/06/21	JB Hi-Fi Group Pty Ltd	Minor Equipment Purchase	7,071.00
EF060244	08/06/21	Josephine Vallentine	Refund rates overpayment	128.97
EF060245	08/06/21	The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	1,326.98
EF060246	08/06/21	JW Earnshaw	Refund residential verge deposit	1,400.00
EF060247	08/06/21	Kindling Creative	Community engagement framework	1,500.00
EF060248	08/06/21	KLMedia Pty Ltd T/A All Access Australasia	Library book stock and materials	286.65
EF060249	08/06/21	Landgate	Fees and charges	477.29
EF060250	08/06/21	LGConnect Pty Ltd	Professional consultancy services	8,167.50
EF060251	08/06/21	Lovegrove Turf Services Pty Ltd	Parks & gardens contract payments	6,468.00
EF060252	08/06/21	Mader Contracting Pty Ltd	Labour hire and temporary replacement	10,296.00
EF060253	08/06/21	Mapel Building Pty Ltd	Refund residential verge deposit	1,400.00
EF060254	08/06/21	Maple Building Pty Ltd	Refund residential verge deposit	1,400.00
EF060255	08/06/21	Mark and Brooke Casella	Crossover subsidy	612.40
EF060256	08/06/21	Max J & Michelle J Laurent	Photography / Video Production	1,183.00
EF060257	08/06/21	May McGuire (Whadjuk Aboriginal Elder)	Citizenship expenses	550.00
EF060258	08/06/21	Message Media	Memberships and subscriptions	33.00
EF060259	08/06/21	Millreef Holdings Pty Ltd T/A Classic Hire	Equipment hire	1,815.00
EF060260	08/06/21	Minter Ellison Services Pty Ltd	Legal expenses and court costs	8,250.00
EF060261	08/06/21	Morley Mower Centre	Minor Equipment Purchase	1,731.88
EF060262	08/06/21	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks & gardens contract payments	14,759.25
EF060263	08/06/21	Nyoongar Outreach Services Inc.	Community engagement framework	9,166.30
EF060264	08/06/21	PAV Sales & Installation	Information technology minor purchases	9,796.60
EF060265	08/06/21	Perth Recruitment Services	Labour hire and temporary replacement	1,986.41
EF060266	08/06/21	Pirtek Malaga	Plant and vehicle parts and materials	356.36
EF060267	08/06/21	Prestige Property Maintenance Pty Ltd	Garden Maintenance	7,224.58
EF060268	08/06/21	Product Recovery Industries Pty Ltd	Tipping Fee	220.00
EF060269	08/06/21	Quality Press	Printing and graphic design expenses	1,075.80
EF060270	08/06/21	Redman Solutions Pty Ltd	Staff training, development and support	2,420.00
EF060271	08/06/21	Renae Flegg	Refund miscellaneous	250.00
EF060272	08/06/21	Repco	Plant and vehicle parts and materials	2,695.26
EF060273	08/06/21	Rosmech	Plant and vehicle parts and materials	180.74
EF060274	08/06/21	RTS Training	Staff training, development and support	125.00
EF060275	08/06/21	Rubek Automatic Doors	Building maintenance and services	1,832.60
EF060276	08/06/21	Sigma Chemicals	Equipment Maintenance	317.45
EF060277	08/06/21	SSB Pty Ltd	Refund residential verge deposit	1,400.00
EF060278	08/06/21	St John Ambulance Western Australia Ltd	Medical services and materials	97.48
EF060279	08/06/21	State Wide Turf Services	Parks & gardens contract payments	1,870.65
EF060280	08/06/21	Swan Towing Services	Vehicle towing	123.75
EF060281	08/06/21	Sydney Tools Pty Ltd	Minor Equipment Purchase	1,197.30
EF060282	08/06/21	The Goods Australia	Aquatic chemicals and consumables	1,517.54
EF060283	08/06/21	The O'Grady Family Trust T/A Efficient Site Services	Parks & gardens materials	4,859.80
EF060284	08/06/21	Truck Centre WA Pty Ltd	Plant and vehicle parts and materials	15.40
EF060285	08/06/21	Veev Group P/L	IT network maintenance	4,356.00
EF060286	08/06/21	VIC Roads	Vehicle searches	3.90
EF060287	08/06/21	WA Premix	Construction and civil works tools and materials	26,196.50
EF060288	08/06/21	WA Pump Control Systems Pty Ltd	Parks & gardens contract payments	435.32
EF060289	08/06/21	LGRCEU	Payroll Payments	881.50
EF060290	08/06/21	West Coast Turf	Parks & gardens contract payments	1,671.82
EF060291	08/06/21	Winc Australia Pty Ltd	Office stationery and consumables	562.39
EF060292	08/06/21	Work Clobber	Staff uniforms and protective equipment	199.20
EF060293	08/06/21	Workpower Inc	Parks & gardens contract payments	2,591.60
EF060295	16/06/21	Aimee Paterniti	Refund bond	550.00
EF060296	16/06/21	Ali Alshawi	Refund bond	1,000.00
EF060297	16/06/21	Australia Post	Publications	14,175.34
EF060298	16/06/21	Balcatta Volleyball Club Incorporated	Grants & funding	50.00
EF060299	16/06/21	Bayswater Women's Hub	Grants & funding	5,000.00
EF060300	16/06/21	Bolinda Digital Pty Ltd	Library book stock and materials	2,410.00
EF060301	16/06/21	CNW Pty Ltd	Building supplies and hardware	2,213.29
EF060302	16/06/21	Dushyant Sareen	Refund swimming lessons	17.10

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<i>Payments</i>				\$
EF060303	16/06/21	Elabor Piers Nominees	Refund rates overpayment	579.26
EF060304	16/06/21	Ermilio Lomma	Awards and scholarships	150.00
EF060305	16/06/21	G Robert	Refund miscellaneous	30.00
EF060306	16/06/21	Greengates Gardening Services	Environmental services & supplies	1,400.00
EF060307	16/06/21	Housing Authority	Refund rates overpayment	202.50
EF060308	16/06/21	Hydrodynamic Pumps Pty Ltd	Construction and civil works payments	8,723.00
EF060309	16/06/21	Joshua Eveson	Refund bond	550.00
EF060310	16/06/21	K Vuong & KD Todd	Refund rates overpayment	6,608.34
EF060311	16/06/21	MFMF Aus Pty Ltd	Refund rates overpayment	804.38
EF060312	16/06/21	Muslim Youth WA	Refund bond	1,000.00
EF060313	16/06/21	NE & DJ Smith	Refund rates overpayment	67.56
EF060314	16/06/21	O.C.P. Sales	Equipment purchases	787.00
EF060315	16/06/21	Platinum Community Taekwon-Do Inc	Grants & funding	50.00
EF060316	16/06/21	Providence Church Network	Refund bond	585.00
EF060317	16/06/21	Rimas Osman	Refund bond	1,000.00
EF060318	16/06/21	State Wide Turf Services	Parks & gardens contract payments	118,041.37
EF060319	16/06/21	Synergy	Electricity charges - Street lighting	109,075.56
EF060320	16/06/21	Telstra	Office telephone and communication expenses	5,349.84
EF060321	16/06/21	Van Trung Luong	Refund residential verge deposit	1,400.00
EF060322	16/06/21	Wai Mei Collins	Refund bond	250.00
EF060323	16/06/21	Morley Sport & Recreation Centre	Management fee	19,983.34
EF060324	15/06/21	A1 Locksmiths	Key / Lock Services	598.00
EF060325	15/06/21	Fencing Supply Centre	Parks & gardens materials	378.07
EF060326	15/06/21	Access Icon Pty Ltd T/A Cascada Group	Construction and civil works tools and materials	8,442.50
EF060327	15/06/21	Acclaimed Catering	Functions and events catering expenses	1,953.60
EF060328	15/06/21	Action Glass & Aluminium	Building maintenance and services	3,270.00
EF060329	15/06/21	Acurix Networks Pty Ltd	IT systems licensing fees and support	1,666.67
EF060330	15/06/21	ADT Security	Buildings and events security expenses	139.48
EF060331	15/06/21	Advance Press	Printing and graphic design expenses	5,687.00
EF060332	15/06/21	Adventure Kids Entertainment	Youth and seniors community activities	2,125.00
EF060333	15/06/21	Air Liquide Australia Ltd	Equipment hire	139.76
EF060334	15/06/21	Alinta Gas	Gas usage charges	174.20
EF060335	15/06/21	All Flags Signs and Banners	Printing and graphic design expenses	286.00
EF060336	15/06/21	Commercial Air Solutions	Building maintenance and services	5,019.30
EF060337	15/06/21	ALS Library Services	Book purchases	1,138.97
EF060338	15/06/21	AMS Installation & Maintenance Solutions WA	Equipment hire	4,634.36
EF060339	15/06/21	Animal Ark Pty Ltd	Equipment purchases	1,110.00
EF060340	15/06/21	Bayswater News & Lotteries	Memberships and subscriptions	249.68
EF060341	15/06/21	Asphaltech Pty Ltd	Construction and civil works tools and materials	89,897.24
EF060342	15/06/21	ATC Work Smart	Labour hire and temporary replacement	207.20
EF060343	15/06/21	Auscorp IT	Information technology minor purchases	764.94
EF060344	15/06/21	Ausnet Industries	Parks & gardens contract payments	13,480.50
EF060345	15/06/21	Austraffic	Professional consultancy services	17,061.00
EF060346	15/06/21	Australia Day Council of WA	Memberships and subscriptions	650.00
EF060347	15/06/21	Australia Post	Postage and courier charges	4,594.50
EF060348	15/06/21	Australian Institute of Management WA Ltd	Staff training, development and support	1,032.00
EF060349	15/06/21	Australian Safety Engineers (WA)	Aquatic chemicals and consumables	126.50
EF060350	15/06/21	Avantgarde Technologies Pty Ltd	Professional consultancy services	10,450.00
EF060351	15/06/21	Award Contracting	Construction and civil works technical support	418.00
EF060352	15/06/21	Axiis Contracting Pty Ltd	Parks & gardens contract payments	22,629.20
EF060353	15/06/21	Baileys Fertilisers	Parks & gardens contract payments	1,806.99
EF060354	15/06/21	Balustrading WA Pty Ltd	Construction and civil works payments	5,537.13
EF060355	15/06/21	Be Media Group Pty Ltd	Marketing and promotional material	3,480.00
EF060356	15/06/21	Benara Nurseries	Parks & gardens plants and trees	3,761.00
EF060357	15/06/21	Bepassey Nominees Pty Ltd T/A Beacon Equipment	Plant and vehicle parts and materials	118.35
EF060358	15/06/21	Blackwoods Atkins	Staff uniforms and protective equipment	2,437.20
EF060359	15/06/21	BOC Limited	Medical services and materials	216.23
EF060360	15/06/21	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	1,157.83
EF060361	15/06/21	Boyan Electrical Services	Construction and civil works payments	23,314.80
EF060362	15/06/21	Brook & Marsh Pty Ltd	Parks & gardens contract payments	4,840.00
EF060363	15/06/21	Bucher Municipal Pty Ltd	Construction and civil works tools and materials	69.22
EF060364	15/06/21	Bunnings Group Ltd	Parks & gardens materials	305.14
EF060365	15/06/21	BW Tribal Pty Ltd	Staff uniforms and protective equipment	484.95
EF060366	15/06/21	Cai Fences	Parks & gardens contract payments	764.50
EF060367	15/06/21	Capital Recycling	Tipping Fee	1,560.68
EF060368	15/06/21	Chared Holding Pty Ltd T/A Battery World Morley	Building supplies and hardware	175.00
EF060369	15/06/21	Charter Plumbing and Gas	Building maintenance and services	15,130.06
EF060370	15/06/21	Cherry Court Vet Clinic	Animal supplies & services	55.00
EF060371	15/06/21	Cleanaway	Waste collection and hygiene services	5,152.17
EF060372	15/06/21	Cleantex Pty Ltd	Plant and vehicle parts and materials	1,077.29
EF060373	15/06/21	Contra-flow Pty Ltd	Traffic management	22,341.75

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<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF060374	15/06/21	Cornerstone Legal	Legal expenses and court costs	2,849.91
EF060375	15/06/21	Corsign WA Pty Ltd	Minor Equipment Purchase	1,523.50
EF060376	15/06/21	Stihl Shop Osborne Park	Plant and vehicle parts and materials	1,415.80
EF060377	15/06/21	Curate Arts Incorporated	Grants & funding	4,552.00
EF060378	15/06/21	CVC Linemarking	Construction and civil works payments	2,889.04
EF060379	15/06/21	Daniel Barber	Staff allowances and reimbursements	123.56
EF060380	15/06/21	David Gray & Co Pty Ltd	Environmental services & supplies	602.25
EF060381	15/06/21	Decipha Pty Ltd	Postage and courier charges	1,209.68
EF060382	15/06/21	Department of Transport - Vehicle Search	Vehicle searches	387.70
EF060383	15/06/21	Diana Kudsee	Youth and seniors community activities	220.00
EF060384	15/06/21	Dimoff Engineering	Building supplies and hardware	4,934.24
EF060385	15/06/21	Direct Communications Pty Ltd	Equipment purchases	1,166.00
EF060386	15/06/21	Domus Nursery	Parks & gardens plants and trees	10,065.99
EF060387	15/06/21	Dowsing Concrete	Construction and civil works tools and materials	20,317.86
EF060388	15/06/21	DVA Logistics	Equipment purchases	3,190.00
EF060389	15/06/21	E Fire & Safety	Fire suppression and alarm monitoring	5,996.65
EF060390	15/06/21	Eastern Metropolitan Regional Council	Waste collection and hygiene services	19,034.10
EF060391	15/06/21	Ellenby Tree Farm	Parks & gardens plants and trees	19,794.50
EF060392	15/06/21	Environment House Inc	Environmental services & supplies	3,500.00
EF060393	15/06/21	Environmental Health Australia (WA) Inc	Licence and permit renewal	2,610.00
EF060394	15/06/21	Environmental Industries Pty Ltd	Parks & gardens contract payments	2,123.00
EF060395	15/06/21	Environmental Test Solutions Pty Ltd	Parks & gardens contract payments	11,242.00
EF060396	15/06/21	Ergolink	Minor Equipment Purchase	164.50
EF060397	15/06/21	Es2 Pty Ltd	IT network maintenance	22,252.22
EF060398	15/06/21	Evenflow Irrigation	Equipment hire	2,860.00
EF060399	15/06/21	Exteria	Construction and civil works payments	9,588.70
EF060400	15/06/21	Farmarama Pty Ltd	Parks & gardens materials	54,738.20
EF060401	15/06/21	Finespun Pty Ltd	Sitting Fee	467.50
EF060402	15/06/21	Fire & Emergency Services Authority of WA	Emergency Services Levy	950,064.05
EF060403	15/06/21	Flexi Staff	Labour hire and temporary replacement	1,616.47
EF060404	15/06/21	Forestvale Trees Pty Ltd	Parks & gardens materials	2,123.00
EF060405	15/06/21	Fuel Distributors of WA Pty Ltd	Fuel and oil	2,221.32
EF060406	15/06/21	Future Institute of Australia Pty Ltd	Staff training, development and support	16,500.00
EF060407	15/06/21	Galaxy 42 Pty Ltd	Professional consultancy services	10,230.00
EF060408	15/06/21	Galleria Toyota	Plant and vehicle repairs	2,102.00
EF060409	15/06/21	Galvins Plumbing Supplies	Construction and civil works tools and materials	2,973.11
EF060410	15/06/21	Geoff's Tree Service Pty Ltd	Parks & gardens tree pruning & assoc. services	12,527.59
EF060411	15/06/21	GFG Consulting	Professional consultancy services	14,874.62
EF060412	15/06/21	GFG Temporary Assist	Labour hire and temporary replacement	7,700.00
EF060413	15/06/21	GHD Pty Ltd	Audit services	49,428.50
EF060414	15/06/21	GP Environmental Solutions	Parks & gardens materials	4,235.00
EF060415	15/06/21	HA Hire Pty Ltd T/A Hospitality Accessories	Functions and events site setup expenses	78.41
EF060416	15/06/21	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	10,151.86
EF060417	15/06/21	Hickey Constructions Pty Ltd	Building maintenance and services	20,855.49
EF060418	15/06/21	Hydro Flow Pty Ltd	Building maintenance and services	365.07
EF060419	15/06/21	ID Fleet Hire	Equipment hire	80.00
EF060420	15/06/21	IRP Pty Ltd	Labour hire and temporary replacement	3,635.28
EF060421	15/06/21	Jack Brickpaving & Reinstating Pty Ltd	Construction and civil works payments	2,200.00
EF060422	15/06/21	James Bennett Pty Ltd	Book purchases	133.12
EF060423	15/06/21	Janelle Easthope	Staff allowances and reimbursements	211.90
EF060424	15/06/21	JB Hi-Fi Group Pty Ltd	Environmental services & supplies	6,269.00
EF060425	15/06/21	The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	9,068.92
EF060426	15/06/21	Juicebox Creative Pty Ltd	Publications	3,918.75
EF060427	15/06/21	Kee Surfacing Pty Ltd	Construction and civil works payments	12,325.48
EF060428	15/06/21	K-Line Fencing Group	Fencing	9,889.00
EF060429	15/06/21	KLMedia Pty Ltd T/A All Access Australasia	Library book stock and materials	1,344.78
EF060430	15/06/21	KS Black Pty Ltd	Parks & gardens reticulation repairs & upgrades	14,113.00
EF060431	15/06/21	LD Total	Parks & gardens materials	50,845.42
EF060432	15/06/21	LGConnect Pty Ltd	Professional consultancy services	8,167.50
EF060433	15/06/21	LGISWA	Insurance premium	259,681.40
EF060434	15/06/21	Living Turf	Parks & gardens materials	37,691.50
EF060435	15/06/21	M & B Sales Pty Ltd	Building supplies and hardware	556.99
EF060436	15/06/21	M & M ACM Services	Environmental services & supplies	185.00
EF060437	15/06/21	Mader Contracting Pty Ltd	Labour hire and temporary replacement	1,237.50
EF060438	15/06/21	Marketforce Pty Ltd	Advertising public notices	4,986.83
EF060439	15/06/21	Martins Trailer Parts	Plant and vehicle parts and materials	69.17
EF060440	15/06/21	Matthew Vaslav Jelonek	Marketing and promotional material	368.50
EF060441	15/06/21	Max J & Michelle J Laurent	Photography / Video Production	1,300.00
EF060442	15/06/21	Maxwell Robinson & Phelps	Environmental services & supplies	1,595.00
EF060443	15/06/21	May McGuire (Whadjuk Aboriginal Elder)	Functions and events entertainment expenses	1,300.00
EF060444	15/06/21	McInerney Ford	Plant and vehicle repairs	800.00

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Payments				\$
EF060445	15/06/21	McIntosh Holdings Pty Ltd	Plant and vehicle repairs	6,103.21
EF060446	15/06/21	McLeods	Legal expenses and court costs	2,554.75
EF060447	15/06/21	Menchetti Consolidated Pty Ltd	Construction and civil works payments	5,445.00
EF060448	15/06/21	Meta Maya Group Pty Ltd	Environmental testing and sampling	38.50
EF060449	15/06/21	Metro Motors	Plant and vehicle repairs	319.00
EF060450	15/06/21	Metropolitan Migrant Resource Centre Inc	Parks & gardens contract payments	770.00
EF060451	15/06/21	Michael Page	Labour hire and temporary replacement	3,385.80
EF060452	15/06/21	Microchips Australia Pty Ltd	Minor Equipment Purchase	192.30
EF060453	15/06/21	MicroWay	Staff training, development and support	1,800.04
EF060454	15/06/21	Millreef Holdings Pty Ltd T/A Classic Hire	Equipment hire	532.40
EF060455	15/06/21	MKDC	Professional consultancy services	6,957.50
EF060456	15/06/21	Morley Mower Centre	Minor Equipment Purchase	15,749.75
EF060457	15/06/21	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks & gardens tree pruning & assoc. services	48,410.45
EF060458	15/06/21	Nationwide Training Pty Ltd	Staff training, development and support	466.00
EF060459	15/06/21	Nudge Foundation Ltd	Trainee	550.00
EF060460	15/06/21	Octagon Lifts Pty Ltd	Building maintenance and services	437.80
EF060461	15/06/21	Orbit Health & Fitness Solutions	Aquatic chemicals and consumables	4,356.00
EF060462	15/06/21	Perdaman Global Services	Professional consultancy services	430.08
EF060463	15/06/21	Perth Material Blowing Pty Ltd	Parks & gardens contract payments	17,835.53
EF060464	15/06/21	Poolshop Online Pty Ltd	Aquatic chemicals and consumables	1,017.50
EF060465	15/06/21	Perth Recruitment Services	Labour hire and temporary replacement	5,153.66
EF060466	15/06/21	Perth Sail Shades & Umbrellas	Parks & gardens materials	33,462.00
EF060467	15/06/21	Pet City Morley	Animal supplies & services	420.88
EF060468	15/06/21	Pirtek Malaga	Plant and vehicle parts and materials	382.34
EF060469	15/06/21	Planrite	Parks & gardens plants and trees	2,711.04
EF060470	15/06/21	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	2,420.00
EF060471	15/06/21	Pr Power Pty Ltd	Labour hire and temporary replacement	536.83
EF060472	15/06/21	Precision Carpets	Building maintenance and services	754.16
EF060473	15/06/21	Prestige Property Maintenance Pty Ltd	Parks & gardens contract payments	45,362.39
EF060474	15/06/21	Priority Fire and Safety	Fire suppression and alarm monitoring	440.00
EF060475	15/06/21	Product Recovery Industries Pty Ltd	Tipping Fee	2,046.00
EF060476	15/06/21	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	2,364.38
EF060477	15/06/21	Pro-Lamps Pty Ltd	Building supplies and hardware	71.50
EF060478	15/06/21	Quality Press	Printing and graphic design expenses	585.20
EF060479	15/06/21	Redimed Pty Ltd	Medical services and materials	583.00
EF060480	15/06/21	Relationships Australia Western Australia	Youth and seniors community activities	90.00
EF060481	15/06/21	Rentokil Initial Pty Ltd	Building maintenance and services	1,531.26
EF060482	15/06/21	Repco	Plant and vehicle parts and materials	2,887.65
EF060483	15/06/21	Rise Energy Services Pty Ltd	Equipment Maintenance	18,850.00
EF060484	15/06/21	Westbooks	Book purchases	42.45
EF060485	15/06/21	Rosmech	Plant and vehicle repairs	1,306.63
EF060486	15/06/21	Roy Gripske & Sons Pty Ltd	Minor Equipment Purchase	1,566.45
EF060487	15/06/21	Rubek Automatic Doors	Building maintenance and services	4,184.95
EF060488	15/06/21	Science Alive	Youth and seniors community activities	275.00
EF060489	15/06/21	Shane McCarthy	Youth and seniors community activities	360.00
EF060490	15/06/21	Show Travel Film Services International T/A ISG-Fresh	Functions and events catering expenses	114.40
EF060491	15/06/21	Sigma Chemicals	Aquatic chemicals and consumables	134.20
EF060492	15/06/21	Signbiz WA	Signage and banners	6,952.00
EF060493	15/06/21	Sonic Health Plus Pty Ltd	Medical services and materials	71.50
EF060494	15/06/21	South Beach Echo Trust	Functions and events entertainment expenses	715.00
EF060495	15/06/21	Sports Turf Technology Pty Ltd	Parks & gardens contract payments	21,181.71
EF060496	15/06/21	Statewide Cleaning Supplies Pty Ltd	Minor Equipment Purchase	4,062.50
EF060497	15/06/21	Steve's Sand Sifting for Playground Services	Parks & gardens contract payments	3,250.67
EF060498	15/06/21	Stiles Electrical & Communication Svcs P/L	Parks & gardens contract payments	10,815.75
EF060499	15/06/21	Stratagreen	Parks & gardens materials	1,302.84
EF060500	15/06/21	Stratco Pty Ltd	Building supplies and hardware	91.41
EF060501	15/06/21	Studio 281	Grants & funding	1,500.00
EF060502	15/06/21	Swan Towing Services	Vehicle towing	739.75
EF060503	15/06/21	Synnott Mulholland Management Services Pty Ltd	Professional consultancy services	6,578.00
EF060504	15/06/21	T J Depiazzi & Sons	Parks & gardens materials	28,616.82
EF060505	15/06/21	Tangent Nominees Pty Ltd T/A Summit Homes	Refund residential verge deposit	1,456.70
EF060506	15/06/21	The O'Grady Family Trust T/A Efficient Site Services	Parks & gardens materials	37,325.15
EF060507	15/06/21	The Trustee for the Dzodzoz Family Trust	Parks & gardens contract payments	12,273.25
EF060508	15/06/21	Thrifty Car Rentals	Equipment hire	1,407.12
EF060509	15/06/21	Toll Transport Pty Ltd	Postage and courier charges	515.90
EF060510	15/06/21	Total Packaging (WA) Pty Ltd	Environmental services & supplies	7,550.40
EF060511	15/06/21	Town Team Movement	Community engagement framework	4,581.50
EF060512	15/06/21	T-Quip	Plant and vehicle repairs	1,079.00
EF060513	15/06/21	Trisley Hydraulic Services Pty Ltd	Aquatic maintenance and services	1,119.25
EF060514	15/06/21	Truck Centre WA Pty Ltd	Plant and vehicle parts and materials	435.19
EF060515	15/06/21	Marquee Magic	Functions and events site setup expenses	506.00

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<i>Payments</i>				<i>\$</i>
EF060516	15/06/21	Veev Group P/L	Audit services	8,250.00
EF060517	15/06/21	Viking Rentals	Cleaning services	586.52
EF060518	15/06/21	Vinsan Contracting Pty Ltd	Refund residential verge deposit	308.40
EF060519	15/06/21	W & D Robertson Investments Pty Ltd	Recreation and gymnasium equipment	13,976.30
EF060520	15/06/21	WA Premix	Parks & gardens materials	7,230.07
EF060521	15/06/21	WA Pump Control Systems Pty Ltd	Parks & gardens contract payments	773.30
EF060522	15/06/21	Wanneroo Agricultural Machinery	Plant and vehicle parts and materials	1,109.60
EF060523	15/06/21	Wattleup Tractors	Plant and vehicle parts and materials	866.26
EF060524	15/06/21	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	4,062.34
EF060525	15/06/21	Weskerb Pty Ltd	Construction and civil works tools and materials	3,825.25
EF060526	15/06/21	West Coast Turf	Parks & gardens contract payments	19,606.73
EF060527	15/06/21	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	1,172.55
EF060528	15/06/21	West-Sure Group Pty Ltd	Fees and charges	1,932.37
EF060529	15/06/21	William Buck Consulting (WA) Pty Ltd	Professional consultancy services	8,448.00
EF060530	15/06/21	Winc Australia Pty Ltd	Office stationery and consumables	810.33
EF060531	15/06/21	Woodlands Distributors & Agencies	Depot stores and consumables	466.18
EF060532	15/06/21	Zircodata Pty Ltd	Document management and archiving	295.14
EF060533	18/06/21	Global Edge Marketing Pty Ltd T/A Soil4ce	Parks & gardens materials	22,880.00
EF060534	21/06/21	A1 Locksmiths	Key / Lock Services	1,022.50
EF060535	21/06/21	AAAC Towing Pty Ltd	Vehicle towing	187.00
EF060536	21/06/21	Acclaimed Catering	Functions and events catering expenses	1,537.80
EF060537	21/06/21	Ahern Australia Pty Ltd	Equipment purchases	119,955.00
EF060538	21/06/21	Air Liquide Australia Ltd	Equipment hire	129.20
EF060539	21/06/21	Commercial Air Solutions	Building maintenance and services	1,705.00
EF060540	21/06/21	ALS Library Services	Book purchases	113.03
EF060541	21/06/21	Amgrow Australia Pty Ltd	Parks & gardens materials	1,415.70
EF060542	21/06/21	Aspire Performance Training Pty Ltd	Trainee	1,316.25
EF060543	21/06/21	ATC Work Smart	Trainee	175.59
EF060544	21/06/21	Australian Services Union	Payroll Payments	282.90
EF060545	21/06/21	Commissioner of Taxation	Payroll Payments	249,771.00
EF060546	21/06/21	Avantgarde Technologies Pty Ltd	IT network maintenance	41,804.70
EF060547	21/06/21	Award Contracting	Youth and seniors community activities	1,078.00
EF060548	21/06/21	BCJ Plastic Products	Building supplies and hardware	489.72
EF060549	21/06/21	Blackwoods Atkins	Staff uniforms and protective equipment	1,901.61
EF060550	21/06/21	BOC Limited	Depot stores and consumables	34.86
EF060551	21/06/21	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	401.83
EF060552	21/06/21	Boyan Electrical Services	Parks & gardens contract payments	8,679.29
EF060553	21/06/21	Bridgestone Aust Ltd	Plant and vehicle repairs	273.00
EF060554	21/06/21	Bucher Municipal Pty Ltd	Plant and vehicle parts and materials	1,176.64
EF060555	21/06/21	Bunnings Group Ltd	Parks & gardens materials	3,093.16
EF060556	21/06/21	Burswood Investments Pty Ltd T/A Maylands IGA	Youth and seniors community activities	151.64
EF060557	21/06/21	Capital Recycling	Tipping Fee	1,960.20
EF060558	21/06/21	Chemwest	Parks & gardens materials	1,635.00
EF060559	21/06/21	Children's Book Council of Australia WA Branch Inc.	Youth and seniors community activities	262.00
EF060560	21/06/21	City of Swan	Legal expenses and court costs	7,882.68
EF060561	21/06/21	Clarity Corporate Communications Pty Ltd	Marketing and promotional material	1,188.00
EF060562	21/06/21	CNW Pty Ltd	Building supplies and hardware	191.70
EF060563	21/06/21	COB - Sundowner Club	Payroll Payments	84.00
EF060564	21/06/21	Contra-flow Pty Ltd	Traffic management	38,424.06
EF060565	21/06/21	Cosmag Pty Ltd T/A Kennedys Tree Services	Parks & gardens contract payments	8,910.00
EF060566	21/06/21	Telford Industries	Aquatic chemicals and consumables	445.50
EF060567	21/06/21	Child Support Agency	Payroll Payments	943.99
EF060568	21/06/21	Stihl Shop Osborne Park	Plant and vehicle repairs	3,186.30
EF060569	21/06/21	Curost Milk Supply	Food & Drinks	736.80
EF060570	21/06/21	CVC Linemarking	Construction and civil works payments	3,429.80
EF060571	21/06/21	David Gray & Co Pty Ltd	Pest control	602.25
EF060572	21/06/21	Diana Kudsee	Youth and seniors community activities	160.00
EF060573	21/06/21	Dimoff Engineering	Parks & gardens contract payments	2,467.12
EF060574	21/06/21	Domus Nursery	Parks & gardens plants and trees	3,792.64
EF060575	21/06/21	Dowsing Concrete	Construction and civil works tools and materials	16,946.28
EF060576	21/06/21	DS Group	Furniture purchases	32,312.50
EF060577	21/06/21	E Fire & Safety	Fire suppression and alarm monitoring	17,944.30
EF060578	21/06/21	E2 Young Engineers GM Perth	Youth and seniors community activities	400.00
EF060579	21/06/21	Eastside Concrete	Parks & gardens contract payments	4,857.60
EF060580	21/06/21	Ellenby Tree Farm	Parks & gardens plants and trees	15,328.50
EF060581	21/06/21	Engtech (Aust) Pty Ltd	OSH Equipment	6,374.50
EF060582	21/06/21	Ergolink	Equipment Maintenance	424.69
EF060583	21/06/21	Evenflow Irrigation	Construction and civil works payments	352.00
EF060584	21/06/21	Exetel	IT network maintenance	1,250.00
EF060585	21/06/21	Eyeline Australia Pty Ltd	Youth and seniors community activities	345.68
EF060586	21/06/21	Fit for Life Exercise Physiology	Youth and seniors community activities	480.00

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Payments				\$
EF060587	21/06/21	Flexi Staff	Labour hire and temporary replacement	1,388.18
EF060588	21/06/21	Forpark Australia	Parks & gardens contract payments	432.52
EF060589	21/06/21	Fuel Distributors of WA Pty Ltd	Fuel and oil	29,768.52
EF060590	21/06/21	Galvins Plumbing Supplies	Parks & gardens materials	9,073.16
EF060591	21/06/21	Gemtek Group Pty Ltd	Plant and vehicle repairs	478.50
EF060592	21/06/21	Geoff's Tree Service Pty Ltd	Parks & gardens tree pruning & assoc. services	12,891.28
EF060593	21/06/21	GFG Consulting	Professional consultancy services	355.16
EF060594	21/06/21	Globe Australia Pty Ltd	Parks & gardens materials	1,248.50
EF060595	21/06/21	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	3,159.42
EF060596	21/06/21	Health Insurance Fund of WA	Payroll Payments	356.85
EF060597	21/06/21	Hospital Benefit Fund of WA	Payroll Payments	1,174.81
EF060598	21/06/21	International Association For Public Participation	Fees and charges	192.50
EF060599	21/06/21	IRP Pty Ltd	Labour hire and temporary replacement	1,615.68
EF060600	21/06/21	Irrigation Australia Ltd	Licence and permit renewal	714.00
EF060601	21/06/21	IWM (PBH) Pty Ltd t/a Perth Bin Hire	Waste collection and hygiene services	1,275.35
EF060602	21/06/21	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	3,590.80
EF060603	21/06/21	Jag Demolition	Refund residential verge deposit	1,400.00
EF060604	21/06/21	Jenny Millman	Youth and seniors community activities	55.00
EF060605	21/06/21	The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	13,459.00
EF060606	21/06/21	Kelly Hall	Staff allowances and reimbursements	155.39
EF060607	21/06/21	Kit Stasia Prendergast	Parks & gardens contract payments	250.00
EF060608	21/06/21	Kmart Australia Limited	Animal supplies & services	243.00
EF060609	21/06/21	KS Black Pty Ltd	Parks & gardens contract payments	1,168.75
EF060610	21/06/21	Landgate	Gross rental valuation charges	540.84
EF060611	21/06/21	Lee Syminton Architects	Sitting Fee	467.50
EF060612	21/06/21	Leighton O'Brien Field Services Pty Ltd	Professional consultancy services	7,136.25
EF060613	21/06/21	LGConnect Pty Ltd	Professional consultancy services	8,538.75
EF060614	21/06/21	Life Active Podiatry	Podiatry services and materials	405.00
EF060615	21/06/21	Living Turf	Parks & gardens materials	6,630.80
EF060616	21/06/21	M P Rogers & Associates Pty Ltd	Professional consultancy services	2,550.78
EF060617	21/06/21	Maddington Concrete Products Pty Ltd	Construction and civil works tools and materials	264.00
EF060618	21/06/21	Mader Contracting Pty Ltd	Labour hire and temporary replacement	3,960.00
EF060619	21/06/21	Marawar Pty Ltd	Parks & gardens contract payments	5,052.98
EF060620	21/06/21	Marketforce Pty Ltd	Advertising public notices	439.08
EF060621	21/06/21	Martins Trailer Parts	Plant and vehicle parts and materials	130.87
EF060622	21/06/21	McLeods	Legal expenses and court costs	44,356.08
EF060623	21/06/21	Menchetti Consolidated Pty Ltd	Parks & gardens contract payments	190,012.52
EF060624	21/06/21	Vic's Smash Repairs	Plant and vehicle repairs	640.59
EF060625	21/06/21	Meta Maya Group Pty Ltd	Environmental testing and sampling	38.50
EF060626	21/06/21	Michael Page	Labour hire and temporary replacement	1,269.68
EF060627	21/06/21	Morley Noranda Recreation Club Inc	Venue hire	60.00
EF060628	21/06/21	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks & gardens tree pruning & assoc. services	25,331.90
EF060629	21/06/21	Natural Area Holdings Pty Ltd	Parks & gardens contract payments	2,299.00
EF060630	21/06/21	Nestle Australia	Minor Equipment Purchase	126.50
EF060631	21/06/21	New Look Drycleaners & Laundry Service	Cleaning services	524.15
EF060632	21/06/21	Officeworks	Office stationery and consumables	15.00
EF060633	21/06/21	Perth Material Blowing Pty Ltd	Parks & gardens contract payments	28,664.02
EF060634	21/06/21	Poolshop Online Pty Ltd	Aquatic chemicals and consumables	2,540.67
EF060635	21/06/21	Perth Recruitment Services	Labour hire and temporary replacement	3,833.97
EF060636	21/06/21	Pet City Morley	Animal supplies & services	949.50
EF060637	21/06/21	Philip Gresley	Sitting Fee	700.00
EF060638	21/06/21	Plantrite	Parks & gardens materials	2,586.64
EF060639	21/06/21	Polymedic Pty Ltd	Aquatic maintenance and services	1,025.86
EF060640	21/06/21	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	2,191.20
EF060641	21/06/21	Prestige Property Maintenance Pty Ltd	Parks & gardens contract payments	6,602.92
EF060642	21/06/21	Product Recovery Industries Pty Ltd	Tipping Fee	132.00
EF060643	21/06/21	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	3,501.04
EF060644	21/06/21	Promolab	Marketing and promotional material	1,669.25
EF060645	21/06/21	Red Spear Pty Ltd	Functions and events site setup expenses	1,320.00
EF060646	21/06/21	Repco	Plant and vehicle parts and materials	626.99
EF060647	21/06/21	Ricoh Australia Pty Ltd	Photocopying contract charges	1,107.08
EF060648	21/06/21	Robyn Brown	Marketing and promotional material	1,500.00
EF060649	21/06/21	Westbooks	Book purchases	116.84
EF060650	21/06/21	Rubek Automatic Doors	Building maintenance and services	8,669.10
EF060651	21/06/21	Savills Project Management Pty Ltd	Professional consultancy services	9,820.80
EF060652	21/06/21	Show Travel Film Services International T/A ISG-Fresh	Functions and events catering expenses	521.13
EF060653	21/06/21	Sigma Chemicals	Aquatic chemicals and consumables	554.40
EF060654	21/06/21	Slater Gartrell Sports	Parks & gardens contract payments	1,424.98
EF060655	21/06/21	Sonic Health Plus Pty Ltd	Medical services and materials	143.00
EF060656	21/06/21	Speedo Australia Pty Ltd	Minor Equipment Purchase	1,073.60
EF060657	21/06/21	Sportsworld of WA	Kiosk stock	1,485.00

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Payments				\$
EF060658	21/06/21	Sprayline Spraying Equipment	Parks & gardens materials	98.68
EF060659	21/06/21	Stratagreen	Parks & gardens materials	2,154.87
EF060660	21/06/21	Sussex Industries Pty Ltd	Parks & gardens materials	157.00
EF060661	21/06/21	Swan Towing Services	Vehicle towing	198.00
EF060662	21/06/21	T J Depiazzi & Sons	Parks & gardens materials	19,385.80
EF060663	21/06/21	The O'Grady Family Trust T/A Efficient Site Services	Parks & gardens materials	39,940.45
EF060664	21/06/21	Tomato & Basil Pizzeria	Functions and events catering expenses	51.00
EF060665	21/06/21	TPG Telecom	IT network maintenance	8,627.30
EF060666	21/06/21	True Blue Aussie Gardener	Environmental services & supplies	839.28
EF060667	21/06/21	Twins (WA) Pty Ltd	Functions and events catering expenses	1,717.00
EF060668	21/06/21	Urban Resources Pty Ltd	Parks & gardens materials	1,476.93
EF060669	21/06/21	Vaughn J McGuire	Functions and events entertainment expenses	550.00
EF060670	21/06/21	Veridian Trust T/A Magoo IT	Youth and seniors community activities	1,200.00
EF060671	21/06/21	WA Hino Sales and Service	Plant and vehicle parts and materials	122.99
EF060672	21/06/21	WA Police Service	Volunteer reimbursements and expenses	16.70
EF060673	21/06/21	WA Premix	Construction and civil works tools and materials	1,731.40
EF060674	21/06/21	WA Pump Control Systems Pty Ltd	Parks & gardens contract payments	1,009.59
EF060675	21/06/21	LGRCEU	Payroll Payments	881.50
EF060676	21/06/21	Walcott Industries Pty Ltd	Building maintenance and services	102,575.00
EF060677	21/06/21	Walkers Pest Management Lawn & Garden Services	Pest control	2,915.00
EF060678	21/06/21	Wanneroo Agricultural Machinery	Plant and vehicle parts and materials	457.60
EF060679	21/06/21	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	2,243.41
EF060680	21/06/21	Western Resource Recovery	Parks & gardens contract payments	440.00
EF060681	21/06/21	William Buck Consulting (WA) Pty Ltd	Audit services	528.00
EF060682	21/06/21	Winc Australia Pty Ltd	Minor Equipment Purchase	3,223.29
EF060683	21/06/21	Wind Stable Umbrellas Pty Ltd	Minor Equipment Purchase	7,275.59
EF060684	21/06/21	Work Clobber	Staff uniforms and protective equipment	369.60
EF060685	21/06/21	Workpower Inc	Parks & gardens contract payments	10,696.62
EF060686	21/06/21	Morley Sport & Recreation Centre	Venue hire	207.00
EF060687	21/06/21	Zenien	Equipment Maintenance	5,465.83
EF060688	23/06/21	33 Slade Pty Ltd	Refund rates overpayment	354.34
EF060689	23/06/21	8 Hadrill Street Bayswater Pty Ltd	Refund rates overpayment	1,077.64
EF060690	23/06/21	Alinta Gas	Gas usage charges	388.50
EF060691	23/06/21	Amanda J Reynolds	Refund rates overpayment	190.16
EF060692	23/06/21	Anthony Di Angelo	Refund rates overpayment	1,070.88
EF060693	23/06/21	Antonio Falcone	Refund rates overpayment	670.20
EF060694	23/06/21	Bayswater City Saints Netball Club	Grants & funding	50.00
EF060695	23/06/21	Bayswater State Emergency Services	Grants & funding	2,200.00
EF060696	23/06/21	Blueprint Homes (WA) Pty Ltd	Refund residential verge deposit	1,400.00
EF060697	23/06/21	Byrne Service	Refund rates overpayment	37.35
EF060698	23/06/21	Cancer Council WA	Community engagement framework	2,049.00
EF060699	23/06/21	Coetzer Family Trust	Refund rates overpayment	1,549.60
EF060700	23/06/21	Conor & Kristen Magee	Refund residential verge deposit	1,400.00
EF060701	23/06/21	Dan White	Refund health centre memberships	171.31
EF060702	23/06/21	Divya Sharma	Refund bond	500.00
EF060703	23/06/21	Forster Superannuation Fund	Refund rates overpayment	441.20
EF060704	23/06/21	Giovanni Di Candilo	Refund rates overpayment	44,249.45
EF060705	23/06/21	Greg Hesford	Refund health centre memberships	38.46
EF060706	23/06/21	Helping Minds Limited	Refund bond	550.00
EF060707	23/06/21	Housing Authority	Refund rates overpayment	3,637.94
EF060708	23/06/21	Imara Holdings Pty Ltd	Refund rates overpayment	2,228.97
EF060709	23/06/21	John & Vanessa Warden	Refund rates overpayment	480.79
EF060710	23/06/21	John Murray	Refund rates overpayment	1,551.47
EF060711	23/06/21	JPM Nominees	Refund rates overpayment	3,399.10
EF060712	23/06/21	Kanj Family Trust	Refund rates overpayment	2,210.63
EF060713	23/06/21	Kate Fandry	Grants & funding	4,000.00
EF060714	23/06/21	Kellie and Zane Randell	Refund rates overpayment	1,395.30
EF060715	23/06/21	Kimberly Vuong & Kyle Daniel Todd	Refund rates overpayment	4,410.99
EF060716	23/06/21	KM & MJ Bowker	Refund rates overpayment	421.73
EF060717	23/06/21	LAD Property Investments	Refund rates overpayment	1,331.74
EF060718	23/06/21	Major Loss Builders	Refund residential verge deposit	1,400.00
EF060719	23/06/21	Mapleton Holdings Pty Ltd	Refund rates overpayment	664.17
EF060720	23/06/21	Markovic Developments	Refund rates overpayment	704.50
EF060721	23/06/21	Michelle L Hanvey	Refund rates overpayment	768.27
EF060722	23/06/21	Mohamed Dihishi	Refund bond	250.00
EF060723	23/06/21	Nathan Linthorne	Staff allowances and reimbursements	85.44
EF060724	23/06/21	Nitin Satani	Refund residential verge deposit	1,400.00
EF060725	23/06/21	Raffaele Dichiera	Refund residential verge deposit	1,400.00
EF060726	23/06/21	Redink Homes Pty Ltd	Refund residential verge deposit	1,400.00
EF060727	23/06/21	Robert Johnston	Refund residential verge deposit	460.00
EF060728	23/06/21	Selvam Ponnusamy	Refund rates overpayment	366.68

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<i>Payments</i>				<i>\$</i>
EF060729	23/06/21	Serene Khoo	Refund bond	550.00
EF060730	23/06/21	Steavale Pty Ltd	Refund rates overpayment	456.61
EF060731	23/06/21	Telstra	Office telephone and communication expenses	20,767.48
EF060732	23/06/21	Tizzano C G	Refund health centre memberships	40.64
EF060733	23/06/21	Turnill Pty Ltd	Refund development application fee	147.00
EF060734	23/06/21	Van Barbers Holdings Pty Ltd	Refund rates overpayment	626.96
EF060735	23/06/21	Vinh Trinh	Refund rates overpayment	321.39
EF060736	23/06/21	Wesfarmers Kleenheat Gas Pty Ltd	Gas usage charges	15,391.35
EF060737	23/06/21	West-Sure Group Pty - Petty Cash	Petty cash reimbursement	856.15
EF060738	28/06/21	McKenna B	Councillor allowances and reimbursements	8,743.86
EF060739	28/06/21	Catherine Ehrhardt	Councillor allowances and reimbursements	8,743.86
EF060740	28/06/21	Daniel Bull	Councillor allowances and reimbursements	35,073.30
EF060741	28/06/21	Elli Petersen-Pik	Councillor allowances and reimbursements	8,743.86
EF060742	28/06/21	Filomena Piffaretti	Councillor allowances and reimbursements	14,339.08
EF060743	28/06/21	Giorgia Johnson	Councillor allowances and reimbursements	8,743.86
EF060744	28/06/21	Lorna J Clarke	Councillor allowances and reimbursements	8,743.86
EF060745	28/06/21	Michelle Louise Sutherland	Councillor allowances and reimbursements	8,743.86
EF060746	28/06/21	Stephanie Gray	Councillor allowances and reimbursements	8,743.86
EF060747	28/06/21	Sally Palmer	Councillor allowances and reimbursements	8,743.86
EF060748	28/06/21	Steven George Ostaszewskyj	Councillor allowances and reimbursements	8,743.86
EF060751	29/06/21	A D'Onofrio	Citizenship expenses	200.00
EF060752	29/06/21	A1 Locksmiths	Key / Lock Services	1,202.25
EF060753	29/06/21	Acclaimed Catering	Functions and events catering expenses	1,927.20
EF060754	29/06/21	Adapt-A-Lift Group Pty Ltd	Equipment purchases	43,172.80
EF060755	29/06/21	Advance Press	Printing and graphic design expenses	902.00
EF060756	29/06/21	Adventure Kids Entertainment	Youth and seniors community activities	2,125.00
EF060757	29/06/21	Agentur Pty Ltd	Conference expenses	799.00
EF060758	29/06/21	Commercial Air Solutions	Building maintenance and services	2,125.97
EF060759	29/06/21	ALS Library Services	Book purchases	15.19
EF060760	29/06/21	AMS Installation & Maintenance Solutions WA	Building supplies and hardware	9,604.82
EF060761	29/06/21	Andrew Jesse Teo	Youth and seniors community activities	240.00
EF060762	29/06/21	Animal Care Equipment & Services (Australia) P/L	Animal supplies & services	763.72
EF060763	29/06/21	Anthony McKenna T/A Tonys Auto Electrics	Plant and vehicle parts and materials	1,050.50
EF060764	29/06/21	Apac Aid Incorporated	Parks & gardens contract payments	4,400.00
EF060765	29/06/21	Argo All Terrain Vehicles	Plant and vehicle parts and materials	1,611.62
EF060766	29/06/21	ASB Marketing	Minor Equipment Purchase	5,486.25
EF060767	29/06/21	Asphaltech Pty Ltd	Construction and civil works payments	40,258.68
EF060768	29/06/21	Assured Group WA Pty Ltd	Civil works design and technical support	660.00
EF060769	29/06/21	ATC Work Smart	Trainee	393.32
EF060770	29/06/21	Avantgarde Technologies Pty Ltd	Information technology minor purchases	1,712.99
EF060771	29/06/21	Birds Eye Media	Photography / Video Production	5,560.50
EF060772	29/06/21	Blackwoods Atkins	Tools and minor plant	976.00
EF060773	29/06/21	Blazon Displays	Marketing and promotional material	527.20
EF060774	29/06/21	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	1,638.47
EF060775	29/06/21	Bridgestone Aust Ltd	Plant and vehicle repairs	1,686.46
EF060776	29/06/21	Brook & Marsh Pty Ltd	Parks & gardens contract payments	880.00
EF060777	29/06/21	Bunnings Group Ltd	Minor Equipment Purchase	8,199.87
EF060778	29/06/21	Cai Fences	Fencing	7,744.00
EF060779	29/06/21	Capital Recycling	Tipping Fee	1,743.94
EF060780	29/06/21	Carol Foley	Youth and seniors community activities	130.00
EF060781	29/06/21	Carramar Resource Industries	Parks & gardens materials	2,475.00
EF060782	29/06/21	Carroll & Richardson - Flagworld P/L	Flags	716.00
EF060783	29/06/21	Charter Plumbing and Gas	Building maintenance and services	575.65
EF060784	29/06/21	CNW Pty Ltd	Building supplies and hardware	4,542.00
EF060785	29/06/21	Contra-flow Pty Ltd	Traffic management	4,888.82
EF060786	29/06/21	Corsign WA Pty Ltd	Signage and banners	6,654.56
EF060787	29/06/21	Stihl Shop Osborne Park	Plant and vehicle parts and materials	241.50
EF060788	29/06/21	Curost Milk Supply	Food & Drinks	325.35
EF060789	29/06/21	CVC Linemarking	Construction and civil works payments	1,766.71
EF060790	29/06/21	Danish Patisserie	Functions and events catering expenses	106.93
EF060791	29/06/21	Department of the Premier and Cabinet	Advertising public notices	3,189.55
EF060792	29/06/21	Detail West	Plant and vehicle parts and materials	120.00
EF060793	29/06/21	Diana Kudsee	Youth and seniors community activities	270.00
EF060794	29/06/21	Dimoff Engineering	Equipment purchases	17,911.42
EF060795	29/06/21	Direct Communications Pty Ltd	IT network maintenance	726.00
EF060796	29/06/21	Dowsing Concrete	Parks & gardens contract payments	132,472.18
EF060797	29/06/21	Dymocks Morley	Book purchases	606.90
EF060798	29/06/21	E Fire & Safety	Parks & gardens contract payments	8,453.78
EF060799	29/06/21	Eastern Metropolitan Regional Council	Waste collection and hygiene services	138,447.07
EF060800	29/06/21	Environmental Test Solutions Pty Ltd	Environmental testing and sampling	11,242.00
EF060801	29/06/21	Exteria	Parks & gardens contract payments	8,536.00

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Payments				\$
EF060802	29/06/21	Felton Industrial Group Pty Ltd	Parks & gardens contract payments	1,379.73
EF060803	29/06/21	Flexi Staff	Labour hire and temporary replacement	55.19
EF060804	29/06/21	Fuel Distributors of WA Pty Ltd	Fuel and oil	13,966.58
EF060805	29/06/21	Galvins Plumbing Supplies	Minor Equipment Purchase	2,161.73
EF060806	29/06/21	GFG Consulting	Professional consultancy services	676.47
EF060807	29/06/21	GFG Temporary Assist	Labour hire and temporary replacement	6,625.00
EF060808	29/06/21	GP Environmental Solutions	Parks & gardens materials	2,200.00
EF060809	29/06/21	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	9,786.42
EF060810	29/06/21	Hodge Collard Preston Architects	Professional consultancy services	3,130.88
EF060811	29/06/21	Image Extra	Minor Equipment Purchase	2,706.00
EF060812	29/06/21	Instant Fence Hire	Fencing	792.00
EF060813	29/06/21	Institute of Public Works Engineering Aust	Staff training, development and support	3,030.00
EF060814	29/06/21	IP Australia	Memberships and subscriptions	800.00
EF060815	29/06/21	IRP Pty Ltd	Labour hire and temporary replacement	1,496.88
EF060816	29/06/21	JB Hi-Fi Group Pty Ltd	Office stationery and consumables	3,348.00
EF060817	29/06/21	Johnson Ta	Signage and banners	170.00
EF060818	29/06/21	The Watershed Water Systems	Parks & gardens reticulation repairs & upgrades	8,713.83
EF060819	29/06/21	Kennards Hire - Malaga	Equipment hire	314.36
EF060820	29/06/21	KLMedia Pty Ltd T/A All Access Australasia	Book purchases	879.58
EF060821	29/06/21	Kmart Australia Limited	Animal supplies & services	519.00
EF060822	29/06/21	KS Black Pty Ltd	Plant and vehicle repairs	15,303.20
EF060823	29/06/21	Kylie Van Der Zee	Printing and graphic design expenses	9,539.84
EF060824	29/06/21	Landfill Gas and Power Pty Ltd	Electricity charges (other than street lighting)	189,866.51
EF060825	29/06/21	LGConnect Pty Ltd	Professional consultancy services	40,560.32
EF060826	29/06/21	Life Active Podiatry	Podiatry services and materials	240.00
EF060827	29/06/21	Lightbase Pty Ltd	Equipment purchases	8,910.00
EF060828	29/06/21	Linemarking WA Pty Ltd	Construction and civil works payments	7,639.50
EF060829	29/06/21	Living Turf	Parks & gardens materials	1,478.40
EF060830	29/06/21	Lucky Nickel Media	Photography / Video Production	330.00
EF060831	29/06/21	Marawar Pty Ltd	Building maintenance and services	80,020.33
EF060832	29/06/21	Marketforce Pty Ltd	Printing and graphic design expenses	27,311.77
EF060833	29/06/21	Martins Trailer Parts	Plant and vehicle parts and materials	231.46
EF060834	29/06/21	Maxwell Robinson & Phelps	Parks & gardens contract payments	3,139.00
EF060835	29/06/21	McInerney Ford	Plant and vehicle repairs	80.18
EF060836	29/06/21	McLeods	Legal expenses and court costs	3,330.01
EF060837	29/06/21	McMullen Nolan Group Pty Ltd	Legal expenses and court costs	660.00
EF060838	29/06/21	Vic's Smash Repairs	Insurance excess	2,000.00
EF060839	29/06/21	Meta Maya Group Pty Ltd	Environmental testing and sampling	962.50
EF060840	29/06/21	Metro Motors	Plant and vehicle repairs	126.50
EF060841	29/06/21	Michael Page	Labour hire and temporary replacement	1,692.90
EF060842	29/06/21	Millreef Holdings Pty Ltd T/A Classic Hire	Equipment hire	1,815.00
EF060843	29/06/21	Morley Canvas	Minor Equipment Purchase	1,650.00
EF060844	29/06/21	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks & gardens tree pruning & assoc. services	42,237.80
EF060845	29/06/21	Nadine Wright Toussaint	Professional consultancy services	5,200.00
EF060846	29/06/21	Nespresso Australia a Division of Nestle Australia Ltd	Staff Amenities	922.00
EF060847	29/06/21	New Look Drycleaners & Laundry Service	Cleaning services	291.50
EF060848	29/06/21	Noranda Veterinary Clinic	Animal supplies & services	55.00
EF060849	29/06/21	Officeworks	Minor Equipment Purchase	289.00
EF060850	29/06/21	Onsolution Pty Ltd	Environmental services & supplies	181.50
EF060851	29/06/21	Perth Material Blowing Pty Ltd	Parks & gardens materials	15,067.74
EF060852	29/06/21	Poolshop Online Pty Ltd	Aquatic chemicals and consumables	1,364.66
EF060853	29/06/21	Perth Recruitment Services	Labour hire and temporary replacement	5,572.43
EF060854	29/06/21	Pet City Morley	Animal supplies & services	411.92
EF060855	29/06/21	Pirtek Malaga	Plant and vehicle repairs	246.80
EF060856	29/06/21	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	9,396.20
EF060857	29/06/21	Pr Power Pty Ltd	Building maintenance and services	2,156.27
EF060858	29/06/21	Prestige Elevators Pty Ltd	Building maintenance and services	1,793.00
EF060859	29/06/21	Priority Fire and Safety	Staff training, development and support	4,400.00
EF060860	29/06/21	Product Recovery Industries Pty Ltd	Tipping Fee	154.00
EF060861	29/06/21	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	5,771.96
EF060862	29/06/21	Promotion Products Pty Ltd	Marketing and promotional material	1,939.30
EF060863	29/06/21	Protective Cases	Staff uniforms and protective equipment	310.20
EF060864	29/06/21	Public Transport Authority	Construction and civil works payments	29,356.80
EF060865	29/06/21	Purmac Services	Parks & gardens contract payments	1,210.00
EF060866	29/06/21	Quality Press	Signage and banners	101.20
EF060867	29/06/21	Repco	Plant and vehicle parts and materials	1,595.03
EF060868	29/06/21	Repeat Plastics (WA)	Depot stores and consumables	6,352.48
EF060869	29/06/21	Richard Tyres Pty Ltd	Plant and vehicle parts and materials	1,228.00
EF060870	29/06/21	Richgro Garden Products	Parks & gardens materials	2,651.00
EF060871	29/06/21	Robyn Brown	Marketing and promotional material	600.00
EF060872	29/06/21	Roof Safety Solutions Pty Ltd	Building maintenance and services	2,659.58

Agenda

27 July 2021 Attachment 10.2.2.1

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF060873	29/06/21	Westbooks	Book purchases	295.05
EF060874	29/06/21	RTS Training	Staff training, development and support	4,200.00
EF060875	29/06/21	Show Travel Film Services International T/A ISG-Fresh	Functions and events catering expenses	535.82
EF060876	29/06/21	Simone Allen T/A Nutrition Works	Marketing and promotional material	3,520.00
EF060877	29/06/21	Sonic Health Plus Pty Ltd	Medical services and materials	3,169.10
EF060878	29/06/21	Sprayline Spraying Equipment	Plant and vehicle repairs	1,876.51
EF060879	29/06/21	St John Ambulance Western Australia Ltd	Staff training, development and support	392.52
EF060880	29/06/21	Stratagreen	Parks & gardens materials	8,611.52
EF060881	29/06/21	T J Depiazzi & Sons	Parks & gardens materials	15,246.66
EF060882	29/06/21	Talis Consultants	Professional consultancy services	5,390.00
EF060883	29/06/21	Tanks For Hire	Equipment hire	619.30
EF060884	29/06/21	Technologically Speaking	Youth and seniors community activities	400.00
EF060885	29/06/21	Technology One	IT systems licensing fees and support	36,733.97
EF060886	29/06/21	Tennant Australia	Equipment Maintenance	1,753.49
EF060887	29/06/21	The Dog Line	Animal supplies & services	293.00
EF060888	29/06/21	The O'Grady Family Trust T/A Efficient Site Services	Parks & gardens contract payments	35,854.50
EF060889	29/06/21	The Trustee for Aquatics Unit Trust	Minor Equipment Purchase	2,675.20
EF060890	29/06/21	The Trustee for Rabblement Trust	Book purchases	436.28
EF060891	29/06/21	The Worm Shed	Environmental services & supplies	4,500.66
EF060892	29/06/21	Thrifty Car Rentals	Insurance excess	3,000.00
EF060893	29/06/21	Toll Transport Pty Ltd	Postage and courier charges	464.31
EF060894	29/06/21	T-Quip	Plant and vehicle repairs	24,765.95
EF060895	29/06/21	Truck Centre WA Pty Ltd	Plant and vehicle parts and materials	1,689.39
EF060896	29/06/21	Urban Resources Pty Ltd	Parks & gardens materials	2,191.73
EF060897	29/06/21	Urbaqua Ltd	Environmental testing and sampling	4,576.00
EF060898	29/06/21	VIC Roads	Vehicle searches	3.90
EF060899	29/06/21	Vinsan Contracting Pty Ltd	Refund residential verge deposit	1,400.00
EF060900	29/06/21	WA Hino Sales and Service	Plant and vehicle parts and materials	6,212.77
EF060901	29/06/21	WA Premix	Construction and civil works tools and materials	29,794.60
EF060902	29/06/21	Walcott Industries Pty Ltd	Building maintenance and services	10,070.50
EF060903	29/06/21	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	1,212.62
EF060904	29/06/21	West Coast Turf	Parks & gardens materials	4,642.00
EF060905	29/06/21	WG Outdoor Life	Minor Equipment Purchase	1,068.00
EF060906	29/06/21	Winc Australia Pty Ltd	Office stationery and consumables	1,084.68
EF060907	29/06/21	Work Clobber	Staff uniforms and protective equipment	439.20
EF060908	29/06/21	Morley Sport & Recreation Centre	Venue hire	1,467.00
EF060909	29/06/21	Zircodata Pty Ltd	Document management and archiving	508.95
				<hr/> 9,094,447.97
Cancelled Payments				
DC000197	30/06/21	Payment - DC000197		-34.09
EF060395	24/06/21	Payment - EF060395		-11,242.00
EF060708	30/06/21	Payment - EF060708		-2,228.97
				<hr/> -13,505.06

City of Bayswater**List of Payment - Trust****for the period 1 June 2021 to 30 June 2021**

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
EF060910	30/06/21	Construction Training Fund	Commission	41,354.10
EF060911	30/06/21	Department of Mines, Industry Regulation and Saf Commission		129,500.62
				<hr/>
				170,854.72
Cancelled Payments				
				0.00
				<hr/>
				0.00

City of Bayswater

List of Payment - Aged for the period 1 June 2021 to 30 June 2021

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
Payments				\$
DC000198	17/06/21	Water Corporation	Water usage charges	605.31
EF060030	01/06/21	Burgess Rawson (WA) Pty Ltd		32.80
EF060031	01/06/21	Department of Human Services	Fees and charges	59.40
EF060032	01/06/21	Fresh Fields Hospitality Services Pty Ltd	Management fee	3,350.60
EF060033	01/06/21	Fresh Fields Management (Mertome Village) Pty L	Management fee	5,961.25
EF060034	01/06/21	Jackson McDonald	Professional consultancy services	6,707.25
EF060191	09/06/21	Fresh Fields Management (Mertome Village) Pty L	Management fee	8,488.98
EF060294	15/06/21	Jackson McDonald	Professional consultancy services	3,332.45
EF060749	29/06/21	Burgess Rawson (WA) Pty Ltd	Lease and rental payments	32.80
EF060750	29/06/21	Fresh Fields Hospitality Services Pty Ltd	Management fee	3,350.60
				<hr/>
				31,921.44
Cancelled Payments				
EF060030	18/06/21	Payment - EF060030		-32.80
				<hr/>
				-32.80

City of Bayswater

Corporate Credit Card Transactions

For the period: 29 May 2021 to 28 June 2021

Date	Supplier	Description	Amount \$
Chief Executive Officer			
03/06/21	CPP State Library	Parking	8.08
03/06/21	Createsend	Memberships and subscriptions	163.90
07/06/21	City of Perth Parking	Parking	6.16
07/06/21	Wondershare	Memberships and subscriptions	14.31
07/06/21	Local Government Professionals Aust WA	Memberships and subscriptions	80.00
07/06/21	Local Government Professionals Aust WA	Memberships and subscriptions	80.00
07/06/21	Local Government Professionals Aust WA	Memberships and subscriptions	80.00
10/06/21	Officeworks	Stationary	29.00
10/06/21	Dropbox	Memberships and subscriptions	306.90
11/06/21	Wilson parking	Parking	16.20
11/06/21	Perth airport	Conference expenses	80.90
14/06/21	Facebook	Advertising	128.15
15/06/21	Audible Australia	Memberships and subscriptions	16.45
16/06/21	Trybooking	Staff training	93.25
18/06/21	Paddle.net	Memberships and subscriptions	149.00
18/06/21	Creative market	Memberships and subscriptions	106.13
21/06/21	ACT cabs	Conference expenses	16.43
21/06/21	Crowne Plaze Hotel	Conference expenses	1,093.46
21/06/21	Crowne Plaze Hotel	Conference expenses	934.82
21/06/21	Perth Airport	Conference expenses	100.12
22/06/21	Casino Bar Canberra Ltd	Civic Allowance	18.00
22/06/21	Casino Bar Canberra Ltd	Civic Allowance	18.00
22/06/21	Aerial Transport	Conference expenses	15.33
22/06/21	Uber	Conference expenses	15.08
22/06/21	Uber	Conference expenses	13.13
22/06/21	Department of Parliamentary Services	Conference expenses	12.00
22/06/21	Trybooking	Conference expenses	93.25
23/06/21	Crowne Plaze Hotel	Conference expenses	40.50
23/06/21	Uber	Conference expenses	20.82
23/06/21	Uber	Conference expenses	11.46
23/06/21	Uber	Conference expenses	11.08
24/06/21	Uber	Conference expenses	8.00
24/06/21	Uber	Conference expenses	20.99
24/06/21	Qantas	Conference expenses	558.07
Card total			4,358.97

City of Bayswater

Corporate Credit Card Transactions

For the period: 29 May 2021 to 28 June 2021

Director Community and Development

02/06/201	Australian Financial Security Authority	Vehicle search	2.00
02/06/201	Australian Financial Security Authority	Vehicle search	2.00
02/06/201	Australian Financial Security Authority	Vehicle search	2.00
02/06/201	BW Tribal Pty Ltd	Marketing and promotions	64.15
04/06/21	Humanitix	Staff training	252.57
04/06/21	Amazon	Memberships and subscriptions	144.05
04/06/21	Sendgrid	Memberships and subscriptions	118.87
10/06/21	CPP Convention Centre	Parking	18.17
10/06/21	Urban Development Inst of Aust (WA) Division	Staff training	780.30
11/06/21	Apple Settlements	Legal expenses	40.00
11/06/21	Apple Settlements	Legal expenses	59.00
14/06/21	Reconciliation Australia	Staff training	616.00
16/06/21	Apple Settlements	Legal expenses	198.00
16/06/21	Institute of Public Administration Australia	Memberships and subscriptions	150.00
18/06/21	Local Government Professionals Aust WA	Memberships and subscriptions	531.00
22/06/21	Trybooking	Staff training	51.75
22/06/21	Wanewsdti	Marketing and promotional material	364.00
22/06/21	Local Government Professionals Aust WA	Credit staff training	(400.00)
28/06/21	Typeform	Memberships and subscriptions	934.07
28/06/21	Department of Health	Staff Training	127.00
Card total			4,054.93

Director Major Projects

31/05/21	Target	Staff amenities	39.00
11/06/21	Town of Cambridge	Parking	4.52
14/06/21	Harvey Norman	Office stationary	29.00
Card total			72.52

Director Works and Infrastructure (Acting)

21/06/21	Association of Professional Engineers	Memberships and subscriptions	787.00
21/06/21	Metropolitan Redevelop Authority	Fees and charges	368.00
Card total			1,155.00

Director Corporate and Strategy

10/06/21	Amazon web services	Memberships and subscriptions	24.83
10/06/21	Amazon web services	Staff training	10.00
10/06/21	FS orgchartpro.com	Memberships and subscriptions	149.50
11/06/21	Formstack	Memberships and subscriptions	495.00
11/06/21	Amazon web services	Memberships and subscriptions	261.73
14/06/21	Zoom	Memberships and subscriptions	21.66
Card total			962.72

Grand Total **10,604.14**

**City of Bayswater
Electronic Fund Transfers
for the period 1st June 2021 to 30 June 2021**

Date	Description	Amount
		\$
Municipal Account		
01/06/21	NAB Bpay batch fee	0.63
02/06/21	Wages	833,836.24
03/06/21	NAB transaction fees	3.80
03/06/21	NAB transaction fees	40.20
03/06/21	NAB transaction fees	53.80
04/06/21	NAB Bpay batch fee	0.42
08/06/21	NAB Bpay batch fee	3.78
16/06/21	Wages	832,121.88
16/06/21	New Investments	2,812,764.62
17/06/21	NAB Bpay batch fee	7.98
18/06/21	NAB Account fee	102.00
18/06/21	Wages	3,902.46
21/06/21	Wages	4,931.54
22/06/21	New Investments	1,509,552.75
25/06/21	NAB Bpay batch fee	1.47
29/06/21	NAB Connect Fee	176.86
30/06/21	New Investments	3,899,196.13
30/06/21	Wages	844,040.07
30/06/21	NAB Bpay Charge	671.00
		<u>10,741,407.63</u>
Aged Persons Homes Account		
02/06/21	Aged care subsidies to Juniper	709,220.68
02/06/21	New Investments	1,528,122.89
18/06/21	NAB account fees	0.45
		<u>2,237,344.02</u>
Total		<u><u>12,978,751.65</u></u>

10.2.3 Investment Report for the Period Ended 30 June 2021

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate and Strategy
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. Investment Register [10.2.3.1 - 1 page] 2. Investment Summary [10.2.3.2 - 1 page] 3. Investment Portfolio [10.2.3.3 - 1 page]

SUMMARY

This report presents the City's Investment Portfolio for the period ended 30 June 2021.

OFFICER'S RECOMMENDATION

That Council receives the Investment Portfolio Report for the period ended 30 June 2021 with investments totalling \$83,614,856.48.

BACKGROUND

The purpose of this report is for Council to note the Investment Portfolio detailed in **Attachments 1, 2 and 3**.

In accordance with Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, a monthly report on the City's Investment Portfolio is to be presented to Council.

The City's Investment Policy details the 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).

The City's investment portfolio (**Attachments 1, 2 and 3**) is spread across several financial institutions in accordance with the risk management guidelines as contained in the policy.

- **Maximum Risk Exposure** - The City policy sets a portfolio credit framework which limits the credit exposure of the City's investment to the following Standard & Poor's (S&P) rated banking institutions.

S&P Long-Term Rating	S&P Short-Term Rating	Maximum Risk Limit % Credit Rating
AAA	A-1+	100%
AA	A-1	100%
A	A-2	80%

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

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

Total investments for the period ended 30 June 2021 were \$83,614,856.48.

Of the total investment portfolio, \$50,383,679.30 is internally restricted and \$5,525,681.60 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 2020/21 operating and capital expenditure requirements.

LEGISLATIVE COMPLIANCE

Investment Policy applies. It is noted that the City currently has 30% in fossil fuel free investments.

RISK ASSESSMENT

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

Officer's Recommendation	That Council receives the Investment Portfolio Report for the period ended 30 June 2021 with investments totalling \$83,615,856.48.	
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	Funds have been invested in accordance with the City's Investment Policy.	

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 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 30 June 2021 with investments totalling \$83,614,856.48.

**City of Bayswater
Investment Register
Balance as at 30-Jun-2021**

Investment Number	Bank	Lodgement Date	Maturity Date	Rate %	Principal \$	Accrued Interest \$	Maturity Interest \$	Maturity Amount \$
200545	National Australia Bank	23/03/21	06/07/21	0.30	1,708,978.73	1,390.59	1,474.87	1,710,453.60
200554	Suncorp Bank	06/10/20	13/07/21	0.30	3,211,447.24	7,047.59	7,390.73	3,218,837.97
200555	National Australia Bank	06/04/21	20/07/21	0.30	1,322,665.15	924.05	1,141.48	1,323,806.63
200562	National Australia Bank	20/04/21	27/07/21	0.30	448,967.64	262.00	361.63	449,329.27
200563	National Australia Bank	20/04/21	27/07/21	0.30	1,847,713.66	1,078.25	1,488.30	1,849,201.96
200564	National Australia Bank	20/04/21	03/08/21	0.30	1,005,097.64	586.54	867.41	1,005,965.05
200568	Suncorp Bank	04/05/21	10/08/21	0.27	2,210,021.43	931.84	1,602.11	2,211,623.54
200574	National Australia Bank	08/06/21	17/08/21	0.15	1,544,667.47	139.65	444.36	1,545,111.83
200575	National Australia Bank	08/06/21	24/08/21	0.17	1,000,911.13	102.56	358.96	1,001,270.09
200572	Suncorp Bank	01/06/21	31/08/21	0.27	1,509,780.50	335.08	1,016.31	1,510,796.81
200576	Bendigo Bank	16/06/21	14/12/21	0.25	1,506,918.38	144.50	1,868.17	1,508,786.55
200577	Bendigo Bank	16/06/21	14/12/21	0.25	805,846.24	77.27	999.03	806,845.27
200578	Bendigo Bank	16/06/21	14/12/21	0.25	500,000.00	47.95	619.86	500,619.86
200582	National Australia Bank	29/06/21	11/01/22	0.28	1,264,636.62	9.70	1,901.46	1,266,538.08
200583	Bendigo Bank	29/06/21	11/01/22	0.30	2,409,094.87	19.80	3,880.95	2,412,975.82
200580	Suncorp Bank	23/06/21	18/01/22	0.32	1,509,552.75	92.64	2,766.00	1,512,318.75
200587	Commonwealth Bank	30/06/21	08/02/22	0.37	2,199,196.13	-	4,971.39	2,204,167.52
200588	Commonwealth Bank	30/06/21	08/02/22	0.37	1,700,000.00	-	3,842.93	1,703,842.93
Muni General Funds Total					27,705,495.58	13,190.02	36,995.94	27,742,491.52
200520	Bank of Queensland	19/01/21	13/07/21	0.40	1,606,579.69	2,852.23	3,081.11	1,609,660.80
200531	National Australia Bank	16/02/21	17/08/21	0.30	5,342,914.70	5,884.53	7,992.41	5,350,907.11
200532	Bank of Queensland	16/02/21	17/08/21	0.37	1,012,212.47	1,374.95	1,867.46	1,014,079.93
200540	Bank of Queensland	09/03/21	07/09/21	0.35	2,525,708.78	2,736.76	4,407.88	2,530,116.66
200553	Suncorp Bank	30/03/21	14/09/21	0.30	639,014.31	483.20	882.36	639,896.67
200551	Bank of Queensland	30/03/21	28/09/21	0.40	3,445,701.39	3,474.02	6,872.52	3,452,573.91
200552	National Australia Bank	30/03/21	26/10/21	0.32	1,000,000.00	806.58	1,841.10	1,001,841.10
200556	Bendigo Bank	07/04/21	04/01/22	0.35	5,130,993.04	4,132.91	13,382.75	5,144,375.79
Muni Reserve Total					20,703,124.38	21,745.17	40,327.61	20,743,451.99
200521	National Australia Bank	19/01/21	20/07/21	0.40	587,095.36	1,042.30	1,170.97	588,266.33
200529	Bank of Queensland	09/02/21	10/08/21	0.37	501,994.52	717.51	926.15	502,920.67
200541	Bank of Queensland	09/03/21	07/09/21	0.35	855,393.87	926.87	1,492.84	856,886.71
200586	Commonwealth Bank	30/06/21	28/09/21	0.30	714,818.66	-	528.77	715,347.43
200546	National Australia Bank	23/03/21	19/10/21	0.32	809,396.23	702.51	1,490.18	810,886.41
200547	National Australia Bank	23/03/21	19/10/21	0.32	438,858.99	380.91	807.98	439,666.97
200559	Bendigo Bank	13/04/21	09/11/21	0.30	1,018,123.97	652.72	1,757.31	1,019,881.28
200579	Bendigo Bank	16/06/21	14/12/21	0.25	600,000.00	57.53	743.84	600,743.84
Trust Specific Total					5,525,681.60	4,480.34	8,918.03	5,534,599.63
200517	Bank of Queensland	12/01/21	06/07/21	0.42	864,495.43	1,681.15	1,740.83	866,236.26
200524	National Australia Bank	02/02/21	03/08/21	0.35	629,387.64	893.21	1,098.41	630,486.05
200570	Suncorp Bank	04/05/21	10/08/21	0.27	1,427,685.15	601.97	1,034.97	1,428,720.12
200544	Bank of Queensland	16/03/21	20/09/21	0.40	1,972,966.38	2,291.88	4,064.85	1,977,031.23
200584	Westpac Bank	29/06/21	29/09/21	0.23	2,245,866.40	14.15	1,301.99	2,247,168.39
200548	Bank of Queensland	23/03/21	19/10/21	0.40	910,570.75	987.91	2,095.56	912,666.31
200557	Bank of Queensland	06/04/21	02/11/21	0.40	602,468.24	561.20	1,386.50	603,854.74
200573	Suncorp Bank	02/06/21	02/11/21	0.30	1,528,122.89	351.68	1,921.67	1,530,044.56
200560	Bank of Queensland	14/04/21	09/11/21	0.40	809,746.65	683.29	1,854.65	811,601.30
200581	National Australia Bank	22/06/21	18/01/22	0.30	43,607.12	2.87	75.27	43,682.39
Aged General Funds Total					11,034,916.65	8,069.32	16,574.71	11,051,491.36
200508	Bank of Queensland	08/12/20	13/07/21	0.50	600,815.18	1,678.99	1,785.98	602,601.16
200569	Suncorp Bank	04/05/21	10/08/21	0.27	1,238,889.67	522.37	898.11	1,239,787.78
200549	Bank of Queensland	23/03/21	24/08/21	0.40	1,067,754.62	1,158.44	1,802.02	1,069,556.64
Aged Prudential Requirements Reserve Total					2,907,459.47	3,359.80	4,486.11	2,911,945.58
200536	Suncorp Bank	23/02/21	27/07/21	0.33	948,900.20	1,089.55	1,321.18	950,221.38
200525	Bank of Queensland	02/02/21	03/08/21	0.37	3,030,466.14	4,546.53	5,591.00	3,036,057.14
200526	Bank of Queensland	02/02/21	03/08/21	0.37	826,176.19	1,239.49	1,524.24	827,700.43
200585	National Australia Bank	29/06/21	28/09/21	0.27	5,439,126.94	40.23	3,661.35	5,442,788.29
200561	Bank of Queensland	13/04/21	09/11/21	0.40	4,404,645.32	3,765.07	10,136.72	4,414,782.04
200567	Suncorp Bank	30/04/21	07/12/21	0.32	1,088,864.01	582.32	2,109.71	1,090,973.72
Aged General Reserve Total					15,738,178.80	11,263.19	24,344.20	15,762,523.00
Total					83,614,856.48	62,107.84	131,646.60	83,746,503.08

**City of Bayswater
Investment Summary
Balance as at 30-Jun-2021**

Investments By Maturity Date

Maturity Dates	Principal	Portfolio %	Number of Investments
Less than 30 days	\$13,147,658.28	16%	10
Between 30 days and 60 days	\$20,838,178.77	25%	13
Between 61 days and 90 days	\$17,102,510.83	20%	8
Between 91 days and 180 days	\$18,269,428.07	22%	15
Between 181 days and 1 year	\$14,257,080.53	17%	7
Total	\$83,614,856.48	100%	53

Allocation of Investments

S&P Rating (Short-term)	Bank	Amount Invested	Amount Invested %	Threshold %
A-1+	National Australia Bank	\$24,434,025.02	29%	45%
A-1+	Westpac	\$2,245,866.40	3%	45%
A-1+	Commonwealth Bank	\$4,614,014.79	6%	45%
A-1	Suncorp	\$15,312,278.15	18%	35%
A-2	Bank of Queensland **	\$25,037,695.62	30%	30%
A-2	Bendigo Bank **	\$11,970,976.50	14%	30%
Total		\$83,614,856.48	100%	

** Fossil fuel free investment

**City of Bayswater
Investment Portfolio
Balance as at 30 June 2021**

Source	Description	Total \$	Internally restricted \$	Externally restricted \$
Municipal	Investment - CoB General Funds	27,705,495.58	-	-
	Investment - CoB Reserve	20,703,124.38	20,703,124.38	-
	Investment - Trust	5,525,681.60	-	5,525,681.60
Sub Total		53,934,301.56	20,703,124.38	5,525,681.60
Aged	Investment - Aged General Funds	11,034,916.65	11,034,916.65	-
	Investment - Prudential Requirements Reserve	2,907,459.47	2,907,459.47	-
	Investment - Aged General Reserve	15,738,178.80	15,738,178.80	-
Sub Total		29,680,554.92	29,680,554.92	-
Grand Total		83,614,856.48	50,383,679.30	5,525,681.60

10.2.4 Donations Granted Under Delegated Authority for the Month of June 2021

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate and Strategy
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. Donations Granted Under Delegated Authority - June 2021 [10.2.4.1 - 1 page]

SUMMARY

This report presents the list of donations made under delegated authority for the month of June 2021.

OFFICER'S RECOMMENDATION

That Council receives this status report on the donations granted under delegated authority for the month of June 2021 as contained in Attachment 1.

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 June 2021 is attached for Councillors' information (Attachment 1).

LEGISLATIVE COMPLIANCE

Community Grants Policy applies.

RISK ASSESSMENT

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

Officer's Recommendation	That Council receives this status report on the donations granted under delegated authority for the month of June 2021 as contained in Attachment 1.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Low
Financial Management	Low	Low
Environmental Responsibility	Low	Low

Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	The risks for receiving the report on donations in accordance with Council's Community Grants Policy are considered to be low.	

FINANCIAL IMPLICATIONS

The Donations allocation in the 2020/21 Budget is \$30,000.00. To date, \$19,754 has been expended during the 2020/21 financial year.

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.

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 June 2021, as contained in **Attachment 1**.

REQUESTS FOR DONATIONS GRANTED UNDER DELEGATED AUTHORITY**ORGANISATIONS**

Name and Address	Purpose of Organisation	Reason for Request	Previous financial assistance granted (date and amount)	Amount of Donation
Friends of Lightning Swamp Bushland	Conservation of Lightning Swamp Bushland	Conservation activities	2019 - \$200	\$200
Happy Way Multicultural Association	Support for women of all cultures with mental health and everyday life as an Australian	Sewing classes for Culturally and Linguistically Diverse Women	Nil.	\$4,850
Maylands Bridge Club	Bridge Club	Production of a publication to commemorate the 40 Year Celebration of the Club.	2011 - \$500	\$1,000
Documentary Australia Foundation	Support for independent documentary filmmakers and organisations	Stage Changers Documentary Film featuring Bayswater theatre company "The Last Great Hunt"	Nil.	\$4,400
				\$10,450

Total for June 2021 \$10,450

Lorraine Driscoll
Director Corporate and Strategy

10.2.5 Elected Members Training Schedule 2020-21

Responsible Branch:	Governance and Organisational Strategy
Responsible Directorate:	Corporate and Strategy
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. Elected Members Training 2019-21 [10.2.5.1 - 6 pages]
Refer:	Item 10.2.8: OCM 22.09.2020

SUMMARY

For Council to note a report on the training and development undertaken by Elected Members during the 2020-21 financial year.

OFFICER'S RECOMMENDATION

That Council notes the report on training undertaken by Elected Members during the 2020-21 financial year as detailed in Attachment 1 to this report.

BACKGROUND

New provisions were introduced within the *Local Government Legislation Amendment Act 2019*, S5.127 of the *Local Government Act 1995* (the Act) that require local governments to prepare a report for each financial year on the training completed by Elected Members in that financial year. There is also a legislative requirement to place the report on the City's website no later than one month after the end of the financial year to which the reports relates.

The report highlights any mandatory training undertaken by Elected Members as part of the State Government's local government reform agenda and all other training, whether mandatory or discretionary.

The first report on Elected Member training in response to this legislative change was adopted by Council at the Ordinary Council Meeting on 22 September 2021. To improve transparency, the previous report exceeds requirements of the Act by including all training and conference attendance since the most recent election.

EXTERNAL CONSULTATION

Nil.

OFFICER'S COMMENTS

All conferences and training participated in by Elected Members in 2020/21 is detailed in Attachment 1. The Council Member Essentials training is prescribed as mandatory training, as per section 5.126(1) of the Act. Elected Members must complete this training within their first 12 months of office. The Council Member Essentials training consists of the following modules:

- Understanding Local Government
- Serving on Council
- Meeting Procedures
- Conflicts of Interest
- Understanding Financial Reports and Budgets.

Elected Members should receive a certificate of completion from WALGA when they successfully complete a course. Mandatory training is only required to be completed within a period of 12 months ending in October 2020, for those Elected Members that were elected in the 2019 Local Government Elections. Incumbent Elected Members can undertake the training if they so wish,

but are not required to do so. Should incumbent Elected Members be re-elected at a future election, the training will be deemed mandatory at that time.

There is no requirement for Elected Members to undertake this training if they hold a Diploma of Local Government. The City currently updates the Elected Members Conference and Travel Allowances Register on a monthly basis, and publishes the register on the City's website to comply with this legislative requirement.

Noting the training completed by Elected Members during the 2021/21 financial year fulfils part of S5.127 of the Act. Following Council noting the register, it will be uploaded onto the City's website, completing the legislative requirement.

LEGISLATIVE COMPLIANCE

- *S5.127 Local Government Act 1995.*
- *Local Government (Administration) Regulations 1996.*
- *Local Government Legislation Amendment Act 2019.*

RISK ASSESSMENT

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

Officer's Recommendation	That Council notes the report on training undertaken by Elected Members during the 2020-21 financial year as detailed in <u>Attachment 1</u> 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 legislative requirements for Council to note the report on Elected Members training.		

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: The Elected Members Training is in accordance with the Council Policy on Elected Members Attendance at Conferences, Training and Professional Development.

Asset Category: N/A

Source of Funds: Municipal

LTFP Impacts: N/A

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 City is committed to operating accountably and transparently, reporting of registers in a public forum supports these commitments and meets legislative requirements.

City of Bayswater - Conferences and Travel Register

This Register is published in accordance with Council Resolution of 27 March 2018 Policy Elected Members Conferences/Seminars Attendance and

MAYOR CR DAN BULL									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2019-2023	Balance Available
2019-2023									
		TOTAL	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
Mayor 2019-2021									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget Mayor 2019-2021	Balance Available
2019-2021	19/12/2019	Lush The Content Agency Media Training Workshop	847.50				847.50		
	11/02/2020	WALGA Council Member Essentials Understanding Local Government eLearning course	195.00				195.00		
	11/02/2020	WALGA Council Member Essentials Conflicts of Interest eLearning course	195.00				195.00		
	11/02/2020	WALGA Council Member Essentials Meeting Procedures eLearning course	195.00				195.00		
	8/05/2020	WALGA Council Member Essentials Serving on Council eLearning course	195.00				195.00		
	4/09/2020	WALGA Council Member Essentials Understanding Financial Reports and Budgets eLearning course	195.00				195.00		
	20-23 June 2021	ALGA National Assembly	1,219.00	1,645.12	953.30	174.12	3,991.54		
		TOTAL	3,041.50	0.00	0.00	0.00	5,814.04	15,000.00	9,185.96
DEPUTY MAYOR CR FILOMENA PIFFARETTI									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2017-2021	Balance Available
2017-2021	3-4 May 2018	Australian Mayoral Aviation Council Conference/AGM	1,618.20				1,618.20		
	3/08/2018	Avon Descent 2018 Accommodation Duke's Inn			163.64		163.64		
	30/01/2019	WALGA Future of Local Government State-wide Forum	59.09				59.09		
	19/12/2019	Lush The Content Agency Media Training Workshop	847.50				847.50		
	20-23 June 2021	ALGA National Assembly (noting additional costs for travel due to COVID-19 lockdown)	1,394.00	2,130.54	840.60		4,365.14		
		TOTAL	3,918.79	2,130.54	1,004.24	0.00	7,053.57	15,000.00	7,946.43

CR BARRY MCKENNA									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2017-2021	Balance Available
2017-2021	3/08/2018	Avon Descent 2018 Accommodation Duke's Inn			150.00		150.00		
	1/07/2019	Melbourne Planning Summit	1,195.00	676.70	561.82	316.00	2,749.52		
		TOTAL	1,195.00	676.70	711.82	316.00	2,899.52	15,000.00	12,100.48

CR STEVEN OSTASZEWSKYJ									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2019-2023	Balance Available
2019-2023	1/3/2020	WALGA Council Member Essentials Understanding Local Government eLearning course	195.00				195.00		
	1/3/2020	WALGA Council Member Essentials Conflicts of Interest eLearning course	195.00				195.00		
	23-24 January 2020	WALGA Council Member Essentials Serving on Council course	900.00				900.00		
	4/7/2020	WALGA Council Member Essentials Meeting Procedures eLearning course	195.00				195.00		
	9/4/2020	WALGA Council Member Essentials Understanding Financial Reports and Budgets eLearning course	195.00				195.00		
		TOTAL	1,680.00	0.00	0.00	0.00	1,680.00	15,000.00	13,320.00

CR SALLY PALMER									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2019-2023	Balance Available
2019-2023	2/10/2020	WALGA Council Member Essentials Conflicts of Interest eLearning course	195.00				195.00		
	2/10/2020	WALGA Council Member Essentials Meeting Procedures eLearning course	195.00				195.00		
	14-15 May 2020	WALGA Council Member Essentials Serving on Council course	900.00				900.00		
		Reimbursement (Serving on Council course cancelled due to COVID-19 pandemic)	-900.00				-900.00		
	7/10/2020	WALGA Council Member Essentials Understanding Financial Reports and Budgets course	475.00				475.00		
	5/22/2020	Reimbursement (Understanding Financial Reports and Budgets face-to-face course cancelled)	-475.00				-475.00		
	5/8/2020	WALGA Council Member Essentials Serving on Council eLearning course	195.00				195.00		
	8/11/2020	WALGA Council Member Essentials Understanding Financial Reports and Budgets course	475.00				475.00		
		TOTAL	1,060.00	0.00	0.00	0.00	1,060.00	15,000.00	13,940.00

CR STEPHANIE GRAY									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2017-2021	Balance Available
2017-2021	5/09/2018	Reuse Revolution Tour	113.64				113.64		
	6/09/2018	Waste & Recycle 2018 Conference	727.27				727.27		
	9/09/2019	WALGA Diploma of Local Government - Understanding Local Government eLearning course	195.00				195.00		
	18/09/2019	WALGA Diploma of Local Government - Planning Practices The Essentials short course	525.00				525.00		
	22/10/2019	ReConnecting Lives one day forum	198.00				198.00		
	6-7 November 2019	Local Government Parking Summit 2019	1,450.00	752.37	1,070.27		3,272.64		
	13-14 February 2020	WALGA Diploma of Local Government - Serving on Council course	900.00				900.00		
	10/19/2020	WALGA Professionally Speaking course	525.00				525.00		
	2/19/2021	WALGA Diploma of Local Government - Conflicts of Interest eLearning course	195.00				195.00		
	2/19/2021	WALGA Diploma of Local Government - Meeting Procedures eLearning course	195.00				195.00		
	2/19/2021	WALGA Diploma of Local Government - Understanding Financial Reports and Budgets eLearning course	195.00				195.00		
	2/22/2021	WALGA Diploma of Local Government - Infrastructure Asset Management course	525.00				525.00		
	2/23/2021	WALGA Diploma of Local Government - CEO Performance Appraisals course	525.00				525.00		
	3/10/2021	WALGA Diploma of Local Government - Integrated Strategic Planning - The Essentials course	525.00				525.00		
	3/16/2021	WALGA Diploma of Local Government - Effective Community Leadership course	525.00				525.00		
	3/17/2021	WALGA Diploma of Local Government - Dealing With Conflict course	525.00				525.00		
	4/7/2021	WALGA Diploma of Local Government - Integrated Strategic Planning - Policy course	525.00				525.00		
	4/8/2021	WALGA Diploma of Local Government - Planning Practices - Advanced course	525.00				525.00		
	2/19/2021	WALGA Diploma of Local Government - Stage 1 Assessment	675.00				675.00		
	2/19/2021	WALGA Diploma of Local Government - Stage 2 Assessment	675.00				675.00		
	2/19/2021	WALGA Diploma of Local Government - Stage 3 Assessment	1,125.00				1,125.00		
TOTAL			11,368.91	752.37	1,070.27	0.00	13,191.55	15,000.00	1,808.45

CR MICHELLE SUTHERLAND									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2019-2023	Balance Available
2019-2023	2/6/2020	WALGA Council Member Essentials Understanding Local Government eLearning course	195.00				195.00		
	2/6/2020	WALGA Council Member Essentials Conflicts of Interest eLearning course	195.00				195.00		
	2/6/2020	WALGA Council Member Essentials Meeting Procedures eLearning course	195.00				195.00		
	5/13/2020	WALGA Council Member Essentials Serving on Council eLearning course	195.00				195.00		
	6/23/2020	Australian Local Government Women's Association WA Branch membership fee for 2019/2020	50.00				50.00		
	9/4/2020	WALGA Council Member Essentials Understanding Financial Reports and Budgets eLearning course	195.00				195.00		
TOTAL			1,025.00	0.00	0.00	0.00	1,025.00	15,000.00	13,975.00

CR CATHERINE EHRHARDT									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2019-2023	Balance Available
2019-2023	Postponed Until Further Notice (due to COVID-19 concerns)	Planning Institute Australia (PIA) Planning Congress (Adelaide)	1,900.00				1,900.00		
	10/15/2020	Local Government Professionals WA Weaving Tapestries - Developing Community Workshop	372.73				372.73		
TOTAL			2,272.73	0.00	0.00	0.00	2,272.73	15,000.00	12,727.27

CR ELLI PETERSEN-PIK									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2017-2021	Balance Available
2017-2021	22/09/2020	WALGA Council Member Essentials Understanding Local Government eLearning course	195.00				195.00		
	22/09/2020	WALGA Council Member Essentials Conflicts of Interest eLearning course	195.00				195.00		
TOTAL			390.00	0.00	0.00	0.00	390.00	15,000.00	14,610.00

CR LORNA CLARKE									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2017-2021	Balance Available
2017-2021	1/10/2019	WALGA Council Member Essentials Understanding Local Government eLearning course	195.00				195.00		
	1/10/2019	WALGA Council Member Essentials Conflicts of Interest eLearning course	195.00				195.00		
	19/06/2020	WALGA Council Member Essentials Meeting Procedures eLearning course	195.00				195.00		
	17/06/2020	WALGA Council Member Essentials Serving on Council eLearning course	195.00				195.00		
	25/05/2020	WALGA Council Member Essentials Understanding Financial Reports and Budgets Online Classroom course	450.00				450.00		
TOTAL			1,230.00	0.00	0.00	0.00	1,230.00	15,000.00	13,770.00

CR GEORGIA JOHNSON									
Term	Date	Conference Details	Registration	Travel	Accommodation	Allowance	Total	Budget 2017-2021	Balance Available
2017-2021	22/11/2017	WALGA Training "Serving on Council"	515.00				515.00		
	5/02/2018	WALGA Training "Planning Practices - The Essentials"	468.18				468.18		
	6/02/2018	WALGA Training "Planning Practices - Advanced"	468.18				468.18		
	25-26 September 2019	Waste & Recycle Conference 2019	726.36				726.36		
	7/10/2019	WALGA Council Member Essentials Understanding Local Government eLearning course	195.00				195.00		
	7/10/2019	WALGA Council Member Essentials Conflicts of Interest eLearning course	195.00				195.00		
	30/10/2019	WALGA Meet the Waste Authority Breakfast	45.45				45.45		
	25/09/2020	2020 Waste & Recycle Virtual Conference Earlybird Registration	180.91				180.91		
	TOTAL		2,794.08	0.00	0.00	0.00	2,794.08	15,000.00	12,205.92

10.3 Works And Infrastructure Directorate Reports

10.3.1 Request for Tree Removals - No. 9 and Between No. 13 and No. 15 Bramwell Road, Noranda

Responsible Branch:	Parks and Gardens
Responsible Directorate:	Works and Infrastructure
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	Nil

SUMMARY

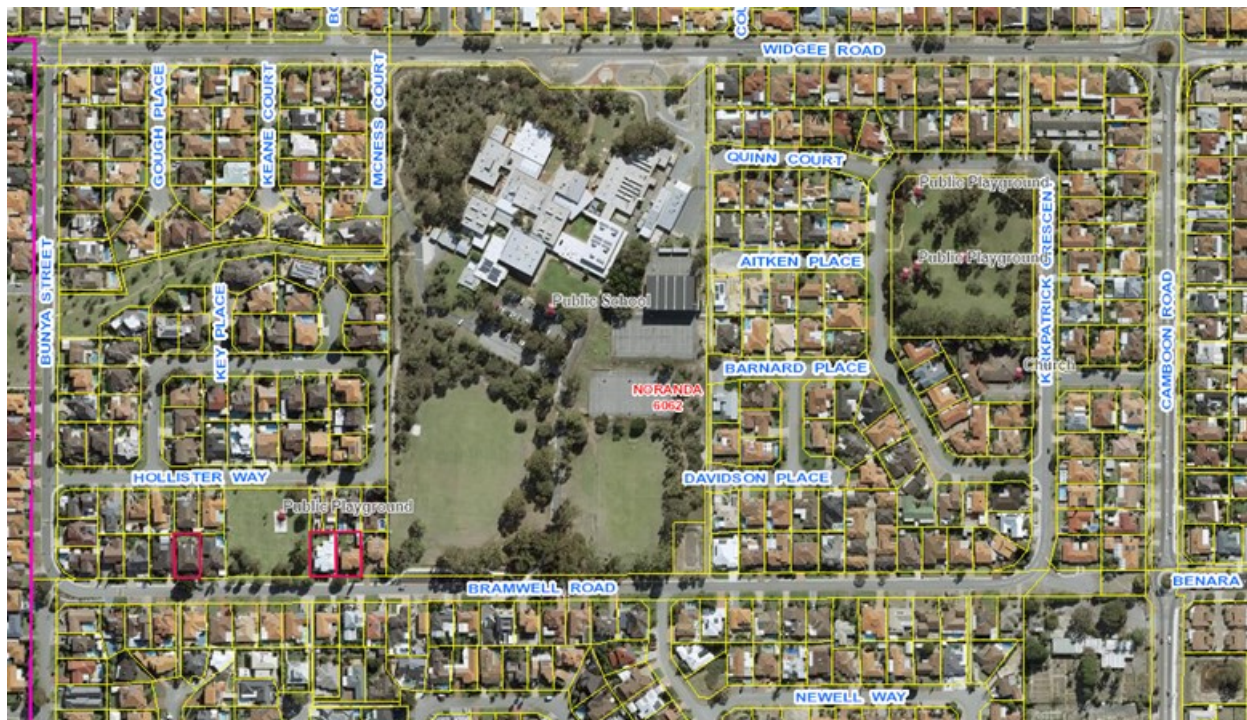
For Council to consider the removal of two *Ficus macrocarpa* Var. *Hillii*, street trees, with one being located on the verge between 13 and 15 Bramwell Road, Noranda and the other on the verge of 9 Bramwell Road, Noranda and replacement with appropriate tree species.

OFFICER'S RECOMMENDATION

That Council authorises the Chief Executive Officer to arrange the removal of the two *Ficus* trees (*Ficus macrocarpa* Var. *Hillii*) located on the verges between 13 and 15 Bramwell Road, and 9 Bramwell Road, Noranda and their replacement with suitable tree species.

BACKGROUND

The City has received numerous complaints regarding the two *Ficus* trees in question over a number of years in relation to root activity, leaf and fruit drop and general pruning. Accordingly, the City has undertaken various works to resolve these complaints including pruning to lift the canopy, pruning of roots and the installation of a root barrier to protect the adjacent brick wall, footpath and crossovers at No. 9 and No. 13 Bramwell Road, Noranda.



On 12 April 2021 City officers met on site to discuss further issues that have arisen with the two trees and their impact on surrounding infrastructure, where it was agreed that the removal of both

trees would be proposed to Council in order to prevent further damage before the trees reach full maturity and suggest replanting with a more suitable species.

EXTERNAL CONSULTATION

City officers undertook public consultation of residents and landowners within 50 meters in both directions of No. 9 and Nos. 13 and 15 Bramwell Road, Noranda to establish community views regarding the potential removal of the subject trees. Following the closure of the public consultation period, the City received 1 response supporting the removal of both trees due to the trip hazard caused by the roots.

OFFICER'S COMMENTS

Ficus trees are generally known for having a vigorous root system and as such have a high propensity to cause significant damage to surrounding infrastructure as the trees grow and reach maturity, especially when infrastructure is within a distance of 5 metres or less.

Both trees in question are not under powerlines and are semi mature healthy specimens and will grow considerably larger, which ultimately increases the likelihood of potential damage occurring to adjacent infrastructure.

At 15 Bramwell Road, Noranda, there is little available space for the tree to mature, with one driveway being located 1.5m to the north of the tree and the another 1m to the south of the tree.



The tree situated at 9 Bramwell Road, Noranda is within 2.5m of the driveway to its north, and less than 1m to the East of the footpath, and continues to grow numerous large surface roots towards the dwelling.

The City has been managing both trees for over 20 years through uplifting of their canopies and undertaking root pruning as required. In 2018 a root barrier was installed at 15 Bramwell Road, Noranda, to protect a brick wall adjacent to the tree. The trees have since caused damage to adjacent footpaths and crossovers which have been remediated, but infrastructure damage is highly likely to occur again as it is difficult for the City to undertake further root pruning to protect the dwellings and surrounding infrastructure while endeavouring to maintain the health and structural integrity of the two trees as they grow and their buttress roots thicken.

The City of Bayswater does not consider Ficus trees as suitable tree species for future planting within streetscapes as the general consensus and experience of arborists and engineers is that their mature size and propensity for root damage is not appropriate in road reserves and the ongoing costs of maintenance is not sustainable in comparison to tree species with less vigorous root systems that can provide equal canopy coverage. However, where possible, every effort is made to protect and care for existing Ficus trees to manage and limit their propensity to cause infrastructure damage as they do provide a significant contribution to the City's tree canopy cover.

LEGISLATIVE COMPLIANCE

The process stated above does conflict with the City's Policy, Guidelines for the Management of Street Trees in the City of Bayswater.

RISK ASSESSMENT

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

Officer's Recommendation	That Council authorises the Chief Executive Officer to arrange the removal of the two Ficus trees (<i>Ficus macrocarpa</i> Var. <i>Hillii</i>) located on the verges between 13 and 15 Bramwell Road, and 9 Bramwell Road, Noranda and their replacement with suitable tree species.		
Risk Category	Adopted Risk Appetite	Risk Outcome	Assessment
Strategic Direction	Moderate	Low	
Reputation	Low	Moderate	
Governance	Low	Low	
Community and Stakeholder	Moderate	Moderate	
Financial Management	Low	Low	
Environmental Responsibility	Low	Moderate	
Service Delivery	Low	Low	
Organisational Health and Safety	Low	Low	
Conclusion	This option would result in some canopy loss, although it provides the most advantageous outcome in terms of protecting private property and other infrastructure, while also enabling the City to plant tree species appropriate for the available space, which ultimately will add to the urban tree canopy in a more sustainable way.		

Option 2	That Council does not authorise the Chief Executive Officer to arrange the removal of the two Ficus trees (<i>Ficus macrocarpa</i> Var. <i>Hillii</i>) located on the verges between 13 and 15 Bramwell Road, and 9 Bramwell Road, Noranda and their replacement with suitable tree species.		
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome	
Strategic Direction	Moderate	Low	
Reputation	Low	Low	
Governance	Low	Moderate	
Community and Stakeholder	Moderate	Moderate	
Financial Management	Low	Moderate	
Environmental Responsibility	Low	Low	
Service Delivery	Low	Low	
Organisational Health and Safety	Low	Moderate	
Conclusion	This option results in the retention of the trees, but does not resolve the long-term implications of the ongoing threat of damage to property and infrastructure, and the fact that these trees will ultimately have to be removed.		

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Street Trees

Asset Category: Other

Source of Funds: Municipal

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$1,150	\$200 per tree	-	-	40+	-	\$1.75M

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 B3: Quality built environment.

CONCLUSION

While the removal of healthy living Ficus trees is not desirable, the removal of these trees is required for the protection of private property and infrastructure and it provides the opportunity for the City to plant the right trees for these spaces, which in turn provides long term sustainable outcomes for the City and the local community.

10.3.2 Waste Collection and Associated Services - Recycling Charges

Applicant/Proponent:	Cleanaway
Responsible Branch:	Sustainability and Environment
Responsible Directorate:	Works and Infrastructure
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. CONFIDENTIAL REDACTED - Cleanaway's Correspondence [10.3.2.1 - 2 pages]
Refer:	Item 14.1.1 OCM 27.01.21 Item 10.3.2 OCM 21.07.20

Confidential Attachment(s) in accordance with Section 5.23(2) of the Local Government Act 1995 (WA):

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

SUMMARY

The City currently has a contract with Cleanaway for Waste Collection and Associated Services. The current contract commenced on 1 July 2018 and includes the collection and processing of recyclables. Since the commencement of the contract, there have been significant reductions in the value of recycled materials, therefore, impacting on Cleanaway's ability to provide the service at the tendered rates. Council approved an amended rate for a six month period at the Ordinary Council Meeting held on 21 July 2020 and Cleanaway agreed to extend this for a further six months at the Ordinary Council Meeting held on 27 January 2021. Due to the continuing downturn in the value of recyclables, Cleanaway are now requesting an extension of the amended rate until the end of the current calendar year.

OFFICER'S RECOMMENDATION

That Council agrees to extend the amended processing rate payable to Cleanaway, as approved at the Ordinary Council Meeting of 27 January 2021, until 30 September 2021 in accordance with the relevant clauses in the contract for Waste Collection and Associated Services.

BACKGROUND

In January 2018, China banned the importation of 24 types of recyclable materials and this has had a significant impact on recycling throughout Australia. In some cases, recycling companies have been unable to continue operating and this has resulted in recyclable materials being sent to landfill. The situation has also led to a dramatic reduction in the value of recyclables.

The City's recyclables are currently collected and processed by Cleanaway under a contract which commenced on 1 July 2018. The contract is for an initial term of five years with options for extension and also includes the collection of FOGO waste and municipal solid waste (red lidded bin).

As a result of the downturn in the value of recyclables, Cleanaway sought a variation in the rate that the City pays for the processing of recyclables, and in considering this request at the Ordinary Council Meeting held on 21 July 2020, Council resolved to amend the processing rate for a six-month period until 31 December 2020.

Cleanaway wrote to the City on 8 December 2020 seeking an extension for the amended rate for a further six months until the 30 June 2021 and Council agreed to this extension at the Ordinary Council Meeting held on 27 January 2021.

Cleanaway have again written to the City requesting a further extension until the end of the current calendar year (**Confidential Attachment 1**).

EXTERNAL CONSULTATION

Apart from discussions with Cleanaway, no external consultation has been undertaken in relation to this matter.

OFFICER'S COMMENTS

As detailed in the correspondence from Cleanaway, there has been a significant reduction in the value of recyclables.

The drop in value has been detailed by Cleanaway using a 'basket rate' approach, where the value of a typical tonne of product is assessed based on market rates for the materials. As detailed in their correspondence, the basket rate from July 2018, when the contract commenced, has dropped considerably.

In view of this, Cleanaway are seeking to extend the increase which was approved for a six-month period in July 2020 and extended for a further 6 months in January 2021.

Cleanaway have also advised that the processing rate that they are currently paying to deliver the City's recyclables to alternate facilities (since the destruction of their South Guildford facility) is resulting in additional costs to Cleanaway, however, have stated that the requested increase is not related to this and is based solely on the downturn of the market for recyclables.

In terms of the market for recyclables, it is undeniable that there has been a significant downturn and this has resulted in problems with recycling across the country. Whilst there have been announcements in relation to federal funding to stimulate investment in the recyclable processing industry, it will be some time before the benefits of this are realised and more markets for recyclables are available. In addition to this, the level of potential relief from Container Deposit Scheme (CDS) is difficult to ascertain whilst the recyclables are being processed at alternate facilities.

The current contract rate which the City has for the processing of recyclables is considered to be very low and not indicative of current market rates. Accordingly, it appears reasonable that there should be some increase in the rate given the current market conditions.

As detailed in the correspondence, Cleanaway have requested to maintain the rate that was approved in January 2021. The requested rate is considered to be more in keeping with current market rates and it should be noted that Cleanaway will still be incurring a loss with the amended rate, especially whilst they are required to deliver the recyclables to alternate facilities.

Notwithstanding the above the reconstructed Cleanaway Materials Recovery Facility is currently undergoing the commissioning phase and it is likely that Cleanaway will be processing recyclables at the facility before the end of the calendar year. If this is the case the costs to Cleanaway for the processing of recyclables should be reduced. Accordingly Council may consider an extension to the current rate for three months rather than the requested six months.

LEGISLATIVE COMPLIANCE

The contract between the City and Cleanaway for Waste Collection and Associated Services contains the following clauses in relation to this matter:

"4.2.8.2 Material changes in economic conditions

*For the purpose of this clause, **material change in economic conditions** means a significant and verifiable change in the economic climate affecting the waste industry on a national scale.*

4.2.8.3 Claim

*Either party may claim a 4.2.8 Event has occurred by serving a notice on the other party specifying the cause of the claim (**4.2.8 Claim**).*

4.2.8.4 Parties to meet

If a notice of a 4.2.8 Claim is served, representatives of the Principal and the Contractor must meet and –

- (a) the party making the claim must provide a detailed explanation of the reason for the claim and demonstrate to the reasonable satisfaction of the other party that there is a legitimate reason for making a 4.2.8 Claim;*
- (b) if the Contractor is claiming an increase in cost of the requisite amount, it must demonstrate to the reasonable satisfaction of the Principal the claimed increase has occurred and is a direct result of a 4.2.8 Event. The Principal may require the Contractor to provide evidence of the cost increase;*
- (c) if the Principal is claiming a decrease in cost of the requisite amount has occurred and the Contractor disputes that claim, providing the Principal has met the requirements of paragraph (a) above, it may require the Contractor to provide evidence of its cost structure prior to the claimed 4.2.8 Event and after that event;*
- (d) if the parties reach agreement on the occurrence and impact of a 4.2.8 Event then the agreed increase or decrease must be passed on to the other party; and*
- (e) if the parties cannot reach agreement on either the occurrence or the impact of a 4.2.8 Event, then no change in rates will occur as a result of the 4.2.8 Claim. However, providing the processes in this clause 4.2.8 have been followed in the first instance, either party may avail itself of the dispute resolution provision in clause 30 of the General Conditions of Contract with respect to the claim."*

RISK ASSESSMENT

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

Officer's Recommendation	That Council agrees to extend the amended processing rate payable to Cleanaway, as approved at the Ordinary Council Meeting of 27 January 2021, until 30 September 2021 in accordance with the relevant clauses in the contract for Waste Collection and Associated Services.	
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	Moderate
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low

Conclusion	Due to the significant downturn in the recyclables market, this option is in keeping with current rates and allows reassessment in three months which should coincide with Cleanaway's South Guildford Materials Recovery Facility reopening.
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Option 2	That Council agrees to extend the amended processing rate payable to Cleanaway, as approved at the Ordinary Council Meeting of 27 January 2021, until 31 December 2021 in accordance with the relevant clauses in the contract for Waste Collection and Associated Services.
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Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Moderate
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low

Conclusion	Due to the significant downturn in the recyclables market, this option is in keeping with current rates and allows reassessment in six months which should be after Cleanaway's South Guildford Materials Recovery Facility has recommenced operations.
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Option 3	That Council agrees to an alternate processing rate payable to Cleanaway for recyclables to be determined by Council for a six-month period from 1 July 2021 until 31 December 2021 in accordance with the relevant clauses in the contract for Waste Collection and Associated Services.
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Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Dependent on the rate chosen
Reputation	Low	
Governance	Low	
Community and Stakeholder	Moderate	
Financial Management	Low	
Environmental Responsibility	Low	
Service Delivery	Low	
Organisational Health and Safety	Low	

Conclusion	If the rate chosen is considered too low, Cleanaway may still choose to initiate formal dispute resolution under the contract conditions.
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Option 4	That Council declines the request from Cleanaway for an extension of the increase in the processing rate for recyclables under the current contract for Waste Collection and Associated Services.
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Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Moderate
Service Delivery	Low	High
Organisational Health and Safety	Low	Low

Conclusion	It is likely that Cleanaway would enact the dispute resolution provisions in the contract resulting in additional legal costs and potential service disruptions.
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FINANCIAL IMPLICATIONS

Based on the recommended increase, the estimated increased cost to the City over a three month period is in the order of \$65,000. It is believed that there is currently capacity within

existing waste accounts to accommodate this increase however, should this not be the case, the additional cost detailed above can be accommodated from the dividend recently received from the Eastern Metropolitan Regional Council (EMRC).

Item 1: Waste Management

Asset Category: Not applicable

Source of Funds: Municipal

LTFP Impacts: Not applicable

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		ANNUAL					
		MATERIALS & CONTRACT	STAFFING				
1	-	\$65,000*					\$629,465

- * - additional cost for a three month period.

STRATEGIC IMPLICATIONS

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

Theme: Our Natural Environment

Aspiration: A green and sustainable environment.

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

CONCLUSION

As detailed in the contract, there is scope to consider a claim from Cleanaway in the event of a material change in economic conditions. As there has been an ongoing significant downturn in markets for recyclables, an extension of the increase of the processing rate is considered appropriate in the current economic and operating environment, however, it is recommended that this extension be limited to three months given the re-establishment of the Cleanaway Materials Recovery Facility.

10.4 Community And Development Directorate Reports**10.4.1 Proposed Street Tree Removal- Lot 8, 386 Light Street Dianella**

Applicant/Proponent:	Department of Communities
Owner:	Department of Housing
Responsible Branch:	Development and Place
Responsible Directorate:	Community and Development
Authority/Discretion:	Quasi-Judicial
Voting Requirement:	Simple Majority Required
Attachments:	<ol style="list-style-type: none"> 1. Development Plan [10.4.1.1 - 3 pages] 2. CONFIDENTIAL REDACTED - Submission Location Plan (Confidential) [10.4.1.2 - 1 page]

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

SUMMARY

A Public Works referral was received by the City from the Department of Communities on 6 May 2021 seeking comment on a proposal for three two-storey grouped dwelling development which included street tree removal at Lot 8, 386 Light Street, Dianella. The street tree component of this proposal is referred to Council for consideration.

OFFICER'S RECOMMENDATION

That Council authorises the removal of the western most street tree on the verge adjacent to Lot 8, 386 Light Street Dianella as detailed on plans dated 17 June 2021 and 24 June 2021, subject to the following:

1. The two *Brachychiton populneus* (Kurrajong) trees located onsite as indicated on the plans dated 17 June 2021 and 24 June 2021 shall be retained, regularly inspected and maintained by an Arborist to ensure their retention in accordance with a regime to be submitted within 60 days of the date of this approval, and to the satisfaction of the City of Bayswater.
2. The owner/applicant is responsible for engaging a qualified contractor, the cost of removing the subject western most street tree and any claims that may arise from the removal of the tree, to the satisfaction of the City of Bayswater.
3. Prior to the removal of the subject western most street tree, the owner/applicant is to pay the City of Bayswater the amount of \$2,880 as determined by the Helliwell Assessment undertaken by the City to compensate for the loss of amenity value provided by the tree.
4. All other street tree(s) within the verge adjacent to the subject property that have not been approved for removal by the City of Bayswater are to be retained.
5. Within 12 months of the subject western most street tree being removed, one street tree is to be planted within the Light Street verge in front of the subject site, at the full cost of the applicant/owner and to the specifications and satisfaction of the City of Bayswater.

BACKGROUND

A Public Works referral submitted by the Department of Communities was received by the City on 6 May 2021 and sought comments on a proposed three two-storey grouped dwelling development at Lot 8, 386 Light Street, Dianella. It was identified that this development proposed the removal of a street verge tree. As the subject site is owned by Department of

Communities, the Department of Communities has delegation to determine the three two-storey grouped dwelling development. However, as the street tree is situated on City managed land, Council is required to consider the street verge tree removal component of the proposal.

This site previously had a multiple dwelling development proposed and the design was reviewed by the City of Bayswater Design Review Panel (DRP) in June 2020. Comments from the DRP recommended investigation into the numerous trees on site and retention of those deemed appropriate. The retention of trees on site is discussed further in the officer comment section of this report.





EXTERNAL CONSULTATION

The City undertook public consultation of landowners and occupiers located within 50m of the subject site for a period of 14 days. The advertising period is due to conclude on the 16 July 2021. At the close of business 13 July 2021, one submission being an objection was received. A summary of the submission is outlined in the below table:

Nature of Concern	Officer Comments
Removal of structures within close proximity to the boundary located on an adjoining property.	This is not a valid planning consideration.
Visual privacy concerns	<p>This concern does not relate to the street tree removal.</p> <p>It is noted the proposed grouped dwelling development complies with the deemed-to-comply criteria of the Residential Design Codes therefore is considered appropriate.</p>
Kurrajong Trees suggest trimming. The trees shed considerable amounts of vegetation and have caused problems with gutters and litter to adjoining property shed and back yard.	This is considered a civil matter and is to be dealt with between the landowners.

OFFICER'S COMMENTS

The subject site is located on the north east side of Light Street. While there are numerous mature street trees located on the south west side of the road along the 230m stretch of Light Street, there is a much lower density and irregular pattern of street trees along the remaining residential frontage of Light Street on the north east side of which this subject site is located.

Aerial mapping indicates there are 36 existing dwellings and approximately 18 mature street trees and one smaller street tree. Department of Communities have requested to remove the western-most of the two existing *Callistemon* (Kings Park Special) trees situated in the Light Street verge in front of the subject site, in order to provide a new crossover to the proposed grouped dwelling development and retain two mature *Brachychiton populneus* (Kurrajong) trees onsite.

The Department of Communities engaged an Arborist to prepare an Arborist report following comments provided from DRP to investigate trees onsite for retention, the report identified 16 trees onsite. The report identified that nine trees were not suitable for retention or relocation due to insect infestations, fair or poor structural conditions, or being identified as a weed species, and seven trees were identified to be in good health. Two mature Kurrajong trees on the north eastern side of the site were identified to be retained and able to be incorporated within the design of the development, whilst the remaining five trees in good health were not able to be incorporated within the design of the development and are proposed to be removed. The Department of Communities has redesigned the site to retain the two Kurrajong trees, and have advised that:

- *“When looking to retain the trees (with the cross over and driveway to the right hand side of the Lot) an Arborist was sent out to site to explore the required root protection zones and canopy zones needed for this to occur. After this was done, it was determined that having the driveway to the right hand side of the Lot would cover the root protection zone for the trees and would ultimately mean they would not survive.*
- *The current design for the Lot has worked significantly to retain the two mature Kurrajong trees to the South Eastern rear side of the Lot. In order to do this a new cross over and drive way on the left hand side of the Lot has been proposed.*
- *The tree closest to the proposed cross over [subject of this report] (Tree 1 in the report) has a split trunk with decay and a useful life expectancy of 2 – 5 years. The recommendation for this tree from the Arborist was removal of the tree and a stump grind.*
- *It is respectfully requested that the Council consider approving the removal of street verge tree number 1 (as per the current proposed development with the cross over to the left hand side of the Lot) so that the mature Kurrajong trees (with high retention value) on the South Eastern side of the Lot can be retained. The Department of Communities would be more than happy to plant new street verge trees in replacement of tree number 1 that has been deemed not worthy of retention by the Arborist.”*

The applicant's Arborist report identifies that the two Kurrajong trees are approximately 11.5m in height with canopy spreads of 7.5m and 8m, and are in good health with sound structural condition. The report recommends that both trees are suitable for retention.

The City officers have assessed the street tree subject of removal. The existing *Kings Park Special* is 5.6m high with a canopy spread of 4.7m, is approximately 19 years old and is considered to be in good health and does not fit the criteria for removal or relocation. With regard to the unions in bottlebrush (multiple trunks), these are considered very common and are not a cause to remove them as they are only small trees. If a large tree had an included union it would be regarded differently due to the level of risk and potential outcomes from a large branch failure.

In terms of the City's local planning policy *Trees on Private Land and Street Verges*, trees on the street verge are to be retained, unless in the opinion of the City tree removal is required to facilitate the placement of a permanent vehicle access crossing as a last resort, where there is no other viable option. In this instance it is considered there is an alternative crossover location to the eastern side of the verge where a 3m wide crossover can be accommodated with a minimum 2m setback from the eastern-most street verge tree. However this will require a redesign of the development resulting in the removal of the two Kurrajongs onsite.

The City has allocated significant resources into implementing a best practice approach to infill development through an *Urban Forest Strategy* and the City's *Trees on Private Land and Street Verges* local planning policy to protect existing trees. Extensive research has been undertaken into the effects of the loss of tree canopy coverage as a result of infill development of which there are numerous documented negative impacts including the 'urban heat island effect'. Community feedback is consistently identifying the loss of mature trees as being of significant concern and the City is progressing towards an aspirational 20% urban green canopy by 2025.

If the proposal is required to be redesigned to retain the street tree, the Department of Communities has advised that this will result in the loss of the two *Kurrajong* trees. When comparing the height and canopy spread of the street verge tree with the two *Kurrajong* trees onsite, the two trees onsite have a significantly greater height and canopy spread compared to the existing street verge tree. Retaining the two *Kurrajong* trees resulting in removal of the street tree, will result in a greater tree canopy coverage being maintained assisting to mitigate the urban heat island effect, reduce air pollution, and contributes to wildlife habitats, biodiversity and ecological corridors. It will assist with community comfort through shade and the reduction of glare within the development site and to adjoining properties, maintains neighbourhood amenity, character and sense of place. It will also contribute to the diverse range of tree sizes and species within the locality which enhances visual interest and assists with providing a more resilient urban forest. Finally, retaining the two *Kurrajong* trees facilitates diversity in size and results in the retention of trees onsite. The eastern most street verge tree is retained and a replacement street tree is recommended to be provided which will contribute to the streetscape and neighbourhood amenity. When considering this, the retention of the two *Kurrajong* trees, retention of the eastern most street tree and provision of a replacement street tree is considered to be in accordance with the objectives of this policy.

Given the above reasons, the removal of the subject street tree is supported in these unique circumstances.

LEGISLATIVE COMPLIANCE

- City of Bayswater Town Planning Scheme 24;
- City of Bayswater local planning policies including *Trees on Private Land and Street Verges* Policy; and
- City of Bayswater Urban Tree Policy.

RISK ASSESSMENT

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

<p>Officer's Recommendation</p>	<p>That Council authorises the removal of the western most street tree on the verge adjacent to Lot 8, 386 Light Street Dianella as detailed on plans dated 17 June 2021 and 24 June 2021, subject to the following:</p> <ol style="list-style-type: none"> 1. The two <i>Brachychiton populneus</i> (Kurrajong) trees located onsite as indicated on the plans dated 17 June 2021 and 24 June 2021 shall be retained, regularly inspected and maintained by an Arborist to ensure their retention in accordance with a regime to be submitted within 60 days of the date of this approval, and to the satisfaction of the City of Bayswater. 2. The owner/applicant is responsible for engaging a qualified contractor, the cost of removing the subject western most street tree and any claims that may arise from the removal of the tree, to the satisfaction of the City of Bayswater. 3. Prior to the removal of the subject western most street tree, the
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	<p>owner/applicant is to pay the City of Bayswater the amount of \$2,880 as determined by the Helliwell Assessment undertaken by the City to compensate for the loss of amenity value provided by the tree.</p> <p>4. All other street tree(s) within the verge adjacent to the subject property that have not been approved for removal by the City of Bayswater are to be retained.</p> <p>5. Within 12 months of the subject western most street tree being removed, one street tree is to be planted within the Light Street verge in front of the subject site, at the full cost of the applicant/owner and to the specifications and satisfaction of the City of Bayswater.</p>	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	This option has moderate reputation, and community and stakeholder risks due to the loss of one street tree.	

Option 2	That Council authorises the removal of the western most street tree on the verge adjacent to Lot 8, 386 Light Street Dianella as detailed on plans dated 17 June 2021 and 24 June 2021, subject to alternative conditions.		
Risk Category		Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction		Moderate	The risk is dependent on the alternative conditions as determined 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	The risk of this option is dependent on the alternative conditions as determined by Council.		

Option 3	That Council declines the removal of the western most street tree on the verge adjacent to Lot 8, 386 Light Street Dianella as detailed on plans dated 17 June 2021 and 24 June 2021.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Moderate
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	<p>This option has moderate strategic direction and environmental responsibility risks due to loss of two trees on site that are approximately 11.5m high and are worthy of retention, with the retention of a street tree that has less height and tree canopy spread.</p> <p>Reputation, and community and stakeholder risks are also moderate due to loss of two large trees that benefit the existing community and future residents of this development.</p>	

FINANCIAL IMPLICATIONS

The owner/applicant will be responsible for payment to the City for - the loss of amenity value of the street verge tree being removed as calculated by the Helliwell Assessment; the costs associated with the removal of the street tree and any claims that may arise from the removal of

the tree; the costs associated with the provision and planting of a new street tree; and any costs associated with retaining and regularly inspecting and maintaining the two Kurrajongs trees onsite.

STRATEGIC IMPLICATIONS

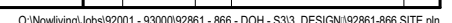
In accordance with the City of Bayswater Strategic Community Plan 2017-2027 (as amended), the following applies:

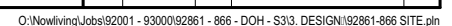
Theme: Our Built Environment
 Aspiration: A quality and connected built environment.
 Outcome B3: Quality built environment.

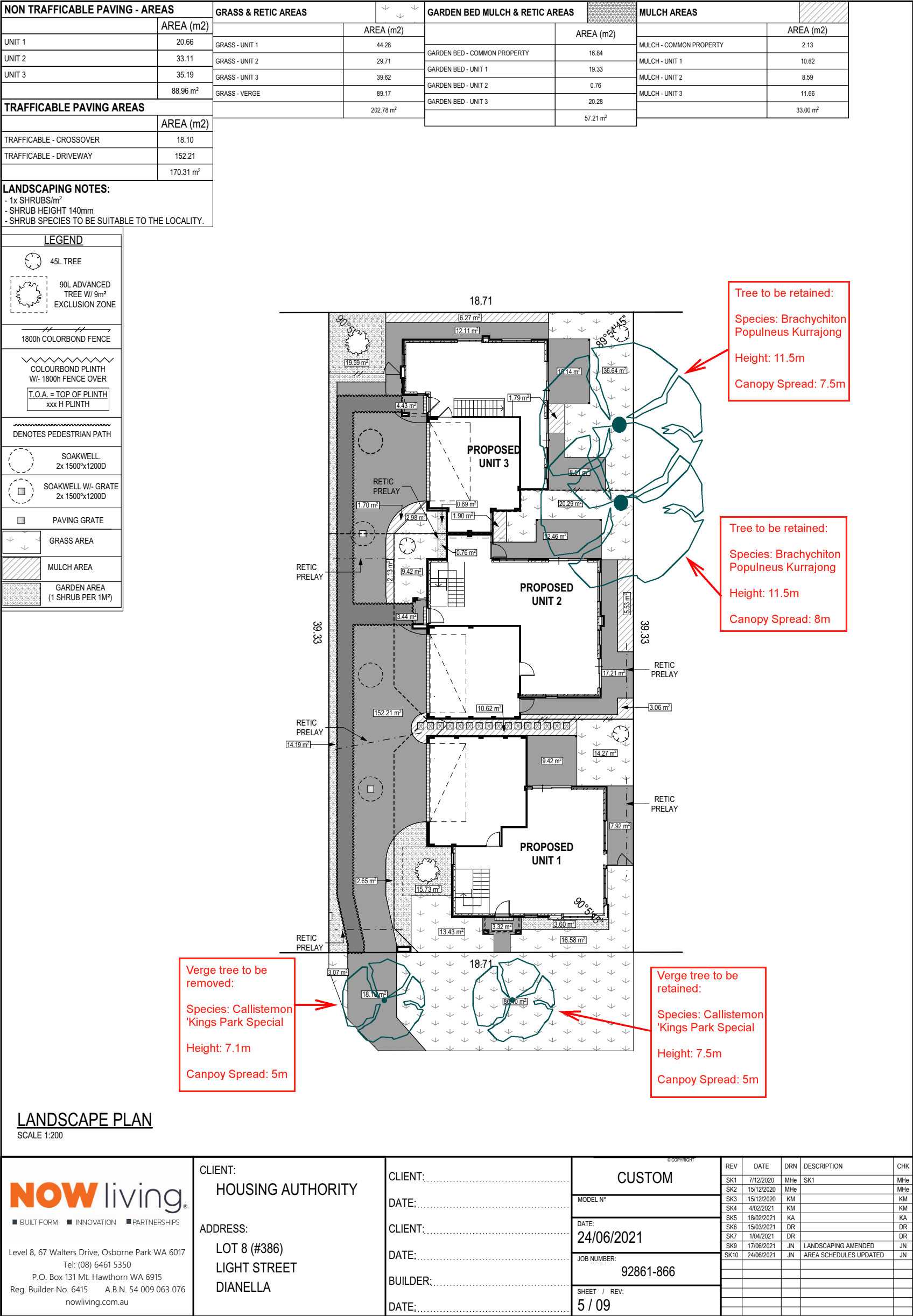
Given the proposal results in the retention of two existing trees onsite which are considered to be worthy of retention, retention of one of the two adjacent street verge trees, the proposal will contribute towards a quality built environment. It is recommended these trees are regularly inspected and maintained in accordance with an Arborist's regime.

CONCLUSION

For the reasons outlined within this report, it is recommended that Council authorise the removal of the western most street verge tree.







10.4.2 Proposed Amendment No. 90 to Town Planning Scheme No. 24 to Rezone Lot 539 and a portion of Lot 211 Swan Bank Road, Maylands

Responsible Branch:	Strategic Planning and Place
Responsible Directorate:	Community and Development
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. Summary of Submissions for council [Z2TR] [10.4.2.1 - 6 pages]
Refer:	Item 10.4.1: OCM 24.03.2020 Item 10.4.3: OCM 28.05.2019 Item 9.1.6: PDSC 7.11.2017 Item 13.3.3: OCM 23.5.2017 Item 11.3.2.2: OCM 28.5.2013 Item 13.1.4: OCM 23.8.2011

SUMMARY

At the 24 March 2020 Ordinary Council Meeting, the Council considered Amendment No. 90 to Town Planning Scheme No. 24 (TPS 24) to rezone Lot 539 and a portion of Lot 211 Swan Bank Road, Maylands from 'Medium and High Density Residential R40' to 'Local Public Open Space'. Council resolved to initiate the amendment, and to forward the amendment to the Department of Water and Environmental Regulation (DWER) for assessment, and the Department of Planning, Lands and Heritage - Heritage Directorate for comment.

Upon the Notice of Assessment from the DWER being received, the proposed scheme amendment was advertised for public comment from 1 April 2021 to 21 May 2021, comprising a total of 52 days, during which time a total of 41 submissions were received.

OFFICER'S RECOMMENDATION

That Council recommends that the Western Australian Planning Commission and Minister for Planning approve Amendment No. 90 to the City of Bayswater Town Planning Scheme No. 24, without modification.

BACKGROUND

In April 2017, the Heritage Directorate of the Department Planning, Lands and Heritage (DPLH) (formerly the State Heritage Office) approached the City to assist in reactivating the Maylands Brickworks by preparing concept plans and a feasibility study in relation to the enhancement and redevelopment of the site.

During February and March 2018 the DPLH, in collaboration with the City, undertook community engagement to ascertain the level of local support for the reactivation of the Maylands Brickworks. During this consultation period, the DPLH noted that a significant number of respondents expressed a view that the surrounding parkland environment and open space would be threatened by the Brickworks' reactivation, especially by any residential development.

In May 2019 the DPLH released the Maylands Brickwork Feasibility Study. The study investigated six options for the reactivation of the Brickworks and considered them in relation to financial feasibility, outcomes of the community consultation and the project principles. Concept F was developed partly in response to these comments and included a proposal to rezone Brickworks Lake and Lot 539 facing Peninsula Road from Medium and High Density Residential R40 to Public Open Space.

At the 28 May 2019 Ordinary Council Meeting, Council considered the above study and the outcomes of the community consultation, and resolved as follows:

"That Council:

- 1. Notes the Maylands Brickworks Feasibility Study report dated May 2019.*
- 2. Does not support proceeding with Concept F - Golf course clubhouse adaptation of the Brickworks Kiln with works to Pugmill / Drying Shed to be deferred as recommended in the Maylands Brickworks Feasibility Study report.*
- 3. Terminates the Reactivation of the Maylands Brickworks project with the Heritage Directorate of the Department of Planning, Lands and Heritage.*
- 4. Requests the Chief Executive Officer to consider alternate uses to reactivate the Maylands Brickworks, and considers an allocation of funds to undertake further studies relating to these investigations as a part of the 2020/21 budget process.*
- 5. Requests the Chief Executive Officer to investigate external sources of funding to undertake the remaining conservation works identified in the Maylands Brickworks Conservation Management Plan and the further studies to consider alternate uses to reactive the Maylands Brickworks.*
- 6. Requests the Chief Executive Officer to provide an additional report to Council to prepare a scheme amendment to the City's Town Planning Scheme 24 to rezone the Brickworks Lake area as generally indicated in Concept F of the Feasibility Study to "Local Public Open Space" (instead of "Medium and High Density Residential R40")."*

The subject land consists of Lot 539 and a portion of Lot 211 Swan Bank Road, Maylands, with a combined area of 1.84ha, as identified in the map below.



Lot 539 and the portion of Lot 211 form part of Lake Bungana Reserve. Both lots contain areas of remnant native vegetation, lawns and footpaths. Lot 539 also contains a small car park, while the portion of Lot 211 contains the Brickworks Lake and a playground by its south-eastern boundary. The reserve is surrounded by residential development to the north and east, while the former Maylands Brickworks stands to the west. The reserve continues to the south, beyond the boundary of Lot 211.

In March 2020 the City prepared a scheme amendment to rezone the subject land from 'Medium and High Density Residential R40' to 'Local Public Open Space'. At the 24 March 2020 Ordinary Council Meeting, Council considered the proposed amendment, and resolved as follows:

"That:

1. Council initiates Amendment No. 90 to the City of Bayswater Town Planning Scheme No. 24 to:
 - (a) Rezone Lot 539 and a portion of Lot 211 Swan Bank Road, Maylands from 'Medium and High Density Residential R40' to 'Local Public Open Space'; and
 - (b) Amend the Scheme Maps accordingly.
2. Council considers Amendment No. 90 to be 'standard' under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:
 - (a) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
 - (b) The amendment is not a complex or basic amendment.
3. The scheme amendment documentation is forwarded to the Department of Water and Environmental Regulation for assessment, and the Department of Planning, Lands and Heritage - Heritage Directorate for comment.
4. Upon the Notice of Assessment from the Department of Water and Environmental Regulation being received (and issues raised being complied with), the proposed scheme amendment be advertised for public comment.
5. The proposed amendment is referred to Council for further consideration following public advertising."

The subject area is currently zoned 'Medium and High Density Residential' with a density code of R40 being applicable under TPS 24, however it is developed and used by the local community as public open space (POS). There is a perception within the community that the area is reserved as POS and that the land will remain as POS into the future. The City has no plans to develop the land, despite its 'Medium and High Density Residential' zoning. The City is currently undertaking a separate project to investigate the remainder of the site and consider what land uses are appropriate to reactive the Maylands Brickworks.

EXTERNAL CONSULTATION

Environmental Assessment and Heritage Referral

The scheme amendment documentation was referred to the DWER and Heritage Services of the DPLH for assessment.

In correspondence dated 25 January 2021 the DWER advised the City that the proposed scheme amendment would not require an environmental assessment.

In correspondence dated 10 February 2021 Heritage Services of the DPLH advised the City that it had no objection to the proposed amendment.

Public Advertising

Following notification from the DWER the City advertised the proposed amendment in accordance with Council's resolution for a period of 52 days from 1 April 2021 to 21 May 2021.

41 submissions were received during the consultation period, 39 in support of the proposed amendment, one objected to the proposal and one did not support or object as it provided general comments. Refer to **Attachment 1** for the summary of received submissions.

OFFICER'S COMMENTS

It is considered that the proposed rezoning will reinforce the City's position that the area be formalised and reinforced as POS. The rezoning is in line with the preference of the local community.

The proposed rezoning will also protect and enhance a component of the green network in Maylands, which will provide the City with opportunities to cater for recreation, environmental and biodiversity values as urban density is increased in accordance with present state and local strategic directions.

Under the current State Planning framework, where a subdivision creates five lots or greater, a portion of land (generally about 10%) is required to be contributed as POS or a cash in lieu equivalent is provided. Officers at the DPLH have suggested that by rezoning the subject land to POS, the City could in effect be given a 'POS credit' to use as a future POS contribution. However, this can only occur in the instance it related to the site (adjoining the rezoned POS). If the City wished the DPLH to consider the 'POS credit' elsewhere within the vicinity of the site, then this would have to be considered on its merits in accordance with the relevant framework.

With respect to the general comment received during the consultation process, this related to a general query regarding the future use of the whole site. The City is currently undertaking a separate project to investigate the remainder of the site and consider what land uses are appropriate to reactive the Maylands Brickworks. Therefore this amendment ensures that the open space portion of the site is protected, through formalising the zoning, whilst the City considers alternative uses for the remainder of the site as part of a separate process.

One objection was received during the consultation process, and this appears to relate to a misunderstanding of the proposed amendment. The objector requested that the site not be redeveloped and that it remains as POS, which aligns with what the City is aiming to achieve with the proposed amendment.

In light of the above, it is considered that no modification is required to the proposed scheme amendment, and the amendment as initiated by Council is recommended for approval.

LEGISLATIVE COMPLIANCE

Section 75 of the *Planning and Development Act 2005* permits a local government to amend its local planning scheme. Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* prescribes the process for the preparation of scheme amendments.

Once the scheme amendment is initiated, the Minister for Planning is the final decision maker on all scheme amendments. The City can provide a recommendation to the Minister to:

- support the amendment without modification;
- support the amendment with proposed modifications to address issues raised in the submissions; or
- not support the amendment.

RISK ASSESSMENT

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

Officer's recommendation	That Council recommends that the Western Australian Planning Commission and Minister for Planning approve Amendment No. 90 to the City of Bayswater Town Planning Scheme No. 24, without modification.	
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 to the City as there is overwhelming support from the community, which has been reflected throughout the consultation period. Additionally, this option reflects Council's previous decision and aligns with the POS Strategy.	

Option 2	That Council recommends that the Western Australian Planning Commission and Minister for Planning approve Amendment No. 90 to the City of Bayswater Town Planning Scheme No. 24, with modification(s).		
Risk Category		Adopted Risk Appetite	Risk Assessment Outcome Dependant on the modification(s) proposed by Council.
Strategic Direction		Moderate	
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) proposed by Council.		

Option 3	That Council recommends that the Western Australian Planning Commission and Minister for Planning refuse Amendment No. 90 to the City of Bayswater Town Planning Scheme No. 24.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
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 a moderate risk to the City's strategic direction as the amendment is consistent with the City's POS Strategy. There is also moderate risk to the City's reputation and community and stakeholders, in relation to the City not following its strategic plans.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Scheme Amendment Gazettal and public notice.

Asset Category: N/A

Source of Funds: Municipal

LTFP Impacts: Not itemised in the LTFP

Notes: Nil

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$800	-	-	-	-	-	\$14,000

STRATEGIC IMPLICATIONS

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

Theme: Our Community

Aspiration: An active and engaged community

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

Theme: Our Built Environment

Aspiration: A quality and connected built environment.

Outcome B3: Quality built environment.

It is considered that rezoning the subject land would reinforce its present use as POS, in line with the preference of community members.

CONCLUSION

Lot 539 and a portion of Lot 211 Swan Bank Road are currently used as POS by the local community and the community perception is that the land will remain POS into the future. Further, the City has no plans to develop the land, despite its 'Medium and High Density Residential' zoning, and it is considered that the proposed amendment will reinforce its status as POS, irrespective of any future reactivation of the Maylands Brickworks.

In light of this, it is recommended that Council supports Amendment No. 90 with no modifications, and that the amendment documentation is to be forwarded to the Western Australian Planning Commission and Minister for Planning for final approval.

Attachment 1 Summary of Submissions

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
1.	Support	I am a private citizen who has an interest in the area.	<ul style="list-style-type: none"> “I am highly supportive of ensuring the parkland in question remains as public open space.” “Often frequents the area and believe it is an asset to the entire community.” “...Brickworks Lake will have an increasing role in filtering nutrients from entering Lake Bungana. It is very important that the native vegetation is retained.” 	<ul style="list-style-type: none"> Noted
2.	Support	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
3.	Support	I own a property in the area.	<ul style="list-style-type: none"> “Can't believe this isn't already public open space as it is home to heaps of wildlife. This must be protected!” 	<ul style="list-style-type: none"> Noted
4.	Support	I own a property in the area.	<ul style="list-style-type: none"> “I would hope that the parkland surrounding the brickworks can be retained as public open space for the use of the community.” 	<ul style="list-style-type: none"> Noted
5.	Support	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
6.	Support	I own a property in the area.	<ul style="list-style-type: none"> “Many thanks to Council for actively making this change to and protecting our green spaces.” 	<ul style="list-style-type: none"> Noted
7.	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted
8.	Support	I own a property in the area.	<ul style="list-style-type: none"> “Keep the park land used by many.” 	<ul style="list-style-type: none"> Noted
9.	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted
10.	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted
11.	Support	I am a private citizen who has an interest in the area.	<ul style="list-style-type: none"> “I fully support this proposal and congratulate those involved in campaigning for the change and the Council for agreeing to pursue it.” 	<ul style="list-style-type: none"> Noted
12.	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
13.	Support	I own a property in the area.	<ul style="list-style-type: none"> “The local community already believes this area to be POS. “It is widely used by the community and is a wonderful area of natural beauty.” 	<ul style="list-style-type: none"> Noted
14.	Support	I own a property in the area.	<ul style="list-style-type: none"> “This area is peaceful and nostalgic as an historic precinct.” “We go there with our grandchild so she can safely play and also walk through there regularly as an alternative to walking along Peninsula Road.” 	<ul style="list-style-type: none"> Noted
15.	Support	I own a property in the area.	<ul style="list-style-type: none"> “By making the area public open space we will help to create healthy living, sanctuary for wildlife, protect mature tree canopy and enhance community green space.” 	<ul style="list-style-type: none"> Noted
16.	Support	I own a property in the area.	<ul style="list-style-type: none"> “We need public spaces like this for our mental health.” “This area provides a place to exercise but more importantly to de-stress and be amongst nature.” “There are very few suburbs that have this unique and special environment - let's protect it.” 	<ul style="list-style-type: none"> Noted
17.	Support	I own a property in the area.	<ul style="list-style-type: none"> “The park amenity is used regularly by nearby residents and the area is surrounded by moderately dense bushland which contributes to the city's tree canopy and home to hundreds of birds, turtles and frogs.” “As a man-made wetland habitat, this area has far more inherent value than it would as a potential residential development.” 	<ul style="list-style-type: none"> Noted
18.	Support	I occupy a property in the area.	<ul style="list-style-type: none"> “Support wholeheartedly.” 	<ul style="list-style-type: none"> Noted
19.	Support	I own a property in the area.	<ul style="list-style-type: none"> “I support the proposal to amend the zoning of the lots to 'local public open place.’” “We should be protecting the green space that we have and not building on it.” 	<ul style="list-style-type: none"> Noted

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
20.	Support	I own a property in the area.	<ul style="list-style-type: none"> <i>"It's very important to protect this area from development so people can continue to use this amenity into the future."</i> 	<ul style="list-style-type: none"> Noted
21.	Support	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
22.	Comment	I own a property in the area.	<ul style="list-style-type: none"> <i>"I'm just wondering why the scheme amendment needs to proceed without addressing the future use of the brickworks. Wouldn't it be better to look at the whole site comprehensively?"</i> 	<ul style="list-style-type: none"> At the 28 May 2019 Ordinary Council Meeting Council resolved not to progress with the proposed concept for the site. The reasons for this primarily related to the adaptation of building on site and did not relate to the POS component of the concept. The amendment ensures that the open space portion of the site is protected, through formalising the zoning. The City will consider alternative uses to reactivate the remainder of the Maylands Brickworks project as outlined in the 28 May 2019 Ordinary Council Meeting resolution.
23.	Support	I am a private citizen who has an interest in the area.	<ul style="list-style-type: none"> <i>"I am in support of the proposal, as the space provides essential tree canopy cover, and compliments the surrounding public spaces and Brickworks site."</i> <i>I assumed it was already a designated public space, and feel that further development would be detrimental to the public's enjoyment of the space."</i> 	<ul style="list-style-type: none"> Noted

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
24.	Support	I own a property in the area.	<ul style="list-style-type: none"> <i>"This is an area teeming with wildlife. We need to protect and preserve turtle, bird nesting and breeding areas."</i> <i>"Maylands is being rapidly overdeveloped and we need to protect this area from the ravages of overdevelopment. It is serene and beautiful, we don't need further residential development."</i> 	<ul style="list-style-type: none"> Noted
25.	Support	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
26.	Support	I own a property in the area.	<ul style="list-style-type: none"> The area is constantly in use by a number of people/children for the benefits of wellbeing, exercise and relaxation. <i>"The abundance of fauna and bird life is paramount to our ecological protection."</i> <i>"It is a place of peace and reflection which is essential around an area of residential high density and busy lifestyles."</i> <i>"The Brickworks Lake is an ever evolving testimony of how nature and people can live in harmony and respect with each other."</i> 	<ul style="list-style-type: none"> Noted
27.	Support	I own a property in the area.	<ul style="list-style-type: none"> <i>"Love walking through the protected wetlands, parks, and reserves."</i> <i>"It would be a shame for this to become more housing. The Peninsula is a place of quiet and sanctuary, and it would be so much more beneficial to keep it like that."</i> 	<ul style="list-style-type: none"> Noted
28.	Support	I own a property in the area.	<ul style="list-style-type: none"> <i>"We need to protect this area - to lose it to housing at any stage would be a tragedy."</i> <i>"Most people in the area assume that this is already protected public space, so I support this proposal, to bring reality in line with expectations and protect the beautiful space."</i> 	<ul style="list-style-type: none"> Noted
29.	Support	I am a private citizen who has an interest in the area.	<ul style="list-style-type: none"> <i>"Totally support the submission to amend this planning anomaly."</i> 	<ul style="list-style-type: none"> Noted

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
			<ul style="list-style-type: none"> "This area is a beautifully landscaped, tranquil public amenity that is so very much appreciated by the wider community." 	
30.	Support	I occupy a property in the area.	<ul style="list-style-type: none"> "It would be wonderful to protect open space and have it listed as so." 	<ul style="list-style-type: none"> Noted
31.	Support	I own a property in the area.	<ul style="list-style-type: none"> "I support the area being rezoned as Public Open Space, we use the area regularly for walks and would find it a loss if it were built upon." 	<ul style="list-style-type: none"> Noted
32.	Support	I own a property in the area.	<ul style="list-style-type: none"> "There has already been more than enough high density residences built in Maylands over the past decade." "Established open spaces and parkland has been one of the reasons people have chosen to live in the area." 	<ul style="list-style-type: none"> Noted
33.	Support	I own a property in the area.	<ul style="list-style-type: none"> "This maintains the amenity of the green land area for both local residents and those who frequently visit." "Those who have proposed this should be congratulated, future generations will thank you." 	<ul style="list-style-type: none"> Noted
34.	Support	I occupy a property in the area.	<ul style="list-style-type: none"> "Absolutely support this idea." "It's a lovely area I spent a lot of time in with my daughter and I would love to see it kept as public open space." 	<ul style="list-style-type: none"> Noted
35.	Support	I own a property in the area.	<ul style="list-style-type: none"> "We must preserve open space and parks. They create positive amenities for the area." 	<ul style="list-style-type: none"> Noted
36.	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted
37.	Support	I own a property in the area.	<ul style="list-style-type: none"> No Comment 	<ul style="list-style-type: none"> Noted
38.	Object	I own a property in the area.	<ul style="list-style-type: none"> "It is critical that this beautiful open space is not developed; it is used by hundreds of walkers, cyclists and nature enthusiasts and brings a small patch of beauty to our urban environment." 	<ul style="list-style-type: none"> The amendment ensures that the open space is protected, through formalising the zoning.

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
39.	Support	I own a property in the area.	<ul style="list-style-type: none"> “As an owner occupier in the area, I strongly support the re-zoning to Local Public Open Space.” 	<ul style="list-style-type: none"> Noted
40.	Support	I own a property in the area.	<ul style="list-style-type: none"> “I wish the land to be maintained as public open space and to be protected from development.” “It is a truly unique and beautiful part of land comprising natural water course, established trees and flora, and bird life abounds therein.” “I have lived opposite this area for the past 21 years and use it on a daily basis, and consider it to be therapeutic, peaceful and unspoilt.” 	<ul style="list-style-type: none"> Noted
41.	Support	I own a property in the area.	<ul style="list-style-type: none"> “I fully support the scheme amendment to rezone Lot 539 and a portion of Lot 211 to Local Public Open Space.” 	<ul style="list-style-type: none"> Noted
42.	Support	I own a property in the area.	<ul style="list-style-type: none"> “I fully support the scheme amendment to rezone Lot 539 and a portion of Lot 211 to Local Public Open Space.” 	<ul style="list-style-type: none"> Noted

10.4.3 Planning Reform: Phase 2

Applicant/Proponent:	Development and Place
Responsible Branch:	Development and Place
Responsible Directorate:	Community and Development
Authority/Discretion:	Advocacy Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. Action Plan for Planning Reform Phase 2 [10.4.3.1 - 10 pages] 2. Planning Reform Phase 2 Potential Reform Table [10.4.3.2 - 10 pages]
Refer:	Item 5.2: OCM 28.08.2018 Item 9.8: PDSC 17.07.2018 Item 5.3: OCM 27.03.2018 Item 9.1.6: PDSC 06.02.2018

SUMMARY

The Department of Planning, Lands and Heritage (DPLH) is seeking feedback on what aspects of the planning system should be considered as a priority as part of Phase 2 of the Western Australian Government's Planning Reform.

Council's endorsement is sought on the City's comments on Phase 2 of the Planning Reform to the DPLH.

OFFICER'S RECOMMENDATION

That Council endorses the comments on Phase 2 of the Planning Reform as contained in Attachment 2 to this report as the basis for the City's submission to the Department of Planning, Lands and Heritage.

BACKGROUND

The DPLH is seeking public comment in relation to Phase 2 of the Planning Reform, following the implementation of Phase 1 by the Western Australian Government to improve the planning system, making it work better for everyone in the community.

At the 6 February 2018 Planning and Development Services Committee Meeting, the Committee considered the WALGA Discussion Paper on third party appeal rights in planning, and resolved as follows:

"That Council advises the Western Australian Local government Association that it supports in principle the introduction of third party appeal rights in relation to development application decisions by JDAP, SAT and the WAPC as part of a suite of reforms that are required to be undertaken to the State Planning regime subject to review of any proposed Legislation."

At the 17 July 2018 Planning and Development Services Committee Meeting, the Committee considered the Green Paper which was the basis for the Planning Reform, and resolved as follows:

1. *"That Council endorses the recommendations contained in Attachment 3 to the Minister for Planning in relation to 'Modernising Western Australia's Planning System - Green Paper Concepts for a Strategically-led System, May 2018'.*
2. *That the City include in the response letter to the Minister for Planning, which is carbon copied ('cc') to the Premier and the Leader of the Opposition, calling for the State Government to follow the lead of the Queensland and New South Wales State Governments and ban developer donations to State political parties and State and local*

government elected members/candidates, as well as highlighting the key aspects of the City's comments. This is to restore trust, transparency and accountability in the current planning decision-making process. Other minor parties in the State of Western Australia currently sitting in Parliament are also to be sent carbon copies of the response letter to the Minister for Planning."

Subsequently, the DPLH released draft amendments to the *Planning and Development (Local Planning Schemes) Regulations 2015*, for consultation. These amendments included 30 proposed changes to the Regulations including exemptions from development approval for compliant small scale residential development and non-residential change-of-use developments, including proposal comprising car parking shortfalls for small businesses in certain locations. The City officers' comments on Phase 1 were circulated to the Mayor and Councillors via a memorandum on 18 September 2020.

The DPLH has advised that the Western Australian Government has already implemented a raft of changes through Phase 1, to aid in cutting red tape, removing barriers to development and addressing issues that the community had raised.

The DPLH is now seeking the views of the community, industry, stakeholders and urban planners as part of Phase 2, to advise on what the next priorities should be focused around. The City's feedback will assist in informing further improvements to legislation and help shape a more contemporary and robust planning system that supports Western Australia into the future.

EXTERNAL CONSULTATION

The DPLH is currently undertaking community consultation in relation to Phase 2 of the Planning Reform. Submissions can be made to the DPLH until 20 August 2021.

OFFICER'S COMMENTS

The DPLH's Phase 2 Planning Reform documentation (**Attachment 1**) outlines the progress made to-date and recommends a number of actions to the Western Australia's planning system, which have been grouped into the following four headings.

Potential Reform 1: One Planning System

A number of process actions has been identified to reform how planning and development proposals are prepared, assessed and determined. The introduction of standardised measures and better strategic coordination across government is intended to reposition the planning system to be more efficient, making it easier to navigate and understand. The proposed reforms include:

- Implementing a new, streamlined pre-lodgement model for development applications. Once established, a similar pre-lodgement model will be implemented for other planning processes such as structure plans, scheme amendments and subdivisions.
- Exploring models to establish a central referral process across government agencies, utilities and departments to improve the consistency of approach and decision-making in consideration of related development matters such as heritage, environment and traffic.
- Investigating an expansion of State Government led structure planning for areas of key strategic importance with fragmented land ownership. Any Legislative or regulatory amendments required to facilitate a more strategically led structure planning process will also be considered and tested.
- Introducing statutory and regulatory amendments to reduce duplication and conflict in decision-making and better balance land use, transport and road planning outcomes for key urban roads and highways.

- Undertaking a review and reform the assessment and approvals of developer contribution plans to improve consistency of approach across all levels of government.

Potential Reform 2: More Red Tape Reduction

The Action Plan for Planning Reform is intended to make the planning system easier to understand and navigate. Reducing unnecessary red tape through exemptions, deemed to comply checks and consistency of approach across all local governments is intended to reduce costs and impacts on small businesses, homeowners and applicants. The proposed reforms include:

- Introducing a new system for the review of State planning policies, including new Regulations, making the process less complicated and more efficient.
- Exploring models to establish a central referral process across government agencies, utilities and departments to improve consistency of approach and decision-making in consideration of related development matters such as heritage, environment and traffic.
- Identify any opportunities to improve consistency of consultation on development applications.
- Consulting on a new system to resolve conflicts with Main Roads Western Australia following development approval.
- Defining timeframes and establish a consistent, standard approach for crossover (connecting driveways to the street) applications across local governments.
- Reducing red tape in the assessment and decision-making for region schemes, structure plans and amendments.

Potential Reform 3: Better Consistency

Consistent with the Action Plan for Planning Reform, a range of legislative, regulatory and policy initiatives have been implemented to streamline processes and improve consistency across the planning system. The proposed reforms include:

- Identifying opportunities to reduce duplication and inconsistency in planning assessment and decision making across State Government.
- Reviewing developer contribution plans to improve consistency of approach across all levels of government, and apply a fair and equal process for all urban areas.
- Introducing a new system for the review of State planning policies, including new Regulations, making the process less complicated and more efficient.
- Improving consistency of consultation on development applications.
- Considering new requirements for plain English, one-page community focused summaries of proposed local and regional planning scheme amendments.
- Clarifying the use and function of local planning policies and identifying an appropriate lifespan for their operation.
- Developing a standard manner and form for key planning documents to ensure consistency across all local governments.
- Launching an online planning portal to track applications and facilitate improved community engagement.
- Preparing clear and consistent guidance for structure plans, planning schemes and scheme amendments.
- Defining timeframes and establish a consistent, standard approach for crossovers (connecting driveways to the street) applications across local governments.

- Improving public information, access to clear explanatory materials and greater transparency of decision making through the Development Assessment Panel (DAP) process.

Potential Reform 4: Development Assessment Panels

The proposed reforms include:

- The number of panels to be reduced from five, to three geographic based panels, which will make provision for the appointment of permanent panel members.
- Improving public information, access to clear explanatory materials and greater transparency of decision making through the DAP process.
- Creating a new Special Matters Development Assessment Panel will be established to consider complex proposals which could include proposals located in areas with significant tourism, unique aesthetic qualities or other unique features.

Summary of City Recommendations

The City recommends the following key reform measures to improve Western Australia's planning system:

- Greater focus on tree protection and retention through the subdivision and development process;
- Utility upgrades needed to State Government assets (being water, sewer, drainage, gas, and power) to accommodate increased density being the responsibility of the State Government;
- Review how car parking calculations are calculated across local governments for non-residential land uses;
- Further review of the framework applicable to residential development, with the Residential Design Codes (Medium Density Codes) being a priority for the State Government.
- Greater consideration from the State Government for local context and character and the feedback received from the local community;
- Greater transparency and accountability from State Government decision makers;
- Greater consideration by the State Administrative Tribunal (SAT) for local context and character and the local planning framework, including any strategic planning being undertaken in the area; and
- The introduction of third party appeal rights in relation to application decisions by DAP, SAT and the WAPC into the WA planning system, as previously resolved by Council.

A full list of the City's recommended reform measures is provided in **Attachment 2**.

LEGISLATIVE COMPLIANCE

In the event that Phase 2 of the Planning Reform utilises the City's recommendations, it will assist in guiding improvements to Western Australia's planning system.

RISK ASSESSMENT

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

Officer's Recommendation	That Council endorses the comments on Phase 2 of the Planning Reform as contained in <u>Attachment 2</u> to this report as the basis for the City's submission to the Department of Planning, Lands and Heritage.	
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 there is a low risk to the City in the event Council endorses the comments contained in <u>Attachment 2</u> . The City's recommended reform measures are considered to improve Western Australia's planning system and the processing of planning matters more generally by local governments.	

Option 2	That Council modifies the comments on Phase 2 of the Planning Reform as contained in <u>Attachment 2</u> to this report as the basis for the City’s submission to the Department of Planning, Lands and Heritage.		
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome	
Strategic Direction	Moderate	Dependent on the modification(s) determined 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	The risks are dependent on the modification(s) determined by Council.		

Option 3	That Council provides no submission on Phase 2 of the Planning Reform to the Department of Planning, Lands and Heritage.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
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 there is a moderate risk to the City's strategic direction, reputation and community and stakeholder relationship in the event no submission is made. Changes to Western Australia's planning system have implications for strategic and statutory planning at a local level, and if no comment is provided then the City will not be participating in improving the planning system for the local community. Providing no comment may be perceived as the City not having sufficient regard for improving the Western Australia's planning system.	

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 Local Economy

Aspiration: A business and employment destination.

Outcome E2: Active and engaging town and city centres.

Theme: Leadership and Governance

Aspiration: Open, accountable and responsive service.

Outcome L2: Proactively communicates and consults.

It is considered that Phase 2 of the Planning Reform will provide guidance on how to plan and engage with communities in a consistent manner, across the metropolitan region, resulting in better outcomes.

CONCLUSION

It is recommended that Council endorses the City officer's comments in relation to Phase 2 of the Planning Reform to be submitted to the DPLH for consideration.



May 2021

Action Plan for Planning Reform

The progress so far

The Western Australian Government is making historic changes to our State planning system.

We've already done a lot to create great places for people, simplify the system and make it more efficient.

New legislation, policies and regulations have cut red tape, improved transparency and addressed those issues you asked us to fix.

And, there are more reforms on the way and room for bright ideas and big fixes.

These changes affect everyone and will shape the way we live and work.

This is an update on the work we have done so far.



Action Plan for Planning Reform Update – May 2021



Planning creates great places for people

Collaborative planning delivers district-level priorities

Pilot a joint District Planning Strategy in a suitable area.

Progress:

- ✓ One metropolitan and one regional pilot project completed.

Urban corridors are realised with integrated planning

Improve coordination between planning and road use and access to realise the potential of priority arterial roads and highways.

Progress:

- ✓ New Movement and Place Framework being prepared.
- ✓ Director, Road Access and Planning appointed within Main Roads WA.

Land use and infrastructure planning is coordinated

Improved alignment of funding for water, power and sewerage works to support urban renewal projects.

Progress:

- ✓ Expanded the scope of developer contributions to include community infrastructure.
- ✓ Revised State planning policy released April 2021. Sets fair, consistent system for developer contributions to fund new roads, paths and cycleways; water supply, sewerage and drainage connections; parks, open spaces, and community facilities.

Good design is required and design excellence encouraged

Progress next stages of Design WA.

Progress:

- ✓ New State planning policy to guide development around precincts including METRONET stations enacted February 2021.
- ✓ New policy drafted to guide medium density development. Results from consultation currently under review. Final policy due early 2022.



Planning is easier to understand and navigate

Planning is strategically led

Elevate the importance of strategic planning in communities and make the State planning policy framework easier to understand.

Progress:

- ✓ Guidance developed to support Councils in preparing local planning strategies.

Engagement and consultation processes are consistent and efficient

Introduce contemporary, consistent and clear engagement and consultation practices.

Progress:

- ✓ Completed pilot community engagement project.
- ✓ Introduce online publication of applications and planning documents.
- ✓ New consultation requirements for complex development applications, including sign on site, advertising and notification to nearby landowners and residents.

- ✓ Increased consultation period for structure plans to 42 days.
- ✓ Draft Planning Engagement Toolkit released for public comment.

Local planning frameworks are more legible

Simplify the local government planning framework.

Progress:

- ✓ More rigour for changes to local planning policies, including requiring WAPC approval for policy changes that vary the R Codes.

Clear and concise guidance is readily available

Develop contemporary guidance on planning instruments, content, process and assessment.

Progress:

- ✓ Clear and consistent guidance developed for local planning strategies.
- ✓ Clear and consistent guidance developed for precinct structure plans.



Planning systems are consistent and efficient

Local planning schemes are more consistent

Simplify the local government planning framework.

Progress:

- ✓ Model text, templates and forms for every local planning scheme in the State.

Approvals are quicker and easier for small business in commercial and mixed-use centres

Car parking requirements in commercial and mixed-use centres are consistent

Partner with local government to develop, test and pilot system changes for change of use applications and car parking requirements.

Progress:

- ✓ Exemptions from planning approval for certain land uses in commercial and mixed-use areas. Such proposals can now progress straight to building approval.
- ✓ New provisions for parking exemptions, shortfalls and cash in lieu – in effect from July 2021.

Pre-lodgement advice facilitates better outcomes

Refine planning processes to provide greater consistency of advice to proponents.

Progress:

- ✓ Pre-lodgement process in place for temporary assessment pathway for significant development proposals.

Targeted reduction in timeframes for lower-risk proposals

Progress:

- ✓ More exemptions from planning approval for simple residential proposals.

Referral processes are well defined and coordinated

Progress:

- ✓ Introduced limit to extensions of time for referred applications, providing clarity for the community on proposed developments without unnecessary delays.



Planning systems are consistent and efficient

Structure and precinct planning rolls are fit-for-purpose

Eliminate confusion and ensure the correct planning tools are used.

Progress:

- ✓ New policy for precinct design released.
- ✓ Regulated structure plan and precinct plan processes across all local governments.

Development Assessment Panel (DAP) processes are more consistent and transparent.

A more consistent, robust DAP system.

Progress:

- ✓ Reduced number of panels from 9 to 5 in April 2020.
- ✓ Implemented new reporting templates and guidelines for clear, concise and consistent information.
- ✓ Introduced electronic meeting options to provide more flexibility for public attendance.
- ✓ Published more supporting information for greater transparency of decision-making.

Development assessment processes are streamlined and outcomes-focussed

Remove broad variation across jurisdictions, improve access to information on local development proposals and deliver good practice.

Progress:

- ✓ Introduced:
 - limit of one further information request for simple development proposals;
 - mechanism to pause statutory timeframe when additional information is requested; and
 - voluntary deemed-to-comply check for single house applications in Perth metropolitan and Peel region scheme areas.

The WAPC is more efficient and strategically-focussed

Progress:

- ✓ Greater transparency of WAPC agendas and minutes, with new coversheet for confidential items.

Planning activity data drives system improvement

Transparent reporting of performance to inform continuous improvement of the State planning system.

Progress:

- ✓ Early workshops held with stakeholders to identify data source, value and collection.

What do you think should be next on the reform agenda?

Whether you're renovating or building a new house, taking on a development of any size, or thinking about the shape of your community, town or city – we've been working to make life easier with changes to Western Australia's planning system.

Tell us now - what change you would make.

Planning, people, places
Speak up!



www.dplh.wa.gov.au/planning-reform



Action Plan for Planning Reform

The Western Australian Government is making historic changes to our State planning system.

These changes affect everyone and will shape the way we live and work.

We've already done a lot to create great places for people, simplify the system and make it more efficient.

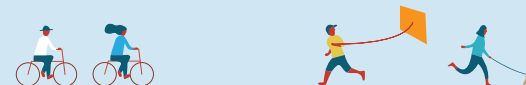
And, there are more reforms on the way and room for bright ideas and big fixes.

Tell us now - what change would you make?

Planning, people, places
have your say!



Action Plan for Planning Reform – Have Your Say!



FOREWORD

We are reforming our planning system to make it more transparent, consistent and to reduce unnecessary red tape.

We have implemented changes to help Western Australian homeowners invest in their future.

We are creating great places for people; making planning easier to understand and navigate; and ensuring planning systems are consistent and efficient.

We're not finished just yet – there is more reform to come.

But first, I want to know what you think.

In this brochure, you will find a series of proposals that I think can give Western Australia a modern, robust planning system.

A system that is consistent across the State, yet still maintains the flexibility required to determine complex or regional matters; a system that embraces the character of your community and helps you to have your say in its future development.

The rollout of METRONET, city-changing and major infrastructure projects and continued growth across our development sector present great opportunities for our future.

Good planning creates great places where everyone belongs.

So far, major changes have been made to the planning system – and now we're working to progress a second phase of proposals that will continue and expand our reform.

But, does this go far enough?

What more could we, and should we, do to improve Western Australia's planning system?

Tell us what you think is missing.

It is important that you take the time to have your say.

Hon Rita Saffioti MLA
MINISTER FOR PLANNING



Learn more about our Action Plan for Planning Reform at www.dplh.wa.gov.au/planning-reform.



Planning creates great places for people

Potential Reforms:

- Government led structure planning for areas of key strategic importance with fragmented land ownership. Consider and test legislative or regulatory amendments required.
- Introduce statutory and regulatory amendments to reduce duplication in decision-making and better balance land use, transport and road planning outcomes for key urban roads and highways. Finalise new Movement and Place Framework.
- Review and reform developer contribution plans, specifically to streamline the assessment and approvals process.
- Reduce duplication and conflict in decision making across State and local Government through regulatory and statutory amendments.
- Finalise new State Planning Policy to guide medium density development.
- Develop and consult on a new Neighbourhood Design Policy to modernise and replace existing policy guidance.



Planning is easier to understand and navigate

Potential Reforms:

- Elevate status of local planning strategies to ensure all local governments have a clear development vision for their communities.
- Introduce a new simplified and efficient system for review of State planning policies, including new Regulations.
- Launch online planning portal to track applications and facilitate improved community engagement.
- Further improve consistency of consultation on development applications.
- Introduce new requirements for plain English, one-page community focused summaries of proposed local and regional planning scheme amendments.
- Clarify use and function of local planning policies and identify an appropriate lifespan for their operation.
- Develop standard manner and form for local planning policies to ensure consistency across all local governments.
- Finalise new Planning Engagement Toolkit.
- Develop clear and consistent guidance for structure plans, planning schemes and scheme amendments.



Planning systems are consistent and efficient

Potential Reforms:

- Scope and implement a new, streamlined pre-lodgement model for development applications, and progressively implement a similar model for other planning processes.
- Review land use classifications across local planning schemes.
 - Rationalising the number of land use classifications.
 - Establishing a more consistent approach to permissible uses.
 - Developing a suite of consistent car parking requirements.
- Working with the local government sector, define timeframes and establish consistent approaches for crossovers (connecting driveway to street).
- Investigate a central referral process across State Government agencies to improve consistency in consideration of related development matters such as heritage, environment and traffic.
- Reduce red tape in assessment and decision-making for region schemes, structure plans and amendments.
- Review advertising timeframes for schemes and local planning strategies.
- Continue collaboration with local government and key stakeholders to identify data and collection method for mandatory reporting of planning activity.

Development Assessment Panel (DAP):

- Further reduce the number of panels to three (3).
- Appoint permanent panel members.
- Create new Special Matters DAP to deal with development proposals of State significance.
- Improve public access to clear explanatory materials and greater transparency of DAP decisions.

Western Australian Planning Commission (WAPC):

- Consider WAPC composition to reframe it as a more flexible and independent board.
- Clarify WAPC functions and powers of the WAPC to ensure focus remains on strategic planning, oversight of the planning system and policy framework, and it will also inform emerging trends and challenges.

Round 2 Legislative Changes

Your feedback will help inform the drafting of a second round of legislative reforms to the *Planning and Development Act 2005* to be considered by Parliament next year. It will also inform changes to the *Planning and Development (Local Planning Schemes) Regulations 2015* to support the three overarching goals and the 19 initiatives of the Action Plan for Planning Reform.



Planning, people, places **speak up!**

Whether you're renovating or building a new house, taking on a development of any size, or thinking about the shape of your community, town or city – we've been working to make life easier with changes to the planning system.

We're talking about:

- Creating great places for people – new guidelines for precinct design and medium density for example.
- Cutting red tape – quicker, faster approvals for small business in commercial and mixed-use centres, better rules for car parks, and better development approval processes.

- Making the system easier to understand and navigate – updating our planning and development laws, improving industry and community engagement and making clearer information more easily available.

What do you think should be next on the reform agenda?

Right around Western Australia, we will be asking:

- If you had to prioritise one single planning reform measure, what would it be?

- What's the biggest issue hindering the planning and development of your community?
- If you could change one thing in our planning system, what would you change and why?
- What could be done better to shape the development of communities we live in, now and in the future?

Head to the DPLH Consultation Hub now and have your say.





Planning Reform

1. One Planning System

A historic program of reform is being implemented by the State Government to develop a planning system that works for everyone in our community, and not just a select few.

Initiatives implemented last year have significantly cut red tape, removed barriers to enable development and responded to the concerns of businesses and homeowners. Implementation of the *Action Plan for Planning Reform* continues and it is timely to seek feedback and ensure we consider any further changes that can be incorporated in our reform program to create a contemporary and robust planning system for Western Australia.

Government processes can be difficult to navigate, and local governments around the State are often the front door to those systems. This is a unique opportunity to also work with local government and identify further reforms in their sector that can support our planning reform agenda, improving consistency of decision-making on planning and development matters, reducing more red tape and making our planning system easier to use.

Potential Reforms

A number of process improvements have been identified to reform how planning and development proposals are prepared, assessed and determined. The introduction of standardised measures and better strategic coordination across Government will reposition our planning system to be more efficient, making it easier to navigate and understand. Proposed reforms include:

- Building on the success of the temporary significant development pathway, scope and implement a new, **streamlined pre-lodgement model** for development applications. Once established, a similar pre-lodgement model will be progressively implemented for other planning processes such as structure plans, scheme amendments and subdivisions.
- Explore models to establish a **central referral process across government agencies, utilities and departments** to improve consistency of approach and decision-making in consideration of related development matters such as heritage, environment and traffic. The ability to centrally coordinate referrals for significant and complex development applications through the special COVID-19 pathway has delivered key benefits for both Government and applicants and should be expanded to centralise responsibility for referral and follow-up.
- Investigate an expansion of **State Government led structure planning** for areas of key strategic importance with fragmented land ownership. Any Legislative or regulatory amendments required to facilitate a more strategically led structure planning process will also be considered and tested.
- Introduce statutory and regulatory amendments to **reduce duplication and conflict in decision-making** and better balance land use, transport and road planning outcomes for key urban roads and highways.
- Review and **reform the assessment and approvals of developer contribution plans** to improve consistency of approach across all levels of Government.

What do think? Does this go far enough?

Visit <https://www.dplh.wa.gov.au/planning-reform> to have your say about what more could be done to improve Western Australia's planning system.



Learn more about our Action Plan for Planning Reform at www.dplh.wa.gov.au/planning-reform



Planning, people, places
have your say!



Planning Reform

2. More Red Tape Reduction

A historic program of reform is being implemented by the State Government to create a more flexible, responsive and contemporary planning system that can support Western Australia's economic recovery.

Planning reform has been at the core of Western Australia's economic recovery from the COVID-19 pandemic, underpinning a thriving development sector and delivering essential reductions in red tape to support small businesses and homeowners.

A review of local government regulations will help identify further opportunities to reduce red tape for users of the planning system, provide greater clarity and consistency across the State and reduce the administrative burden on our local government sector, saving time and money.

Potential Reforms

The Action Plan for Planning Reform is making the planning system easier to understand and navigate. Reducing unnecessary red tape through exemptions, deemed to comply checks and consistency of approach across all local governments is reducing costs and impacts on small businesses, homeowners and applicants. Working with the local government sector to mirror proposed reforms, the Government will:

- Introduce a new system for review of State planning policies, including new Regulations, making the process less complicated and more efficient.
- Explore models to establish a **central referral process across government agencies, utilities and departments** to improve consistency of approach and decision-making in consideration of related development matters such as heritage, environment and traffic. The ability to centrally coordinate referrals for significant and complex development applications through the special COVID-19 pathway has delivered key benefits for both Government and applicants and should be expanded to centralise responsibility for referral and follow-up.
- Identify opportunities to improve consistency of consultation on development applications.
- Consulting on a new system to resolve conflicts with Main Roads Western Australia following development approval. The current system is lengthy, and often ends at the State Administrative Tribunal, without formal and final resolution.
- Working with the local government sector, define timeframes and establish a consistent, standard approach for crossovers (connecting driveways to the street).
- Reduce red tape in assessment and decision-making for region schemes, structure plans and amendments.

What do think? Does this go far enough?

Visit <https://www.dplh.wa.gov.au/planning-reform> to have your say about what more could be done to improve Western Australia's planning system.



Learn more about our Action Plan for Planning Reform at www.dplh.wa.gov.au/planning-reform



Planning, people, places
have your say!



Planning Reform

3. Better Consistency

The Western Australian Government is continuing to shape historic changes to our State planning system.

How our communities grow and develop is a shared responsibility for all of us and these changes affect everyone, shaping the way we live and work in the future. A more consistent and strategic planning system will ensure local planning is developed and implemented in consultation with the community and will improve confidence in decision-making on planning and development matters.

Planning reform has been at the core of Western Australia's economic recovery from the COVID-19 pandemic, underpinning a thriving development sector and delivering essential reductions in red tape to support small businesses and homeowners. We have a unique opportunity to continue our reform program, removing ambiguity and conflict from the planning system, making it easier to use and encouraging more people to get involved in what happens in their community.

Potential Reforms

Consistent with the Action Plan for Planning Reform, a range of legislative, regulatory and policy initiatives have been implemented to streamline processes and improve consistency across the planning system. Further reform measures proposed include:

- Through regulatory and statutory amendments, identify opportunities to reduce duplication and inconsistency in planning assessment and decision making across State Government.
- Review developer contribution plans to improve consistency of approach across all levels of Government, and apply a fair and equal process for all urban areas.
- Introduce a new system for the review of State planning policies, including new Regulations, making the process less complicated and more efficient.
- Further improve consistency of consultation on development applications.
- Consider new requirements for Plain English, one-page community focused summaries of proposed local and regional planning scheme amendments.
- Clarify use and function of local planning policies and identify an appropriate lifespan for their operation.
- Develop standard manner and form for key planning documents to ensure consistency across all local governments.
- Launch online planning portal to track applications and facilitate improved community engagement.
- Review clear and consistent guidance for structure plans, planning schemes and scheme amendments.
- Working with the local government sector, define timeframes and establish consistent/standardised approaches for crossovers (connecting driveway to street).
- Improve public information, access to clear explanatory materials and greater transparency of decision making of the Development Assessment Panel (DAP) process.

What do think? Does this go far enough? Visit <https://www.dplh.wa.gov.au/planning-reform> to have your say about what more could be done to improve Western Australia's planning system.



Learn more about our Action Plan for Planning Reform at www.dplh.wa.gov.au/planning-reform



Planning Reform

4. Development Assessment Panels

The State Government is reforming the *Planning and Development Act 2005*, *Planning and Development (Local Planning Scheme) Regulations 2015* and State planning policies to create a more flexible, responsive and contemporary planning system that can support Western Australia's economic recovery.

This program of reforms has been derived from, and builds on, the 19 initiatives identified in the *Action Plan for Planning Reform*. Two initiatives focused specifically on reforms to improve the Development Assessment Panel (DAP) system:

- Development Assessment Panel (DAP) processes are more consistent and transparent.
- Development assessment processes are streamlined and outcomes-focussed.

The number of panels was reduced from nine (9) to five (5) in April 2020. A number of process improvements have also been implemented across the DAP system to improve transparency and consistency of information. Amendments to the *Planning and Development (Development Assessment Panels) Regulations 2011* are currently being scoped to further reform the DAP system.

Key Reforms

- The Government will further reduce the number of panels from five, to three geographic based panels and will make provision for the appointment of permanent panel members.
- Improve public information, access to clear explanatory materials and greater transparency of decision making of the DAP process.
- In addition, a new Special Matters Development Assessment Panel will be established to consider complex proposals which could include proposals located in areas with significant tourism, unique aesthetic qualities or other unique features. Proposed regulatory amendments, including criteria for developments to be considered by this new panel, are being prepared in consultation with local government and industry.
 - The *Planning and Development (Development Assessment Panels) Regulations 2011* will be amended to include criteria for matters that would be determined by the Special Matters DAP, the process for assessment, and to specify the composition and membership which will be different to the permanent members appointed to geographic panels.
 - It is proposed that there will be a representative from the local government sector to ensure local matters and views are considered. Proposals to be determined by the Special Matters DAP will be considered by the State Design Review Panel (chaired by the Government Architect).
- Reforms to the DAP system including the reduced number of panels, permanent membership and establishing a Special Matters DAP are aimed at ensuring decision-making for developments will be timely, consistent and allow for earlier delivery of community benefit from developers seeking bonuses.
- Draft Regulations for the changes proposed to the DAP system will be available for consultation in the coming months at <https://consultation.dplh.wa.gov.au>.



Learn more about our Action Plan for Planning Reform at www.dplh.wa.gov.au/planning-reform

Attachment 2**RECOMMENDED PLANNING REFORM MEASURES**

Planning Creates Great Places for People			
No.	Potential Reforms	City Comments	City Recommendation
1.	Government led structure planning for areas of key strategic importance with fragmented land ownership. Consider and test legislative or regulatory amendments required.	This is a considered a good initiative to ensure that stagnated land is redeveloped, however this would require there to be greater support for infill development, and close collaboration with the City and community.	This is considered to be of importance, however other aspects of the reform need to be addressed first to allow for this to occur in a meaningful way.
2.	Introduce statutory and regulatory amendments to reduce duplication in decision-making and better balance land use, transport and road planning outcomes for key urban roads and highways. Finalise new Movement and Place Framework.	The City supports reforms that minimise duplication and focus on overall integrated outcomes.	It is recommended that a working group is created which comprises representatives from the relevant government agencies and local government, to further workshop what this would look like.
3.	Review and reform developer contribution plans, specifically to streamline the assessment and approvals process.	Developer Contribution Plans are considered to be a significant burden for some local governments to implement, especially within the context of infill development.	This reform being part of the planning reform is supported. Utility upgrades needed to State Government assets (being water, sewer, drainage, gas, and power) to accommodate the increased density are to be the responsibility of the State Government.
4.	Reduce duplication and conflict in decision making across State and local Government through regulatory and statutory amendments.	The City supports reforms that minimises duplication and 'red tape'. There is duplication throughout the subdivision process and conflict in approaches with respect to tree retention, both on site and within the verge. The intent across the Perth Metropolitan Region is to improve green spaces and retain tree canopy cover, however a number of Western Australian Planning Commission subdivision approvals result in the removal of trees. It would be beneficial for there to be a clear and consistent approach to the retention of trees on site and within the verge, to ensure local governments and the State Government have a consistent approach moving forward. With respect to the residential planning framework, assessments are moving towards a performance based approach. This means that assessments will be specific to a site and therefore they will not always be consistent.	This is considered to be a high priority and should be actioned through the creation of a working group comprising representatives from local government and the State Government.

5.	Finalise new State Planning Policy to guide medium density development.	<p>Further review of the framework applicable to residential development, with specific regard to the medium density code, should be a priority for the State Government.</p> <p>It is noted that there have been recent reviews of the Residential Design Codes (R-Codes), which have been undertaken and are ongoing. However, as residential development accounts for such a significant portion of development in Western Australia, it is reasonable to give this a high priority when looking at planning reform and to create the desired strategic and community outcomes.</p>	This is considered to be a high priority and it should be one of the main reform focuses.
6.	Develop and consult on a new Neighbourhood Design Policy to modernise and replace existing policy guidance.	This is of importance if the documentation has the same weight as the Residential Design Codes. It is considered that if it is essentially another version of Liveable Neighbourhoods is prepared then it is will not be implemented regularly, which will result in greater inconsistencies.	This is considered to be a high priority and should be actioned through the creation of a working group comprising representatives from local government and the State Government.

Planning is Easier to Understand and Navigate			
No.	Potential Reforms	City Comments	City Recommendation
7.	Elevate status of local planning strategies to ensure all local governments have a clear development vision for their communities.	This would provide an opportunity to give additional power to local governments in implementing better local planning outcomes such as tree retention.	This reform being part of the planning reform is supported.
8.	Introduce a new simplified and efficient system for review of State planning policies, including new Regulations.	The City supports reforms that minimises duplication and 'red tape'. This would make the process easier and clearer.	This reform being part of the planning reform is supported.
9.	Launch online planning portal to track applications and facilitate improved community engagement.	This would be a useful tool. Having an online portal for applicants to review the status of development applications would be beneficial to increase transparency between applicants and the decision maker.	<p>This is considered to be a high priority and should be actioned through the creation of a working group comprising representatives from local governments and the State Government.</p> <p>Consideration should be given to how the platforms would be maintained and updated, and whether there would be the ability to develop an integrated centralised system between local government and state government.</p> <p>The City currently requires all development applications to be lodged electronically and is currently building its online portal. However, it is noted that this is not required by all local governments. The online lodgement of planning applications would ensure that there is a consistent approach across local governments.</p>
10.	Further improve consistency of consultation on development applications.	The need for advertising and with who is covered under the <i>Planning and Development Act 2005</i> , <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , Local Planning Policies and it will be covered under the draft Engagement Toolkit. This should be sufficient to create consistency.	Please refer to the report and Council resolution made at the Ordinary Council Meeting held on 29 June 2021 (Item 10.4.5) in relation to the Planning Reform draft Engagement Toolkit.
11.	Introduce new requirements for plain English, one-page community focused summaries of proposed local and regional planning scheme amendments.	It is considered that simplified summaries are important to provide the community with a better understanding of what is actually being proposed and their potential impact. The length of the summary should not be restrict to one page as it should have consideration to whether or not it is a basic, standard or complex amendment.	This is considered to be a good idea as part of the planning reform, however it's not considered to be a high priority.
12.	Clarify use and function of local planning policies and identify an appropriate lifespan for their operation.	This is considered to be a priority to ensure local governments and the State Government have a consistent approach moving forward. Limiting the lifespan of policies would also ensure that they are	This is considered to be a priority to ensure policies are consistent with the relevant Local Planning Schemes and to ensure that they remain relevant and up to date, to meet the needs of the community.

		updated and reviewed regularly, to ensure that they are relevant.	
13.	Develop standard manner and form for local planning policies to ensure consistency across all local governments.	This is considered to be a priority to ensure local governments prepare local planning policies which achieve the desired outcome. Additionally, it is considered important to provide guidance on the need for a clear scope and purpose, along with consideration for local context and character when preparing local planning policies.	It is considered to be a priority to provide guidance on the scope and purpose of a local planning policy and have consideration for the local context and character.
14.	Finalise new Planning Engagement Toolkit.	The need for advertising and with who is covered under the <i>Planning and Development Act 2005</i> , <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , Local Planning Policies and it will be covered under the draft Engagement Toolkit. This should be sufficient to create consistency.	Please refer to the report and Council resolution made at the Ordinary Council Meeting held on 29 June 2021 (Item 10.4.5) in relation to the Planning Reform draft Engagement Toolkit.
15.	Develop clear and consistent guidance for structure plans, planning schemes and scheme amendments.	There are existing documents such as is the Model Scheme Text, along with a Structure Plan Framework and Framework for Local Development Plans, which could form the basis for updated documentation.	This reform being part of the planning reform is supported.

Planning Systems are Consistent and Efficient			
No.	Potential Reforms	City Comments	City Recommendation
16.	Scope and implement a new, streamlined pre-lodgement model for development applications, and progressively implement a similar model for other planning processes.	The City supports reforms that minimises duplication and 'red tape'. However there are concerns regarding what this would comprise. The Regulations were amended to remove the ability for local government to request additional information for developments on more than one occasion. Is the pre-lodgement process effectively allowing for issues to be resolved prior to lodgement of a development application, if this is the case it could be perceived as though it is a way to avoid considerations such as community consultation as part of the process which is a key component to some proposals.	This is not considered to be a priority as part of the planning reform, a review of the Regulations and the ability to request further information on more than one occasion would be more beneficial. It is also noted that the pre-lodgement process diverts resources away from assessing the active development applications.
17.	<p>Review land use classifications across local planning schemes.</p> <ul style="list-style-type: none"> Rationalising the number of land use classifications. Establishing a more consistent approach to permissible uses. Developing a suite of consistent car parking requirements. 	<p>Rationalising the number of land use classifications will need to ensure definitions of the land uses capture all previous uses that were discontinued to avoid proposal being determined to be an unlisted land use, which then results in lengthy timeframes, and the need for additional advertising.</p> <p>There are also concerns in relation to grouping land uses together into themes, for example grouping 'amusement parlour', 'cinema/theatre', 'small bar' and 'restaurant/café' into a single theme of 'entertainment'. The extremities of these land uses included in a common theme need to be carefully considered. Using the example above, a café and a small bar may have very different impacts to the local character of an area, yet they could both classified as 'entertainment' and may both be permissible in the same area.</p> <p>There are some concerns regarding consistent car parking requirements. A review should occur on how car parking calculations are calculated across local governments for non-residential land uses to determine and understand the discrepancies and investigate solutions.</p> <p>There are many considerations which will need to be balanced including but not limited to the availability of on street/public car parking, proximity</p>	<p>This reform is considered to be a high priority and should be actioned through the creation of a working group comprising representatives from local government and the State Government.</p> <p>More consideration is required if land-uses are going to be grouped into themes, more consideration needs to be given to the actual impacts of the land-use, such as noise, odour, vibration, pollution and car parking, as different land-uses that fall under a common theme can have vastly different impacts.</p>

		to cycle paths, pedestrian access and access to public transport. The car parking requirements are heavily based on context, so there will be difficulties in having a consistent approach across all of the metropolitan region.	
18.	Working with the local government sector, define timeframes and establish consistent approaches for crossovers (connecting driveway to street).	There are concerns with this as the planning framework does not extend to the construction of crossovers. Thought needs to be given to crossover locations to ensure trees within the verge are able to be retained as required by City policies. This is covered under the R-Codes however and it is not implemented consistently across local governments.	This is not considered to be a priority as part of the planning reform, rather further guidance may be required to ensure all local governments implement the existing provisions consistently.
19.	Investigate a central referral process across State Government agencies to improve consistency in consideration of related development matters such as heritage, environment and traffic.	The existing process is considered to be rather convoluted and the potential to streamline this would improve the planning process.	This reform is considered to be a high priority and further investigation should be undertaken in relation to creating a central referral process across State Government.
20.	Reduce red tape in assessment and decision-making for region schemes, structure plans and amendments.	The City supports reforms that minimises duplication and 'red tape'. Further review of the framework applicable to amending Schemes, should be a high priority for the State Government.	This reform is considered to be a high priority and it should be one of the main reforms focused on.
21.	Review advertising timeframes for schemes and local planning strategies.	There are concerns with the current timeframes associated with reviewing schemes and local planning strategies. A review of the timeframes associated with these processes will assist in preventing the unnecessary delays which occur once the documents have been submitted to the Department of Planning, Lands and Heritage.	This reform is considered to be a high priority, especially to significantly reduce the current undue delays of the DPLH/WAPC giving permission for schemes, scheme amendments and local planning strategies to be advertised, and this should be one of the main reforms focused on.
22.	Continue collaboration with local government and key stakeholders to identify data and collection method for mandatory reporting.	It is considered that this should remain as a priority.	It is considered that this reform should remain as a priority.
Development Assessment Panel (DAP):			
23.	Further reduce the number of panels to three (3).	There are some concerns regarding the reduction in the number of Development Assessment Panels with respect to the flow on impact which can result from limited local knowledge. The responsible authority (such as the local government) is required to provide detailed reasons for the decisions that they arrive at in their Responsible Authority Reports, in order to	The reform relating to the DAP process is supported and considered to be of high importance. If this is progressed, it is recommended that a working group including local government representation is formed to determine how this should occur and function.

		<p>demonstrate to the DAP and the public that they have considered relevant issues carefully. The DAP should be required to provide at least the same level of detail and consideration when providing reasons for the decisions they arrive at, particularly if the decisions are inconsistent with the Responsible Authority Report recommendations, with respect to local planning policies and town planning scheme provisions.</p> <p>There are concerns in relation to how the reduction in the number of DAPs will assist with the timely processing of these applications. DAPS are high priority applications and are often subject to unforeseen delays and/or a reduced quality of documentation due to the timeframes associated with them. The reduction in the number of DAPs may exasperate the issue.</p>	
24.	Appoint permanent panel members.	Appointing panel members for specific period of time would be beneficial. However they would require ongoing training/refresher courses on legislation to ensure decisions are relevant and made in accordance with the current principles of proper and orderly planning.	This reform being part of the planning reform is supported, however is not considered to be a high priority.
25.	Create new Special Matters DAP to deal with development proposals of State significance.	This appears to be similar to what is already occurring with the Significant Applications which are required to be determined by the Department of Planning, Lands and Heritage. This does not appear to be significantly different to the current business as usual.	This reform being part of the planning reform is supported, however is not considered to be a high priority.
26.	Improve public access to clear explanatory materials and greater transparency of DAP decisions.	<p>This is considered to be a highly important and urgent reform to ensure that the DAP process is as open and transparent as the typical local government development application process and accessible to the community. This may require some work to bring this together, therefore it would be appropriate to have a working group to consider the approach.</p> <p>While the City supports the proposal, it is considered that the Presiding Member should be independent from the DAP system and not a currently practicing DAP member in order to ensure greater transparency and accountability.</p>	<p>The reform relating to the DAP process is supported and considered to be of high importance.</p> <p>If this is progressed, it is recommended that a working group including local government representation is formed to determine how this should occur and function.</p>

		Additionally, the quality of DAP processes and how meetings are governed needs to be improved in order to ensure that they are conducted in a more transparent and accountable manner.	
Western Australian Planning Commission (WAPC):			
27.	Consider WAPC composition to reframe it as a more flexible and independent board.	It is considered that this should remain as a priority.	It is considered that this reform should remain as a priority.
28.	Clarify WAPC functions and powers of the WAPC to ensure focus remains on strategic planning, oversight of the planning system and policy framework, and it will also inform emerging trends and challenges.	<p>It is considered that this should remain as a priority. A Strong State Government body to guide the planning system into and through this change is needed.</p> <p>In order to improve planning efficiency and to ensure that local issues are duly considered, it is important that there is a clear process for negotiating and resolving State Government Agency issues early on in the planning process and with a high degree of clarity and certainty.</p>	<p>It is considered that this reform should remain as a priority.</p> <p>It is recommended that consideration be given to creating a clear process for negotiating and resolving State Government Agency issues early in the planning process and with a high degree of clarity and certainty.</p>

City's Proposed Potential Reforms			
No.	Potential Reforms	City Comments	City Recommendation
29.	Greater consideration from the State Government for local context and character and the feedback received from the local community.	<p>The <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, require how and when community consultation is to be undertaken for strategic planning proposals, such as scheme amendments.</p> <p>The Regulations only require basic consultation to be undertaken with the community, involving advertising a draft concept and requesting the community to provide written feedback.</p> <p>Projects that do not engage with the community well are more vulnerable to social risks, such as outrage and low support and may appear uncoordinated.</p> <p>Furthermore, consultation for certain planning proposals is required to be undertaken at a stage in the process when a draft concept has already been developed. At this stage the community often feel like the decision has already been made and therefore consultation is tokenistic and unauthentic.</p> <p>The Regulations should encourage good community consultation similar to the City's recent 'Building Bayswater' community engagement process for significant projects such as local planning strategies and structure plans as the benefits include:</p> <ul style="list-style-type: none"> • Improved community ownership of decisions made. • Less outrage as community members have the opportunity to have their say and greater community understanding of the rationale behind a decision. • Improved decision making by ensuring decisions are soundly based on evidence of informed community opinion and take into account the views and experience of those affected by them. • Strengthens the partnership between the community and the responsible authority and builds relationships with stakeholders. 	<p>It is noted that the draft Engagement Toolkit has been prepared; however this does not assist with the statutory process for consultation on developments, which is largely left to local governments to create a local planning policy for guidance.</p> <p>It is recommended that consideration is given to how and when community consultation is undertaken for different planning proposals in the planning system, including development applications.</p> <p>Consideration is to be given to better tools and timeframes to ensure community engagement is meaningful and effective, as the outcomes are then valuable and informative. The tools and timeframes should better reflect the varying levels of community consultation required for different planning matters.</p>

		<ul style="list-style-type: none"> Enhances the responsible authority's reputation as a responsive, transparent and inclusive organisation. 	
30.	Greater transparency and accountability from State Government decision makers.	<p>Occasionally planning objectives or decisions are considered to be derailed or overridden by some State Government Agencies, such as Main Roads WA who may have competing interests. Furthermore it is often difficult to negotiate or compromise with some State Government Agencies.</p> <p>In order to improve planning efficiency and to ensure that local issues are duly considered, it is important that there is a clear process for negotiating and resolving State Government Agency issues early on in the planning process and with a high degree of clarity and certainty.</p>	It is recommended that consideration be given to creating a clear process for negotiating and resolving State Government Agency issues early in the planning process and with a high degree of clarity and certainty.
31.	Greater consideration by the State Administrative Tribunal (SAT) for local context and character and the local planning framework, including any strategic planning being undertaken in the area.	<p>The proposed reform measures are silent on SAT issues.</p> <p>It is considered that SAT decisions should be required to have more regard to the character and context of a local area and the local planning framework, including any strategic planning being undertaken in the area, any feedback received from the community during consultation and Council's consideration/position on the planning matter.</p>	It is recommended that the consideration of SAT decisions are considered as a priority as part of the reform. This would ensure SAT decisions have more regard to the character and context of a local area and the local planning framework, including any strategic planning being undertaken in the area, any feedback received from the community during consultation and Council's consideration/position on the planning matter.
32.	The introduction of third party appeal rights into the WA planning system.	<p>Council at its Planning and Development Services Committee Meeting held on 6 February 2018, resolved to support in principle the introduction of third party appeal rights into the WA planning system in relation to application decisions by DAP, SAT and the WAPC.</p> <p>Council was of the opinion that numerous people have genuinely felt aggrieved by decisions made by DAP, SAT and the WAPC that were not right for their area but they have had no recourse after the decision has been made.</p>	It is recommended that the introduction of third party appeal rights in relation to application decisions by DAP, SAT and the WAPC into the WA planning system, is considered as part of the reform.

10.4.4 Proposed Land Dealings - Lot 2123 Norco Way, Bayswater

Owner:	Samuel Moore (deceased estate)
Responsible Branch:	Development and Place
Responsible Directorate:	Community and Development
Authority/Discretion:	Executive/Strategic Legislative
Voting Requirement:	Simple Majority Required
Attachments:	Nil
Refer:	Item 13.17: OCM 28/04/2009 Item 12.4.5: OCM 24/08/2004

SUMMARY

Council consideration is sought to resolve a number of land matters in relation to Lot 2123 Norco Way, Bayswater (subject land), including:

- The subject land is privately owned in freehold by a deceased estate with no beneficiaries, which means that no one is formally responsible for its management.
- There are a number of unauthorised structures encroaching into the land by the landowners of Nos. 64 and 68 Stone Street, Bayswater.
- The unauthorised structures do not have the necessary development approvals or building permits in place.
- The adjoining landowners currently access their land unlawfully through the subject land.

OFFICER'S RECOMMENDATION

That Council:

1. **Authorises the City to seek an in-principle agreement from the owners of 64 and 68 Stone Street, Bayswater to purchase relevant portions of Lot 2123 Norco Way, Bayswater that are subject to their building encroachments.**
2. **Authorises, for the purposes of public advertising, a request being made to the Minister for Lands, pursuant to Sections 52 and 56 of the *Land Administration Act 1997* to:**
 - (a) **Acquire Lot 2123 Norco Way, Bayswater; and**
 - (b) **Dedicate the balance of the subject land, which is not being purchased by the owners of 64 and 68 Stone Street, Bayswater, as road reserve.**
3. **Notes that the owners of 64 and 68 Stone Street, Bayswater are still required to apply for the relevant retrospective planning approval and/or building approval for the building encroachments, once the subject land holdings are within their ownership and have been amalgamated into their land.**

BACKGROUNDSubject Land

The subject land, Lot 2123 Norco Way, Bayswater is 130m² in area (approximately 30m long and 4.3m wide) and is located predominately between the Norco Way road reserve and the rear boundary of 68 Stone Street, Bayswater, as shown in the below plan. Small sections of the subject land also abut other neighbouring properties as follows:

- 70 Stone Street – approximately 4.3m in length;

- 64 Stone Street – approximately 5.2m in length; and
- 16 Norco Way – approximately 2.1m in length.



Zoning and Use

The land is currently zoned 'Residential R25' under the City's Town Planning Scheme No. 24.

Currently the land is being used primarily for residential purposes associated with adjoining residential land owners, which will be discussed further in the below sections of the report.

Ownership of the Subject Land

In 2014 the City engaged Complex Land Solutions to undertake a probate search in relation to the owner of the subject land. The search confirmed the subject land is currently privately owned in freehold by Samuel Moore - a deceased estate with no beneficiaries.

The Department of Planning, Lands and Heritage (DPLH) has confirmed that this information is sufficient to transfer the land to Crown ownership.

ROW Study

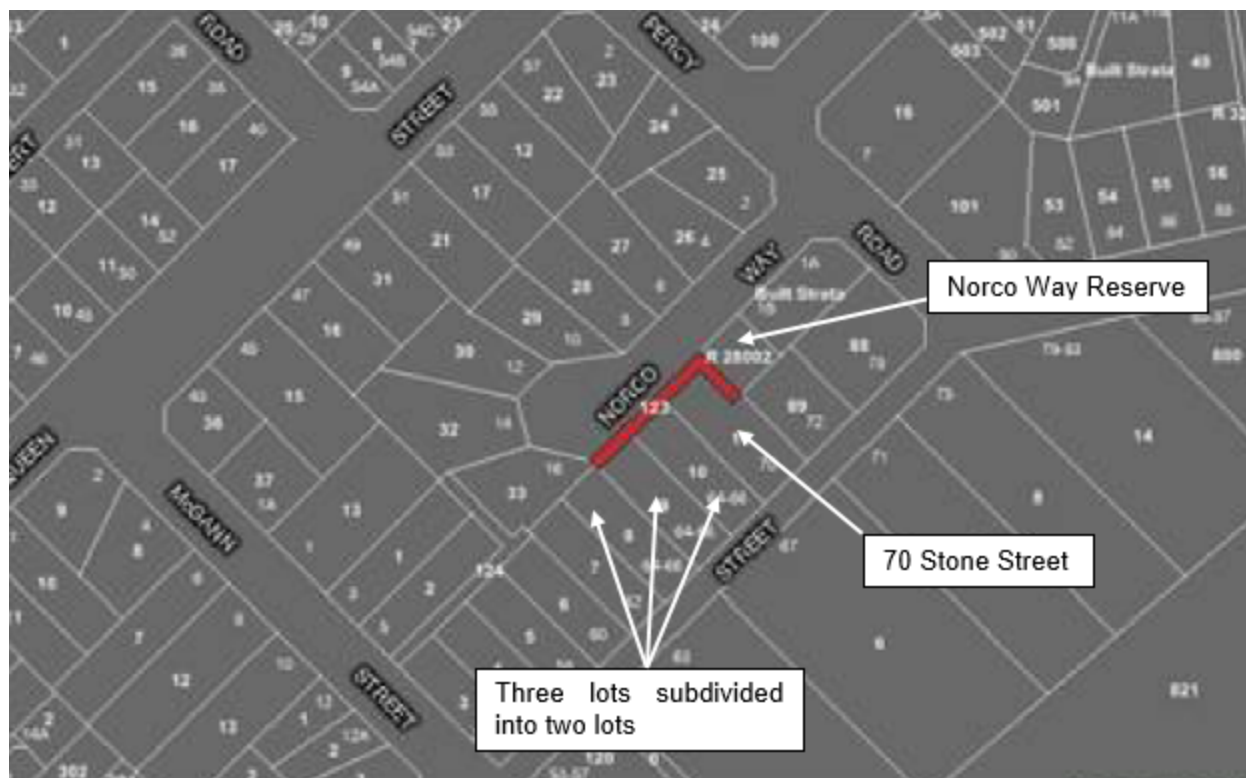
The land is identified in the City's *Right of Way Study*. The Study provides the following information:

- *"The ROW is vacant land and does not exist on the ground."*
- *It adjoins in part a Council Reserve for public recreation and runs along the rear boundary of three Stone Street properties.*
- *While only one lot has development potential, the sale of the ROW and amalgamation into the adjoining lots will allow the subdivision of all of the Stone Street properties to create lots fronting Norco Way. This is an ideal form of development and the ROW should be surveyed for closure.*

Despite being identified in the City's *Right of Way Study*, the subject land is not considered to be a ROW in form or function. It is considered that in terms of the purposes of the proposal there is no difference whether the land is considered to be a ROW or not.

When the *Right of Way Study* was prepared, the subject land extended to Norco Way Reserve. One portion of this section was subsequently sold and amalgamated with 70 Stone Street and the other portion was amalgamated into Norco Way Reserve.

In addition, three lots (64 – 68 Stone Street) were subdivided into two lots – 64 and 68 Stone Street.



Past Council Resolution

Council, at its Ordinary Meeting held 28 April 2009 resolved:

"That Council:

1. *Note the submissions received.*

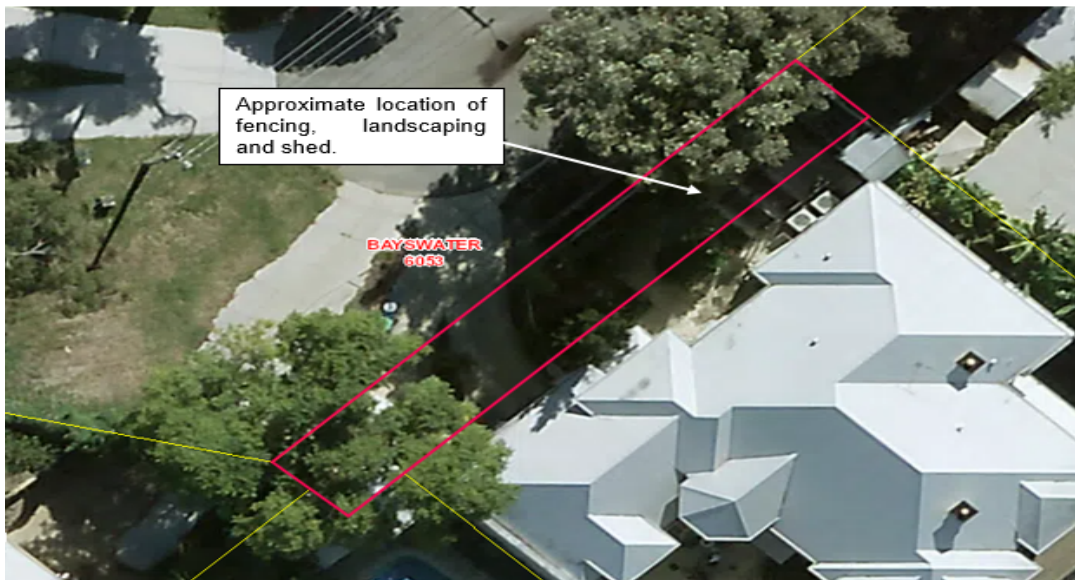
2. *Support the request dated 11 July, 2004 for the proposed closure of the Right of Way (ROW) adjacent to Norco Way, Bayswater, subject to:*
 - (a) *The portion of the ROW that abuts Lots 700, 701 and 11 Stone Street, Bayswater being intended for closure providing that the owner(s) of the aforementioned lots are agreeable to the purchase of the land; and*
 - (b) *The portion of the ROW that abuts Norco Way Reserve being ceded free of cost to the Crown and vested in the Local Government for the purpose of recreation; or*
 - (c) *In the event that the owner(s) of Lots 700, 701 and 11 Stone Street are not agreeable, then a portion of the ROW that abuts Norco Way shall form part of the road reserve.*
3. *Request the Department for Planning and Infrastructure (DPI) and the Western Australian Planning Commission (WAPC) to close the ROW adjacent to Norco Way, Bayswater, and forward the relevant information to the DPI and the WAPC."*

Due to the landowner at the time not finalising the execution of the transfer of land only a portion of the disposal of the land (referred to as a ROW) was finalised. The remaining portion of the land has remained in private ownership ever since.

Encroachments into Land

68 Stone Street

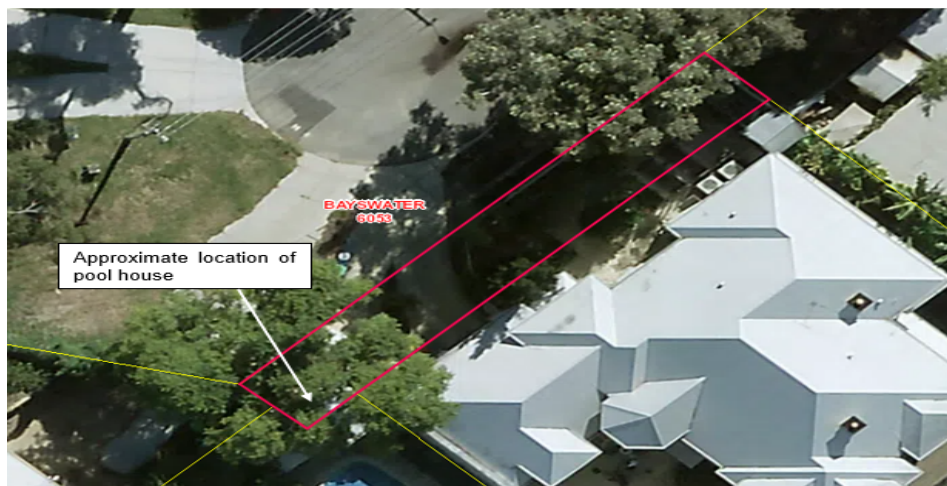
Various improvements associated with 68 Stone Street encroach within the subject land, including fencing, landscaping and a shed. A driveway providing vehicle access from Norco Way is also provided to 68 Stone Street via the subject land.





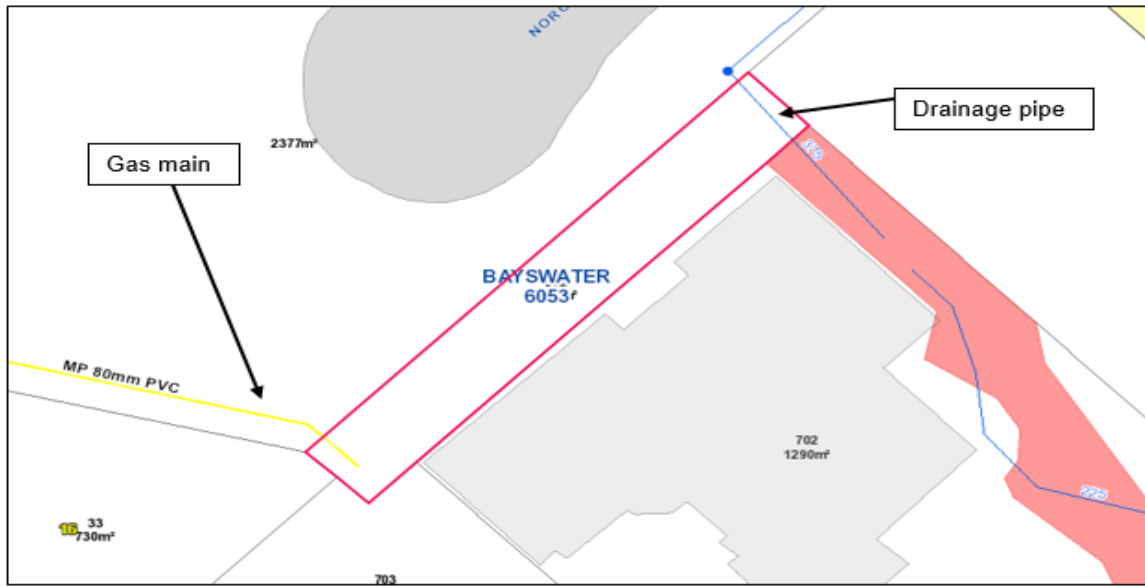
64 Stone Street

A portion of the pool house associated with 64 Stone Street encroaches within the subject land.



Existing Service Infrastructure

An underground gas main and drainage pipe exist within the subject land.



Compliance Action

In December 2019, the City was first made aware of the structures encroaching within the subject land and began compliance investigations.

Investigations identified two alternative ways to resolve the matter, the first being to remove the structures from the subject land, the second being the subject land is acquired and amalgamated into the relevant adjoining properties.

Should part or all of the subject land be acquired by the adjoining landowners, then the relevant structures could remain in place, subject to any required retrospective approvals being sought from and obtained from the City.

Request to Purchase Subject Land

In November 2020, the City received a request from the owner of 68 Stone Street, Bayswater, requesting to close the ROW and purchase and amalgamate the subject land into their property in order to resolve the compliance matter. Consequently the compliance action discussed previously is currently on hold pending a suitable outcome and a Council decision.

The request was advertised to the relevant adjoining owners of the subject land, the following comments were received:

68 Stone Street

The following comments were received from 68 Stone Street, Bayswater:

- Closure of the ROW was recommended as part of the City's ROW study.
- Council has previously resolved to support closure of the subject ROW.
- Closure of the ROW has the potential to contribute to a better built form if lots adjoining the ROW were developed.
- Should the subject land be sold to both abutting properties, encroaching structures could be retained.

64 Stone Street

The following comments were received from the owner of 64 Stone Street, Bayswater:

- The closure of the ROW would cause loss of alternative access to the rear of our property for construction access. Without this access, construction projects within the rear of the property would become more expensive and difficult.
- The ROW closure would reduce subdivision potential.
- The ROW closure would remove access to Norco Way and Norco Way Reserve.
- Reduction in property value for both subdivision potential and loss of amenity.

Based on the feedback received, it was considered appropriate that an alternative outcome be considered that would benefit both impacted landowners.

EXTERNAL CONSULTATION

Consultation will be undertaken to seek to obtain in-principle agreements from 64 and 68 Stone Street to purchase and amalgamate the portions of the subject land associated with the building encroachments.

Consultation will also be undertaken in accordance with Sections 52 and 56 of the *Land Administration Act 1997* (LAA), which will require the request to the Minister for Lands to acquire the subject land and dedicate the balance of the subject land as road reserve being advertised to the relevant adjoining landowners and public for comment for 30 days, by way of:

- Adjoining landowners being notified in writing;
- Notification being published in the local newspaper(s); and
- The relevant public authorities being notified in writing.

OFFICER'S COMMENTSKey Issues

The key issues that relate to the subject land, include:

- The land is privately owned freehold by a deceased estate with no beneficiaries, which means that no one is formally responsible for its management.
- There are a number of unauthorised structures encroaching on the land by 64 and 68 Stone Street who do not own the land.
- These structures are unauthorised as they do not have the necessary development approvals or building permits in place.
- Adjoining landowners currently access their land through private land.

It is recommended that a fair and reasonable outcome for the adjoining landowners of the subject land, the community in general and the City is to:

- Change the ownership to Crown land, to enable further land dealings to occur as outlined below.
- Offer to sell portions of the subject land that are being encroached by unauthorised structures to the owners of 64 and 68 Stone Street, subject to them amalgamating the portions of land with their own land.
- Dedicate the remaining portion of land as road reserve, which will enable the City to manage the land on the State Government's behalf.

- Ensure appropriate development approvals and building permits are in place for the encroaching structures.

The detail of how this recommendation would proceed is explained in the following sections.

Change of Ownership of the Subject Land to Crown Land

The City will request that the Minister for Lands acquire the subject land under Section 52 of the *Land Administration Act* (LAA) and Regulation 6 of the *Land Administration Regulations 1998* (LAR).

The City is required to consult with neighbouring affected landowners prior to requesting that the Minister for Lands acquire the subject land.

This will change the ownership of the subject land from private ownership (deceased estate) to Crown land and enable further land dealings to occur, which cannot occur under the current ownership.

In accordance with the LAA only a local government may request the Minister to acquire land as Crown land.

Agreement to Purchase and Amalgamate Land

The City will seek an in-principle agreement from the owners of 64 and 68 Stone Street to purchase and amalgamate the portions of the subject land associated with the building encroachments. This may include the need for easements on land titles in relation to underground service infrastructure (gas main and drainage pipe).

The Department of Planning, Lands and Heritage (DPLH) will be responsible for managing the sale and amalgamation of land and associated matters, and the City will only need to provide an in-principle agreement. Advice from the DPLH suggests that cost associated with the sale and amalgamation of land will be borne by the relevant adjoining landowners.

The City will also request that the Minister for Lands dedicate the balance of the subject land as road reserve, pursuant to Section 56 of the LAA and Regulation 8 of the LAR.

In accordance with the LAA only a local government may request the Minister to dedicate land as road reserve.

Section 56(4) of the LAA requires that the City indemnifies the Minister for Lands against any claim for compensation equal to the amount of all costs and expenses incurred in considering and granting the road dedication request. As the subject land is owned by a deceased estate with no beneficiaries, it is considered that there is no risk to the City indemnifying the Minister.

In the event the adjoining landowners choose not to agree to the purchase of the portions of land subject to their building encroachments, they will be required to remove the encroachments and return the land to a pre-development state, to the satisfaction of the City.

Option for Other Adjoining Landowners to Purchase

It is only recommended to offer the purchase of a portion of the subject land to the owners of 64 and 68 Stone Street, which may seem unfair to the owners of 70 Stone Street and 16 Norco Way, which also abuts the subject land. However in this instance it is considered acceptable as the purchase of land is only being offered to resolve building encroachment matters in a reasonable and practical way. Further, the purchase of land by the owners of 64 and 68 Stone Street will not unduly impact the enjoyment of other nearby landowners.

Access to 64 Stone Street

As discussed previously, the owners of 64 Stone Street wish to continue to access Norco Way from their property. As recommended above, this requires the subject land to be acquired by the Minister for Lands to ensure the land is publically owned and then dedicated as road reserve to ensure legal public access over this land.

Approvals for Structures

Retrospective development approval and/or a building permit will need to be obtained by the relevant adjoining land owners (Nos. 64 and 68 Stone Street) for the encroaching structures once the subject land is within their ownership and has been amalgamated into their land.

Process Summary

Step	Detail	Responsibility
1.	Seek in-principle agreement from 64 and 68 Stone Street to purchase and amalgamate portions of the subject land associated with the building encroachments.	City
2.	Advertise request to Minister for Lands to acquire the subject land as Crown land and dedicate the balance portion as road reserve.	City
3.	Prepare a further report for Council to consider: <ul style="list-style-type: none"> Any comments received from advertising and the in-principle agreement. Whether to provide the in-principle agreement to the Minister for Lands, and the request to Minister to acquire the subject land as Crown land and dedicate the balance portion as road reserve. Forward Council resolution to Minister for Lands to consider.	City
4.	Minister for Lands to consider and determine requests from the City.	Minister for Lands
5.	Minister for Lands (via DPLH) to implement all further aspects of land dealings including: <ul style="list-style-type: none"> Acquisition of land as Crown land. Disposal (sale) of the land to the owners of 64 and 68 Stone Street. Amalgamation of disposed land into 64 and 68 Stone Street. Dedication of land as road reserve. 	Minister for Lands
6.	The owners of 64 and 68 Stone Street, Bayswater are required to apply for the relevant retrospective planning approval and/or building approval for the building encroachments, once the subject land holdings are within their ownership and have been amalgamated into their land.	Owners of 64 and 68 Stone Street, Bayswater

Conclusion

It is considered that the above approach would resolve the unauthorised building encroachments and the need to continue compliance action, clarify the responsibility and management of the remaining portion of land, and formalise legal access to the properties.

Importantly it would mean that the adjoining landowners would not have to go to the expense of demolishing the structures, which encroach into the subject land.

LEGISLATIVE COMPLIANCE

Requesting the Minister for Lands to acquire land as Crown land is subject to Section 52 of the *Land Administration Act 1997* and Regulation 6 of the *Land Administration Regulations 1998*.

Dedication of land as road is subject to Section 56 of the *Land Administration Act 1997* and Regulation 8 of the *Land Administration Regulations 1998*.

RISK ASSESSMENT

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

Officers Recommendation	That Council: <ol style="list-style-type: none"> Authorises the City to seek an in-principle agreement from the owners of 64 and 68 Stone Street, Bayswater to purchase relevant portions of Lot 2123 Norco Way, Bayswater that are subject to their building encroachments. Authorises, for the purposes of public advertising, a request being made to the Minister for Lands, pursuant to Sections 52 and 56 of the <i>Land Administration Act 1997</i> to: <ol style="list-style-type: none"> Acquire Lot 2123 Norco Way, Bayswater; and Dedicate the balance of the subject land, which is not being purchased by the owners of 64 and 68 Stone Street, Bayswater, as road reserve. Notes that the owners of 64 and 68 Stone Street, Bayswater are still required to apply for the relevant retrospective planning approval and/or building approval for the building encroachments, once the subject land holdings are within their ownership and have been amalgamated into their land. 		
Risk Category	Adopted Risk Appetite	Risk Outcome	Assessment
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 there is low risk to the City if Council decides to proceed with this option, as the City will be attempting to resolve a number of land matters relating to the subject land fairly and to the benefit of the adjoining landowners without impacting other landowners in the vicinity or the community in general.		

Option 2	That Council: <ol style="list-style-type: none"> Authorises the City to seek an in-principle agreement from the owners of 64 and 68 Stone Street, Bayswater to purchase relevant portions of Lot 2123 Norco Way, Bayswater that are subject to their building encroachments, with modification(s). Authorises, for the purposes of public advertising, a request being made to the Minister for Lands, pursuant to Sections 52 and 56 of the <i>Land Administration Act 1997</i> to: <ol style="list-style-type: none"> Acquire Lot 2123 Norco Way, Bayswater; and
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	<p>(b) Dedicate the balance of the subject land, which is not being purchased by the owners of 64 and 68 Stone Street, Bayswater, as road reserve with modification(s).</p> <p>3. The respective owners of 64 and 68 Stone Street, Bayswater are required to apply for the relevant retrospective planning and building approvals for the building encroachments, once the subject land holdings are within their ownership and have been amalgamated into their land, with modification(s),</p>	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Dependent on the modification(s) determined 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	It is considered that the risks associated with this option are dependent on the modification(s) determined by Council.	

Option 3	That Council does not proceed with the land matters as detailed in the report in relation to Lot 2123 Norco Way, Bayswater.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	High
Governance	Low	Low
Community and Stakeholder	Moderate	High
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	There is considered to be high risk to the City's reputation and community and stakeholders if Council proceeds with this option as the City will be required to recommence compliance action against the adjoining landowners to remove their encroachments from the subject land.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Advertising the acquisition of land by the Minister for Lands and the dedication of the land as road reserve.

Asset Category: Other **Source of Funds:** Municipal

LTFP Impacts: Not listed in the LTFP

Notes: N/A

Item 2: Ongoing maintenance of the balance portion of land to become road reserve.

Asset Category: Other **Source of Funds:** Municipal

LTFP Impacts: Not listed in the LTFP

Notes: * Annual ongoing costs are expected to be negligible as the balance portion of land to become road reserve will be within the verge area, which is primarily maintained by the relevant adjoining landowner.

** The City's total annual budget for different aspects of verge maintenance is divided into the following budgets:

- \$80,180 - residential verge maintenance program;
- \$424,258 - footpath maintenance; and
- \$226,385- kerb maintenance.

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$500	-	-	-	-	-	\$6,600
2	-	*	*	-	-	-	\$730,823**

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 B3: Quality built environment.

It is considered that the proposal will resolve a number of land matters associated with the subject land in a fair and reasonable way for the adjoining landowners, the community in general and the City.

CONCLUSION

In light of the above, it is recommended that Council authorises the City to seek in-principle agreements from 64 and 68 Stone Street to purchase portions of the subject land, and undertake public advertising in relation to requesting that the Minister for Lands acquire the land as Crown land and dedicate the balance of the land as road reserve.

10.4.5 Draft Bert Wright Park Concept Plan - Outcomes of Advertising

Owner:	City of Bayswater
Responsible Branch:	Development and Place
Responsible Directorate:	Community and Development
Authority/Discretion:	Executive/Strategic
Voting Requirement:	ABSOLUTE MAJORITY REQUIRED
Attachments:	1. Draft Bert Wright Concept Plan [10.4.5.1 - 1 page] 2. Summary of Submissions Draft Bert Wright Park Concept Plan [OWOU] [10.4.5.2 - 11 pages]
Refer:	Item 10.4.7: OCM 27.4.2021 Item 10.4.9: OCM 27.10.2020 Item 9.1: OCM 23.5.2017

SUMMARY

Council adoption is sought for the draft Bert Wright Park Concept Plan following its advertising for public comment. Public comment indicates high levels of support for the plan. It is recommended that the plan be adopted with minor amendments relating to extension of the footpath network and lighting are also recommended, and a budget reallocation is sought to enable these to occur as part of the plan's implementation.

OFFICER'S RECOMMENDATION

That Council:

- Adopts the draft Bert Wright Park Concept Plan as detailed in this report and shown in Attachment 1.**
- Approves the reallocation of \$20,000 from 80534 – Bayswater Library/Bert Wright Park Sculpture to 80931 – Bert Wright Park – implement concept plan, and amend the City's 2021/22 Budget as follows:**

ACCOUNT	CURRENT BUDGET	REVISED BUDGET	VARIATION
80931 – Bert Wright Park – implement concept plan	\$159,561	\$179,561	\$20,000
80534 – Bayswater Library/Bert Wright Park Sculpture	\$30,000	\$10,000	-\$20,000
		NET EFFECT	NIL

BACKGROUND

At the Ordinary Council Meeting on 27 April 2021, Council resolved as follows:

"That Council:

- Adopts for public advertising the draft Bert Wright Part Concept Plan as detailed in this report and shown in Attachment 1.*
- Considers an allocation of \$148,000 from the cash in lieu of public open space trust fund for the implementation of the draft Bert Wright Park Concept Plan as part of the 2021/22 budget process. "*

The draft Plan was developed in response to the convergence of a number of individual projects and initiatives occurring in Bert Wright Park during 2020/21, and the need for these to be effectively coordinated. These include a shade structure funded through the City's Local Economic and Social Stimulus package, Baysie Rollers' 'community garden', the weekly Bayswater Growers' Market, and potentially a new café (funded by the applicant with the support of the City).

EXTERNAL CONSULTATION

The draft Bert Wright Park Concept Plan has been developed with a high level of stakeholder engagement, given the specific needs of the various proponents. These needs include adequate access and suitable locations of stalls for the Bayswater Growers' Market, accessibility and seating for the Baysie Rollers' community garden, useful location and accessibility of the new shade structure, and increased tree canopy and seating for market, event and café patrons. Additionally, City requirements for adequate accessibility throughout, as well as retention of open spaces for play and minimisation of unnecessary concrete surfaces through excessive paving, have also been carefully considered.

As general park users and local residents are also stakeholders in this project, comments have now been invited on how the design works for them. The primary objective of consultation was to inform, with opportunities for minor modifications. Given the significant level of engagement that has already occurred with the various proponents there is limited capacity to significantly modify the design at this point due to the need to balance the needs of community members with the specific needs of the members of the stakeholder group.

The concept plan was placed on Engage Bayswater from 17 to 31 May 2021. This included information on the process and rationale for the design and to seek comment on the question 'How does the design work for you as a user of the park?' Stakeholder groups involved in the project also circulated the plan through their networks and directed people to the Engage Bayswater page. A mail out to properties on streets directly adjacent to the park occurred early during the engagement period, and engagement was promoted via the City's social media channels. Representatives from the City, Baysie Rollers and Bayswater Growers' Market / Future Bayswater also hosted a pop up engagement session at the Growers' Market on Saturday 22 May 2021.

OFFICER'S COMMENTS

Outcomes of Advertising

Approximately 420 people have directly engaged with the City on the draft Bert Wright Park Concept Plan. This is through Engage Bayswater and in person (i.e. at the pop-up engagement session). Comments are summarised in the attached Summary of Submissions (**Attachment 2**). 40 submissions have been received, and the City considers that where people have engaged with the proposal but not submitted (these are recorded on Engage Bayswater), they are supportive of the initiative. From the submissions received, and from the number of people engaged via Engage Bayswater, it is considered that there are high levels of support for the Plan.

Key points made by multiple submitters are as follows:

- Support for and appreciation of the plan;
- Support for the proposed increase in number of trees;
- Support for the proposed café;
- Support for more shade in general; and
- More play equipment for younger children.

Comments on key points are as follows:

Support for the Plan

Strong support for the plan is demonstrated through positive comments including "*looks great*" and "*love the plan*", and is considered to be related to the high level of community involvement in creating the plan, which has enabled it to strongly reflect and address local needs and preferences.

Support for the Proposed Increase in Number of Trees

Numerous respondents expressed their support for the proposed increase in trees. Several respondents commented on a preference for native trees and support for local native wildlife through choice of trees, which will occur, and several others proposed a further increase in tree planting.

Support for the Proposed Café

While there was significantly more support for the café than not, a small number of submitters questioned the viability of a café in the park as this would mean an increase from two to three cafes in the town centre. The initial expression of interest for the café was a response to a request from a previous local café, to move to the park. At that time, a total of three cafes were operating in the town centre.

Support for More Shade

Frequently connected to support for increased tree planting, many respondents expressed their support for more shade in the park. In particular, this related to shade over the playground while trees were growing, and low cost short to medium term shade solutions are being investigated.

More Play Equipment for Children 0-3 Years Old

Multiple requests for more play equipment for children aged 0-3 years old are considered to be outside of the scope and budget of this project. The nature play area was created five years ago, and as such, the City does not intend to upgrade it in the near future. However, the improved sand play area at the base of the nature play area, which will feature a sand play table, funnel and scoop is intended for younger children.

Proposed Amendments

Many proposals submitted were considered to have merit. However, the scope and budget for the project do not enable all of these improvements to be made at present. Two key proposals are considered to align strongly with the objectives of this project, and can be funded through a budget reallocation – an extended footpath and lighting. Details of these are as follows:

- Extended footpath: Improved accessibility is a key objective of this project, and several submitters highlighted the opportunity to create a continuous footpath network around the park to make it accessible to many more users. This involves connecting the footpath between points 19 and 23 (as indicatively shown ed in grey in **Attachment 1**). The estimated cost of this infrastructure is \$8,000.
- Lighting: Safety and increased useability of the space are important priorities, and therefore a budget allocation of \$7,000 is made for lighting around the shade structure and café spaces, to address evening use of the shade structure and to deter antisocial behaviour around both. The estimated cost of this infrastructure is \$7,000. The location and style of this lighting will be determined in consultation with the landscape architect and the architect for the shade structure.

It is proposed to fund these amendments (estimated at \$15,000) and a remaining budget shortfall of approximately \$5,000 with a reallocation of \$20,000 from the \$30,000 budget allocated in 2019/20 and carried forward into the 2021/22 budget for a community-led sculpture at Bert Wright Park. This funding had been requested by the Bayswater Historical Society, which intended to secure matched funding from a grant provider for a sculpture in the park. However, a grant was not received for the project and the Society has not progressed the project. Therefore, it is recommended that \$20,000 of this budget is reallocated towards this project. A proposal for \$10,000 remaining in this sculpture budget will be considered as part of the mid-year budget review, and is expected to relate to further place activation projects in the town centre(s).

LEGISLATIVE COMPLIANCE

Following adoption of the Bert Wright Park Concept Plan, written approval is required from the Minister for Planning to utilise the recommended \$148,000 from the cash in lieu of public open space fund.

RISK ASSESSMENT

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

Officer's Recommendation	That Council:		
	1. Adopts the draft Bert Wright Park Concept Plan as detailed in this report and shown in <u>Attachment 1</u>.		
	2. Approves the reallocation of \$20,000 from 80534 – Bayswater Library/Bert Wright Park Sculpture to 80931 – Bert Wright Park – implement concept plan, and amend the City's 2021/22 Budget as follows:		
	ACCOUNT	CURRENT BUDGET	REVISED BUDGET
	80931 – Bert Wright Park – implement concept plan	\$159,561	\$179,561
	80534 – Bayswater Library/Bert Wright Park Sculpture	\$30,000	\$10,000
			NET EFFECT
			NIL
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 there is a moderate risk in terms of community members not being supported in requests for changes to the plan which cannot be supported due to the scope and budget of the project, or for technical or strategic reasons.		

Option 2	That Council:		
	1. Adopts for the Bert Wright Park Concept Plan as detailed in this report and shown in <u>Attachment 1</u> , with modification(s).		
	2. Requests the Chief Executive Officer to present a report to Council on the financial implications of the modification(s) to the Bert Wright Park Concept Plan, including estimated costs and possible funding source(s).		
Risk Category		Adopted Risk Appetite	Risk Assessment Outcome Dependent on the modification(s) as determined by Council.
Strategic Direction		Moderate	
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) determined by Council.		

Option 3	That Council does not proceed with the draft Bert Wright Park Concept Plan as detailed in this report and shown in Attachment 1.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Moderate
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	High
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 high community and stakeholder risk as community stakeholders have been very involved in the development of the draft concept plan. A moderate reputational risk is also identified due to the community involvement in this project. There is also a moderate strategic direction risk as the plan intends to provide a more coordinated and holistic approach to works at the park.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Implementation of draft Bert Wright Park Concept Plan

Asset Category: New **Source of Funds:** Municipal Funds and Grants and Contributions

LTFP Impacts: Not itemised in the LTFP

Notes:

Most of these works will be undertaken within existing staff resourcing. Annual ongoing and whole of life costs will be covered within existing municipal budgets.

Amendments made to the plan resulting from community consultation (an extended footpath and lighting) incur an estimated additional cost of \$15,000. This increases the capital/upfront costs to \$207,561.

The 2021/22 provides an allocation of \$159,561 for implementation of the Bert Wright Park Concept Plan (\$148,000 from cash in lieu of public open space funding and \$11,561 from municipal funds). It also includes an allocation of \$28,000 from the Town Centre Streetscape Works budget for the shade structure. This leaves a budget shortfall of approximately \$20,000 for this project.

\$30,000 has been carried forward from a previous sculpture project for the park. As this funding was unable to be used as initially proposed it is recommended that \$20,000 of this budget is reallocated towards this project.

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$207,561	-	-	Nil.	15 years	-	*\$159,561 **\$28,000 ***\$30,000

*80931- Bert Wright Park – implement concept plan

**80618 - Town Centre Streetscape Works

***80534 – Bayswater Library / Bert Wright Sculpture

STRATEGIC IMPLICATIONS

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

Theme: Our Community
 Aspiration: An active and engaged community
 Outcome C2: Accessible services that recognise diversity.

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

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

Theme: Our Local Economy
 Aspiration: A business and employment destination.
 Outcome E2: Active and engaging town and city centres.

Theme: Leadership and Governance
 Aspiration: Open, accountable and responsive service.
 Outcome L2: Proactively communicates and consults.
 Outcome L3: Strong stewardship and leadership.

The draft Bert Wright Park Concept Plan is considered to align with many of the City's strategic priorities, including improved accessibility, more tree planting and native species, improved streetscapes, more engaging town centres, and local leadership through working with multiple local stakeholders to realise a shared objective.

CONCLUSION

The Bert Wright Park Concept Plan intends to maximise the opportunities for the park and the individual projects impacting on it to reach their full potential. With careful consideration of stakeholder needs, as well as high quality environmental and design outcomes, the plan offers a significant increase in accessibility, tree planting and amenity. The objective is to attract and retain both local park users and new visitors to the town centre. Particularly in the context of the economic impact of construction of the new Bayswater train station and of COVID-19 upon local businesses, this is considered a key project.

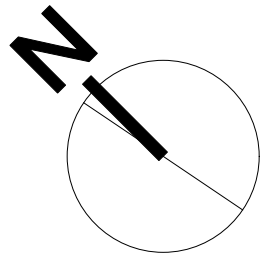
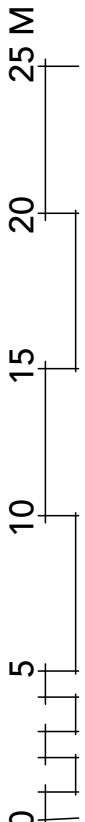
In light of the above, it is recommended that Council adopts the plan with modifications and budget reallocations as detailed in this report.

Notes

- 1 Cafe - Proposed
- 2 Palms Removed & Garden Bed Established
- 3 Park Benches - Relocated
- 4 Park Bench - Proposed
- 5 Bore & Electrical Box - Existing
- 6 Overhanging Mulberry & Fig Tree
- 7 Shelter By Others - Proposed
- 8 Limeblock Edge - Removed
- 9 Kurrajong Tree
- 10 Community Garden By Others - Proposed
- 11 Rubbish Bin - Proposed
- 12 Drink Fountain with Bottle Refill & Dog Bowl - Proposed
- 13 Library Emergency Exit
- 14 Path Realigned and Widened
- 15 Drink Fountain - Relocated
- 16 Accessible Picnic Table - Proposed
- 17 Sand Play Table with Funnel & Scoop - Proposed
- 18 Little Free Library
- 19 Accessible Picnic Table & BBQ with shade shelter - Proposed
- 20 Parking Area Reconfigured for Increased Safety and better Library Access subject to compliance with Australian Standards
- 21 Pram Ramp Re-aligned subject to compliance with Australian Standards
- 22 Bike Racks - Proposed
- 23 Install Path to Existing Picnic Table
- 24 Entry Statement Design & Planting By Others
- 25 Library Entrance
- 26 Community Centre Entrance
- 27 Relocate pole to improve wheelchair access
- 28 Toilet - Existing
- 29 Bike Racks - Existing
- 30 Concrete reinforced to withstand vehicle loads
- 31 Child Health Centre Entrance
- 32 Basketball Court - Existing

LEGEND

- SITE BOUNDARY
- - - PROPOSED CAFE BOUNDARY
- NEW COMPACTED GRAVEL
- TURF
- STABILISED TURF (TURFPAVE)
- CONCRETE
- MULCH
- KERB
- BRICK EDGE
- LIMEBLOCK EDGE - EXISTING
- PLANTING - PROPOSED
- TREE - NEW
- TREE - PROPOSED
- BENCH - EXISTING
- DRINK FOUNTAIN
- BOULDER
- PICNIC TABLE
- TIMBER STEPPER
- RUBBISH BIN



SK03

SCALE: Approx 1:200 @ A1
JOB No : S0024
REV: C
DATE: 22/02/21



BERT WRIGHT PARK
DRAFT CONCEPT PLAN



Attachment 2 Summary of Submissions

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
1.	Support	<ul style="list-style-type: none"> Support. 	<ul style="list-style-type: none"> Noted
2.	Support and Comment	<ul style="list-style-type: none"> <i>As someone who uses a wheelchair I am pleased to see plans for increased accessibility.</i> Council should consider planting native trees to provide habitat for local birds. Council should consider attaching nesting boxes to large trees. 	<ul style="list-style-type: none"> Noted Native trees are proposed for the park, and can attach some nesting boxes to large trees.
3.	Support	<ul style="list-style-type: none"> <i>Looks great.</i> 	<ul style="list-style-type: none"> Noted
4.	Support and Comment	<ul style="list-style-type: none"> <i>Love the concept.</i> Would love to see something additional like Perth City Farm - a place that allows for markets, community grown produce, and a great, budget friendly event space. 	<ul style="list-style-type: none"> Noted Weekly growers' markets have now been operating at the park for several years, and intend to continue. Costs for wedding ceremonies and community groups' events are affordable (i.e. between \$100 and \$250 per permit to use the space).
5.	Comment	<ul style="list-style-type: none"> <i>Recreation and community gathering space.</i> No need for café as two that already need supporting. Hopes concept and consultation will be honoured. 	<ul style="list-style-type: none"> Noted
6.	Support	<ul style="list-style-type: none"> <i>I'm a big fan of the addition of café and community garden.</i> 	<ul style="list-style-type: none"> Noted
7.	Support	<ul style="list-style-type: none"> Great to see more planting. Love the many uses. Café will draw me to the park. 	<ul style="list-style-type: none"> Noted
8.	Support	<ul style="list-style-type: none"> Support increased tree cover and shade. 	<ul style="list-style-type: none"> Noted
9.	Support and Comment	<ul style="list-style-type: none"> Support café if outdoor seating and takeaway only. 	<ul style="list-style-type: none"> Noted

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
		<ul style="list-style-type: none"> Support addition of additional play areas for younger kids as well as a sand play area. Think the relationship between the library and open space could be strengthened (e.g. outdoor rhyme time). 	
10.	Support	<ul style="list-style-type: none"> Works well - proposed layout works well with existing layout. 	<ul style="list-style-type: none"> Noted
11.	Support and Comment	<ul style="list-style-type: none"> <i>All the ideas look great.</i> Suggest an upgrade of the current cement slide, which is very unsafe. 	<ul style="list-style-type: none"> Noted The slide has been assessed, and no damage or public safety concerns have been identified. Softfall mulch at the base of the slide has moved down the slope, and is being replenished to enable a softer landing for slide users.
12.	Comment	<ul style="list-style-type: none"> Still insufficient shade in playground area to make it useable in summer months. One of most popular times of day for toddler visitation is midday, and existing trees are too immature to provide adequate shade. Trees will not provide enough shade for 5-10 years. Quite uncomfortable for new mothers/infant siblings to not have much covered seating space adjacent to playground. Please consider those with new babies who come to let older siblings play. 	<ul style="list-style-type: none"> Noted A formal shade structure such as a shade sail has not been installed over the play space as the site is sloping. Given this slope and the changing angle of sun, a shade sail is not considered to be particularly effective at blocking the sun during summer months. Small trees have been planted in the space as they grow more quickly than more mature ones.
13.	Support and Comment	<ul style="list-style-type: none"> Excited to have a place to get coffee and food in the park. Often meet with other mums in the park and will be nice to have more places to site, and coffee to drink. Playground area has little shade in summer. Would spend more time in the park if there was a shade structure while trees grow. Possible to increase power supply to the park? During community events such as 	<ul style="list-style-type: none"> Noted A formal shade structure such as a shade sail has not been installed over the play space as the site is sloping. Given this slope and the changing angle of sun, a shade sail is not considered to be particularly effective at blocking the sun during summer months. Small trees have been planted in the space as they grow more quickly than more mature ones. An increase to the overall power supply would require a Western Power upgrade, estimated at least \$50,000. City infrastructure to enable connection to this upgraded power is also required, and the total project cost is estimated at approximately \$65,000-\$70,000.

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
		<p>'Evening in the Park', there can be numerous generators emitting fumes where families are playing, eating, etc.</p> <ul style="list-style-type: none"> • Support pathway between park to library. • Water fountain near the playground will be better solution than using the one located on the other side of the park. 	<p>Due to this significant cost, which is beyond the project budget, it is proposed to monitor use and demand for events in the park over the next few years to ascertain levels of demand, and whether future budgets can allow for this upgrade if required.</p>
14.	Support	<ul style="list-style-type: none"> • Supports more native trees and keeping shade trees. • Moving the water fountain is a good idea. 	<ul style="list-style-type: none"> • Noted
15.	Comment	<ul style="list-style-type: none"> • Is this plan premature given DevelopmentWA's annexing of the area? Had heard talk of an arts centre on the site. 	<ul style="list-style-type: none"> • While the boundaries of DevelopmentWA's redevelopment area include the park, there has been no indication from DevelopmentWA that they will provide funding for any sort of development on the site.
16.	Support and Comment	<ul style="list-style-type: none"> • Additional shade and seating is important, as is the condensed and enhanced playground. • Would also like to see the playground finished as understand there are still a few elements missing. • Linking up pathways and having a riding 'circuit' is really important for young park users before and after school. • <i>Removing the palms and planting more trees is great.</i> • <i>The fig and mulberry trees are so well loved, it may be an ideal to have an urban orchard where the palms are being replaced.</i> • A more inviting frontage to the library would be great - the space is underutilised. • <i>Addition of a café would be amazing, particularly if it is leased to a café that was, or currently is in the town centre!</i> 	<ul style="list-style-type: none"> • Noted • There is no more work planned for the playground resulting from the previous nature play area design. • A further footpath connection has been added to the amended plan (between points 19 and 23 on the draft Concept Plan). • An experimental urban orchard planned to be developed at Wymond Park (opposite Hillcrest Reserve) and expansion of this approach will depend on outcomes of this experiment. • The City is working on opportunities to activate this space as part of the implementation of this project. This activation will be funded within existing budgets.

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
17.	Support	<ul style="list-style-type: none"> • <i>Works well, the space will be very versatile.</i> • Appreciates that pet owners are considered with the dog bowl. • <i>The little library is a great idea.</i> • <i>The café is in a good location.</i> 	<ul style="list-style-type: none"> • Noted
18.	Support	<ul style="list-style-type: none"> • <i>Appears to work well, emphasising benefits/positive features of the space.</i> 	<ul style="list-style-type: none"> • Noted
19.	Support and Comment	<ul style="list-style-type: none"> • <i>Love the concept.</i> • Would like to see even more trees added. • Don't think it's necessary to remove the palms - understand they are not native but diversity is key and it's a waste of money to remove them. 	<ul style="list-style-type: none"> • Noted
20.	Support	<ul style="list-style-type: none"> • Looks good in principle. • Questions how another café will affect the existing businesses. Agrees that it's great from a consumer perspective, but notes that choice doesn't necessarily translate to more consumer spend, people coming from further afield, etc. Not completely opposed but if this hasn't properly been considered, it should be. 	<ul style="list-style-type: none"> • Noted • The initial expression of interest for the café was a response to a request from a previous local café to move to the park. At that time, three cafes were operating in the town centre.
21.	Support	<ul style="list-style-type: none"> • Generally likes it. • Asks why the path isn't planned to loop from the accessible picnic table at 19 round to the basketball court, as this may improve accessibility. 	<ul style="list-style-type: none"> • Noted • A further footpath connection has been added to the amended plan (between points 19 and 23 on the draft Concept Plan).
22.	Support	<ul style="list-style-type: none"> • <i>It needs to remain as a park with lots of green space.</i> • A new café is not necessary as park is close to town centre shops and cafes. 	<ul style="list-style-type: none"> • Noted • A further footpath connection has been added to the amended plan (between points 19 and 23 on the draft Concept Plan).

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
		<ul style="list-style-type: none"> Suggests connecting path around path (currently stops around Little Library) so that kids can ride around and do a full lap. Also suggest some 'humps and woopie doos' on the path. Suggests utilising Moreton Bay Fig trees and connecting them with a climbing walkway for kids. Agree more shade is needed for the adventure play area. 	<ul style="list-style-type: none"> A climbing walkway between the Moreton Bay Fig trees is not considered to be favourable as these trees are on the Significant Tree Register relating to City controlled land, and it could cause them damage.
23.	Comment	<ul style="list-style-type: none"> Plan makes very good improvements to the park, which will create an event better space as a town centre park. Suggest the space around the bore/electrical box enjoys excellent shade in summer, and with the addition of the café, it would be a lovely place to sit. As the topography doesn't suit the use of temporary chairs and tables, it would be great to install some permanent seating/tables in this area. It would be great if the bore/electrical box could be relocated (ideally) or at least housed in a more attractive enclosure. Café should be rotated 90-degrees anti-clockwise, so it faces both the park and the street. At the moment, it turns its back to the park, which is a poor outcome. Since the tenant's proposal has fallen through, this provides an opportunity to correct this error. Many more bike racks are required. Suggest some near the '30' marker in the plan as this is a visible location. Request getting rid of the signage on the building, and retaining the 'magnificent' original municipal lettering - which would be the main feature signage. 	<ul style="list-style-type: none"> Noted The bore/electrical box was installed several years ago to consolidate various separate items into the one unit. Relocation would come at significant cost. Hazardous elements are enclosed within the box to ensure public safety. The box is not enclosed within another screened area as it needs to remain easily accessible for all approved users, and it cannot be screened with plantings due to proximity to this significant power supply. The positioning of the café has been approved as part of the expression of interest process. The café will operate both from the front (fronting onto King William Street) and from the back (with an alfresco area within the park). The bin has been relocated to the side of the footpath leading into the Library/Community Centre building. It requires location in an easily accessible and visible location. Stormwater management on the Olfe Street side of the City's building is being progressed through the Olfe Street Drainage Project. Design-construction projects are typically a two year process, with investigation, design, consultation and third party approvals in the first year, followed by construction in the second year. The City is currently at the first stage.

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
		<ul style="list-style-type: none"> Wonders whether the bin could be moved to somewhere less prominent. Questions whether the rock with commemorative plaque could be removed. Questions whether a more permanent stormwater management solution could be found to replace sandbags at corner of the community centre on Olfe Street. Requests no more murals on the building. 	
24.	Support	<ul style="list-style-type: none"> Supports the general concept. 	<ul style="list-style-type: none"> Noted
25.	Support	<ul style="list-style-type: none"> Questions whether there is any way of bringing the library out into the park (e.g. with bigger windows or sliding doors, and ideally having a deck or similar extending directly out from the library). 	<ul style="list-style-type: none"> The City is working on opportunities to activate this space as part of the implementation of this project, although the scope of this project does not include modifications to the building. This activation will be funded within existing budgets.
26.	Support	<ul style="list-style-type: none"> The playground is quite dangerous for three year old daughter. Hopes considering will be given to playground equipment for younger children (on the ground, not on slopes). 	<ul style="list-style-type: none"> The area at the base of the nature play area (not on the slope) will be enhanced with an improved sand pit, sand play table, funnel and scoop to accommodate younger children. No further additions to the play space are budgeted for given the current nature play area is five years' old.
27.	Support	<ul style="list-style-type: none"> <i>It the best thing ever.</i> 	<ul style="list-style-type: none"> Noted
28.	Support	<ul style="list-style-type: none"> Supportive of plan. Supports more trees and shade. Supports removal of sand area around kurrajong, sand table in nature playground, more bike parking, child health centre and café. Feels palms in front of library probably don't need to be removed at this time. <i>They have a certain character in spite of the fact they don't have much canopy.</i> Palms at side of the park should definitely be replaced with shady trees. 	<ul style="list-style-type: none"> Noted

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
29.	Support	<ul style="list-style-type: none"> <i>The plan has many positive elements and I love the idea of a café.</i> Plan is missing an inviting play space for children aged 0-3. A smaller side, swings or climbing would be fantastic. Addition of a water play area would suit all ages (e.g. sprinklers in a riverbed like at Yagan Square, or a smaller version of the Hyde Park fountains). Making the play space more accessible for younger children would make the park so much better for families with children of different ages. 	<ul style="list-style-type: none"> Noted The area at the base of the nature play area (not on the slope) will be enhanced with an improved sand pit, sand play table, funnel and scoop to accommodate younger children. No further additions to the play space are budgeted for given the current nature play area is five years' old.
30.	Support	<ul style="list-style-type: none"> <i>It's a great plan overall.</i> Missing a play space where children 0-3 can play. Great for school age kids, but not much to engage little kids. Addition of slide, swings and climbing for age and have it listed as so.0-3 or anything water play would be great. 	<ul style="list-style-type: none"> Noted The area at the base of the nature play area (not on the slope) will be enhanced with an improved sand pit, sand play table, funnel and scoop to accommodate younger children. No further additions to the play space are budgeted for given the current nature play area is five years' old.
31.	Support	<ul style="list-style-type: none"> OK plan, but would like integration of play space for children aged 0-3. A similar design to what is in Leederville is suggested. 	<ul style="list-style-type: none"> Noted The area at the base of the nature play area (not on the slope) will be enhanced with an improved sand pit, sand play table, funnel and scoop to accommodate younger children. No further additions to the play space are budgeted for given the current nature play area is five years' old.
32.	Support	<ul style="list-style-type: none"> Additional shade, native tree plantings and garden along King William Street will be welcome. Hopefully the park and café along King William Street will provide a barrier from the traffic, creating a more peaceful park space I would use more often. 	<ul style="list-style-type: none"> Noted
33.	Support	<ul style="list-style-type: none"> There is a great opportunity to incorporate a footpath on the right hand side that meets up with the existing footpath (map item 23 around to map 	<ul style="list-style-type: none"> Noted Investigations on a further footpath connection are being undertaken (between points 19 and 23 on the Draft Concept Plan).

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
		<p>item 19, or map item 32 to map item 19). <i>Creating a loop makes the whole path accessible.</i></p> <ul style="list-style-type: none"> Item 19 should move further around to the right so it's away from the play space, and the BBQ and tables at 19 shouldn't be so close together. People set up at a table, then cook, then move back to the table. Requests fully fencing the electrical box at the top of the park and questions whether it is safe for this kids to be able to play on. Also suggests that a netball hoop or lower basketball hoops would also be a great addition. 	<ul style="list-style-type: none"> The bore/electrical box was installed several years ago to consolidate various separate items into the one unit. Relocation would come at significant cost. Hazardous elements are enclosed within the box to ensure public safety. The box is not enclosed within another screened/fenced area as it needs to remain easily accessible for all approved users, and it cannot be screened with plantings due to proximity to this significant power supply.
34.	Support	<ul style="list-style-type: none"> Love the café, trees, garden, improved playground and drink fountains. Suggests no sand play table as the one installed at Mills Ave Park is too high for kids to play, and they climb on it instead. Not good for a kid in a wheelchair (too high). Supports the sandpit there, but not the able, Suggests new toilets and facilities are badly needed, as the current ones are very difficult with kids. 	<ul style="list-style-type: none"> Noted The height of the sand play table will be considered in the context of younger children. The sand play table at Mills Avenue Park is specifically designed for wheelchair access and is therefore higher than other models. Additional toilets are outside the scope and budget of this project.
35.	Support	<ul style="list-style-type: none"> <i>Looks good.</i> <i>More shade near the playground is good.</i> 	<ul style="list-style-type: none"> Noted
36.	Support	<ul style="list-style-type: none"> Home overlooks the park, and looking onto the trees on Hamilton Street was a main attraction. Two large trees have died and have been removed, and now the area is bare and I overlook the boring cream building. 	<ul style="list-style-type: none"> A number of trees have been planted on the verge and the bank off Hamilton Street as a result of the removal of these mature trees. There is little remaining space for any additional planting as these trees will require sufficient area for their root systems.

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
		<ul style="list-style-type: none"> Requests planting of established trees to replace those which have died. 	
37.	Support	<ul style="list-style-type: none"> Planting of more trees and more greenery is much needed, especially since removal of many trees due to the train station redevelopment project. <i>There should be more native trees and shrubs planted to attract and retain local bird life.</i> As local resident, notes that park already attracts some antisocial behaviour day and night. Planning and layout needs to consider well lit paths so there not places to hide/damage/steal plants. Concerned that large café deck will provide space at night for people to drink etc. Concerned about potentially loud music from café - opening 6am losing sometimes 5pm. Not against café being there, but often works nights and if there's loud music playing from 6am and throughout the day it will effect local and own amenity. 	<ul style="list-style-type: none"> Noted Native trees will be planted as part of this project. Provision for lighting around the shade structure and café areas is made in the amended budget. Exact locations will be determined in consultation with the landscape architect and the architect for the shade structure. The café will be required to adhere to noise management requirements.
38.	Support	<ul style="list-style-type: none"> Likes plan a lot. Footpath on other side of King William Street is in very poor condition and both people (couple) have tripped there. 	<ul style="list-style-type: none"> Noted The condition of the footpath has been investigated and is to be repaired.
39.	Object	<ul style="list-style-type: none"> Palms are part of the heritage of the site - does not want them removed. Do not remove car parking bays between Library and park Suggests additional Bert Wright Park signage including a biography regarding Bert Wright Suggests a wetland 'open drain' 	<ul style="list-style-type: none"> Noted. The intent is to remove the palms in favour of trees that add to the canopy coverage and aesthetic value of the area, as well as opening the front of the library up to make it more inviting. A wetland 'open drain' is beyond the scope and budget of this project. Purchasing the land to connect the laneway and park is beyond the scope and budget of this project.

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
		<ul style="list-style-type: none"> Wants the park to connect to the laneway connecting King William Street and Whatley Crescent. Suggests the City buys the land to enable this connection. 	
40.	Support	<ul style="list-style-type: none"> <i>It's great. The park is a focal point for the community.</i> Suggest - increased power points for vendors, shade for the playground, and more toilets. 	<ul style="list-style-type: none"> Noted An increase to the overall power supply would require a Western Power upgrade, estimated at least \$50,000. With new power infrastructure then also required (in addition to Western Power's upgrade), the entire project would be expected to cost at least \$65,000-\$70,000. Due to this significant extra cost, which is far beyond the project budget, it is proposed to monitor use and demand for events in the park over the next few years (following the upgrade) to ascertain what level of supply may be required, and whether future budgets can allow for this upgrade if required. A formal shade structure such as a shade sail has not been installed over the play space as the site is sloping. Given this slope and the changing angle of sun, a shade sail is not considered to be particularly effective at blocking the sun during summer months. Small trees have been planted in the space as they grow more quickly than more mature ones. Additional toilets are outside the scope and budget of this project.
41.	Support	<ul style="list-style-type: none"> <i>Why remove existing limestone surround (at Kurrajong tree? Why not be creative and add more limestone in sections and create seating.</i> If definitely being removed, at least incorporate passive seating in this immediate area (e.g. several sections of natural log seating). It appears that some existing seating has been removed from the plan. Notably two bench seats close to the Kurrajong tree and two of the three picnic sets. This appears to leave little seating near the Kurrajong tree. Replacing existing benches facing the playground with a platform to enable seating of four sides would be preferable. 	<ul style="list-style-type: none"> Noted The City acknowledges these proposals and will put these to the landscape architect in consideration of the final detail and budget.

No.	Support / Object / Comment	Summary of Submission	City of Bayswater Comments
		<ul style="list-style-type: none">• No seating appears to be communal. A 'U' shaped formation would be preferable (such as at Hyde Park).• Strongly oppose removal of the existing BBQ as its still has a function, whereas the new BBQ will cater more for families with children.• Suggests addition of new trees to the west of the shade shelter to provide west setting shade during summer.• <i>Trapeze tree netting under the Ficus trees would be a great play addition for children (the non toddlers).</i>	

10.4.6 Morley Activity Centre Streetscape Plan - Detailed Design Process

Responsible Branch:	Development and Place
Responsible Directorate:	Community and Development
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	N/A
Refer:	Item 8.1: SCM 30.06.2021 Item 10.4.3: OMC 24.03.2020 Item 10.4.8: OMC 23.07.2019 Item 8.1.13: PDSC 21.3.2017 Item 12.3.11: OMC 23.04.2013

SUMMARY

The purpose of this report is to provide further information to Council on the detailed design process for the Morley Activity Centre Streetscape Plan (the Plan), and provide options to fund the full detailed design work within the Plan in accordance with the resolution passed at the Special Council Budget Meeting.

OFFICER'S RECOMMENDATION

That Council:

- 1. Supports the implementation of the detailed design work within the Morley Activity Centre Streetscape Plan, as indicated in Table 1 in this report.**
- 2. Notes that the final funding and project scope options are scheduled to be presented to Council after the completion of the tender process in December 2021.**
- 3. Considers a further allocation of funding from a City of Bayswater reserve account(s) to fund the full detailed design work for the Morley Activity Centre Streetscape Plan if required, following the completion of the tender process.**

BACKGROUND

At its Ordinary Meeting held on 23 April 2013, Council resolved to distribute funds from a significant land sale to a series of new reserve accounts. Two of these accounts were 'Morley City Centre' and 'Streetscape' reserves, which each received a \$500,000 allocation.

At the Planning and Development Services Committee held on 21 March 2017, Council adopted the modified Morley Activity Centre Structure Plan (MACP). An action within the MACP is to deliver a streetscape plan for the activity centre. Furthermore, the City advertised a 'Request for Quotation' to deliver a streetscape plan for the Morley Activity Centre, Plan and in March 2018 a consultancy team headed by *EEKOS* was appointed to deliver the project.

At its Ordinary Meeting held on 23 July 2019, Council resolved the following:

"That Council approves the draft Morley Activity Centre Streetscape Plan as contained in the link in this report to be advertised for public comment."

At its Ordinary Meeting held on 24 March 2020, Council resolved to adopt the Plan and the following:

"That Council adopts the final Morley Activity Centre Streetscape Plan (July 2019) as contained in the link in this report, subject to the following modifications:

1. *All nominated streets within the Plan are amended to reflect a modified cross section that maintains a protected bike lane of 1.5m wide, and allows no road widening except at relevant intersections.*
2. *The exact widening proposed within the relevant intersections be further investigated and may be altered subject to detailed design.*
3. *Street trees to be accommodated in the verges wherever possible, with the locations to be identified in the detailed design work.*
4. *The City commences implementation of the Morley Activity Centre Streetscape Plan, as indicated in Table 1 in this report."*

Due to the uncertainty from the COVID-19 pandemic at the time, the funding allocation of \$300,000 to undertake the detailed design work was not included in the 2020/21 budget.

At its Special Meeting held on 30 June 2021, Council adopted the 2021-22 budget, including a funding allocation of \$150,000 towards the Morley Activity Centre Streetscape Plan – detailed design project.

At this meeting, Council discussed options to fully fund design of all the relevant key streets within the Plan, and resolved the following:

"Request the CEO to provide a report to Council at the July 2021 OCM identifying appropriate reserve funding or other project cost savings to fund an additional \$125,000 towards the full detailed design for the Morley Streetscape Plan."

Morley Activity Centre Streetscape Plan – Background

The purpose of this Plan is to provide direction for the City and developers on the street typology and visual amenity expected within the Morley Activity Centre for any future streetscape enhancement project.

The Plan addresses six key streets and entry ways within the Morley Activity Centre Plan being:

- Progress Street;
- Bishop Street;
- Russell Street (between Broun Avenue and Lovegrove Way);
- Walter Road West (between Coode Street and Crimea Street);
- Rudloc Road (between Coode Street and Russell Street); and
- Collier Road (between Walter Road West and Broun Avenue).

The Plan includes two main components, detailed as below.

Part 1 - Streetscape Plan (Complete)

This Plan describes and graphically illustrates the streetscape enhancements for the nominated streets in the activity centre. The Plan recommends a series of palette options, including street furniture, lighting, bins, planting, trees, paving etc. To implement these concepts, further detailed design will be required. Part 1 is now complete.

The final Plan can be downloaded via this link here:

<https://www.bayswater.wa.gov.au/online-services/forms-and-publications/plans-and-strategies/2019/draft-morley-activity-centre-streetscape-plan>

Part 2 - Detailed Design (to begin in 2021-22)

The second stage of the project is a detailed design of the streets within the Plan. The detailed design process incorporates a greater level of technical detail, including the road horizontal geometry (based on a feature and level survey), road widening requirements, underground services and service pickups, and cost estimates. These details are required for tender and construction.

EXTERNAL CONSULTATION

Extensive community engagement was conducted to produce the adopted Morley Activity Centre Streetscape Plan.

No consultation has occurred with the public or other agencies on the matter of the detailed design process and further funding considerations.

OFFICER'S COMMENTS

Morley Activity Centre Streetscape Plan - Purpose

Streetscape is the term given to the collective appearance of all buildings, footpaths, gardens and landscaping along a street. The streetscape is the visual identity of a place and plays an important role in facilitating interaction between residents/ businesses and creating a community.

Morley's central commercial precinct (activity centre) is considered to be quite dated and in need of large-scale redevelopment and streetscape improvement. The adopted Plan proposes a future streetscape design and vision for the Morley Activity Centre, and guides any works delivered either from the City, or as part of future private development to ensure important elements are considered, such as high quality and consistent landscaping on the street.

Detailed Design – Morley Activity Centre Streetscape Plan – Next Steps

To implement any concepts within the Plan, further detailed design work is required.

The primary purpose of the detailed design process is to further refine the design at a level of detail required for tender and construction. The process considers all the relevant technical disciplines, such as civil, electrical, geotechnical engineering and details how the proposed plans would be implemented, and constructed.

Some examples of the scope include:

- Detailed drawings to aid in construction and civil works such as road horizontal geometry (based on a feature and level survey), road widening requirements and underground services and service pickups;
- Typical road reserve cross sections, including 2D and 3D models;
- Cost estimates; and
- Procurement plans.

Project Management Approach

A project team exists which oversaw the development of the adopted Plan. Members of this project team went across multiple branches including Statutory and Strategic Planning, Environmental Sustainability, Engineering, Parks and Gardens and Place. The terms of reference of this Project Team will be reviewed, however it is expected that the majority of the team members will continue to oversee this next stage of the project.

Scope and Tender Process

It has been estimated that the current budget allocation (\$150,000) could partly fund the detailed design process for some of the streets within the Plan. In accordance with the identified locations, the following breakdown is suggested as a general indication:

- \$150,000 – Bishop and Progress Streets.
- \$200,000 - Russell Street, Rudloc Road and Walter Road West.
- \$250,000 – Bishop, Progress and Russell Street and Rudloc Road.
- \$300,000 – All streets identified within the plan.

The above are estimates only. It is considered prudent to test the market and advertise the project within a tender process. As such, the project will be advertised in the first quarter of 2021/22. The tender will request a breakdown of the streets and also for all the subject streets in the quotations (separable portions of the works) to allow more options for consideration. This will give Council options to fund the priority streets, or perhaps all the streets, subject the outcomes of the tender process.

The final quotations and budget recommendations is scheduled to be presented to Council within the second quarter of 2021/22.

Since the delay of the Galleria shopping centre redevelopment, there has been no formal communication with the City of revised development plans. However, some information suggests that their future development will be of a much smaller scale, and focused around Russell Street (near the Bus Station and relocated water basin). Their confirmed project scope (once available) will inform the City's approach. The City is expected to receive updated information shortly.

Timeframe

Table 1 below shows an indicative timeframe for the detailed design process.

Indicative Timeframe	Project Milestone	Comments
27 July 2021	Council consideration – Council meeting	Council to consider funding options and project management process.
August – September 2021	Project management processes	Initiate project management processes. Preparation of tender.
End of September - October 2021	Advertising of tender	Councillors to be advised.
November 2021	Assessment panel's evaluation of tender submissions	Assessment panel to evaluate tenders and provide recommendations.
December 2021	Council consideration – Council meeting	Outcome of tender submissions and assessment, and recommendation relating to project scope and funding options presented to Council.
January 2021	Appointment of consultant(s)	Appointment of project consultant(s) and initiation of project.

Phase 3 – 'Plan Ready' (Post Detailed Design Process)

Once the detailed design has been completed and funding has been secured, construction can commence. The exact timing is dependent on when funding is obtained. Given the complexity

and scale of this project, an additional FTE project manager resource may be required for approximately two years to implement the project.

To support the acquisition of funding, an advocacy paper and funding strategy will be developed to secure adequate funding to deliver this project, including any commitments from the City.

LEGISLATIVE COMPLIANCE

There are no legislative implications at this stage of the project.

RISK ASSESSMENT

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

Officer's Recommendation	That Council: <ol style="list-style-type: none"> Supports the implementation of the detailed design work within the Morley Activity Centre Streetscape Plan, as indicated in Table 1 in this report. Notes that the final funding and project scope options are scheduled to be presented to Council after the completion of the tender process in December 2021. Considers a further allocation of funding from a City of Bayswater reserve account(s) to fund the full detailed design work for the Morley Activity Centre Streetscape Plan if required, following the completion of the tender process. 	
Risk Category	Adopted Risk Appetite	Risk Outcome Assessment
Strategic Direction	Moderate	Moderate
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Moderate
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	It is considered that there are low risks associated with this option (the officer's recommendation to this report) as it allows Council to make an informed decision on the project scope and funding options after the completion of the tender process.	

Option 2	That Council: <ol style="list-style-type: none"> Supports the implementation of the detailed design work within the Morley Activity Centre Streetscape Plan, as indicated in Table 1 in this report with modification(s). Notes that the final funding and project scope options are scheduled to be presented to Council after the completion of the tender process in December 2021. Considers a further allocation of funding from a City of Bayswater reserve account(s) to fund the full detailed design work for the Morley Activity Centre Streetscape Plan if required, following the completion of the tender process, with modification(s) 	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Identified risks are dependent on modification(s) determined
Reputation	Low	
Governance	Low	

Community and Stakeholder	Moderate	by Council.
Financial Management	Low	
Environmental Responsibility	Low	
Service Delivery	Low	
Organisational Health and Safety	Low	
Conclusion	The identified risks are dependent on modification(s), as determined by Council.	

FINANCIAL IMPLICATIONS

Reserve Accounts – Purpose and Balance

After the sale of the Brabham Land, new reserve accounts were created and funds were distributed across multiple reserve accounts. The Morley City Centre and Streetscape reserves were created and both received a \$500,000 transfer to each account.

Both the Morley City Centre and Streetscape reserve account purposes are considered relevant to fund any design and implementation of streetscape projects within the Morley Activity Centre. Below is the description of each purpose and its estimated balance as of 30 June 2021:

Reserve name	Purpose	Balance (30 June 2021)
Morley City Centre reserve	To provide funds for the future development of the Morley City Centre.	\$544,505
Streetscapes	To provide for renewal of urban streetscapes.	\$226,827

Reserve Funding Options

Below are three options for how reserves could be used for the additional funding allocation of \$125,000:

Funding Option 1 – Use of Morley City Centre Reserve Funding

Reserve Name	Current Balance	Remaining Balance	Funding Allocation	Description
Morley City Centre	\$544,505	\$419,505	\$125,000	Allocation of \$125,000 of reserve funds
Total reserve funding allocation			\$125,000	

Funding Option 2 – Use of Streetscape Reserve Funding

Reserve Name	Current Balance	Remaining Balance	Funding Allocation	Description
Streetscapes	\$226,827	\$101,827	<u>\$125,000</u>	Allocation of \$125,000 of reserve funds
Total reserve funding allocation			<u>\$125,000</u>	

Funding Option 3 – Combination of Reserve Funding

Reserve Name	Current Balance	Remaining Balance	Funding Allocation	Description
Streetscapes	\$226,827	\$170,120	\$56,707	Allocation of \$56,707 – a quarter of the remaining funds. This is considered

				a fair allocation if the reserve funds are split across the City's four major town centres.
Morley City Centre	\$544,505	\$476,212	\$68,293	Allocation of \$68,293 of reserve funds
Total reserve funding allocation			\$125,000	

It is recommended to split the funding across the Streetscape and Morley City Centre reserves as the project aligns to both account purposes.

The following financial implications are applicable:

Asset Category: New **Source of Funds:** Municipal and possibly Reserve

LTFP Impacts: The City's current Long Term Financial Plan has a nominal allocation of \$1.767 million to 'Morley town centre road and streetscape redevelopment' over a six year period.

Notes: To access reserve funds a budget adjustment is required with absolute majority approval of Council.

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	\$150,000

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 B3: Quality built environment.

Theme: Our Local Economy
 Aspiration: A business and employment destination.
 Outcome E2: Active and engaging town and city centres.
 Outcome E3: Attractive to new services, businesses and investment.

The project expects to make a significant impact to the overall streetscape and built environment to the Morley Activity Centre, and contribute to building a more vibrant place and destination for visitors and businesses within the area.

CONCLUSION

The purpose of this report is to provide further information to Council on the detailed design process for the Morley Activity Centre Streetscape Plan, and provide options to fund the full detailed design work within the Plan.

The tender is scheduled to be advertised in the first quarter of 2021/22. The final quotations and budget recommendations programmed to be presented to Council for consideration by December 2021.

10.4.7 Draft Age Friendly Strategy 2021-2025 Action Plan

Responsible Branch:	Community Development
Responsible Directorate:	Community and Development
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. Draft Age Friendly Strategy 2021 2025 Action Plan [10.4.7.1 - 8 pages]
Refer:	Item: 9.1.10 : CTFCSM 17.05.2017 Item: 11.1 : OCM 15.11.2016

SUMMARY

For Council to consider the draft Age Friendly Strategy 2021-2025 action plan, as presented in **Attachment 1** to this report to be released for public comment.

OFFICER'S RECOMMENDATION

That Council approves the draft Age Friendly Strategy 2021-2025 action plan, as contained in Attachment 1 to this report, to be released for public comment.

BACKGROUND

An Age Friendly City is one where people of all ages can live healthy and independent lives for as long as possible, and remain in a secure and supportive environment that enables them to participate in the community, as they grow older.

In November 2016, Council considered a report for the development of an Age Friendly Strategy based on the World Health Organisation's (WHO) eight domains of an Age Friendly City. At that Ordinary Council Meeting, Council resolved (in part) to:

- "1. *Endorse the change of name from 'Active Aging' to 'Age-Friendly Strategy'.*
2. *Notes that the Age-Friendly Strategy will focus on the eight World Health Organisation domains."*

Furthermore, at the Community, Technical, Finance and Corporate Services Committee Meeting of 17 May 2017, Council resolved the following:

"That Council:

1. *Approves the draft Age Friendly Strategy.*
2. *Notes that a Community Snapshot version of the Age Friendly Strategy will be developed for distribution within the community.*
3. *Receives a report annually reporting on actions within the Age Friendly Strategy."*

Following the adoption of the City's inaugural Age Friendly Strategy 2017-2021, the City has spent the past four years implementing the actions detailed within that Strategy, which is now nearing completion.

The City's second draft Age Friendly Strategy 2021-2025 has now been developed in consultation with older people and other key stakeholders, including local aged care providers and City staff through a robust preliminary consultation process. The draft Age Friendly Strategy 2021-2025 is presented as **Attachment 1** to this report.

EXTERNAL CONSULTATION

The preliminary consultation completed to inform the development of the City's Age Friendly Strategy 2021-2025 ran across April and May 2021. The City welcomed input from those who live, work or recreate in the City of Bayswater.

A range of in-person and online engagement methods were undertaken including:

- A survey on the City's Engage Bayswater online portal, open for comment from 1 April until 6 May 2021. Hard copies of the survey were also available at the City's three libraries, Bayswater and Morley Community Centres and the Civic Centre.
- Pop up listening posts were held at Morley Community Centre on 15 May 2021, Hawaiian's Noranda Shopping Centre on 23 April 2021, and The RISE in Maylands on 4 May 2021.
- Facilitation of an interactive workshop on 14 May 2021, attended by community members, local agencies, cultural groups, Age Friendly Ambassadors and City staff, to further identify key community issues and priorities, and discuss age friendly actions.

The feedback received through the preliminary consultation process provided a wealth of ideas across the eight WHO outcome areas. A total of 1,200 people visited the Engage Bayswater webpage to self-inform on the development of the draft strategy and overall, the City received more than 800 comments via the following channels:

- 295 surveys completed, online and in hard copy;
- 220 people attended one of three pop-up listening booths;
- 77 feedback cards were submitted; and
- 42 people attended a community workshop on 14 May 2021.

Community feedback also included a number of resident issues or business as usual related comments that have not been included in the action plan, as they are not specifically related to the eight World Health Organisation outcome areas. These issues and comments will be communicated to the relevant operational areas of the City of Bayswater for information and follow-up if required.

The draft Age Friendly Strategy 2021-2025 action plan with accompanying memorandum and documentation were distributed to Councillors on 8 July 2021. Councillors were invited to provide any feedback on the draft Strategy before its formal presentation to Council.

OFFICER'S COMMENTS

The purpose of the City's draft Age Friendly Strategy 2021-2025, is to provide a four year action plan that identifies key priorities, future services, aspirations and community activities that support and enhance the health and wellbeing of older people living, working and visiting the City of Bayswater. The draft strategy is aligned with the priorities listed in the City's Strategic Community Plan, Access and Inclusion Plan, and other relevant informing strategies.

The City's draft Age Friendly Strategy 2021-2025, addresses how the City can best meet the needs of older people and lists actions that the City can implement to become an Age Friendly City, aligning to the following eight World Health Organisation (WHO) domains:

1. Outdoor spaces and buildings
2. Transportation
3. Housing
4. Social participation
5. Respect and social inclusion

6. Civic participation and employment
7. Communication and information
8. Community support and health services

The draft Age Friendly Strategy 2021-2025 is made up of two sections- section A and B. Section A refers to the first half of the draft strategy that includes statements from the Mayor and Chief Executive Officer, statistics, local demographics and an explanation of how the City developed its action plan. In the context of this report, the draft Age Friendly Strategy 2021-2025 action plan will makeup section B of the overall strategy. Section A is generally approved by the City's Executive Leadership Team and will be finalised following the public comment phase. The final draft will also be graphically designed following a period of public comment and subsequent Council approval of the final section b of the strategy.

Key Priorities of the Draft Strategy

During the preliminary community engagement phase undertaken to inform the draft Age Friendly Strategy 2021-2025 action plan, clear priorities were identified from over 800 comments received by the community. These priorities are aligned to the eight WHO Age Friendly Cities domains, as follows:

1. Civic participation and employment

- Facilitate training to build job-related skills.
- Link those seeking volunteering or work opportunities with organisations seeking volunteers or employees.
- Promote City volunteering opportunities to increase social interaction and connection.
- Continue to facilitate improved use and understanding of technology and digital literacy.

2. Communication and information

- Achieve better overall promotion of City programs, services and events.
- Establish and promote points of contact within the community for better distribution of information to older adults.
- Distribute information in written, verbal and electronic formats for the foreseeable future.
- Distribute translated information to ensure it reaches and is understood by culturally and linguistically diverse community members.
- Upskill older adults, as we move into a digital age.

3. Community support and health services

- Provide information about support services through a hub, pop up stalls, Ambassadors and third parties.
- Make the City's Service Directory for Older Adults more available by widely promoting it.
- Increase community safety information.
- Facilitate increased support, including home visits for socially isolated people.

4. Housing

- Support people to age in place, either in their own homes or in residential care within the local area.

- Facilitate and promote age-appropriate housing options to improve choice and enable independence.
- Advocate for affordable housing options.
- Support people to access information and services and understand how to navigate the My Aged Care system.

5. Outdoor spaces and buildings

- Provide information on and maintain the City's public toilets.
- Increase community safety awareness, at home and in public places.
- Provide and maintain accessible pathways, seats and shelters.
- Ensure good access to outdoor spaces and facilities, including for those with limited mobility.
- Increase opportunities for outdoor exercise programs and events, utilising exercise equipment for older adults.

6. Respect and social inclusion

- Partner with organisations to connect with and support people who are socially isolated.
- Recognise the positive contributions made by older people in our community.

7. Social participation

- Plan and support frequent events and activities specifically for older people.
- Create more inclusive opportunities for people from diverse backgrounds and vulnerable groups.

8. Transport

- Advocate for a community transport service to create better connectivity to the City's events and facilities.
- Advocate to public transport providers to consult with older adults and improve service frequency, routes and bus stop locations.
- Safety / confidence using public transport.

The actions detailed in **Attachment 1** are separated into each of the eight domain areas and respond to the identified priorities listed above.

City's Capacity and Role in Implementing Proposed Actions

There are 41 actions in the City's draft Age Friendly Strategy 2021-2025 action plan, reflecting the above priorities. The City aims to deliver these actions with existing staff resources in the main.

As the City no longer provides direct services for older people in the community (as was done through its former Home and Community Care Program), the City's role for implementing the strategies and actions within its draft strategy will vary from being a facilitator, advocate and partner- largely focusing on local aged care providers in building capacity to better respond to older people's needs in the City. Through leadership, an important outcome for the City in its draft strategy will be to expand the City's Age Friendly Ambassador's roles and presence in the City, and continue to utilise our two community centres at Bayswater and Morley as community hubs for older people.

Next Steps

Should Council approve the draft Age Friendly Strategy 2021-2025 action plan to be released for public comment, it will be publicly released for a period of at least 14 days. Stakeholders directly involved in the development of the draft action plan will also be individually informed of its release.

Following the public comment phase, the draft Age Friendly Strategy 2021-2025 will be reviewed having regard to the comments received, and scheduled to be presented to Council in August 2021 for final adoption.

LEGISLATIVE COMPLIANCE

Not applicable.

RISK ASSESSMENT

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

Officer's Recommendation	That Council approves the draft Age Friendly Strategy 2021-2025 action plan, as contained in <u>Attachment 1</u> to this report, to be released for public comment.		
Risk Category	Adopted Risk Appetite	Risk Outcome	Assessment
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 there are low risks associated with this option (the officer's recommendation to this report), as it specifically responds to the community priorities captured during the preliminary consultation phase of this project. The draft strategy has also been aligned to the eight World Health Organisation's Age Friendly Cities domains.		

Option 2	That Council approves the draft Age Friendly Strategy 2021-2025 action plan, as contained in <u>Attachment 1</u> to this report with amendments, to be released for public comment.		
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome	
Strategic Direction	Moderate	Identified risks are dependent on modification(s) determined 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	The current actions listed within the draft Age Friendly Strategy 2021-2025 have been developed in preliminary consultation with older people and other key stakeholders through various engagement activities, therefore, any newly introduced actions would not have been workshopped previously nor have had financial implication or timeframes considered. The identified risks are therefore dependent on modification(s) to the action plan, as determined by Council.		

Option 3	That Council declines the draft Age Friendly Strategy 2021-2025 action plan, as contained in <u>Attachment 1</u> to this report, to be released for public comment.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Moderate
Governance	Low	Low
Community and Stakeholder	Moderate	High
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	By not approving the City's draft Age Friendly Strategy 2021-2025 to be released for public comment, the City may risk 'not closing the loop' with the 800 people who provided feedback to inform the draft strategy. Additionally, it may not meet the community's expectation on the City's position to becoming an Age Friendly City, as discussed during recent engagement activities.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Implementation costs of the City's draft Age Friendly Strategy 2021-2025

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

LTFP Impacts: Not itemised in the LTFP.

Notes: The projected costs of implementing actions listed in the draft Age Friendly Strategy 2021-2025 have been separated into the four year lifespan of the strategy. These costs are identified as being over and above the standard annual budget provisions. The overall costs of the strategy are considered to be minor, as the majority of the actions are planned to be delivered within existing operational budgets and human resources. If Council amends/adds to the proposed actions in the plan, additional funding may be required to fund these actions.

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$0 additional costs for year one (2021/22) \$3,000 for year two (2022/23) \$10,000 for year three (2023/24) \$0 additional costs for year four (2024/25) Total for the four year strategy lifespan: \$13,000		Staff time is covered by the relevant annual budgeted wages.				

STRATEGIC IMPLICATIONS

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

Theme: Our Community

Aspiration: An active and engaged community

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

Outcome C2: Accessible services that recognise diversity.

The City's draft Age Friendly Strategy 2021-2025 action plan will be a key strategic document that supports the City of Bayswater's community aspirations. The draft strategy includes practical actions that will drive the City to becoming an Age Friendly City.

CONCLUSION

The City's second Age Friendly Strategy, the draft Age Friendly Strategy 2021-2025 action plan, has a lifespan of four financial years. The 41 actions contained in **Attachment 1**, have been developed in collaboration with key stakeholders following a robust preliminary community engagement campaign that resulted in over 800 comments made by the community to help to inform the draft strategy. To that end, Option 1 is recommended.

The draft Age Friendly Strategy 2021-2025 takes into consideration the budget that is required per action, the branch responsible for delivery of each action and implementation timeframes.

Following a period of public comment, the final draft Age Friendly Strategy 2021-2025 will be presented to Council in August 2021.

Theme 1: Civic Participation and Employment

Goal: Opportunities for older people to upskill, volunteer and gain employment are actively facilitated and promoted							
	Action	Responsible branch	21/22	22/23	23/24	24/25	Budget
1	Expand and promote the City of Bayswater's Link and Learn and Upskillers programs to support lifelong learning and assist older adults to gain skills for employment and volunteering opportunities.	Community Development Communications and Marketing	X	X			Operational
2	Explore opportunities to partner and connect with Perth Metropolitan volunteer resource centres to link older adults with volunteering options.	Community Development		X			Operational
3	Update the City's workforce plan to ensure the needs of ageing employees are considered and included.	People, Culture and Safety	X				Operational
4	Continue to deliver a sustainable Digital Mentor program at the City's Libraries through the Federal Government's Be connected initiative to increase digital literacy in older adults.	Community Development	X				Operational/ Grants

Action Plan

Theme 2: Communication and Information

Goal: Information on services, activities and events is communicated in both hard and electronic formats, with strategies implemented to reach people who may be isolated.							
	Action	Responsible branch	21/22	22/23	23/24	24/25	Budget
1	Continue to provide information in a range of formats, including hard copy as detailed in the City's Access and Inclusion Plan.	Community Development	X	X	X	X	Operational
2	Map and establish a localised network to improve the reach of information to older adults, for example GPs, local businesses, aged care providers and community and cultural groups.	Community Development		X	X	X	Operational
3	Continue to promote City services, programs and events through various communication mediums, including posters and flyers at libraries, Bayswater Beat, local newspaper, Have A Go News and the City's website.	Communications and Marketing Community Development	X	X	X	X	Operational
4	Establish an information hub facilitated by volunteers at Bayswater and Morley Community Centres to provide a 'one stop shop' for community information for older adults.	Community Development		X	X		Operational
5	Undertake a review of the Age Friendly Ambassador program, with the aim of refocussing and expanding the network to support more face to face connections with older and Culturally and Linguistically Diverse (CaLD) residents.	Community Development	X		X		Operational

Action Plan

Theme 3: Community Support and Health Services

Goal: Older people are better connected to health and community services							
	Action	Responsible branch	21/22	22/23	23/24	24/25	Budget
1	Map out local community health and support services to better connect older residents and advocate for future needs.	Community Development		X			Operational
2	Expand the City's Service Directory for Older Adults to better promote and link residents to support services and provide in top three languages other than English spoken in the City.	Community Development Communications and Marketing		X	X		\$10,000 – printing and translation
3	Expand networks with relevant agencies to improve connection to services and to help distribute the Service Directory for Older Adults to socially isolated clients.	Community Development		X			Operational
4	Redevelop 'Older Adults' web pages on the City's website to link users to My Aged Care, NDIS and other Government funded initiatives.	Community Development Communications and Marketing	X				Operational
5	Continue to deliver free annual health and wellbeing programs for older adults' in-line with the City's Public Health plan 2019-2024 to improve older people's mental health, fitness and nutrition.	Environmental Health and Statutory Building Community Development	X	X	X	X	Operational/ Grants
6	Explore opportunities to partner with diverse Age Care service providers to link isolated residents to ongoing social support.	Community Development			X	X	Operational

Action Plan

Theme 4: Housing

Goal: Information about aged care support services and housing options is communicated, to support those who wish to age in place.

Action	Responsible branch	21/22	22/23	23/24	24/25	Budget
1 Actively promote the Government's Aged Care Guide Western Australia resource to raise community awareness of local housing, residential care options for older adults, and other initiatives to age in place.	Community Development	X	X	X	X	Operational
2 Facilitate a regular program of in-person sessions, in partnership with key agencies, to educate older people and their families on retirement planning, aged care support services and housing options.	Community Development	X		X		Operational
4 Promote existing accommodation and homelessness support options for older people in line with the City of Bayswater Homelessness Strategy.	Community Development		X		X	Operational
5 Continue to partner with local agencies and CaLD groups to deliver regular My Aged Care information in the City's top three languages spoken within the City of Bayswater.	Community Development	X		X		Operational
6 Advocate for the design of new housing developments to be beyond legislative requirements, within the City of Bayswater, that support adaptable and accessible options for older adults to age in place.	Development and Place	X	X	X	X	Operational

Action Plan

Theme 5: Outdoor Spaces and Buildings

Goal: Outdoor spaces, toilets and public buildings are clean, accessible, well sign-posted and safe.

Action	Responsible branch	21/22	22/23	23/24	24/25	Budget
1 Develop a Public Toilet Strategy for the City of Bayswater, to plan for upgrade, renewal and/ or removal of existing facilities, including design guidelines to address lighting, accessibility and compliance and recommendations on funding for actions identified.	Building Works		X			Capital Works
2 Raise awareness of available public toilet facilities, opening hours and accessibility through promotion of the Australian Government's National Public Toilet Map and City of Bayswater's online mapping tool.	Community Development		X			Operational
	Asset and Mapping Services					
3 Continue to ensure the recreational and infrastructure needs of older people are supported through the City's Community Recreation Plan and Play Space Strategy.	Project Services	X	X	X	X	Capital Works
4 Continue to identify local safety hotspots through engagement with community members, local businesses, and WA Police to ensure a targeted approach to community safety issues.	Rangers, Security and Emergency Services		X	X	X	Operational
	Community Development					
5 Continue to undertake safety audits of lighting, pathways and vegetation, and ensure reported graffiti is addressed in a timely manner.	Rangers, Security and Emergency Services	X	X	X	X	Operational
6 Explore opportunities to provide a program of activities for older adults in City parks and reserves in-line with the City's Public Health Plan 2019-2024.	Environmental Health and Statutory Building	X	X			Operational /Grants
	Community Development					
7 Continuously improve the accessibility of the City's public open spaces and buildings in line with the City of Bayswater Access and Inclusion Plan.	Project Services	X	X	X	X	Operational/ Capital Works

Action Plan

Theme 6: Respect and Social Inclusion

Goal: Older people are valued, treated with respect and empowered to engage with all aspects of community life.							
	Action	Responsible	21/22	22/23	23/24	24/25	Budget
1	Continue to support the Age Friendly Ambassador network to provide feedback to the City at monthly meetings and be a voice for older adults on community issues.	Community Development	X	X	X	X	Operational
2	Investigate opportunities to partner with local businesses and community groups to showcase stories that celebrate 'ageing' in the City of Bayswater.	Community Development Development and Place Communications and Marketing			X		Grant
3	Establish a monthly 'Chatty café' at the City's Community Centres to provide an opportunity for older adults to informally connect in a safe and welcoming space.	Community Development		X			\$3,000
4	Continue to provide support to vulnerable older residents in times of crisis, e.g. COVID-19 lockdowns, through the City's community care team.	Community Development	X	X	X	X	Operational
5	Support and actively promote initiatives that raise awareness of elder abuse and broaden the conversation in the community.	Community Development	X	X	X	X	Operational
6	Continue to consult with local Aboriginal Elders to strengthen reconciliation and inclusive opportunities in the local community in-line with the City's Reconciliation Action Plan.	Community Development	X	X	X	X	Operational

Action Plan

Theme 7: Social Participation

Goal: Opportunities for social participation are accessible, affordable and inviting.							
	Action	Responsible branch	21/22	22/23	23/24	24/25	Budget
1	Continue to facilitate free and low cost activities and events at the City's community centres and libraries that connect and engage older people.	Community Development	X	X	X	X	Operational
2	Continue to support and promote the City's volunteer book delivery programs to ensure it remains responsive to community needs.	Community Development	X	X	X	X	Operational
3	Facilitate a focus group with key stakeholders to investigate ways the City can better promote its community events to increase participation by older adults.	Community Development		X			Operational
4	Promote initiatives that assist older residents to get to know their neighbours and increase community safety, e.g. City's Community Grants program and Neighbourhood Watch Week.	Community Development		X			Grant

Action Plan

Theme 8: Transport

Goal: Transport infrastructure and services that meet older people's needs are advocated for on behalf of the community.							
	Action	Responsible branch	21/22	22/23	23/24	24/25	Budget
1	Review the City's existing Community Bus Hire Program and explore opportunities to maximise participation of older residents.	Community Development			X		Operational
2	Partner with Transperth to facilitate information sessions and network tours, e.g. Get back on Board, to educate and improve the confidence of older adults to use public transport.	Community Development	X			X	Operational
3	Invite Public Transport Authority (PTA) representatives to inform and engage older residents on public transport concerns and projects.	Community Development	X	X	X	X	Operational

10.5 Major Projects Directorate Reports**10.6 Sub Committee Reports****10.6.1.1 Wotton Reserve Skate Park Concept Design Engagement**

Responsible Branch:	Project Services
Responsible Directorate:	Major Projects and Commercial Activities
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Refer:	Item 10.5.3 OCM 22.09.20 Item 10.6.2 OCM 27.10. 20 Item 10.6.1 OCM 24.11.20 Item 10.3.3 OCM 23.02.21

SUMMARY

Input is sought from the Skate and Bike Development Advisory Committee in consideration of developing the detailed concept plan for the replacement skate and BMX facility and surrounds at Wotton Reserve, Embleton.

COMMITTEE/OFFICER'S RECOMMENDATION

That Council Notes that engagement input has been provided by the Skate and Bike Development Advisory Committee into the development of the site concept for the replacement skate and BMX facility and surrounds within Wotton Reserve.

BACKGROUND

Following a RFQ process the City received two submissions from Convic Skateparks Pty Ltd and Emerge Associates. The City has subsequently appointed Emerge Associates to develop a detailed concept plan for the skate and BMX facility and surrounds including car parking to be located within Wotton Reserve. The concept will provide further detail to the spatial layout previously approved by Council at the Ordinary Meeting held 27 April 2021, and will further inform the design and construct phase of the redevelopment. At that April OCM meeting it was resolved:

"That Council:

- 1. Notes the outcome of the community engagement conducted in relation to the relocation of the Wotton Reserve Skate Park facility.*
- 2. Endorses Wotton Reserve as the final location for the relocation of the current Wotton Reserve Skate and BMX facilities.*
- 3. Requests that the Chief Executive Officer progresses development of a detailed concept plan taking into consideration all of the outcomes identified in Option Three as presented in the Officers Report."*

EXTERNAL CONSULTATION

Emerge will engage key stakeholders in the development of the concept plan to include:

- Facility users of both Wotton reserve and skate park
- Bayswater Petanque Club
- Morley Windmills and constituent clubs
- Neighbouring local residents
- Interested broader community

- Skate and Bike Development Advisory Committee

OFFICER'S COMMENTS

Emerge Associates are specialist consultants in Urban Environment Landscape Design and are working on this project in conjunction with Skate Sculpture, and Common Ground.

All of these organisations bring experience in developing significant related projects such as McCallum Park Activity Hub in Victoria Park, Midvale Youth Space in the City of Swan and Avon Park in York, WA.

Emerge are progressing various site surveys and will develop draft concepts over the coming weeks with an aim to bring a final draft for comment to the August 2021 SABDAC meeting.

In addition to seeking input from the Skate and Bike Development Advisory Committee, Emmerge will also seek specialist input from a community skate and BMX design panel comprising of identified key users of the facility.

An onsite engagement session is planned for later in July providing an opportunity for interested parties such as surrounding neighbours and park users to view draft plans and provide comment on the design. There is an opportunity to incorporate a skate event as part of the engagement process.

One on one focus sessions will also be held with the onsite clubs operating within Wotton Reserve. Contact has been made with both Morley Windmills and Bayswater Petanque clubs in this regard.

Once all design options have been considered it is the intention (subject to Covid restrictions) to present a final design to Council at the August Ordinary meeting for endorsement to progress to design and construct.

LEGISLATIVE COMPLIANCE

Local Government Act 1995

RISK ASSESSMENT

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

Officer's Recommendation	That Council Notes that engagement input has been provided by the Skate and Bike Development Advisory Committee into the development of the site concept for the replacement skate and BMX facility and surrounds within Wotton Reserve.		
Risk Category	Adopted Risk Appetite	Risk Outcome	Assessment
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 recommendation is aligned to the City risk appetite		

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 Community

Aspiration: An active and engaged community

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

CONCLUSION

Emerge Associates have been appointed to develop a detailed concept plan for the skate and BMX facility and surrounds including car parking to be located within Wotton Reserve.

Engagement will take place through July 2021 with key identified stakeholders including the Skate and Bike Development Advisory Committee with a final design to be considered by Council at the August 2021 Ordinary meeting.

10.6.2.1 Proposed Local Planning Policy - Heritage Places And Associated Guidelines

Responsible Branch:	Strategic Planning and Place
Responsible Directorate:	Community and Development
Authority/Discretion:	Executive/Strategic Legislative
Voting Requirement:	Simple Majority
Attachments:	1. Heritage Places Policy [10.6.2.1.1 - 2 pages] 2. Heritage Places Guidelines [10.6.2.1.2 - 9 pages]
Refer:	Item 10.6.4.1: OCM 23.02.2021 Item 10.6.4.1: OCM 27.10.2020 Item 10.4.2: OCM 21.7.2020

SUMMARY

Council consideration is sought in relation to the final approval of the proposed Local Planning Policy – Heritage Places and associated Heritage Places Guidelines.

Council at its Ordinary Meeting held 23 February 2021 adopted for public advertising the proposed Heritage Places Policy and associated guidelines, which provided guidance on the process for the inclusion, modification and removal of heritage places from the Heritage List and/or the Local Heritage Survey.

The proposed policy was advertised for a period of 22 days. No submissions were received during the consultation period, and having regard to this no modifications are proposed to the policy and guidelines.

OFFICER'S RECOMMENDATION

That Council adopts the proposed Heritage Places Policy and associated Heritage Places Guidelines, as contained in Attachment 1 and 2 to this report.

COMMITTEE RECOMMENDATION

That Council adopts the proposed Heritage Places Policy and associated Heritage Places Guidelines, as contained in Attachment 1 and 2 to this report, subject to the following modification to the Guidelines:

1. The 'Viewing the City's Heritage List ' section being amended to read as follows:
"The City's Heritage List and Local Heritage Survey is available to view on the City's website, or at the City of Bayswater Civic Centre during business hours."

BACKGROUND

At its Ordinary Council Meeting held 23 February 2021, Council resolved to adopt for advertising the proposed Heritage Places Policy and associated Heritage Places Guidelines subject to modifications, as follows:

"That Council adopts for public advertising the proposed Heritage Places Policy as contained in Attachment 1, and the associated Heritage Places Guidelines as contained in Attachment 2 subject to the following modifications:

1. *Remove the following dot point from Criteria 1 – Aesthetic Value -*
 - *'Landmark or scenic qualities have been irreversibly degraded by surrounding or infill development.'*
2. *Amend point 1 under Stage 3 of the Heritage Assessment and Decision Making Process to read as follows –*

The application and any submissions received during consultation will be referred to the City's Heritage Advisory Committee and Council to consider and make a decisions, unless otherwise delegated to the Chief Executive Officer.

3. *Add the following text to the applications and Responsibilities for Landowners section – 'For further information on the Heritage Incentives please refer to the City's website: <https://www.bayswater.wa.gov.au/development/heritage/heritage-incentives> or contact the City on Tel. (08) 9272 0622 or email: mail@bayswater.wa.gov.au.*
4. *Replace 'heritage place or area' with 'heritage place' throughout the document."*

The proposed Heritage Places Policy and associated Heritage Places Guidelines was subsequently modified in accordance with the above Council resolution.

EXTERNAL CONSULTATION

The City advertised the proposed modified policy and guidelines for 22 days from 18 March 2021 to 9 April 2021 in accordance with Council's resolution of 23 February 2021. No submissions were received during the consultation period.

OFFICER'S COMMENTS

Heritage Places

The City's Heritage List (HL) and Local Heritage Survey (LHS) identifies and lists places within the City that have special value and then imposes restrictions on those places to ensure their ongoing conservation and protection.

It is considered having a place listed on the City's HL/LHS can have implications for landowners, which is why it is important that appropriate policy and guidance are put in place to ensure that the processing and assessment of heritage places is fair, consistent and accountable.

Local Planning Policy

The proposed local planning policy is considered simple in composition but necessary to give an appropriate statutory head of power to process and assess applications for heritage places.

The proposed policy provides the strategic direction, with the procedural details and more detailed level of information included in the guidelines.

Guidelines

The proposed Heritage Place Guidelines provide a more detailed level of information and guidance, specifically in regard to:

- Entering, modifying or removing a heritage place from the HL/LHS.
- The information required to be provided.
- The criteria in which an application will be assessed against.
- The process for assessing an application.
- What will and will not require planning approval.
- Implications for landowners and neighbouring properties.

The Heritage Places Guidelines will guide the assessment process and criteria relating to including, modifying or removing a place on the HL/LHS. The guidelines prescribe what criteria applications are assessed against, as well as the level of significance and management category that may apply. The guidelines stipulate that only an applicant/owner can apply to include, modify or remove a place on the HL/LHS with accompanying justification. The guidelines allow the

heritage justification to be submitted by the applicant/owner, a qualified professional or a heritage consultant, on the applicant's behalf. Provided justification will be assessed against the set criteria contained within the proposed Heritage Places Guidelines to justify why the heritage place should be included, modified or removed.

Conclusion

It is considered that the proposed local planning policy and guidelines ensure that the processing and assessment of heritage places is fair, consistent and accountable, which responds to Council's resolution to provide guidance on the process for the inclusion, modification and removal of heritage places from the HL/LHS.

LEGISLATIVE COMPLIANCE

Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* prescribes the process for creating local planning policies.

Schedule 2, Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015* prescribes the requirements in relation to Heritage Lists.

Part 8 of the *Heritage Act 2018* prescribes the requirements in relation to Local Heritage Surveys.

RISK ASSESSMENT

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

Officer's Recommendation	That Council adopts the proposed Heritage Places Policy and associated Heritage Places Guidelines, as contained in <u>Attachment 1 and 2</u> to this report.		
Risk Category	Adopted Risk Appetite	Risk Outcome	Assessment
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 low risk to the City as it provides a clear and transparent process for the inclusion, modification or removal of a place from the City's HL/LHS and is consistent with the City's review of Local Planning Policies, making them easier to use and follow.		

Option 2	That Council adopts the proposed Heritage Places Policy and associated Heritage Places Guidelines, as contained in <u>Attachment 1 and 2</u> to this report, with modification(s) as determined by Council.		
Risk Category		Adopted Risk Appetite	Risk Assessment Outcome Dependent on the modification(s) as determined by Council.
Strategic Direction		Moderate	
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) determined by Council.		

Option 3	That Council does not adopt the proposed Heritage Places Policy and associated Heritage Places Guidelines as contained in <u>Attachments 1 and 2</u> to this report.	
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 community members generally expect the City to provide appropriate guidance for the fair, consistent and accountable processing and assessing of heritage places. The resolution to not adopt the policy would be inconsistent with the City's initiative to simplify the policy framework and reduce red tape.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Publishing of public notice for the adoption of the Heritage Place Policy and associated Guidelines.

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

LTFP Impacts: Not itemised in the LTFP

Notes: Nil

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

STRATEGIC IMPLICATIONS

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

Theme: Our Natural Environment

Aspiration: A green and sustainable environment.

Outcome N1: Natural environment and biodiversity which are conserved and protected.

Theme: Our Built Environment

Aspiration: A quality and connected built environment.

Outcome B3: Quality built environment.

It is considered that the proposed Policy and Guidelines will assist to conserve places with recognised heritage value within the City of Bayswater.

CONCLUSION

In light of the above, it is recommended that Council adopts the proposed Heritage Places Policy and associated Heritage Places Guidelines for final approval.

Heritage Places Policy

Attachment 1



Purpose

The purpose of this policy is to outline information, requirements and guidance in relation to entering, modifying or removing a place from the City of Bayswater Heritage List and/or Local Heritage Survey;

Objectives

The objectives of this policy are:

1. To identify and recognise the importance of heritage places in the City of Bayswater to ensure an increased level of conservation and care.
2. To ensure that the processing and assessment of heritage places is fair, accountable, consistent and comparable.
3. To ensure that the City of Bayswater fulfils its statutory obligations under the *Heritage Act 2018* and the *Planning and Development (Local Planning Schemes) Regulations 2015* in relation to heritage matters.

Introduction

The City of Bayswater has a number of places that hold special aesthetic, social and cultural value to the community. Inclusion of these places on the City of Bayswater Heritage List and/or Local Heritage Survey acknowledges their value and can also provide them with a level of statutory protection to better ensure their ongoing conservation and care.

Scope

This policy applies to existing or potential places that could be included or remove from the City of Bayswater Heritage List and/or Local Heritage Survey.

Requirements

Applications to enter, modify or remove a place from the City of Bayswater Heritage List and/or Local Heritage Survey are to be made in accordance with the City's Heritage Place Guidelines.

Related legislation

This policy is adopted under all Local Planning Schemes in force within the City of Bayswater, in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Schedule 2, Part 3 of the Regulations sets out the requirements in relation to Heritage Lists.

Part 8 of the *Heritage Act 2018* sets out the requirements in relation to Local Heritage Surveys.

Relevant Delegations	TP-D01
Council Adoption	

Attachment 2

City of
Bayswater

Heritage Places Guidelines



61 Broun Avenue, Morley WA 6062 | P: 9272 0622 | F: 9272 0665 | mail@bayswater.wa.gov.au | www.bayswater.wa.gov.au

Introduction

These guidelines provide guidance for people wanting to enter, modify or remove a place from the City of Bayswater Heritage List and/or Local Heritage Survey (LHS).

Applicants

1. The heritage place application form is required to be filled out and signed.
2. Only landowner(s) can apply to enter, modify or remove a place listed in the City's Heritage List and/or Local Heritage Survey on their own property, subject to the following:
 - (a) All landowner(s) are required to consent to the application; and
 - (b) Any applicable strata body or similar is required to consent to the application.
3. The applicant is to advise if the place is occupied by anyone other than a landowner(s) to enable advertising to occupants; and
4. Applicants are advised to familiarise themselves with the implications of having a heritage place before applying.

Heritage Place Assessments

1. All applications to enter, modify or remove a place from the Heritage List and/or Local Heritage Survey are to be accompanied by a Heritage Assessment.
2. It is advised, but not compulsory, for applicants to engage a suitably qualified Heritage Consultant or similar to prepare a Heritage Assessment. Costs associated with the Heritage Assessment are to be borne by the applicant.
3. A Heritage Assessment accompanying an application is to include different information depending on the type of application, as detailed in the below table:

	Type of Application		
	Entering a new Place	Modifying an existing Place	Removing an existing Place
Place Record	Information required to be included in a new place record as detailed in the State Heritage Office's document <i>Criteria for the Assessment of Local Heritage Places and Areas</i> .	Proposed changes to the information detailed in the existing (updated) place record.	Not applicable
Heritage Assessment Against the Criteria	Justification that the place satisfies the Heritage Assessment Criteria, detailed in these guidelines.	Not applicable	Justification that the place does not satisfy the Heritage Assessment Criteria, detailed in these guidelines.

Management Category	Justification about what level of significance the heritage place should be allocated with regard to the Management Category information, detailed in these guidelines.	If applicable, justification that the level(s) of significance has changed with regard to the Management Category information, detailed in these guidelines.	NA
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Heritage Place Assessment Criteria

1. To be considered worthy of entry on the Heritage List and/or Local Heritage Survey, a place must satisfy at least one of the following criteria.
2. To be considered worthy of removal from the Heritage List and/or Local Heritage Survey, a place must demonstrate that it does not satisfy any of the following criteria.
3. In relation to modifying a place on the Heritage List and/or Local Heritage Survey, the City may request demonstration as to why it should be modified with reference to the following criteria.

The criteria included in this section is consistent with the State Heritage criteria.

Criteria 1 - Aesthetic Value - *It is significant in exhibiting particular aesthetic characteristics.*

A place included under this criteria will have characteristics of scale, composition, materials, texture and colour that are considered to have value for the local district. This may encompass:

- Creative or design excellence.
- The contribution of a place to the quality of its setting.
- Landmark quality.
- A contribution to important vistas.

A place will not necessarily need to conform to prevailing 'good taste', or be designed by architects, to display aesthetic qualities. Vernacular buildings that sit well within their cultural landscape due to the use of local materials, form, scale or massing, may also have aesthetic value.

For a place to be considered a local landmark, it will need to be visually prominent and a reference point for the local district.

In the case of a heritage area, the individual components will collectively form a streetscape, townscape or cultural environment with significant aesthetic characteristics.

A place is not normally included under this criteria if:

- Its distinguishing features have been lost, degraded or compromised.
- It has only a loose association with creative or artistic excellence or achievement.

Criteria 2 - Historic Value - *It is significant in the evolution or pattern of the history of the local district.*

A place included under this criteria should:

- Be closely associated with events, developments or cultural phases that have played an important part in the locality's history.
- Have a special association with a person, group of people or organisation important in shaping the locality (either as the product or workplace of a person or group, or the site of a particular event connected with them).
- Be an example of technical or creative achievement from a particular period.

Contributions can be made in all walks of life including commerce, community work and local government. Most people are associated with more than one place during their lifetime and it must be demonstrated why one place is more significant than others.

The associations should be strong and verified by evidence and, ideally, demonstrated in the fabric of the place.

A place will generally be excluded if:

- It has brief, incidental or distant association with historically important activities, processes, people or event.
- It is associated with events of interest only to a small number of people.
- It retains no physical trace of the event or activity.

A place reputed to be the scene of an event, but for which there is no evidence to support the claim, is not normally considered under this criteria.

Criteria 3A - Research Value - *It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district.*

A place included under this criteria may be a standing structure or archaeological deposit and will generally be an important benchmark or reference site.

A place of research value should provide, or demonstrate a likelihood of providing, evidence about past activity. This may include important information about construction technology, land use or industrial processes not available anywhere else.

The information should be inherent in the fabric of the place.

A place will not normally be included under this criteria if:

- There is little evidence to suggest the presence of archaeological deposits.
- The place is not able to provide useful information through the fabric.
- It is likely to yield similar information to other places.
- It is likely to yield information that could easily be obtained from documentary sources.

Criteria 3B - Research Value - *It is significant in demonstrating a high degree of technical innovation or achievement.*

A place included under this criteria should:

- Show qualities of innovation or represent a new achievement for its time.
- Demonstrate breakthroughs in design or places that extend the limits of technology.
- Show a high standard of design skill and originality, or innovative use of materials, in response to particular climatic or landform conditions, or a specific functional requirement, or to meet challenge of a particular site.

Many of the places included under this criteria are industrial sites, though examples of engineering (such as bridge construction and road design) might also meet this criteria.

A place would not normally be considered under this criteria if its authenticity were so diminished that while the achievement was documented, it was no longer apparent in the place.

Criteria 4 - Social Value - *It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.*

Most communities will have a special attachment to particular places. A place would be considered for inclusion under this criteria if it were one that the community, or a significant part of the community, has held in high regard for an extended period.

Places of social value tend to be public places, or places distinctive in the local landscape, and generally make a positive contribution to the local 'sense of place' and local identity.

They may be symbolic or landmark places, and may include places of worship, community halls, schools, cemeteries, public offices, or privately owned places such as hotels, cinemas, cafes or sporting venues.

Places need not be valued by the entire community to be significant. A significant group within the community may be defined by ethnic background, religious belief or profession.

A place will not normally be considered if its association is commonplace; or of recent origin; is recognised by only a small number of people; or if the associations are not held very strongly or cannot be demonstrated satisfactorily to others.

Of all the criteria, social value is the hardest to identify and substantiate. Care should be taken not to confuse cultural heritage significance with amenity or utility. There must be evidence that the building/place is valued over and above the activities that occur there.

Criteria 5 - Rarity - *It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.*

This criteria encompasses places that either are rare from the time of their construction, or subsequently become rare due to the loss of similar places or areas.

A place of rarity value should:

- Provide evidence of a defunct custom, way of life or process;
- Demonstrate a custom, way of life or process that is in danger of being lost; or
- Demonstrate a building function, design or technique of exceptional interest.

A place will not normally be considered under this criteria if:

- It is not rare in the locality.
- It appears rare only because research has not been undertaken to determine otherwise.
- Its distinguishing features have been degraded or compromised.

Criteria 6 - Representativeness - *It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.*

A place included under this criteria should provide a good example of its type.

A place may be representative of a common building or construction type, a particular period or way of life, the work of a particular builder or architect, or an architectural style.

To be considered a good representative example, the place should have a high level of authenticity.

Places will be excluded if their characteristics do not clearly typify their class, or if the representative qualities have been degraded or lost.

Criteria 7 - Condition, Integrity and Authenticity

While Condition and Integrity are considerations in assessing the significance of a place, it is possible for a place of poor condition or poor integrity to be identified as significant on the basis of a value to which Condition and Integrity are relatively unimportant (e.g. a ruin with high historic value).

Places identified in the Local Heritage Survey will usually have a Medium to High degree of Authenticity.

However it is possible to include places of low Authenticity if they exhibit evolution of use and change that is harmonious with the original design and materials.

The three terms are defined as follows:

Condition The current state of the place in relation to the values for which that place has been assessed, and is generally graded on the scale of Good, Fair or Poor.

Integrity	The extent to which a building retains its original function, generally graded on a scale of High, Medium or Low.
Authenticity	The extent to which the fabric is in its original state, generally graded on a scale of High, Medium or Low.

Management Categories

Once a place is considered worthy of inclusion on the Local Heritage Survey, a place is to be allocated a management category (between 1 and 5) based on its level of significance. Places that are allocated a Management Category between 1 and 3 will also be included on the City's Heritage List.

CATEGORY	LEVEL OF SIGNIFICANCE	DESIRED OUTCOME
1	Exceptional Significance Essential to the heritage of the locality. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places.	The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place). Include on the Heritage List.
2	Considerable Significance Very important to the heritage of the locality. High degree of integrity/authenticity.	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. Include on the Heritage List.
3	Some/Moderate Significance Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.	Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Include on the Heritage List.
4	Little significance Contributes to the understanding of the history of the City of Bayswater.	Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Heritage List.
5	Historic Site Historic site. Recognise, for example, with a plaque, place name, or acknowledge in new urban or architectural design.	Recognise and interpret the site if possible. Do not include on the Heritage List.

Heritage Assessment and Decision Making Process

Stage 1	
1.	The application to enter, modify or remove a place listed in the Heritage List and/or Local Heritage Survey will be assessed by the City.
2.	The City may engage an independent Heritage Consultant or similar to provide advice if considered necessary.
Stage 2	
1.	The application will be advertised to owners and occupiers, for a minimum period of 21 days.
2.	The City may undertake any other consultation as considered appropriate.
Stage 3	
1.	The application and any submissions received during consultation will be referred to the City's Heritage Advisory Committee and Council to consider and make a decisions, unless otherwise delegated to the Chief Executive Officer.
2.	Submissions unrelated to heritage significance will not be considered, such as impact to the development potential of the property and impact to property value.
3.	Landowners, occupiers and anyone else that made a submission during the consultation period will be informed in writing of the applicable Council meeting date and their ability to make a deputation.
4.	Once a determination is made, landowners, occupiers and anyone that made a submission will be informed of the decision in writing.
Stage 4	
1.	The City's Heritage List and/or Local Heritage Survey will be updated in accordance with Council's decision.
2.	The City will notify the Heritage Council of Western Australia about any changes to the City's Local Heritage Survey and Heritage List.

Implications and Responsibilities for Landowners

Having a heritage place listed on the City's Heritage List and/or Local Heritage Survey has the following implications for landowners:

- Landowners are responsible for ensuring that their place is properly maintained - meaning that there is no actual or imminent loss or deterioration of a place's structural integrity and/or heritage elements.
- The City offers incentives and grants to places on the City's Local Heritage Survey that may be available to landowners to help conserve and maintain heritage properties. These include:
 - Heritage grants (applicable to places on the City's Heritage List only);
 - Refunding of planning and building fees; and

- The flexible application of development requirements (applicable to places on the City's Heritage List only).
- 3. Any development of places on the City's Heritage List and/or Local Heritage Survey requires adherence to the desired outcomes of the allocated management category.
- 4. Development of places on the City's Heritage List (Category 1, 2 and 3 places) requires planning approval.
- 5. A heritage listing may impact insurance policies. Landowners are advised to check with their insurance provider in this regard.

For further information on the Heritage Incentives please refer to the City's website: <https://www.bayswater.wa.gov.au/development/heritage/heritage-incentives> or contact the City on Tel. (08) 9272 0622 or email: mail@bayswater.wa.gov.au.

Review of the City's Heritage List and/or Local Heritage Survey

There are three levels of review of the City's Heritage List and/or Local Heritage Survey:

1. **Administrative updates** - minor corrections and additions to a heritage place.
2. **Place/area specific reviews** - entering, modifying or removing a specific place on the City of Bayswater Heritage List and/or Local Heritage Survey.
3. **General reviews** – a substantial review of all places listed on the City of Bayswater Heritage List and/or Local Heritage Survey.

These guidelines apply to 'place specific reviews'. Guidance on 'administrative updates' and 'general reviews' can be found in the Heritage Council's *Guidelines for Local Heritage Surveys*.

Viewing the City's Heritage List and Local Heritage Survey

The City's Heritage List and Local Heritage Survey is available to view on the City's website or at the City of Bayswater Civic Centre, during business hours.

Definitions

1. **Local Heritage Survey** – The Local Heritage Survey, established under the provisions of the *Heritage Act 2018*, comprises a list of places which in the opinion of Council have heritage significance. The Local Heritage Survey provides a cultural and historic record of the district and assists a local government in preparing a Heritage List or Heritage Areas under a local planning scheme.
2. **Heritage List** – The Heritage List is established and maintained under the *Planning and Development (Local Planning Schemes) Regulations 2015*. The Heritage List contains places that are considered worthy of built heritage conservation.
3. **Heritage Place** - Under the *Heritage Act 2018*, place means:
"A defined or readily identifiable area of land and may include any of the following things that are in, on or over the land –
(a) *Archaeological remains;*
(b) *Buildings, structures, other built forms, and their surrounds;*

- (c) *Equipment, furniture, fittings and other objects (whether fixed or not) that are historically or physically associated or connected with the land;*
- (d) *Gardens and man-made parks or sites;*
- (e) *A tree or group of trees (whether planted or naturally occurring) in, or adjacent to, a man-made setting."*

10.6.2.2 Heritage Policy Review - Local Heritage Fund

Responsible Branch:	Strategic Planning and Place
Responsible Directorate:	Community and Development
Authority/Discretion:	Executive/Strategic Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. Current Policy [10.6.2.2.1 - 11 pages] 2. Proposed Local Heritage Fund Policy with Markups [10.6.2.2.2 - 6 pages] 3. Proposed Local Heritage Fund Policy - Final [10.6.2.2.3 - 2 pages]
Refer:	Item 12.1.3 - OCM 24.10.2006

SUMMARY

Council consideration is sought in relation to proposed modifications to the City's Local Heritage Fund policy. The policy has been reviewed due to a number of issues raised by the community and City officers. The review has highlighted to need to update the policy to reflect current practices, remove unnecessary administrative information and to make the application process clearer for applicants whilst reducing red tape. The proposed changes are considered minor and as they do not change the strategic intent of the policy.

OFFICER'S RECOMMENDATION

That Council adopts the amended Local Heritage Fund Policy as contained in Attachment 3 to this report.

COMMITTEE RECOMMENDATION

That Council adopts for public advertising, the amended Local Heritage Fund Policy as contained in Attachment 3 to this report, subject to the following modifications:

1. The Scope section being amended to read as follows:

“The City of Bayswater has set aside funds with the intention that they will be used for the maintenance and improvement of properties located within the City of Bayswater that are included on the Scheme Heritage List. These funds are available for both residential and commercial properties.”
2. The Eligibility section being amended to read as follows:

“Projects that involve the repair or maintenance of buildings included on the Scheme Heritage List are eligible to apply for heritage funding.”
3. The Level of Funding Available section being amended to read as follows:

“Both residential and non-residential buildings are eligible to apply for funding from the City of up to \$4,000 per property, but not exceeding 50% of the total cost of approved works. Funding cannot be used towards the payment of GST.”

BACKGROUND

Council at its Ordinary Council Meeting held on 24 October 2006 considered the Local Heritage Fund Policy and resolved as follows:

“Council, in relation to Heritage Incentive Policies:

3. Adopt the *“Local Heritage Fund Policy: including the following modifications:*

- (a) *Replace Clause 1a with “The subject building must be more than 50 years old and must be contained on the City’s Heritage List of Heritage Places within the area of Town Planning Scheme No 23 and/or 24;*
- (b) *Insert after the word “landscaping” in Clause 3b the words “and or fencing”.*
- (c) *Replace Clause 4a with “Residential Buildings up to \$4,000 per property not exceeding 50% of the total cost of approved work”; and*
- (d) *Modify Conditions Clause 6h as follows: replace “12 months” with 24 months”.*

The policy is a local planning policy adopted under Town Planning Scheme No. 24 and the former Town Planning Scheme No. 23. It has not been reviewed since it was adopted in 2006. Under the policy properties on the City’s Scheme Heritage List (category one, two and three heritage listed properties) are eligible for a grant of up to \$4,000 (or 50% of the cost of the works, whichever is lesser) every five years which can be used to assist with the maintenance, conservation and improvement of heritage listed buildings.

Over the past five years, the City has paid over \$35,000 to residents and business owners to assist with the conservation of heritage buildings within the City.

Each year, the City receives between two and six applications, however due to additional advertising of the Heritage Fund Policy during the finalisation of the Local Heritage Survey, and increased building works due to COVID stimulus funding the City has received 10 applications in the 2020/21 financial year. The City have been able to process six of the ten applications, with the remaining four subject to be considered in 2021/22 subject to funding being allocated as a part of the budget process.

EXTERNAL CONSULTATION

The proposed modifications to the Local Heritage Fund Policy are considered to be minor as they do not change the strategic intent of the policy and they relate to the removal of administrative information. Therefore it is considered that the proposed modifications do not require advertising.

OFFICER'S COMMENTS

Local Heritage Grant Policy

The current Heritage Policy was adopted in 2006, and has not been reviewed or updated since. The current policy currently includes:

- Eligibility;
- Permitted works;
- Works not included in the fund;
- Level of funding available;
- Administrative matters;
- Conditions;
- Approval process;
- Application form; and
- Terms and conditions agreement.

The current policy is included in **Attachment 1**. Feedback from applicants has highlighted that the current policy is difficult to use, as it contains information which is not relevant to them, outdated and they have to search the document for the application form as it is an attachment. In

light of the above, it is considered that the current policy requires minor updates to reflect the changes in the administration process and to make the application process clearer for applicants whilst reducing red tape, remove information which is no longer necessary and to update it into the current formatting. The proposed modifications are considered to be minor in nature as they do not change the intent or strategic direction of the policy.

Proposed Modifications

It is recommended that the following key modifications be made to the policy and can be viewed in **Attachment 2** (and **Attachment 3**).

Purpose/Objectives

The City's updated policy template has split the Purpose and Objectives headings. It is proposed to retain the original policy text within the Purpose heading and to include additional information under the Objectives heading. The proposed objectives are as follows:

- "1. Facilitate restoration works that are in keeping with the buildings heritage and character.*
- 2. Ensure the conservation of local character and amenity."*

The proposed objectives are based on the Purpose/Object of the existing policy and do not change the strategic intent or direction of the policy.

Introduction/Scope

The current 'Introduction' subheading is proposed to be renamed to 'Scope', in accordance with the policy template. Additionally, it is proposed to include a new paragraph explicitly stating that the policy only applies to properties on the Scheme Heritage List.

Level of Funding Available

The wording within this section has been simplified from bullet points into a single paragraph.

Heritage Fund Application Form

The City has received feedback from applicants that they are unable to find the application form as it is included as an appendix to the policy and is not a separate document. In light of this it is recommended to remove the application form from being an attachment to the policy. The form is an administrative document and is not required to form part of the policy.

Additionally, it is proposed to update the application form to be more user friendly. The application form currently covers applications for residences and businesses, and requests information which is not required from both types of applicants, which has caused confusion. It is proposed to split the application form into two, one for businesses and one for residents. This will simplify what information is required from the applicant.

It is proposed that the application forms will exist as standalone documents on the City's website.

Administrative Matters

It is proposed to remove Clause 5 - Administration Matters from the policy, as it does not provide any strategic details relating to the policy, is for internal use only and provides no benefit to the applicant. This information, where necessary, will be included on the City's website on the Heritage Incentives page and updated as required.

Conditions Clause and Terms and Conditions Agreement

It is proposed to remove Clause 6 - Conditions from the policy as it does not provide any strategic details relating to the policy, is for internal use only and provides no benefit to the

applicant. The information contained in this clause is also contained within the *Terms and Conditions Agreement* (Agreement) and it is not necessary to have the information in two places.

It is also proposed to remove the Agreement from being an attachment to the policy. The Agreement will be updated to reflect the requirement to provide three quotes, to align with the City's Procurement Policy and shall exist, in its entirety, as a stand-alone document on the City's website. This will allow for minor updates to be made as necessary.

Approval Process

It is proposed to remove Clause 7 – Approval Process from the policy as it is an internal process and does not provide any strategic details relating to the policy. To make it easier for applicants to find this information it will be provided on the City's website on the Heritage Incentives page.

Related Legislation

This section is within the new policy template and outlines the legislative requirements, delegations along with the adoption and amendment dates. It replaces the previous "Powers" section. The information has been updated to reflect the current legislation.

Strategic Alignment

It is considered that the above modifications will not change the strategic intent of the policy, as the policy will continue to assist with the maintenance, conservation and improvement of heritage buildings on the scheme heritage list, in accordance with the objective/purpose listed in the existing policy. The information proposed to be removed is not relevant to the strategic direction of the policy as it relates to administrative matters or outdated information.

City of Bayswater Heritage Incentives Webpage

To support the policy and ensure that all the information required is available to residents and businesses it is proposed that the City's website be updated to include the relevant documents and provide additional information and clearer direction surrounding the application process.

LEGISLATIVE COMPLIANCE

Schedule 2, Part 2, clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the procedure for amending a local planning policy, including the ability not to advertise amendments to a local planning policy where in the opinion of the local government they are minor.

RISK ASSESSMENT

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

Officer's Recommendation	That Council adopts the amended Local Heritage Fund Policy as contained in Attachment 3 to this report.		
Risk Category	Adopted Risk Appetite	Risk Outcome	Assessment
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 is considered a low risk, as the proposed changes do not affect the		

	strategic intent of the policy. The removed administrative content and application forms will be updated to outline the current process; making the application process easier.
--	---

Option 2	That Council adopts the amended Local Heritage Fund Policy as contained in <u>Attachment 3</u> to this report, with other modification(s) as determined by Council.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Dependent on the other modification(s) determined 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	The risks are dependent on the modification(s) determined by Council.	

Option 3	That Council does not adopt the amended Local Heritage Fund Policy as contained in <u>Attachment 3</u> to this report.	
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 community members generally expect the City to provide clear processes and guidelines in relation to the accessing the Local Heritage Fund. The resolution to not adopt the policy would be inconsistent with the City's initiative to simplify the policy framework and reduce red tape.	

FINANCIAL IMPLICATIONS

Nil.

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 B3: Quality built environment.

It is considered that this option aligns with the Strategic Community Plan as it will ensure the ongoing maintenance and conservation of heritage buildings assisting with delivering appealing streetscapes along with a high quality built environment.

CONCLUSION

In light of the above, it is proposed that Council adopts the proposed amended Local Heritage Fund Policy as contained in Attachment 3 to this report.

Attachment 1**PLANNING & DEVELOPMENT SERVICES – GENERAL POLICIES****CITY OF BAYSWATER HERITAGE FUND****POLICY NO. TP-P 6.3**

PURPOSE/OBJECTIVE

To assist with the maintenance, conservation and improvement of heritage buildings contained within the City's Heritage List.

POWERS

- Clause 2.6 of Town Planning Scheme No 24
- Clause 3.1 of Town Planning Scheme No 23

INTRODUCTION

The City of Bayswater has set aside funds with the intention that they will be used for the maintenance and improvement of heritage listed buildings. These funds are available for both residential and commercial properties.

POLICYEligibility

1. Projects that involve the repair or maintenance of heritage buildings are eligible to apply to access the City's Heritage Fund. Each project must meet the following criteria to be eligible for funding consideration:
 - a) The subject building must be more than 50 years old and must be contained on the City's Heritage List of Heritage Places within the area of Town Planning Scheme No. 23 and/or 24;
 - b) The subject property has not received any funding from the City's Heritage fund in the previous five years.
 - c) The nature of the works must comprise of one or more of the works listed in Section 2, below.

Permitted works

2. The following works are eligible for funding:
 - a) The painting or repainting of appropriate surfaces on the outside of the building. This does not include painting over previously unpainted exposed brickwork or other materials;
 - b) Appropriate restoration works, building conservation works, veranda reconstruction, repair of walls and windows and the improvement of roof drainage;
 - c) Shopfront restoration for commercial premises;
 - d) Other works approved by Council as part of an overall heritage conservation or improvement program.

Works not included in the fund.

3. The following works are not subject to the Heritage Fund:
 - a) Internal fixtures and fittings;
 - b) Landscaping and or fencing;
 - c) Works involving the demolition of a site;
 - d) Signage, unless approved as part of an overall heritage conservation or improvement program;
 - e) New additions, extensions or redevelopments; and
 - f) In kind contributions.

Level of Funding Available

4. The following funding is available from the City and is exclusive of any applicable GST:
 - a) Residential buildings: up to \$4000 per property but not exceeding 50% of the total cost of approved work.
 - b) Non-residential buildings: up to \$4000 per property but not exceeding 50% of the total cost of approved work.

5. Administrative Matters

- a) Funding applications shall be made on the appropriate Application Forms.
- b) Funding applications can be submitted at any time and will be assessed on their merits.
- c) Applications received after the expenditure of the funds allocated in a financial year, will be held over until the following financial year.
- d) The amount of funding available will be reviewed each year as part of the preparation of the City's Budget.
- e) The funding shall only be used for the approved uses and at the approved property.
- f) Each property is entitled to one grant per five year period.
- g) Works that have commenced prior to receiving funding approval will not be eligible for funding.
- h) Works should be completed within 12 months of the funding being approved. Where this is not possible, the applicant must advise the City in writing an extension for a further 12 months will be based upon the merits of the works and requested extension of time. No extensions beyond a 24 month period shall be approved.
- i) Where funding is approved and not acquitted within a financial year, that funding shall be carried into the following financial year.

Conditions

6. Any funding approval will be subject to the following conditions:
 - a) The applicant must accept the offer of funding within not more than two months from the date of offer. The applicant must agree that the works funded and undertaken are in accordance with those outlined in the agreement. The acceptance of the offer must be in writing.
 - b) The applicant is required to submit a schedule of work and details of whom is to carry out the work if not submitted as part of the application.
 - c) The applicant must immediately advise the City of any changes to financial resources and arrangements in relation to the project.
 - d) Claims for payment should be supplied in letter form and should clearly outline what work was carried out, by whom, and include photographs of the works undertaken, full documentation of all expenses and how much is being claimed. Attach original of any bills. Claims for payment can only be made once all works are completed.
 - e) The applicant must provide brief progress reports as requested.
 - f) The applicant agrees that funding may be reviewed or revoked at any time under any one or more of the following circumstances:
 - (i) Unsatisfactory Work;
 - (ii) Failure to meet time schedule constraints;
 - (iii) Failure to provide progress reports if requested;
 - (iv) Failure to allow inspections of the works being undertaken;
 - (v) Non-disclosure or provision of misleading or false information; and
 - (vi) Non-compliance with any other condition contained within the Policy and/or grant agreement.
 - g) The applicant agrees that it is solely the applicant's responsibility to ensure compliance with any taxation liability and or regulations under Federal or State legislation.
 - h) The applicant agrees to repay immediately the full grant, if the Owner sells or transfers the Place or any part of it within 24 months of the practical completion of the Works unless the City of Bayswater otherwise agrees
 - i) The applicant agrees that all work must be carried out in a manner consistent with appropriate conservation practice and in accordance with generally accepted sound financial practice.
 - j) The applicant agrees to take all reasonable measures to protect in perpetuity the item for which this assistance is granted.
 - k) The applicant agrees to acknowledge the funding assistance in any form required and approved by the City of Bayswater
 - l) Any other conditions that the City of Bayswater considers necessary.

7. Approval Process

When making a funding application, the applicant must:

- Submit a completed Funding Application Form, including all required information; and
- Demonstrate that the works will assist in the ongoing maintenance, improvement or conservation of the place.

Upon receipt of a funding application, the City's Planning staff will assess the application. The assessment will involve a site inspection and desktop assessment to assess the suitability of the proposed works, and a review of any colour schemes. The proposed works will also be assessed against any Conservation Plan or report in relation to the subject property.

A report will be prepared and presented to Council. That report will include an officer's recommendation on the appropriateness of providing funding for that particular application. The recommendation may also provide additional conditions to those contained within this Policy. Applicants are able to make a presentation or deputation in support of their application.

Where an application is successful, the applicant will be required to enter into an agreement with the Council indicating acceptance of the conditions outlined in that agreement.

Upon completion of the works, the applicant must notify the City in writing that the works have been completed. The City will conduct an inspection to ensure that the works have been satisfactorily completed, prior to the grant being issued.

Delegation of Authority:	
Date Adopted	24 October 2006
Date Amended	-



APPLICATION FOR HERITAGE FUNDING

City of Bayswater Heritage Fund

Assistance with Works to Buildings included in the City of Bayswater Heritage List.

A well-detailed and supported application will assist the City of Bayswater with the determination of the suitability and eligibility of your request. Please attach additional pages if required.

CONTACT DETAILS

Land owner's name: _____

Applicant's (if not the owner) and/or company's name: _____

(Please note: If the applicant is a company, please indicate a contact person)

Title/position: _____

Address: _____

Telephone number: (____) _____

Facsimile number: (____) _____

NOT FOR PROFIT ORGANISATION DETAILS (if applicable)

3. Are you incorporated? Yes No

4. How long has your company/group existed? _____

5. How many members do you have? N/A

Active:	
Non-active:	

What are the aims and objectives of your organisation?

7. What would happen to your assets if your organisation was disbanded?
(refer to your Constitution if necessary)

TAX INFORMATION

8. Are you registered for the GST? Yes No

9. What is your ABN? _____

If you have quoted your ABN, please go to question 12.

10. If you do not have an ABN, are you exempt from income tax?

Yes ☐ No ☐

If you ticked 'Yes' to question 10, please provide a separate written-signed statement attesting to that fact.

11. Is the purpose of the grant private or domestic in nature or related to a hobby?
Yes ☐ No ☐

YOUR PROJECT

12. What will the City of Bayswater grant be used for?

13. What will be the total cost of the project excluding GST? \$ _____

14. Requested City of Bayswater contribution (excluding GST): \$ _____

15. Is there a deadline for approval of this grant? Yes ☐ No ☐

If so, what is the deadline? _____

16. Is there a Conservation Plan prepared for the building? Yes ☐ No ☐

17. What other works are considered important/urgent?

YOUR FUNDRAISING

What activities have you undertaken to financially support your project?

19. How much money will your organisation be contributing (exclusive of GST)?
\$ _____

20. List all other organisations approached for assistance for this project and detail their response:

APPLICANT'S ACKNOWLEDGMENT

21. How would you publicise any assistance given by the City of Bayswater?

22. Do you have a newsletter? Yes No

If so, how often is it published? _____

APPLICANT'S SIGNATURE

I /we, the undersigned, being the applicant(s) nominated in this application, hereby apply for financial assistance under the City of Bayswater Heritage Fund Year _____ to carry out works described in this application on the land specified in this application.

Signature(s)

Capacity

Date

Signature(s)

Capacity

Date

SUPPORTING DOCUMENTATION

Please attach a copy of the following:

- A letter signed by yourself, the land owner and/or your organisation's secretary or chairperson authorising this application for funding.
- A project summary which includes:
 - A project description (include plans or drawings if appropriate);
 - Photographs (the building from the street and the part of the building where the works are proposed).
 - Rationale for the project;
 - Project priorities;
 - Methods of monitoring the progress of the project; and
 - Timelines for completion of the project.
- 3 Quotations or cost estimates that support your grant request.
- If you are a not for profit, charity or community organisation, please attach a copy of the following:
 - Your organisation's current bank and treasurer's statements;
 - Your organisation's last audited annual financial statement; and
 - Your organisation's Certificate of Incorporation.

 You will be advised in writing of the outcome of your funding application.
 Thank you for your accurate and detailed disclosure.

**TERMS AND CONDITIONS AGREEMENT
CITY OF BAYSWATER HERITAGE FUND**

Assistance with Works to Buildings Listed on the Municipal Inventory of Heritage Places or Located within a Heritage Precinct

The City of Bayswater has approved financial assistance to the recipient to help conserve or restore a place of cultural heritage significance.

1. PARTICULARS

Recipient

Land owner's name: _____

Postal Address: _____

Applicants (if not the owner) name: _____

Telephone: _____ Email: _____

Place

Address of place: _____

Inventory place number: _____

Grant Amount (exclu GST): \$ _____

Approved Works:

2. CONDITIONS OF THE AGREEMENT

You, the applicant, by entering into this agreement, agree with the following conditions:

- a) The applicant must accept the offer of funding within two month of the date of offer. The applicant must agree that the works funded and undertaken are in accordance with those outlined in the agreement. The acceptable of the offer must be in writing.
- b) The applicant is required to submit a schedule of work and details of whom is to carry out the work if not submitted as part of the application.
- c) The applicant must immediately advise the City of any changes to financial resources and arrangements in relation to the project.

- d) Claims for payment should be supplied in letter form and should clearly outline what work was carried out, by whom, and include photographs of the works undertaken, full documentation of all expenses and how much you are claiming. Attach original of any bills. Claims for payment can only be made once all works are completed.
- e) The applicant must provide brief progress reports as requested.
- f) The applicant agrees that funding may be reviewed or revoked at any time under any one or more of the following circumstances:
 - (i) Unsatisfactory Work;
 - (ii) Failure to meet time schedule constraints;
 - (iii) Failure to provide progress reports if requested;
 - (iv) Failure to allow inspections of the works being undertaken;
 - (v) Non-disclosure or provision of misleading or false information; and
 - (vi) Non-compliance with any other condition contained within the Policy.
- g) The applicant agrees that it is solely the applicant's responsibility to ensure you comply with any taxation liability and or regulations under Federal or State legislation.
- h) The applicant agrees to repay immediately the full grant, if the Owner sells or transfers the Place or any part of it within 12 months of the practical completion of the Works unless the City of Bayswater otherwise agrees
- i) The applicant agrees that all work must be carried out in a manner consistent with appropriate conservation practice and in accordance with generally accepted sound financial practice.
- j) The applicant agrees to take all reasonable measures to protect in perpetuity the item for which this assistance is granted.
- k) The applicant agrees to acknowledge the funding assistance in any form required and approved by the City of Bayswater
- l) Any other conditions that the City of Bayswater considers necessary.

3. SPECIAL CONDITIONS

The following special conditions apply to this agreement:

4. ACCEPTANCE BY THE RECIPIENT

In accepting this Assistance, I/we, the applicant(s), hereby agree to the above conditions and accept this offer of assistance.

Executed as a Deed by:

Signature of Owner(s):
Date:

Signature of Witness:
Date:

Local Heritage Fund Policy

Attachment 2



Responsible Division	Community and Development
Responsible Business Unit/s	Strategic Planning and Place
Responsible Officer	Manager Strategic Planning
Affected Business Units	Strategic Planning and Place

Purpose

To assist with the maintenance, conservation and improvement of heritage buildings contained within the City's Scheme Heritage List.

Objectives

(New section)

The objectives of this policy are to:

1. Facilitate restoration works that are in keeping with the buildings heritage and character.
2. Ensure the conservation of local character and amenity.

POWERS

(Remove, replaced with Related Legislation section below)

- ~~Clause 2.6 of Town Planning Scheme No 24~~
- ~~Clause 3.1 of Town Planning Scheme No 23~~

Scope

(Previously "Introduction")

The City of Bayswater has set aside funds with the intention that they will be used for the maintenance and improvement of heritage listed buildings. These funds are available for both residential and commercial properties.

This policy applies to properties located within the City of Bayswater that are included on the Scheme Heritage List.

Requirements

Eligibility

1. Projects that involve the repair or maintenance of ~~heritage~~ buildings included on the Scheme Heritage List are eligible to apply for a heritage grant. Each project must meet the following criteria to be eligible for funding consideration:
 - a) The subject building must be more than 50 years old and must be contained on the City's ~~Heritage~~ Scheme Heritage List, within the area of Town Planning Scheme No. ~~23 and/or~~ 24;
 - b) The subject property has not received any funding from the City's Local Heritage fund in the previous five years.

- c) The nature of the works must comprise of one or more of the works listed in ~~Section 2 within the~~ [Permitted](#) Works, below.

Permitted Works

2. The following works are eligible for funding:
- a) The painting or repainting of appropriate surfaces on the outside of the building. This does not include painting over previously unpainted exposed brickwork or other materials.
 - b) Appropriate restoration works, including: building conservation works, veranda~~h~~ reconstruction, repair of walls and windows and the improvement of roof drainage.
 - c) Shopfront restoration for commercial premises.
 - d) Other works approved by Council as part of an overall heritage conservation or improvement program. Any works component will not involve the alteration of, or addition to existing buildings.

Works not Included in the Fund

3. The following works are not subject to the Local Heritage Fund:
- a) Internal fixtures and fittings.
 - b) Landscaping and/or fencing.
 - c) Works involving the demolition of a [building site](#).
 - d) Signage, unless approved as part of an overall heritage conservation or improvement program.
 - e) New additions, extensions or redevelopments. ~~;~~ and
 - f) In kind contributions.

Level of Funding Available

- ~~4. The following funding is available from the City and is exclusive of any applicable GST:~~

- ~~a) Residential buildings: up to \$4000 per property but not exceeding 50% of the total cost of approved work.~~
- ~~b) Non-residential buildings: up to \$4000 per property but not exceeding 50% of the total cost of approved work.~~

Both residential and non-residential buildings are eligible to apply for funding from the City of up to \$4,000 per property, but not exceeding 50% of the total cost of approved works. Funding is exclusive of GST.

Administrative Matters

(Remove and include on the City's website)

- ~~a) Funding applications shall be made on the appropriate Application Forms.~~
- ~~b) Funding applications can be submitted at any time and will be assessed on their merits.~~
- ~~c) Applications received after the expenditure of the funds allocated in a financial year, will be held over until the following financial year.~~

- d) ~~The amount of funding available will be reviewed each year as part of the preparation of the City's Budget.~~
- e) ~~The funding shall only be used for the approved uses and at the approved property.~~
- f) ~~Each property is entitled to one grant per five year period.~~
- g) ~~Works that have commenced prior to receiving funding approval will not be eligible for funding.~~
- h) ~~Works should be completed within 12 months of the funding being approved.~~
- i) ~~Where this is not possible, the applicant must advise the City in writing an extension for a further 12 months will be based upon the merits of the works and requested extension of time. No extensions beyond a 24 month period shall be approved.~~
- j) ~~Where funding is approved and not acquitted within a financial year, that funding shall be carried into the following financial year.~~

Conditions

(Remove and include on the City's website)

~~6. Any funding approval will be subject to the following conditions:~~

- a) ~~The applicant must accept the offer of funding within not more than two months from the date of offer. The applicant must agree that the works funded and undertaken are in accordance with those outlined in the agreement. The acceptance of the offer must be in writing.~~
- b) ~~The applicant is required to submit a schedule of work and details of whom is to carry out the work if not submitted as part of the application.~~
- c) ~~The applicant must immediately advise the City of any changes to financial resources and arrangements in relation to the project.~~
- d) ~~Claims for payment should be supplied in letter form and should clearly outline what work was carried out, by whom, and include photographs of the works undertaken, full documentation of all expenses and how much is being claimed. Attach original of any bills. Claims for payment can only be made once all works are completed.~~
- e) ~~The applicant must provide brief progress reports as requested.~~
- f) ~~The applicant agrees that funding may be reviewed or revoked at any time under any one or more of the following circumstances:~~
 - ~~(i) Unsatisfactory Work;~~
 - ~~(ii) Failure to meet time schedule constraints;~~
 - ~~(iii) Failure to provide progress reports if requested;~~
 - ~~(iv) Failure to allow inspections of the works being undertaken;~~
 - ~~(v) Non-disclosure or provision of misleading or false information; and~~
 - ~~(vi) Non-compliance with any other condition contained within the Policy and/or grant agreement.~~
- g) ~~The applicant agrees that it is solely the applicant's responsibility to ensure compliance with any taxation liability and or regulations under Federal or State legislation.~~
- h) ~~The applicant agrees to repay immediately the full grant, if the Owner sells or transfers the Place or any part of it within 24 months of the practical completion of the Works unless the City of Bayswater otherwise agrees~~
- i) ~~The applicant agrees that all work must be carried out in a manner consistent with appropriate conservation practice and in accordance with generally accepted sound financial practice.~~

- j) The applicant agrees to take all reasonable measures to protect in perpetuity the item for which this assistance is granted.
- k) The applicant agrees to acknowledge the funding assistance in any form required and approved by the City of Bayswater
- l) Any other conditions that the City of Bayswater considers necessary.

Approval Process

(Remove and include on the City's website)

When making a funding application, the applicant must:

- a) Submit a completed Funding Application Form, including all required information; and
- b) Demonstrate that the works will assist in the ongoing maintenance, improvement or conservation of the place.

Upon receipt of a funding application, the City's Planning staff will assess the application. The assessment will involve a site inspection and desktop assessment to assess the suitability of the proposed works, and a review of any colour schemes. The proposed works will also be assessed against any Conservation Plan or report in relation to the subject property.

A report will be prepared and presented to Council. That report will include an officer's recommendation on the appropriateness of providing funding for that particular application. The recommendation may also provide additional conditions to those contained within this Policy. Applicants are able to make a presentation or deputation in support of their application.

Where an application is successful, the applicant will be required to enter into an agreement with the Council indicating acceptance of the conditions outlined in that agreement.

Upon completion of the works, the applicant must notify the City in writing that the works have been completed. The City will conduct an inspection to ensure that the works have been satisfactorily completed, prior to the grant being issued.

Related legislation

(New section)

[This policy is adopted under all Local Planning Schemes in force within the City of Bayswater, in accordance with Schedule 2, Part 2, clause 4 of the Planning and Development \(Local Planning Schemes\) Regulations 2015.](#)

Relevant Delegations	TP-D01
Council Adoption	24 October 2006
Reviewed / Modified	
Reviewed / Modified	

~~APPLICATION FOR HERITAGE FUNDING~~

(Remove attachment and include on the City's webpage as a separate document)

~~TERMS AND CONDITIONS AGREEMENT CITY OF
BAYSWATER HERITAGE FUND~~

(Remove as attachment and include on the City's webpage as a separate document)

Local Heritage Fund Policy

Attachment 3



Responsible Division	Community and Development
Responsible Business Unit/s	Strategic Planning and Place
Responsible Officer	Manager Strategic Planning
Affected Business Units	Strategic Planning and Place

Purpose

To assist with the maintenance, conservation and improvement of heritage buildings contained within the City's Scheme Heritage List.

Objectives

The objectives of this policy are to:

Facilitate restoration works that are in keeping with the buildings heritage and character.

Ensure the conservation of local character and amenity.

Scope

The City of Bayswater has set aside funds with the intention that they will be used for the maintenance and improvement of heritage listed buildings. These funds are available for both residential and commercial properties.

This policy applies to properties located within the City of Bayswater that are included on the Scheme Heritage List.

Requirements

Eligibility

Projects that involve the repair or maintenance of buildings included on the Scheme Heritage List are eligible to apply for a heritage grant. Each project must meet the following criteria to be eligible for funding consideration:

- The subject building must be more than 50 years old and must be contained on the City's Scheme Heritage List, within the area of Town Planning Scheme No. 24;
- The subject property has not received any funding from the City's Local Heritage fund in the previous five years.
- The nature of the works must comprise of one or more of the works listed in Permitted Works, below.

Permitted Works

The following works are eligible for funding:

- The painting or repainting of appropriate surfaces on the outside of the building. This does not include painting over previously unpainted exposed brickwork or other materials.

- b) Appropriate restoration works, including: building conservation works, verandah reconstruction, repair of walls and windows and the improvement of roof drainage.
- c) Shopfront restoration for commercial premises.
- d) Other works approved by Council as part of an overall heritage conservation or improvement program. Any works component will not involve the alteration of, or addition to existing buildings.

Works not Included in the Fund

The following works are not subject to the Local Heritage Fund:

- a) Internal fixtures and fittings.
- b) Landscaping and/or fencing.
- c) Works involving the demolition of a building.
- d) Signage, unless approved as part of an overall heritage conservation or improvement program.
- e) New additions, extensions or redevelopments
- f) In kind contributions.

Level of Funding Available

Both residential and non-residential buildings are eligible to apply for funding from the City of up to \$4,000 per property, but not exceeding 50% of the total cost of approved works. Funding is exclusive of GST.

Related legislation

This policy is adopted under all Local Planning Schemes in force within the City of Bayswater, in accordance with Schedule 2, Part 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Relevant Delegations	TP-D01
Council Adoption	24 October 2006
Reviewed / Modified	
Reviewed / Modified	

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**11.1 Cr Petersen-Pik - Out Of Hours School Care For Maylands Peninsula Primary School**

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

That Council requests the Chief Executive Officer to assist the Maylands Peninsula Primary School in finding a suitable location for a potential new Out of School Hours Care (OSHC) facility to operate adjacent to the school on Gibbney Reserve, and to provide at the August Ordinary Council Meeting a report with options including the possibility of finding an alternative storage facility for Football West so that the existing Pavilion might be able to be used by an OSHC service.

MATERIAL FACTS

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

The Maylands Peninsula Primary School has contacted the City requesting the City's support in providing an Out of School Hours Care facility in close proximity to the schools location (**Attachment 1**). They have identified the Gibbney Reserve Pavilion as being in an ideal location for this and have suggested that the City revisit the current lease agreement with Football West, with a view to providing alternative arrangements for Football West and re-leasing the property to an Out of School Hours Care provider to re-develop the building.

The Gibbney Reserve Pavilion is currently leased to Football West on a lease term of 21 years expiring on 5 January 2024, with no option to extend or terminate (**Attachment 2**). The original annual rent was set at \$4,200.00 (exc GST) and subject to CPI. Current annual rent is \$5,888.36.

Football West contributed \$80,000.00 to the cost of the re-development of the building in 2003. It is stated in the lease agreement that this was a non-refundable payment, with \$60,000.00 of this amount provided under a loan contract. Football West currently utilise the property as office space, storage and for sports education and training. The current lease restricts the use of the site to the following activities – "office, storeroom and clubroom". Given these restrictions along with the limited termination provisions, there would be a need to seek formal advice in relation to termination of the lease to ensure that neither party would suffer a loss or detriment through an earlier termination.

In addition as the premises is situated on Gibbney Reserve, the use and development of the building should be consistent with the reserves purpose (Sport and Recreation).

As there is no option to extend the lease when it expires in January 2024, it is expected that the City will undertake an EOI process to re-lease the building. At this time it may be appropriate to revisit the use of the facility for alternative purposes.

The City currently has the Bayswater Child Care Association (Inc), with the Association's Constitution outlining that up to four City of Bayswater Councillors are to be elected to the board. It is noted that in 2013, Council resolved to transition to 'back of house' support services to the Association.

OFFICER'S COMMENT

The correspondence from the Maylands Peninsula Primary School which was received prior to the lodgement of the Notice of Motion noted the following - *Discussion at both a MPPS leadership and School Board level has turned to two options for an OSHC service provider to be located next to MPPS. The options have been discussed at a high-level/conceptual basis only and we acknowledge that these conversations need to involve the City of Bayswater from the beginning, which is the purpose of this letter.*

Given this request officers have already been investigating options, however it unlikely that a final position or options will be available in accordance with the timeframes proposed in the Notice of Motion without the allocation of additional resources, funding or deferral of current projects.

As such, it is recommended that officers continue with their investigation and engage with the school to undertake investigations in accordance with other approved priorities and existing resources. An alternative would be for the Maylands Peninsula Primary School to contact the Bayswater Child Care Association to determine if there are any options to work in partnership on an interim solution until something more permanent can be arranged.

LEGISLATIVE COMPLIANCE

Nil.

FINANCIAL IMPLICATIONS

The City has not allocated any funding for the investigation or development of Out of Hours school care in either the 2021/22 budget or the Long Term Financial Plan. Any funding requirements would require consideration as part of a future budget review

STRATEGIC IMPLICATIONS

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

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

CONCLUSION

Whilst it is noted that the provision of out of school hours care is a needed community service, the funding for such services have not been included in the current budget or the Long Term Financial Plan. The City is able to enter into discussions with the school in an effort to identify locations and potential facilities, however, the involvement of the City would be limited to facilitating discussions and site investigations.

VOTING REQUIREMENT

Simply Majority Required.

ATTACHMENTS

1. Letter from Maylands Peninsula Primary School [11.1.1 - 2 pages]
2. Gibney Reserve Lease - Football West [11.1.2 - 45 pages]



24 June 2021

Mr Andrew Brien
CEO- City of Bayswater
61 Broun Avenue
Morley WA

RE: OUT OF SCHOOL HOURS CARE OPTIONS FOR MAYLANDS PENINSULA PRIMARY SCHOOL

We are writing to seek the support of the City of Bayswater to discuss long-term options for Out of School Hours Care (OSHC) for the students of Maylands Peninsula Primary School.

Maylands Peninsula Primary School (MPPS) was established in 2004 following the amalgamation of Maylands Primary School and East Maylands Primary School. Our school opened with 280 students but, as a result of a rise in infill housing and multi-storey developments in the local area, our enrolments have steadily increased. Our current student population sits at 670 students, with Education Department figures indicating that we will break through the 700-mark in coming years.

Our school community is serviced by the two off-site service providers:

- the OSHC centre at Richard Street in Maylands (a 10-15 walk from MPPS which requires crossing a number of streets, including Caledonian Avenue); and
- the YMCA OSHC centre at Maylands Park shopping centre (a short bus ride from MPPS).

Between 2016-2019, our school community had access to another OSHC provider, Helping Hands, which was based at the old Maylands Primary School site on Guildford Road. At the end of 2019, Helping Hands closed its Maylands service because it no longer wanted to provide off-site OSHC. This decision left many of our families struggling to secure OSHC places given the limited capacity at both Richard Street and YMCA. As of today, the YMCA and Richard Street centres are running at capacity and have little to no scope to accommodate extra families.

The lack of OSHC options in the Maylands area has been a source of continued concern and frustration for our school community and has increasingly become an agenda topic at MPPS school Leadership, P&C and School Board level. There is an appreciation within the school community of the safety imperatives of any OSHC service, including the strong preference for a service to be based as close to school as possible.

The prospect of the MPPS school site being utilised as a venue for an OSHC service has been discussed. However, MPPS' increasing enrolments and the impacts an on-site OSHC would have on the school's core business, mean MPPS is not able to accommodate an on-site OSHC service provider. It is also Education Department policy to not involve its schools in the provision of OSHC services, unless a school has full-time redundancy across its rooms/facilities to cater for OSHC – which MPPS does not.

Discussion at both a MPPS leadership and School Board level has turned to two options for an OSHC service provider to be located next to MPPS. The options have been discussed at a high-level/conceptual basis only and we acknowledge that these conversations need to involve the City of Bayswater from the beginning, which is the purpose of this letter.

The first option relates to providing access for an OSHC provider to the Gibbney Reserve Pavilion, which sits alongside the school. It is our understanding that Football West retains a lease over the pavilion, even though it moved most of its operations from Gibbney Reserve to East Perth a number of years ago. To the best of our knowledge, the building itself is only utilised as storage for equipment by Football West, and with the new State Football Centre in Queens Park opening in 2022, there might be an opportunity to speak with the management of Football West about looking at alternative storage facilities within the City of Bayswater in the interim to 'free up' the building.

This would be the ideal option for the school and our parent/caregiver community, as the pavilion is a matter of metres from the school and is sufficiently large enough to house an OSHC centre, has the required facilities in terms of access to toilets and kitchen spaces, does not involve the crossing of roads by students, has ready access to open space and council playgrounds for after school activities and adequate parking facilities for parents/caregivers.

It would be our hope that the City of Bayswater can assist the school and its community by initiating discussions with Football West to revisit the lease arrangement with a view towards vacating the site and discussing possible alternative storage options. This would then provide the opportunity for the City of Bayswater to work in collaboration with the school and any prospective OSHC provider to lease and develop the space in time for the 2022 school year.

The second option centres on making space available on the boundary between the school and Gibbney Reserve, on City of Bayswater land, for an OSHC provider to bring in/construct a building to service the school. From a MPPS perspective, we have identified a possible site on the eastern side of the basketball courts that may suit this purpose. However, this option would result in the reduction of play space on the reserve itself and significantly increase the capital/construction costs for any likely OSHC provider to factor into their overall bottom line, as opposed to the costs involved in re-purposing the Gibbney Reserve Pavilion, which would be minimal in comparison.

Based on high-level/conceptual discussion and prior to any detailed investigation, either of these options could deliver a positive outcome for the MPPS school community as they are within safe and very close walking distance from the school.

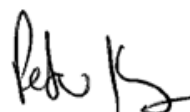
The City of Bayswater has been a strong and passionate supporter of MPPS, which is greatly appreciated, and we believe this discussion around OSHC is an important one not just for our school community, but also for the City of Bayswater. We would be delighted to discuss either option – or other options that the City of Bayswater may consider – with you at your convenience.

Please feel free to contact Paul via email at Paul.Andrijich@education.wa.edu.au or 9462 6700 or Peter Klinger at schoolboard@mpps.wa.edu.au to discuss this further.

Yours sincerely,



Paul Andrijich
Principal
Maylands Peninsula Primary School



Peter Klinger
School Board Chair
Maylands Peninsula Primary School

**LEASE OF PART OF
GIBBNEY RESERVE PAVILION**

CITY OF BAYSWATER
("Lessor")

**JUNIOR SOCCER ASSOCIATION
OF WESTERN AUSTRALIA (INC)**
("Lessee")

JACKSON McDONALD
Barristers & Solicitors
81 St Georges Terrace
PERTH, Western Australia 6000

Tel: 9426 6611 Fax: 9481 8649
Ref: GAW:GJG:1136839

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THIS LEASE made the

8th

day of

January 2003

BETWEEN:

ABN 66 012 678 529
WESTERN AUSTRALIA STAMP DUTY
LEA 02/05/03 11:04 001992453-001
FEE \$ *****97.920
SD \$ ****444.85 PEP *****00

The person described in Item 1 of the Second Schedule (in this Lease called "the Lessor")

-and-

The person described in Item 2 of the Second Schedule (in this Lease called "the Lessee")

1. DEFINITIONS AND INTERPRETATIONS

1.1 Definitions

In this Lease and the Rules unless the context otherwise requires the expressions:

"**Accountant**" means a member of either the Institute of Chartered Accountants of Australia, the Australian Society of Certified Practising Accountants or the National Institute of Accountants.

"**Annual Rent**" means the rent payable under Clause 4.1 and as at the Commencement Date in the amount so specified in Item 7 of the Second Schedule.

"**Appropriate Authority**" means the authority which assesses or imposes local authority or municipal rates water rates and land tax and metropolitan region improvement tax, and the authority which provides or supplies all other services and utilities to the Building or the Leased Premises.

"**Approved Insurer**" means an insurance company authorised to carry on business under the Insurance Act 1973 (Commonwealth) and, with respect to insurances to be taken out by the Lessee, as approved by the Lessor without being unreasonable.

"**Building**" means all the buildings and improvements on the Land from time to time and includes all the Lessor's fixtures, fittings, plant and machinery, on the Land.

"**Car Parks**" means all those parts of the Building or the Land which at any time comprise or are set aside for the parking of motor vehicles.

"**Commencement Date**" means the date upon which the Term is to commence so specified in Item 5 of the Second Schedule.

"**Common Areas**" means an area within or adjacent to the Building that is intended for use by the public or for use in common by tenants of premises in the Building in connection with the conduct of business at premises in the Building and includes all stairways, escalators, elevators, malls, walkways, trafficways, parking areas, toilets, restrooms, gardens and fountains intended for any such use and includes, without limiting the generality of the foregoing, the Specified Common Areas.

"Consumer Price Index" means the Consumer Price Index (All Groups Index - Perth) as published by the Australian Bureau of Statistics. If the Consumer Price Index is discontinued or in the Lessor's opinion does not reflect the increase in the cost of living for the City of Perth the Index to be used will be that stipulated by the President of the Institute of Chartered Accountants as an Index which reflects the increase in the cost of living for the City of Perth.

"Corporations Act" means the Corporations Act 2001 (Commonwealth).

"Current CPI" means the Consumer Price Index last published prior to the relevant CPI Rent Review Date.

"Fire Fighting Equipment" means all stop-cocks hydrants alarms drench curtains fire sprinkler systems hoses extinguishers or other fire prevention equipment in or serving the Building and where used in relation to the Leased Premises refers to so much of the Fire Fighting Equipment as is contained in the Leased Premises.

"including" means "including, but not limited to".

"Insolvency Event" means the happening of any of these events:

- (1) In the case of a corporation:
 - (a) an application is made to a court for an order or an order is made that the corporation be wound up;
 - (b) an application is made to a court for an order appointing a liquidator or provisional liquidator in respect of that corporation or one of them is appointed, whether or not under an order;
 - (c) a meeting is convened or a resolution is passed to appoint an administrator in respect of that corporation;
 - (d) except to reconstruct or amalgamate while solvent on terms approved by the Lessor, the corporation enters into, or resolves to enter into, a scheme of arrangement or composition with, or assignment for the benefit of, all or any class of its creditors, or it proposes a reorganisation, moratorium or other administration or arrangement involving any of them;
 - (e) the corporation proposes to or enters into a deed of company arrangement with or for the benefit of all or any class of its creditors without the consent of the Lessor;
 - (f) a resolution is passed to wind up or dissolve that corporation;
 - (g) the corporation is dissolved;
 - (h) the corporation is insolvent within the meaning of that expression in Section 95A(2) of the Corporations Act or any of the events mentioned in paragraphs (a) to (f) inclusive of Section 459C(2) of the Corporations Act occurs in respect of the corporation;
 - (i) the appointment of an administrator or a controller, as defined by the Corporations Act, in respect of the corporation, or a receiver, or manager, or

receiver and manager of the whole or part of the assets and undertaking of the corporation; or

- (j) anything analogous or having a substantially similar effect to any of the events specified above happens under the law of any applicable jurisdiction;
- (2) In the case of an individual:
 - (a) the individual proposes or enters into a deed of arrangement, composition with or deed of assignment or an assignment for the benefit of all or any of the individual's creditors or any class of creditors;
 - (b) the individual commits an act of bankruptcy; or
 - (c) anything analogous or having a substantially similar effect to any of the events specified above happens under the law of any applicable jurisdiction.

"Insurable Risks" means:

- (a) the risk of:
 - (i) loss or damage to the Building from all insurable causes;
 - (ii) breakdown of plant and machinery;
 - (iii) sprinkler leakage and water damage;
 - (iv) loss of rental following the occurrence of the events described in paragraphs (i) to (iii);
- (b) the risk of an event which would be covered by Lessor's public liability insurance;
- (c) the risk of liability under workers compensation claims and statutory liability in respect of employees of the Lessor employed at the Building.
- (d) any other risk related to the Lessor's interest in the Building or the Land.

"Insurance Premiums" means the premiums for all insurance effected by the Lessor for the Insurable Risks for the full replacement value (as reasonably determined by the Lessor from year to year) including brokers and consultants fees costs of risk management assessment and a reasonable sum for removal of debris.

"Land" means the land specified in Item 3 of the Second Schedule and such other parcels of land either abutting or in the vicinity of the Land which may by written notice to the Lessee from the Lessor (and with the approval of the Commercial Registrar, if necessary) be nominated as part of the Land.

"Lease Year" means:

- (a) the period commencing at midnight on the day preceding the Commencement Date and expiring at midnight on the next 30th June (which period is sometimes also referred to in this Lease as "the Preliminary Period");

- (b) each consecutive period of 12 months from and including the 1st July in each year during the Term; and
- (c) the period from and including the 1st July immediately preceding the determination of the tenancy to the date of such determination (which period is sometimes also referred to in this Lease as "the Final Period").

"Lessor's Fixtures" means the plant and equipment belonging to the Lessor and contained in the Leased Premises and any additions and replacements from time to time.

"Leased Premises" means the premises described in Item 4 of the Second Schedule and coloured blue on the Tenancy Plan and situated in the Building extending vertically from the upper surface of the floor slab to the under surface of the ceiling above the floor slab on each floor level of those premises and extending horizontally on each such floor level to the outer face of external walls, the mid or centre line of adjoining or inter tenancy walls or partitions and to the internal surfaces of external windows, and also includes all Lessor's fixtures fittings and chattels in those premises or fixed to them and all such plant and equipment (if any) for the provision of conditioned air and all such floor coverings (if any) as the Lessor may install in those premises, and excludes the Common Areas and Specified Common Areas.

"Lessee" means the person so described in Item 2 of the Second Schedule and that person's successors, executors, administrators and permitted assigns and, where not contrary to the context, includes a sub-tenant.

"Lessee's Obligations" means the several obligations contained or implied in this Lease and on the part of the Lessee to be observed or performed.

"Lessor" means the person described in Item 1 of the Second Schedule and the person entitled to possession of the Leased Premises at the expiry of the Term.

"Loan Contract" means the loan contract dated 22 October 2002 for a principal amount of sixty thousand dollars (\$60,000.00) between the Lessee and the Lessor.

"Managing Agent" means a person appointed under Clause 14.12.

"month" means calendar month.

"Net Leasable Area of the Building" means the aggregate of all areas in the Building designated from time to time for leasing by the Lessor and measured under the applicable PCAL method of measurement for lettable area chosen by the Lessor.

"Net Leasable Area of the Leased Premises" means the floor area of the Leased Premises whether contained on one or more levels measured under the applicable PCAL method of measurement for lettable area chosen by the Lessor.

"PCAL" means the Property Council of Australia Limited ACN 008 474 422.

"Permitted Person" means any person falling within any of the following categories:

- (a) the customers, members, invitees, licensees and visitors of the Lessee; and
- (b) the employees, agents and contractors of the Lessee.

“person” means a person or corporation.

“Previous CPI” means the Consumer Price Index last published prior to the Rent Review Date, if there was one, immediately preceding the relevant CPI Rent Review Date, or the Commencement Date, if there was no prior Rent Review Date.

“Rates and Taxes” means the aggregate in each Lease Year of all:

- (a) council rates and charges payable to the local authority including charges for rubbish removal;
- (b) water drainage and sewerage rates payable to the Appropriate Authority for the supply of water including meter fees and charges for the disposal of storm water and sewerage and charges for water consumption where not separately metered and paid for by any other tenant of the Building;
- (c) land tax and charges (State or Commonwealth) and Metropolitan Region Improvement Tax calculated on the basis of the Land being the only property owned by the Lessor in the State; and
- (d) any other rate tax or imposition

levied charged assessed or imposed in respect of the Leased Premises, the Building or the Land, or the ownership or occupation of them during a Lease Year.

“Related Body Corporate” has the meaning given in Section 9 of the Corporations Act as at the date of this Lease.

“Rent Review Date” means each date specified as a CPI Rent Review Date upon which the Annual Rent is to be reviewed under this Lease and which is specified in Item 8 of the Second Schedule.

“Rules” means the rules for the time being in force prescribed by the Lessor under this Lease being at the Commencement Date those specified in the First Schedule.

“Schedule” means a schedule to this Lease.

“Specified Common Areas” means the male, female and disabled toilets and being those parts of the Building delineated green on the Tenancy Plan.

“State” means the State of Western Australia.

“Strata Titles Act” means the Strata Titles Act 1985.

“Tenancy Plan” means the plan of the Leased Premises in the Third Schedule.

“Term” means the term of this Lease specified in Item 6 of the Second Schedule.

“Valuer” means a person who:

- (a) is licensed under the Land Valuers Licensing Act 1978; and
- (b) has not less than five (5) years experience in the valuation of rentals for commercial premises (including not less than two (2) years such experience in the State); and

- (c) is a member of the Australian Property Institute (Inc) (Western Australia Division).

"Variable Outgoings" means all amounts expended or provided by the Lessor for the Building or the Land (as determined by reference to accounts received by the Lessor) including the following items:

- (a) The cost of the Insurance Premiums and any excess for any insurance claim.
- (b) The cost of cleaning all Common Areas (but not the Specified Common Areas) including all windows, the Car Parks and signs under the control of the Lessor.
- (c) The cost of keeping pest free the Specified Common Areas.
- (d) The cost of lighting all Common Areas including the Car Parks and all signs under the control of the Lessor but not the playing areas at Gibbney Reserve.
- (e) Internal and external gardening landscaping and reticulation expenses including street verges abutting the Land.
- (f) Charges and costs for the caretaking, general maintenance and preservation of security of the Building, employing security personnel and agents, the hire and maintenance of all security equipment and security call out for after hours access to the Building.
- (g) The cost of removal of garbage and trade waste including wet waste and food garbage from the Land.
- (h) Costs and expenses associated with the repair and maintenance of the Building.
- (i) Fire service costs and inspection charges, maintenance and replacement costs of fire alarms and Fire Fighting Equipment installed by the Lessor serving the Building and the costs and expenses associated with fire and emergency evacuation training.
- (j) All costs and expenses incurred by the Lessor or the Managing Agent in the administration operation and management of the Building including Managing Agent's fees and expenses, administrative and other costs and expenses, audit fees, bank fees, stationery and postage.
- (k) All costs, including electricity and any other source of power used, associated with the running maintenance and repair of air-conditioning, ventilation, heating or cooling plant and equipment, lifts or escalators, or goods hoists installed by the Lessor in the Building, and fees or premiums payable to consultants and specialist contractors and direct wages paid by and cost of materials and parts purchased by the Lessor for the maintenance and servicing of such plant and equipment.
- (l) All costs and expenses incurred in installing running maintaining and repairing background music public address and other entertainment systems and equipment throughout the Building.
- (m) Any other costs including salaries wages and direct overheads applicable to the day-to-day operating and maintenance of the Building as a whole.

- (n) The cost of providing any payment bond to any Appropriate Authority.
- (o) The cost of hire, replacement and maintenance of planters.
- (p) All charges for sanitation, including toilet requisites.
- (q) All charges for all utilities and services including but not limited to gas, water and excess water (but not electric power) or other services incurred for the Building.
- (r) If designated or included by the Lessor, the Rates and Taxes.
- (s) The costs of the Lessor's auditor providing any audit of the Variable Outgoings required under this Lease.
- (t) Any other expenditure reasonably and properly incurred in all or any of the preservation operation maintenance upkeep repair servicing inspection administration and management generally of the Building or the Land.

BUT:

- (u) The Variable Outgoings are not to include any expenditure in the nature of a Variable Outgoing which is a tenant's direct responsibility pursuant to the terms of that tenant's lease or which pursuant to such lease the Lessor has expressly covenanted to pay;

"Variable Outgoings Contribution" means the amount so described in Clause 5.1.

1.2 Interpretations

In this Lease and in the Rules unless the context otherwise requires:

- (a) A reference to any Act or Statute is a reference to a State Act or Statute and includes all statutory amendments and re-enactments of that Act or Statute for the time being in force.
- (b) The singular number includes the plural number and a gender reference includes every other gender and words importing persons include corporations.
- (c) A covenant entered into by more than one person is deemed to be entered into by those persons jointly and each of them severally.
- (d) The Lessee's Obligations are binding upon and enforceable against not only the Lessee as defined in this Lease but also against any and every occupier whatever of the Leased Premises or any part of them for the time being and from time to time.
- (e) The headings and an index have been inserted for convenience only and are not to be taken into account in interpreting the provisions of this Lease.
- (f) A reference to a schedule means a schedule annexed to this Lease.

- (g) This Lease is governed by and must be construed in accordance with the laws of the State and any dispute referable to a Court must come before the Courts of the State.
- (h) The Lessee expressly acknowledges and agrees that, subject to the provisions of this Lease, the covenants on the part of the Lessor will bind the person entitled to be the registered proprietor of the Land for the time being but will not render the Lessor personally liable in damages for any breach except in the case of the Lessor's own acts or defaults or those of its employees or agents while the Lessor is registered proprietor of the Land.
- (i) Where a word or expression is defined in this Lease, another part of speech or grammatical form of that word or expression has a corresponding meaning.

2. CONTRIBUTION TOWARDS CONSTRUCTION OF BUILDING

2.1 Construction of Building

The parties acknowledge that the Lessor is constructing the Building on the Land and that the Lessee has agreed to contribute \$80,000.00 to the cost of constructing the Building by a non-refundable payment of that amount which it must make before the Commencement Date.

2.2 Loan Contract

- (a) The parties acknowledge that sixty thousand dollars (\$60,000.00) of the amount referred to in clause 2.1 has been provided under the Loan Contract.
- (b) The Lessee must comply with the covenants, conditions and stipulations contained in the Loan Contract.
- (c) Without limiting the generality of clause 13.1, the parties agree that an act of default under the Loan Contract by the Lessee is deemed to be a breach of the Lessee's Obligations for the purposes of clause 13.1 of this Lease.

3. GRANT AND TERM

3.1 Grant

The Lessor leases to the Lessee and the Lessee takes on lease the Leased Premises TOGETHER WITH the right during the Term for the Lessee and Permitted Persons to use and enjoy the Common Areas (including the Specified Common Areas) in common with the Lessor and the Lessor's employees agents contractors tenants customers visitors licensees invitees and all other persons authorised by the Lessor TO BE HELD by the Lessee at the Annual Rent and for the Term and subject to the Lessee's Obligations.

3.2 Term and Commencement Date

This Lease is for the Term and commences on the Commencement Date.

4. ANNUAL RENT AND RENT REVIEW

4.1 Annual Rent

The Lessee must pay the Annual Rent which will be subject to review as is provided in this Lease. The Annual Rent accrues from day to day and is payable in advance by one annual instalment upon the issue of an invoice from the Lessor. A failure by the Lessor to issue an invoice for the Annual Rent in any year does not mean that the Lessor has waived its right to the payment of that Annual Rent and the Lessor may at a later date issue an invoice for that amount.

4.2 Rent Review (CPI)

The Annual Rent will be reviewed on each CPI Rent Review Date to determine the rent ("the New Rent") to be paid from that CPI Rent Review Date until the next following Rent Review Date, if there is one, or the expiration of the Term. The New Rent will be the Annual Rent payable immediately prior to the relevant CPI Rent Review Date, multiplied by the Current CPI and divided by the Previous CPI.

The Annual Rent payable after a CPI Rent Review Date will not be less than the Annual Rent payable before that CPI Rent Review Date.

4.3 Payment of Annual Rent

The rent payable under this Lease must be paid:

- (a) without any deduction or set-off, whether arising at law or in equity;
- (b) to the Lessor at its address stated in this Lease or at such other address as may be notified in writing to the Lessee.

At the option of the Lessor to be exercised by notice in writing, the Lessee must pay the Annual Rent by a direct debit from the Lessee's bank account

5. VARIABLE OUTGOINGS

5.1 Variable Outgoings Contribution

- (a) The Lessee must pay to the Lessor the whole of the Variable Outgoings separately expended or provided in respect of the Leased Premises or if not so separately expended or provided a proportion (in this Lease which proportion and such of the Variable Outgoings as are separately expended or provided are referred to as "Variable Outgoings Contribution") of the Variable Outgoings being equal to the proportion which the Net Leasable Area of the Leased Premises bears to the Net Leasable Area of the Building from time to time.
- (b) Where only a particular part of the Building enjoys or shares the benefit resulting from a Variable Outgoing, the Lessor must apportion that Variable Outgoing to that part of the Building and if the Leased Premises are within the part of the Building to which the Variable Outgoing is apportioned, the Variable Outgoings Contribution will be the proportion which the Net Leasable Area of the Leased Premises bears to the Net Leasable Area of that part of the Building to which the Variable Outgoing is apportioned.

- (c) The Variable Outgoings Contribution for the Preliminary Period and the Final Period will be apportioned on a daily basis in respect of periods less than 12 months.
- (d) If a particular amount included in the definition of Variable Outgoings is not contributed to by all the tenants of the Building or the part of the Building to which the Variable Outgoings relates, the Lessor may make a separate calculation as to the Lessee's contribution to that particular amount forming part of the Variable Outgoings, but in calculating the proportion of that particular amount payable by the Lessee that percentage will be the proportion which the Net Leasable Area of the Leased Premises bears to the net Leasable Area of the part of the Building leased to the tenants of the Building who contribute to that particular amount of the Variable Outgoings.

5.2 Payment by Instalments

Subject to Clause 5.4, the Lessee must pay the Variable Outgoings Contribution as is provided in this Lease. The Variable Outgoings Contribution must be paid by the Lessee to the Lessor in arrears by one annual instalment upon the issue of an invoice by the Lessor. A failure by the Lessor to issue an invoice for the Variable Outgoings Contribution in any year does not mean that the Lessor has waived its right to the payment of that Variable Outgoings Contribution and the Lessor may at a later date issue an invoice for that amount.

5.3 Rates and Taxes

Despite Clause 5.2 the Lessee must pay all Rates and Taxes payable in respect of the Leased Premises or the Land or the occupation and ownership of the Leased Premises or the Land in each Lease Year as follows:

- (a) If a separate assessment, charge or levy (together an "assessment") issues for the Leased Premises for the Rates and Taxes, or any item of the Rates and Taxes, then the Lessee must pay to the Appropriate Authority on or before the date specified by it for payment, the amount of such assessment.
- (b) If no separate assessment issues for the Leased Premises for the Rates and Taxes, or any item of the Rates and Taxes, and if the Lessor elects to include in the Variable Outgoings the Rates and Taxes or any item of the Rates and Taxes for which no separate assessment issues for the Leased Premises, then the Lessee must discharge its liability in respect of the Rates and Taxes, or those items of the Rates and Taxes so included in the Variable Outgoings, by paying the Lessee's Variable Outgoings Contribution.
- (c) If no separate assessment issues for the Leased Premises for the Rates and Taxes, or any item of the Rates and Taxes, then for the period for which the Lessor does not elect to include the same in the Variable Outgoings, the Lessee must pay to the Lessor on demand by it from time to time the same proportion of the Rates and Taxes, or the item of the Rates and Taxes, as the Net Leasable Area of the Leased Premises bears to the Net Leasable Area of the Building, or part of the Building the subject of such assessment, as certified and determined by the Lessor, whose certificate and determination in the absence of manifest error will be final and binding on the Lessee.

- (d) The Lessee's portion of Rates and Taxes for the Preliminary Period and the Final Period will be apportioned on a daily basis in respect of periods less than 12 months.

5.4 Outgoings Separately Assessed

If a Variable Outgoing is expended or provided by the Lessor in respect of the Leased Premises only, and such amount is not otherwise included in the calculation of the Variable Outgoings Contribution, or estimate of it, such amount must be paid by the Lessee to the Lessor upon demand.

6. OTHER PAYMENTS

6.1 Services

The Lessee must pay all charges and meter rentals in respect of all electric power consumed on or in connection with the Leased Premises to the assessing authority on or before the due date for payment if assessed directly against the Lessee but otherwise to the Lessor with fourteen (14) days of being billed for such amounts by the Lessor.

6.2 Telephone service

The Lessee must pay:

- (a) to the Appropriate Authority, not less than seven (7) days prior to the due date for payment, all charges and rentals for any telephone service connected to the Leased Premises, and
- (b) to the Lessor on demand, any costs incurred in reconnecting the telephone service to the Leased Premises and of transferring the telephone service into the name of the Lessor or its nominee.

6.3 Insurance

The Lessee must pay to the insurer not less than seven (7) days prior to the date specified by it for payment, all premiums as and when owing for the insurance policies taken out and maintained by the Lessee under the Lessee's Obligations.

6.4 Cleaning

The Lessee must pay to the Lessor the cost of cleaning the Specified Common Areas arising from the Lessee's or a Permitted Person's use of the Specified Common Areas within one month of the Lessor's demand for payment PROVIDED THAT where the cost of cleaning relates to multiple areas, the Lessee will be liable for that portion of the cost as the Lessor acting reasonably, determines.

6.5 Legal costs and stamp duty

The Lessee must pay to the Lessor on demand the costs and disbursements of the Lessor's solicitors, on a solicitor and own client or indemnity basis (whichever is greater), of and incidental to the instructions for and the preparation, amendment, variation, execution and stamping of this Lease in triplicate including all attendances and:

- (a) duties, fines and penalties payable under the Stamp Act 1921 in connection with this Lease;
- (b) all stamp duty, debits tax and other statutory duties or taxes on or in respect of:
 - (i) this Lease;
 - (ii) the Annual Rent and any other money payable to the Lessor pursuant to this Lease;
 - (iii) payment to or receipt by the Lessor of the Annual Rent and any other money payable to the Lessor under this Lease; and
 - (iv) the debiting or crediting of the Lessor's bank account with the rent or any other money received by the Lessor under this Lease.

6.6 Charges and expenses arising through default etc

The Lessee must pay to the Lessor on demand by it, all legal and Managing Agents' and other costs charges and expenses for which the Lessor is liable in consequence of or in connection with:

- (a) any default by the Lessee in performing or observing any of the Lessee's Obligations including all costs charges and expenses, solicitors costs and surveyors fees incurred by the Lessor for the purpose of the preparation and service of a notice under Section 81 of the Property Law Act 1969 or otherwise and requiring the Lessee to remedy a breach of the Lessee's Obligations and even if forfeiture for such breach is avoided otherwise than by relief granted by a Court;
- (b) the exercise or attempted exercise of any power right or remedy of the Lessor under this Lease arising from any default by the Lessee;
- (c) obtaining or attempting to obtain payment of the Annual Rent or any other money to be paid under this Lease;
- (d) any action or proceeding concerned with any of the matters referred to above or any other matter in connection with this Lease, including legal costs and disbursements on a solicitor and own client or indemnity basis (whichever is greater), which the Lessor has paid or pays to any other person if they are of a reasonable amount and have been reasonably incurred provided that this sub-clause does not apply if the Lessee is awarded its costs as against the Lessor in any such action or proceeding or the Lessor discontinues its claim for any reason.

6.7 Interest on arrears

If any sum of money is owing by the Lessee to the Lessor but is unpaid in breach of the provisions of this Lease, the Lessee must pay interest to the Lessor upon such outstanding monies at the rate published most recently by the bank designated for this purpose by the Lessor as its prime rate plus two (2) per centum calculated daily upon such monies from the due date for payment until actual payment of the money and interest on it.

6.8 GST Liability

- (a) The expressions "GST", "input tax credits", "tax invoice", "tax period", and "taxable supply" have the same meaning as given to those expressions in A New Tax System (Goods and Services Tax) Act 1999 ("the GST Act").
- (b) The parties acknowledge that GST is payable in respect of each taxable supply made under this Lease on or after 1 July 2000.
- (c) The Annual Rent and all other amounts payable by the Lessee to or on behalf of the Lessor under any provision of this Lease (other than a Lessee reimbursement for any GST inclusive payment or outgoing made by the Lessor and in respect of which the Lessor is entitled to an input tax credit) are expressed in amounts that do not include the GST payable.
- (d) In respect of a taxable supply made under this Lease on or after 1 July 2000 (other than a Lessee reimbursement for any GST inclusive payment or outgoing made by the Lessor and in respect of which the Lessor is entitled to an input tax credit) the Lessee must, in lieu of and in substitution for any amount(s) otherwise required to be paid under this Lease ("Lessee Payment(s)"), pay an amount or amounts equal to those Lessee Payment(s) increased by a percentage equal to the rate of GST imposed on a taxable supply by the GST Act.
- (e) The Lessor must issue tax invoices to the Lessee for taxable supplies under this Lease.
- (f) Any review of rental payable, other than a review under this clause, must take into account that GST is required to be paid by the Lessee by adjustment of Lessee Payments under this clause and must take account of any adjustment to the Lessee Payments which has already been or is required to be determined, under the provisions of this clause.

7. INDEMNITY AND INSURANCE PROVISIONS**7.1 Third Party Indemnity**

Except to the extent caused by any act, neglect, default or omission of the Lessor, or its agents or employees, the Lessee indemnifies the Lessor against all claims, demands, proceedings, judgments, damages, costs and losses of any nature which the Lessor may incur in connection with the loss of life, or personal injury, or damage to any property (wheresoever occurring) arising out of any occurrence at the Leased Premises or the use by the Lessee of the Leased Premises or occasioned wholly or in part by any act, neglect, default or omission by the Lessee or by a Permitted Person or by any other person or persons upon the Leased Premises or within the Building with the consent or approval express or implied of the Lessee.

7.2 General Indemnity

The Lessee indemnifies the Lessor against all loss and damage to the Leased Premises and to any other part of the Building caused by the negligent use or misuse, waste or abuse of water, gas or electricity supplied to the Leased Premises or to the Lessee in connection with the Leased Premises or the use of the Leased Premises or by faulty sanitary water, gas or electric pipes, or wire, or fittings, or fixtures fixed or installed in the Leased Premises by the Lessee or by a Permitted Person.

7.3 Indemnity Policy

- (a) The Lessee must prior to the Commencement Date take out and at all times keep in force to the satisfaction of the Lessor with an Approved Insurer, on behalf of the Lessee and the Lessor and for their respective rights and interests, a Public Liability policy with a cover for any one occurrence of not less than the amount specified in Item 9 of the Second Schedule or such greater amount as the Lessor may reasonably require ("Public Liability Insurance Amount").
- (b) On the renewal of the Public Liability policy under clause 7.3(a), the amount specified in Item 9 of the Second Schedule or such greater amount as the Lessor may reasonably require under clause 7.3(a) must be reviewed by the Lessee to determine the new public liability insurance amount ("the New Public Liability Insurance Amount") to be taken out and at all times kept in force from that date the Public Liability policy is renewed until the next renewal of that Public Liability policy. The New Public Liability Insurance Amount will be the Public Liability Insurance Amount prior to the renewal of the Public Liability policy, multiplied by the Current CPI and divided by the Previous CPI.
- (c) The Public Liability Insurance Amount after the renewal of the Public Liability policy will not be less than the Public Liability Insurance Amount before that renewal of the Public Liability policy.

7.4 Insurance against fire and other risks

- (a) The Lessee must prior to the Commencement Date take out and at all times keep in force with an Approved Insurer, on behalf of the Lessee and the Lessor and for their respective rights and interests:
 - (i) a policy of insurance to cover all additions to the Leased Premises carried out by the Lessee and all the Lessee's fixtures, fittings, equipment and furnishings and stock against loss or damage by fire, fusion, explosion, smoke, lightning, flood, storm, tempest, rainwater, earthquake, riot, civil commotion, malicious damage, impact by vehicles, sprinkler leakage, water damage, aircraft and articles dropped from aircraft and other risks against which in the opinion of the Lessor a tenant may and does ordinarily insure in the full replacement value, such policy terms and conditions to include a waiver of any right of subrogation which may accrue under the policy against the Lessor PROVIDED THAT if the Lessee is not reasonably able to procure a policy with such waiver of subrogation then without such waiver; and
 - (ii) a policy of employer's indemnity insurance to the satisfaction of the Lessor;
- (b) In case of destruction of or damage to any of the property referred to in sub-clause 7.4(a) from any cause covered by the insurance effected by the Lessee under sub-clause 7.4(a) the Lessee must expend all moneys received from the insurance in re-instating or replacing it and make up any deficiency out of the Lessee's own moneys.

7.5 Produce policies and receipts for premiums

The Lessee must prior to the Commencement Date and at the same time as making payment of Annual Rent produce to the Lessor copies of certificates of currency issued by the Approved Insurer, and at any time upon demand the original of, any policies of insurance required to be taken out by the Lessee under this Lease and the receipts relating to the payment of premiums on them and upon demand produce annual certificates of renewal for them and upon demand produce certificates of currency for them.

7.6 Increase in Lessor's fire insurance premium

- (a) The Lessee must not bring onto or keep in the Leased Premises any thing of an inflammable, dangerous or hazardous nature and not without the written consent of the Lessor bring or keep any thing or do any act in the Leased Premises which may increase the rate of the Insurance Premiums.
- (b) If the Lessee or a Permitted Person brings or keeps any thing of the nature described in sub-clause 7.6(a) in the Leased Premises or does any such act in the Leased Premises, then without limiting any other rights of the Lessor, the Lessee must pay the amount of any increased premium to the Lessor upon demand.
- (c) If the Lessee or a Permitted Person does or permits to be done any act which has the effect of invalidating or avoiding any policy of insurance taken out by the Lessor, then without limiting any other rights of the Lessor, the Lessee will be responsible for and must pay and discharge on demand any damage or loss which the Lessor suffers as a result.

8. REPAIRS AND MAINTENANCE BY LESSEE**8.1 Repairs**

- (a) Subject to sub-clause 8.1(b), the Lessee must at the Lessee's own expense maintain the Leased Premises and the Specified Common Areas and the Lessee's fixtures, fittings, equipment and furnishings in good condition and in any event, maintain the Leased Premises and the Specified Common Areas to at least the same standard as at the Commencement Date and as soon as possible replace any fluorescent light tubes or light globes which may fail for any reason.
- (b) The obligations of the Lessee pursuant to sub-clause 8.1(a) do not:
 - (i) require the Lessee to repair and make good any damage or disrepair caused by an Insurable Risk except to the extent that the damage arises out of the neglect or default of or misuse of the Leased Premises and the Specified Common Areas by the Lessee, or a Permitted Person, or the Lessor's insurance against that damage is invalidated by an act, neglect or omission of the Lessee;
 - (ii) extend to repairs due to fair wear and tear consistent with normal use;
 - (iii) extend to repair of structural damage not caused by an act or omission of the Lessee or a Permitted Person.

8.2 Make good damage

The Lessee must make good, or at the discretion of the Lessor, reimburse the Lessor for the repair of any breakage, defect or damage to the Leased Premises, or to the Common Areas, or to any adjoining premises, or to any facility or appurtenance of them, caused by want of care, misuse or abuse on the part of the Lessee or a Permitted Person, or otherwise caused by any breach or default of the Lessee under this Lease or under the Rules.

8.3 Repaint

The Lessee must as often as is reasonably necessary and at least once every fifth year of the Term and at least once during the last three (3) months of the Term paint, colour, varnish and paper all parts of the inside of the Leased Premises that have been previously or at such time are painted, coloured, varnished or papered, all such works to be carried out in a good and workmanlike manner and with good quality and suitable materials in colours first approved by the Lessor.

8.4 Clean

(a) The Lessee must:

(i) keep the Leased Premises and the Specified Common Areas and immediate surroundings in a thorough state of cleanliness and not allow any rubbish, trade waste, cartons, boxes, containers, produce or accumulation of useless property within the Leased Premises and the Specified Common Areas or in the vicinity of them and not leave rubbish bins or other containers outside the Leased Premises and the Specified Common Areas except in areas from time to time designated for the purpose by the Lessor; and

(ii) arrange and pay for the removal of all trade waste from the Leased Premises and the Specified Common Areas and move trade waste to such place within the Building from time to time nominated by the Lessor.

(b) The Lessee must provide staff for the regular cleaning of the interior of the Leased Premises and the interior faces of the plate glass of the Leased Premises and ensure that the interior of the Leased Premises are preserved in a clean, sanitary and attractive condition.

8.5 Keep drains in repair

The Lessee must:

(a) keep and maintain the waste pipes, drains and conduits originating in the Leased Premises and the Specified Common Areas or connected to them and the grease traps serving the Leased Premises and the Specified Common Areas in a clean, clear and free flowing condition and employ licensed trades people approved by the Lessor (such approval not to be unreasonably withheld) to clear any blockages which may occur in them within the external boundaries of the Leased Premises and the Specified Common Areas; and

- (b) not without the prior consent of the Lessor interfere with any drainage or water supply facilities to or in the Leased Premises and the Specified Common Areas or with any of the appurtenances to them; and
- (c) pay to the Lessor upon demand by it the cost of clearing any blockages caused or contributed to by any neglect or default on the part of the Lessee or a Permitted Person which occurs in the waste pipes, drains and conduits referred to in this clause between the external boundary of the Leased Premises and the Specified Common Areas and the point of entry of them into any trunk main.

8.6 Lessor's right to view

The Lessee must allow the Lessor its employees, agents and independent contractors to enter the Leased Premises at all reasonable times and upon reasonable notice to view its state of repair.

8.7 Lessor's right to repair

If the Lessee fails to remedy any breach by the Lessee of the Lessee's Obligations to repair within fourteen (14) days of the date of service of a notice upon the Lessee requiring the Lessee to remedy such breach, the Lessee must allow the Lessor its employees, agents and independent contractors (but the Lessor is not under any obligation to do so) to enter the Leased Premises at any time with all necessary materials and appliances and to execute all or any of the required repairs as the Lessor thinks fit and pay to the Lessor upon demand the cost of such repairs.

8.8 Lessor's right to carry out emergency repair

In addition to the rights of the Lessor to enter after notice to the Lessee, the Lessee must allow the Lessor and the employees, agents and independent contractors of the Lessor to enter the Leased Premises at all times with all necessary materials and appliances and without previous notice to carry out any repairs which in the opinion of the Lessor are of an emergency nature. If the Lessor carries out any repairs under this power which should under the Lessee's Obligations be carried out by the Lessee, then the Lessee must pay to the Lessor on demand the cost of such repairs.

8.9 Notice of damage

The Lessee must give to the Lessor prompt written notice of any accident to or defects in or damage (including acts of vandalism) to the Leased Premises or the Building of which the Lessee is aware.

8.10 Pest Control

The Lessee must take reasonable precautions to keep the Leased Premises and the Specified Common Areas free of animals, birds and insects and if required by the Lessor, at the cost of the Lessee, employ pest exterminators approved by the Lessor.

9. USE OF PREMISES BY LESSEE

9.1 No alterations or additions

The Lessee must not make or permit to be made any alterations or additions in the construction or arrangement of the Leased Premises, without the prior written consent of the Lessor and not without the like consent cut, hole or damage any of the walls,

partitions, timbers, doors, floors or ceiling of them. All such alterations or additions must only be done in accordance with plans and specifications previously approved by the Lessor and under the supervision of the Lessor or its agents, independent contractors or employees which approval and supervision will be at the cost of the Lessee.

9.2 Comply with legislation and regulations

- (a) The Lessee must use the Leased Premises only for lawful purposes.
- (b) The Lessee must punctually comply with and observe at the expense of the Lessee all present and future Acts (State or Commonwealth) regulations and by-laws and all orders and requirements of any statutory public or other competent authority including the Western Australian Fire Brigades Board and the Insurance Council of Australia which relate to the Leased Premises or the use of them or the number or sex of the persons working in or from or at anytime occupying or visiting the Leased Premises and with all notices received either by the Lessor or the Lessee from any such authority including notices requiring the carrying out of any repairs alterations or works to or the provision of Fire Fighting Equipment for the Leased Premises or for the Building.
- (c) To the extent that it may require structural alterations or additions to the Leased Premises or to the Building, the covenant in sub-clause 9.2(a) only applies to such regulations, by-laws, orders, requirements and notices as relate to the particular use to which the Leased Premises are put by the Lessee or the number or sex of persons working in or from or at any time occupying or visiting the Leased Premises.
- (d) All works which the Lessee is required to carry out under this clause must be carried out by contractors approved by the Lessor (such approval not to be unreasonably withheld) and pursuant to plans and specifications so approved, with all the approvals to be obtained by the Lessee before the works are commenced.
- (e) In default of compliance by the Lessee of the Lessee's Obligations under this clause allow the Lessor and the employees agents and independent contractors of the Lessor to enter the Leased Premises at any time with all necessary materials and appliances for the purpose of complying with the Lessee's Obligations under this clause and pay to the Lessor on demand any expense incurred by the Lessor in so doing and indemnify the Lessor against any loss or liability incurred by the Lessor arising from such default.

9.3 Comply with rules and Managing Agent

The Lessee must comply with the Rules and any reasonable direction, order or request of the Lessor or the Managing Agent.

9.4 No overloading of floors

The Lessee must take all steps reasonably necessary to ensure that the floors, walls, pillars and other parts of the construction of the Building are not broken, strained or damaged by overloading of floors or from any cause.

9.5 No signs, amplifiers etc.

The Lessee must not place or allow to be placed or maintained in any part of the Building including on the roof or on any exterior part of the Leased Premises any television or wireless antennae or mast or other apparatus or any sign, awning, canopy or advertising matter including any lettering, slogan, illustration or representation or other thing of any kind, without the prior written consent of the Lessor, other than a sign which the Lessee is required by law to erect.

9.6 Use of common areas

The Lessee must not do or omit to do anything which may cause or allow the Common Areas:

- (a) to require maintenance except for fair wear and tear;
- (b) to be other than in a good clean sanitary and attractive state and condition; or
- (c) to be obstructed.

9.7 No general nuisances

The Lessee must not do or permit to be done in the Leased Premises anything which may be a nuisance or annoyance to the Lessor or to any of the Lessor's other tenants or users of Gibbney Reserve or to the tenants or occupiers of other property in the neighbourhood of the Building.

9.8 No overloading of electrical circuits

The Lessee must not install any electrical equipment in the Leased Premises that overloads the cables switchboards or sub-boards through which electricity is conveyed to the Leased Premises.

9.9 Use of sanitary appliances

The Lessee must not use or permit to be used the lavatories, grease traps and other sanitary appliances installed in the Leased Premises or elsewhere in the Building for any purpose other than that for which they were constructed and not throw or allow to be thrown any sweepings, rubbish, rags, ashes, tea leaves or other substances in them.

9.10 Additional drains

The Lessee must provide and maintain any additional drains and drainage equipment which in the reasonable opinion of the Lessor is required for the Leased Premises having regard to the use to which the Leased Premises are put by the Lessee.

9.11 Use of Leased Premises

The Lessee must not use the Leased Premises other than for the purpose specified in Item 10 of the Second Schedule.

9.12 Security

At the end of each day, the Lessee must take all steps reasonably necessary to ensure that:

- (a) the Leased Premises and the Common Areas have been vacated by all persons;
- (b) all points of entry into the Leased Premises and the Common Areas are secured against entry by unauthorised persons; and
- (c) any alarm or other security monitoring device has been activated and is operating.

9.13 Season Ground Allocation

The Lessee must comply with the Lessor's seasonal ground allocation process (as determined by the Lessor from time to time) as if they were covenants by the Lessee under this Lease. The Lessee acknowledges that any fees payable by it under the Lessor's seasonal ground allocation process are in addition to any amounts payable under this Lease.

10. ADDITIONAL COVENANTS BY LESSEE

10.1 No encumbrances

The Lessee must not mortgage charge or encumber the Lessee's interest in this Lease or any of its fixtures, fittings or improvements in the Leased Premises or agree so to do without the prior consent in writing of the Lessor.

10.2 No absolute caveat

- (a) The Lessee must not lodge an absolute caveat over the Land to protect the interest of the Lessee under this Lease, but if any absolute caveat is lodged, the Lessee in consideration of the Lessor granting this Lease to the Lessee irrevocably appoints the Lessor and each and every one of the directors and other officers of the Lessor jointly and severally, the agents and attorney of the Lessee to sign and register a withdrawal of the absolute caveat, the cost of which is to be paid by the Lessee upon demand.
- (b) The provisions of this clause do not prevent the Lessee lodging a caveat expressed to be subject to claim. The Lessee must at its cost withdraw any such caveat at the end of the Lease.
- (c) The Lessee must withdraw any caveat lodged by it over the Land within 14 days of any request in writing from the Lessor, for the purposes of permitting any dealing with the Land or any part of it by the Lessor which does not adversely affect the estate or interest of the Lessee in the Land subject to:
 - (i) if the Lessor's dealing includes the lodgment of a new mortgage over the Land, or any part of it including the Leased Premises, the new mortgagee must first consent in writing to this Lease;
 - (ii) the Lessor meeting the reasonable costs of preparation of the withdrawal, the preparation of a fresh caveat in protection of the Lessee's interests under this Lease and the registration fees payable to the Office of Titles with respect to the lodgment of the withdrawal and the fresh caveat.

10.3 Pass on notices

The Lessee must immediately give notice in writing to the Lessor of any notice received by the Lessee from any statutory public or other authority relating to the Leased Premises.

10.4 Yielding up

The Lessee must at the expiration or sooner determination of the Term yield and deliver up possession of the Leased Premises to the Lessor, in such good and substantial repair and condition and state of cleanliness and decoration as is consistent with the due performance by the Lessee of the Lessee's Obligations and surrender all keys of the Leased Premises to the Lessor at the place then fixed for payment of Annual Rent, and inform the Lessor of all combinations on any locks, safes and vaults in the Leased Premises.

10.5 Removal of fixtures and fittings

- (a) The Lessee must before the expiration or sooner determination of the Term:
- (i) remove from the Leased Premises all fixtures and fittings, equipment and furnishings which have been erected or installed by the Lessee or purchased by the Lessee from any previous occupier of the Leased Premises (other than any fixtures and fittings equipment and furnishings which in the opinion of the Lessor form an integral part of the Leased Premises or of the Building); and
 - (ii) make good to the satisfaction of the Lessor any damage caused to the Leased Premises or the Building by such erection, installation or removal; and
 - (iii) if required by the Lessor, re-instate any alterations made by the Lessee to the Leased Premises so that the Leased Premises are converted back to their condition as at the Commencement Date; and
 - (iv) if required by the Lessor, return the Leased Premises to an open floor layout; and
 - (v) if required by the Lessor to remove any of the Lessor's Fixtures in accordance with paragraphs (i) to (iv) and
 - (vi) at the election of the Lessor, pay to the Lessor an amount nominated by the Lessor as the cost of the Lessee carrying out the works in paragraphs (ii), (iii), (iv) and (v) and upon doing so the Lessee will be released from its obligation to perform such works.
- (b) The property in all fixtures and fittings, equipment and furnishings which pursuant to the provisions of the preceding sub-clause the Lessee is not to remove from the Leased Premises, will immediately upon the expiration or sooner determination of the Term, pass to the Lessor and the Lessor will not be liable or required to pay any consideration or compensation for that property.

11. LESSOR'S COVENANTS AND RESERVATIONS**11.1 Quiet enjoyment**

The Lessee duly paying the Annual Rent and performing and observing the Lessee's Obligations, may peaceably and quietly hold and enjoy the Leased Premises during the Term, without any interruption by the Lessor or any person claiming through, under or in trust for the Lessor.

11.2 No warranties

The Lessor does not expressly or impliedly warrant that the Leased Premises are now, or will remain suitable or adequate for all or any of the purposes of the Lessee, or for the business which the Lessee is authorised to conduct in them, or that any fixture or fitting in them is or will remain in working order and condition, and any warranties as to suitability and adequacy of the Leased Premises implied by law are expressly denied.

11.3 Lessor's right to install services

- (a) The Lessor reserves to itself and to the employees agents and independent contractors of the Lessor the right:
 - (i) to enter the Leased Premises at all reasonable times with all necessary materials and appliances to erect, make, excavate, lay or install in, on, over, through or under the Leased Premises any posts, drains, pipes, conduits, ducts, cables, wires or other things required for any existing or future service to the Building including to pass running water, heat, oil, electricity and other power, telephone lines and conditioned air;
 - (ii) to enter the Leased Premises for the purpose of inspecting, removing, maintaining, altering or adding to any such things relating to an existing or future service to the Building.
- (b) In each case mentioned in sub-clause 11.3(a) the Lessor must cause as little inconvenience and damage to the Lessee as is practicable in the circumstances and must make good any damage so caused.
- (c) The Lessor is not liable to the Lessee for any loss or damage caused to the Leased Premises, or to the Lessee, by reason of any interruption to the Lessee's business, or any interference in the use or enjoyment of the Leased Premises by the Lessee, during the course of or as a result of the doing of any of the acts or things reserved to the Lessor its employees agents and contractors under this Lease.

11.4 Lessor's right to add to the Building

- (a) The Lessor reserves the right to add to the Building and build additional storeys on the Building and no such additions or additional storeys will form part of the Leased Premises.
- (b) The Lessor must ensure any works pursuant to sub-clause 11.4(a) are carried out in a manner to cause as little inconvenience to the Lessee and as little damage to the Leased Premises as is reasonably practicable in the circumstances and must make good any damage so caused.

11.5 Lessor's rights to make rules

- (a) The Lessor may make, delete or amend the Rules (not being inconsistent with the express terms and conditions of this Lease) for the safety, security, control, care and cleanliness of the Building and for the preservation of good order and conduct in and on the Building and of any person coming into it including the making of fines or the imposition of penalties for a breach of the Rules. The Lessee must comply with the Rules as if they were covenants under this Lease.
- (b) The Rules set out in the First Schedule (if any) are the Rules at the Commencement Date.
- (c) A certificate signed by any officer or agent of the Lessor or by the Managing Agent for the time being is sufficient evidence that Rules have been duly made and are in force or have been repealed, amended or modified and (unless the contrary is proved) that notice in writing of the Rules has been given to the Lessee on the date specified in the certificate.

11.6 Rates and Taxes

Subject to Clause 5.3 and the Lessor's right to be reimbursed by the Lessee, the Lessor must pay all Rates and Taxes.

11.7 Insurance Premiums

Subject to the Lessee performing and observing the Lessee's obligations, the Lessor must duly and punctually pay the Insurance Premiums so as to at all times during the Term keep in place insurance for the Insurable Risks.

11.8 Electric power, gas and water

- (a) Subject to the Lessee performing and observing the Lessee's obligations, the Lessor must duly and punctually pay to the Appropriate Authority all charges and meter rentals for electric power, gas, water and excess water consumed on or for the Leased Premises and electricity consumed by any air conditioning plant used for the Leased Premises but not charges and rentals for any telephone service.
- (b) Despite any other term of this Lease, the Lessor will not be liable to the Lessee for any failure (either total or partial) in the supply of electric energy or gas resulting from:
 - (i) failure of the Appropriate Authority to supply electric energy or gas to the Lessor or the Lessee except to the extent that failure is due to the Lessor's default;
 - (ii) war, riot, Act of God, force majeure or accident or interference with or breakdown from a cause arising in any part of the Appropriate Authority's or the Lessor's electrical or gas installations or equipment;
 - (iii) wrongful or improper use of electrical or gas equipment by the Lessee;
 - (iv) any other cause beyond the reasonable control of the Lessor.

- (c) The Lessor will, at its own cost, install a separate sub-meter for the supply of electric power to the Leased Premises.

11.9 Cleaning

The Lessor will ensure that the Specified Common Areas are preserved in a clean, sanitary and attractive condition.

12. ASSIGNMENT AND UNDERLETTING PROVISIONS

12.1 Lessee not to assign etc.

The Lessee must not without the prior consent in writing of the Lessor assign, sub-let, or part with possession or occupation of the Leased Premises, or any part of them, or this Lease, or any estate or interest in it.

12.2 No statutory right to assign

Sections 80 and 82 of the Property Law Act 1969 are expressly excluded from application to this Lease and do not apply to it.

13. DEFAULT PROVISIONS

13.1 Default provisions

If:

- (a) the Annual Rent, Rates and Taxes, Variable Outgoings Contribution, or any other payment, in the case of the Annual Rent, reserved by this Lease and in the case of all other payments, payable under this Lease, is at any time unpaid for 14 days after becoming due whether formally demanded or not; or
- (b) there is a breach or non-observance of any of the other Lessee's Obligations and such breach or non-performance continues after the expiration of 14 days' written notice to the Lessee to remedy the same; or
- (c) any execution is issued against the Lessee (whether being a corporation or person) and is not satisfied or withdrawn within thirty (30) days of issuance; or
- (d) if the Leased Premises are abandoned, deserted or vacated (other than for the purposes of normal vacation periods) or the Lessee is dispossessed of the Leased Premises by process of law; or
- (e) any Insolvency Event occurs in respect of the Lessee,

THEN and in any such case (but subject to the provisions of the Bankruptcy Act 1966 (Commonwealth)) the Lessor may at its option re-enter upon, occupy and resume possession of the Leased Premises or any part of them in the name of the whole and this Lease and the Term will then cease and determine but without releasing the Lessee from the Annual Rent and all other money accrued up to the time of such re-entry and without prejudice to the right of action of the Lessor in respect of any breach of the Lessee's Obligations.

13.2 Lessor's right to remedy

The Lessor may remedy without notice any default by the Lessee under this Lease including the payment of any moneys payable by the Lessee pursuant to the provisions of this Lease and whenever the Lessor so elects all debts, costs and expenses incurred by the Lessor including legal costs and expenses in remedying a default, must be paid by the Lessee to the Lessor on demand.

13.3 Damage for breach of essential term

- (a) The covenants by the Lessee:
- (i) to comply with the Loan Contract (Clause 2.2);
 - (ii) to pay the Annual Rent (Clause 4.1), Variable Outgoings Contribution (Clause 5.1), and Rates and Taxes (Clause 4.3) at the times and in the manner provided respectively in this Lease;
 - (iii) to maintain the premises in good condition (Clause 8.1);
 - (iv) not to make any alterations or additions in the construction or arrangement of the Leased Premises (Clause 9.1);
 - (v) not to use the Leased Premises other than for the purpose permitted under this Lease (Clause 9.11); and
 - (vi) not without the prior consent in writing of the Lessor to assign, sub-let or part with possession or occupation of the Leased Premises or any part of them (Clause 12.1),

are (subject to sub-clause 13.3(b)) essential terms of this Lease and the breach, non-observance or non-performance of any one or more of such terms and conditions is deemed to be a fundamental breach of the Lessee's Obligations.

- (b) The presence of sub-clause 13.3(a) in this Lease does not mean that there are no other essential terms of this Lease.
- (c) Should the Lessor terminate this Lease following a breach of an essential term of this Lease, then without prejudice to any other right or remedy of the Lessor contained or implied in this Lease, the Lessor is entitled to recover from the Lessee as and by way of liquidated damages for such breach:
- (i) the aggregate of the Annual Rent and other moneys which would have been payable by the Lessee for the unexpired residue of the Term but for such determination;
less
 - (ii) the aggregate of the Annual Rent and other moneys which the Lessor by taking proper steps to re-let the Leased Premises obtains or could reasonably be expected to obtain by re-letting the Leased Premises for the unexpired residue of the Term after such determination.
- (d) To the extent that the damages determined under sub-clause 13.3(c) represent an acceleration of payments which would otherwise have been received over a

period of time, the damages will be discounted accordingly at a rate of 6 percent per annum and the discount will be calculated with effect from the date on which those damages in full (less any discount) are received by the Lessor.

14. GENERAL PROVISIONS

14.1 Damage to Leased Premises

- (a) If:
- (i) the Leased Premises or any part of them are destroyed or damaged so as to be unfit for occupation or use; and
 - (ii) such destruction or damage does not occur in consequence (directly or indirectly) of some act or default of the Lessee or a Permitted Person; and
 - (iii) the policy of insurance effected by the Lessor for the Insurable Risks and covering such destruction or damage has not been vitiated or payment of the policy moneys refused in consequence of some act or default of the Lessee or a Permitted Person,

then a proportionate part of the Annual Rent and Variable Outgoings Contribution according to the nature and extent of the damage sustained will be abated by the Lessor until the Leased Premises are again rendered fit for occupation and use.

- (b) If a dispute arises as to an abatement under sub-clause 14.1(a):
- (i) the dispute will be referred to the arbitration of a single arbitrator and in the case that the parties do not agree upon one within twenty-one (21) days of a written request from one party to the other then an arbitrator appointed at the request of either party by the then President of the Law Society of Western Australia;
 - (ii) the full Annual Rent and Variable Outgoings Contribution must be paid without any deduction or abatement until the date of such agreement or award at arbitration following which the Lessor must refund any part of them which according to such agreement or award has been overpaid.
- (c) If the destruction or damage mentioned in sub-clause 14.1(a) occurs in consequence (directly or indirectly) of some act or default of the Lessee or a Permitted Person or if the policy of insurance effected by the Lessor is vitiated or payment of the policy moneys refused in consequence of some act or default of the Lessee or a Permitted Person, the Annual Rent and Variable Outgoings Contribution will not be abated as provided above nor will the Lessee be entitled to any abatement of them or to a reference to arbitration as provided above.

14.2 Destruction of Building

- (a) If a substantial part of the Building is destroyed or damaged:

- (i) to such an extent so as to be unfit for occupation or use during the Term; and
- (ii) not being re-instated by the Lessor within six (6) months of such occurrence,

then unless within such six (6) month period the Lessor:

- (iii) elects by notice in writing to the Lessee to reinstate the Building to as nearly as practicable its original design; and
- (iv) commences such re-instatement,

the Lessor or the Lessee may (in the case of the Lessee, only if such damage or destruction is not caused by the Lessee or a Permitted Person) by notice in writing to the other of them determine this Lease and the Term as from the date of the giving of such notice ("Destruction Termination Date") without prejudice to the right of the Lessor for any previous breach by the Lessee of any of Lessee's Obligations.

- (b) Subject to clause 14.2(c), if the Lease is determined pursuant to clause 14.2(a), the Lessor and Lessee agree that, in full compensation to the Lessee for all loss and damage that the Lessee may suffer as a result of the early termination, the Lessor will compensate the Lessee in the following manner:
 - (i) The Lessor will release the Lessee from any obligation to pay amounts of principal or of interest that remain payable under the Loan Contract as from the Destruction Termination Date (without prejudice to the right of the Lessor to recover any non-payment of an amount owing under the Loan Contract prior to the Destruction Termination Date); and
 - (ii) The Lessor will pay to the Lessee the amount of \$20,000 less the aggregate of \$79.37 multiplied by the number of calendar months between the Commencement Date and the Destruction Termination Date and if the number of calendar months between the Commencement Date and the Destruction Termination Date includes a fractional amount, then the result will be rounded down to the nearest whole number.
- (c) If the destruction or damage mentioned in sub-clause 14.2(a) occurs in consequence (directly or indirectly) of some act or default of the Lessee or a Permitted Person or if the policy of insurance effected by the Lessor is vitiated or payment of the policy moneys refused in consequence of some act or default of the Lessee or a Permitted Person, the Lessee will not be compensated as provided in clause 14.2(b) nor will the Lessee be entitled to any compensation in clause 14.2(b).
- (d) For the purposes of this clause the expression "a substantial part of the Building" means 1/3 or more of the Net Leasable Area of the Building.

14.3 Liability for loss

- (a) Except to the extent caused by any act, neglect, default or omission of the Lessor, or its agents or employees, and to the extent that its liability may be excluded at law, the Lessor will not in any circumstances be liable to the

Lessee for any loss, damage or injury suffered by the Lessee as a result of its occupation and use of the Leased Premises, or the enjoyment of its other rights with respect to the Building, or in consequence of any malfunction or breakdown in, or interruption of or to the water gas or electricity services, the air conditioning equipment, Fire Fighting Equipment, lifts, elevator or any of the appurtenances contained in the Leased Premises or in the Building, or from the breakage, blockage, or overflow of any sewer, waste drains, conduits, cables, wires, gutters, down pipes or storm water drains from any cause.

- (b) The Lessor will not be liable to the Lessee in respect of any loss or damage suffered by the Lessee by reason of or arising out of any act neglect or default of any other tenant or occupier of the Building.

14.4 Liability for Lessor and others

- (a) Despite anything contained or implied in this Lease or rule of law or equity to the contrary, the Lessor will not be liable for any damage or loss that the Lessee suffers by reason of any act or omission of the Lessor to do any act or thing to or in respect of the Leased Premises or the Building which (as between the Lessor and the Lessee) the Lessor might be legally liable to do, unless the Lessee gives to the Lessor notice in writing of such act or omission and the Lessor without reasonable cause subsequently fails within a reasonable time to take proper steps to rectify such act or omission.
- (b) The Lessee will be liable for any act, neglect, default or omission of a Permitted Person in any way arising with respect to the rights and obligations created by this Lease.

14.5 Holding over provisions

If the Lessee continues to occupy the Leased Premises with the agreement of the Lessor after the expiration or sooner determination of the Term, then the Lessee will be a monthly tenant at a rent equal to one twelfth (1/12) of the Annual Rent payable immediately prior to the termination or sooner determination of the Term together with the monthly payment on account of Variable Outgoings Contribution and otherwise on the same terms and conditions (with appropriate changes made) as are contained or implied in this Lease excepting any option to renew.

14.6 Moratorium

The application to this Lease of any present or future moratorium or Act (State or Commonwealth) having the effect of extending the Term or Further Term, reducing or postponing the payment of the Annual Rent or any part of it or otherwise affecting the operation of the Lessee's Obligations or providing for compensation rights or privileges at the expense of the Lessor in favour of the Lessee or any other person is expressly excluded and denied so far as such exclusion and denial is lawful.

14.7 Severance

If any term or condition of this Lease or the application of them to any person or circumstances is invalid or unenforceable, the remaining terms and conditions are not affected and each term and condition of this Lease is valid and enforceable to the fullest extent permitted by law.

14.8 Consents and approvals

Except as otherwise specifically provided in this Lease any consent or approval which may be granted by the Lessor under this Lease may be granted or refused or granted subject to conditions in the absolute discretion of the Lessor. A consent or approval given by the Lessor to an ongoing course of conduct, may be withdrawn at any time.

14.9 Effect of waiver

No consent or waiver express or implied by the Lessor or the Managing Agent to or of any breach of any Lessee's Obligations will be construed as a consent or waiver to or of any other breach of the same or any other of the Lessee's Obligations.

14.10 No Partnership

This Lease does not in any way or for any purpose constitute the Lessor a partner of the Lessee in the conduct of the Lessee's business or otherwise or joint venturer or a member of a joint enterprise with the Lessee.

14.11 Notices

Any notice, consent, approval, demand or other communication to be given or made under this Lease (unless otherwise provided):

- (a) must be in writing;
- (b) must be signed by or on behalf of the party giving or making it;
- (c) may be given in any of the following modes:
 - (i) by facsimile transmission,
 - (ii) by pre-paid mail, or
 - (iii) by hand delivery; and
- (d) may be addressed, delivered or transmitted to the party to receive it at its registered office or principal office for the time being, or at the address or facsimile number:
 - (i) shown in this Lease, or
 - (ii) later notified to the other party from time to time.

A notice sent by pre-paid post or facsimile is taken to be received:

- (e) in the case of post, on the third Business Day after posting; and
- (f) in the case of facsimile:
 - (i) if transmitted before 5.00pm (Perth time) on a Business Day: on that Business Day;
 - (ii) if transmitted after 5.00pm (Perth time) on a Business Day: on the next following Business Day;

- (iii) if transmitted on a day not being a Business Day: on the next day being a Business Day,
- (iv) if, in any instance, the sender can produce a transmission report by the facsimile machine from which the facsimile was sent which indicates the time and date of transmission and that the facsimile was sent in its entirety to the facsimile number of the recipient.
- (g) The Lessor's solicitor or the Managing Agent may give or serve notice upon the Lessee with the same effect as if it had been given or served by the Lessor.
- (h) For the purposes of this clause, "Business Day" means a day which is not a Saturday, Sunday or gazetted public holiday in the State.

14.12 Managing Agent

The Lessor may appoint a Managing Agent to manage the Building and any Managing Agent so appointed may represent the Lessor in all matters relating to this Lease.

14.13 Entire Agreement

The terms and conditions set out in this Lease contain the entire agreement as concluded between the parties and supersede any negotiations or discussions prior to the execution of this Lease and anything contained in any brochure, market analysis, report or other document prepared by the Lessor or any of the Lessor's agents or consultants for submission to potential tenants of the Building and the Lessee and the Guarantor acknowledge that neither the Lessee nor the Guarantor has been induced to enter into this Lease by any or any alleged statement, representation, warranty or condition verbal or written made by or on behalf of the Lessor and or the Lessor's agents or consultants which is not set out in the body of this Lease.

14.14 Certificate to be Prima Facie Evidence

A certificate signed by or on behalf of the Lessor -

(a) as to the amount of the Annual Rent payable under this Lease; or

(b) as to any other matter or thing arising under this Lease,

will be prima facie evidence of the facts stated in that certificate.

14.15 Additional Terms and Conditions

Any terms and conditions set out in Item 15 of the Second Schedule are to be incorporated in and read as a part of this Lease.

14.16 Right to Lessor to create easements etc

The Lessor expressly reserves the right for the purpose of:

(a) providing public or private access to or egress from the Building or other land adjacent to it ("adjacent land");

(b) support of any viaduct constructed or to be constructed between the Building and adjacent land;

- (c) support of structures erected or to be erected on adjacent land;
- (d) provision of services (including water, drainage, gas, electricity, telephonic and electronic communications) to the Building or to adjacent land or to any viaduct

to enter into any arrangements or agreements with any of the owners, lessees, tenants or occupiers of adjacent land or any viaduct or with any public or other authority and for such purposes may dedicate, transfer, grant or create easements in favour of such persons or authorities and upon such terms and conditions as the Lessor thinks fit and the estate or interest of the Lessee under this Lease is held subject to any such arrangement or agreement.

14.17 Western Australian Planning Commission Consent

This Lease is made expressly subject to and is conditional upon the granting of any consent of the Western Australian Planning Commission required to be obtained under the provisions of the Town Planning and Development Act 1928.

15. REDEVELOPMENT

15.1 Lessor's Right to Terminate

If the Lessor at any time wishes to terminate this Lease:

- (a) because the Lessor has entered or wishes to enter into any arrangements which result in the extension, renovation, demolition or rebuilding of whole or any part of the Leased Premises or the part of the Building in which the Leased Premises are located or works which will prevent access or safe access to the Leased Premises; or
- (b) so that the Lessor can extend, renovate, demolish or rebuild the whole or any part of the Leased Premises or, while not involving the Leased Premises, that part of the Building in which the Leased Premises are located, or to undertake works which will prevent access or safe access to the Leased Premises,

the Lessor may give the Lessee not less than six (6) months' written notice ("Termination Notice") terminating this Lease. The date of termination ("Termination Date") need not coincide with the end of a rent period.

15.2 Vacate and Deliver Up

On the Termination Date this Lease and the Term will terminate and the Lessee, and any sub-lessee or other occupier of the Leased Premises, must give up vacant possession of the Leased Premises to the Lessor in accordance with this Lease and must upon request execute a deed of surrender of this Lease prepared by the Lessor's solicitors.

15.3 Performance of Lessee's Obligations

Despite service of the Termination Notice, the Lessee will remain liable for the payment of the Annual Rental and all other monetary payments payable under this Lease and for the performance and observance of the Lessee's Obligations up to the Termination Date, and its obligations which are expressed to survive the termination of this Lease and the Term until they have been fulfilled.

15.4 Quiet Enjoyment

The exercise by the Lessor of the rights conferred on it by this clause 15 will not constitute a breach of the Lessor's obligations under this Lease.

15.5 No Liability

Except in relation to any liability for misrepresentation or fraud, the Lessor will not, in any circumstances, have any liability for any loss, injury or damage (whether in the nature of economic loss or loss of profit or otherwise) sustained by the Lessee or any person claiming under or through the Lessee as a result of or arising directly or indirectly in any way from any act, matter or thing referred to in this clause 15.

15.6 No Obligation on Lessor to Offer to Grant New Lease

The Lessor will be under no obligation to offer the Lessee a lease ("New Lease") of any alternative premises ("New Premises") in the Building ("Offer") but if it does then clauses 15.7 to 15.9 inclusive will apply.

15.7 Lessee's Right to Reject Offer

If the Lessor makes the Offer in the Termination Notice then the Lessee may elect in the Lessee's discretion either to unconditionally accept or reject the Offer by written notice ("Lessee's Notice") to be served on the Lessor within 30 days from but not including the date of service of the Termination Notice on the Lessee, and time will be of the essence for service of the Lessee's Notice.

15.8 Failure to Serve Lessee's Notice

If the Lessee for whatever reason fails to duly serve the Lessee's Notice within the 30 day period (including, without limitation, if the Lessee attempts to conditionally accept the Offer) then the Lessee will be deemed to have rejected the Offer. The Offer will then lapse and the Lessee must vacate and deliver up possession of the Leased Premises on the Termination Date in accordance with clauses 15.2 and 15.3.

15.9 New Lease

If the Lessee unconditionally accepts the Offer and duly serves the Lessee's Notice within the 30 day period referred to in clause 15.7 then the following provisions will apply to the New Lease:

- (a) the New Premises will be the premises nominated by the Lessor in the offer;
- (b) the commencement date of the New Lease will be the day immediately following the Termination Date or the day being 14 days after the Lessor gives the Lessee notice that the New Premises are ready for the Lessee to commence the Lessee's fit out of the New Premises, whichever is the later;
- (c) while the Lessor must use reasonable endeavours to ensure that the New Premises are ready for occupation and fit out no later than the day immediately following the Termination Date, the Lessor gives no warranty that the New Premises will be made available to the Lessee for fit out prior to that date or that there will be no disruption to the continuity of the Lessee's operations. The Lessee may be required to vacate the Leased Premises before the New Premises are ready for fit out or operation.

- (d) the rental payable for the New Premises at the commencement date of the New Lease will be determined at the same rate per square metre per annum as is payable by the Lessee under this Lease at the Termination Date and will be subject to review at the same times and in the same manner as provided for under this Lease as if the term of the New Lease was a continuation of the term of this Lease;
- (e) the term of the New Lease will be equal to the unexpired portion of this Lease as at the Termination Date;
- (f) this clause 15 will be included in the New Lease as if references to the "Leased Premises" in this clause 15 were references to the "New Premises";
- (g) the New Lease will be prepared by the Lessor or its solicitors provided that the terms and conditions of the New Lease are no more onerous on the Lessee than other terms and conditions of this Lease and will contain such of the other terms and conditions of this Lease so far as they are applicable and such other terms and conditions as are considered usual in the New Lease by the Lessor or its solicitors. Whether or not the new Lease has been executed by the Termination Date the New Lease will be effective and binding on the Lessor, the Lessee on the terms and conditions of this clause 15.9. Until the New Lease is executed and delivered to the Lessor, the Lessee agrees to be bound by the New Lease as if the New Lease had actually been executed by all parties;
- (h) the Lessor will pay the Lessor's own administrative costs or its legal costs in relation to the preparation and completion of the New Lease and its own administration or legal costs of preparing a deed of surrender of this Lease. The Lessee will pay the stamp duty assessed on the deed of surrender and on the New Lease; and
- (i) in full compensation for the early termination of this Lease, the Lessor will also pay to the Lessee the amount expended by the Lessee in physically relocating the Lessee's business from the Leased Premises to the New Premises and being the amount expended by the Lessee on:
 - (i) the removalist's fees and any direct costs incurred in moving equipment, fixtures and fittings of the Lessee from the Leased Premises to the New Premises; and
 - (ii) the reasonable and proper fit out costs of the New Premises approved by the Lessor, which approval will not be unreasonably withheld having regard to the nature of the use of the Leased Premises and the comparable costs which would be incurred by a lessee (over and above the items referred to in paragraph (i) of this sub-clause) in fitting out comparable premises at that Lessee's own cost.

15.10 Compensation

If the Lessor does not offer New Premises or if the Lessee does not accept the Offer in accordance with clause 15.9 or rejects or is deemed to have rejected the Offer, then:

- (a) the Lessee must vacate and deliver up possession of the Leased Premises on the Termination Date in accordance with clauses 15.2 and 15.3;

- (b) clauses 15.6 to 15.9 will not apply and the Lessor will not be required to make, and the Lessee will not be entitled to receive, a new lease; and
- (c) the Lessor and Lessee agree that, in full compensation to the Lessee for all loss and damage that the Lessee may suffer as a result of the early termination by the Lessor of this Lease, the Lessor will compensate the Lessee in the following manner:
 - (i) The Lessor will release the Lessee from any obligation to pay amounts of principal or of interest that remain payable under the Loan Contract as from the Termination Date (without prejudice to the right of the Lessor to recover any non-payment of an amount owing under the Loan Contract prior to the Termination Date); and
 - (ii) The Lessor will pay to the Lessee the amount of \$20,000 less the aggregate of \$79.37 multiplied by the number of calendar months between the Commencement Date and the Termination Date and if the number of calendar months between the Commencement Date and the Termination Date includes a fractional amount, then the result will be rounded down to the nearest whole number.

15.11 No Dispute

The Lessee will not dispute a Termination Notice or Offer properly given.

EXECUTED by the parties to this Lease as a Deed on the date specified on page 1.

FIRST SCHEDULE

Rules

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SECOND SCHEDULE**Particulars**

- Item 1 The Lessor:**
(the parties)
- CITY OF BAYSWATER (ABN 61 054 006 131) of 61 Broun Avenue, Morley, Western Australia
- Item 2 The Lessee:**
(the parties)
- JUNIOR SOCCER ASSOCIATION OF WESTERN AUSTRALIA (INC) (ABN 16 542 301 609) of PO Box 214, Maylands, Western Australia
- Item 3 The Land:**
(Clause 1.1)
- (a) Lot 224 on Plan 3890 the whole of the land in Certificate of Title Volume 1248 Folio 367.
- (b) Lots 225 to 231 (inclusive) on Plan 3890 the whole of the land in Certificate of Title Volume 14 Folio 64A.
- (c) Lots 232 to 238 (inclusive) on Plan 3890 the whole of the land in Certificate of Title Volume 14 Folio 65A.
- Item 4 The Leased Premises:**
(Clause 1.1)
- The social room, office and store room having a floor area of approximately one hundred and thirty square metres (130m²) (subject to measurement) and being those parts of the Building delineated blue on the Tenancy Plan.
- Item 5 The Commencement Date:**
(Clause 2.2)
- 6 January 2003
- Item 6 The Term:**
(Clause 2.2)
- 21 years, expiring on 5 January 2024.
- Item 7 Annual Rent:**
(Clause 3.1)
- \$4,200.00 per annum (plus GST payable in accordance with clause 5.6) payable by one annual instalment upon the issue of an invoice from the Lessor.

Item 8 Rent Review Dates:
(Clause 3.2)

CPI Rent Review Date(s):

1 July of each of the following years – 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023.

Item 9 Public Liability Insurance:
(Clause 6.3)

Ten Million Dollars (\$10,000,000.00)

Item 10 Use:
(Clause 9.11)

Office, storeroom and clubroom.

Item 11 Additional terms and conditions:
(Clause 13.15)

If:

- (a) an application is made to a court for an order or an order is made that the Lessee be wound up; or
- (b) a resolution is passed to wind up or dissolve the Lessee;
- (c) the Lessee is dissolved;

the Lessee may by notice in writing to the Lessor determine this Lease and the Term as from the date of the giving of such notice but without releasing the Lessee from the Annual Rent and all other money accrued up to the date of that notice and without prejudice to the right of action of the Lessor in respect of any breach of the Lessee's Obligations.

Item 8 Rent Review Dates:
(Clause 3.2)

CPI Rent Review Date(s):

1 July of each of the following years – 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023.

Item 9 Public Liability Insurance:
(Clause 6.3)

Ten Million Dollars (\$10,000,000.00)

Item 10 Use:
(Clause 9.11)

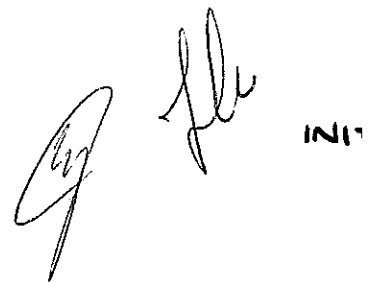
Office, storeroom and clubroom.

Item 11 Additional terms and conditions:
(Clause 13.15)

If:

- (a) an application is made to a court for an order or an order is made that the Lessee be wound up; or
- (b) a resolution is passed to wind up or dissolve the Lessee;
- (c) the Lessee is dissolved;
- (d) the soccer administration in Western Australia is re-structured so that in Western Australia the Lessee will no longer have paid administration staff;

the Lessee may by notice in writing to the Lessor determine this Lease and the Term as from the date of the giving of such notice but without releasing the Lessee from the Annual Rent and all other money accrued up to the date of that notice and without prejudice to the right of action of the Lessor in respect of any breach of the Lessee's Obligations.

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Item 8 Rent Review Dates:
(Clause 3.2)

CPI Rent Review Date(s):

1 July of each of the following years – 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023.

Item 9 Public Liability Insurance:
(Clause 6.3)

Ten Million Dollars (\$10,000,000.00)

Item 10 Use:
(Clause 9.11)

Office, storeroom and clubroom.

Item 11 Additional terms and conditions:
(Clause 13.15)

If:

- (a) an application is made to a court for an order or an order is made that the Lessee be wound up; or
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- 37 -

Item 8 Rent Review Dates:
(Clause 3.2)

CPI Rent Review Date(s):

1 July of each of the following years - 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023.

Item 9 Public Liability Insurance:
(Clause 6.3)

Ten Million Dollars (\$10,000,000.00)

Item 10 Use:
(Clause 9.11)

Office, storeroom and clubroom.

Item 11 Additional terms and conditions:
(Clause 13.15)

is:

- (a) an application is made to a court for an order or an order is made that the Lessee be wound up; or
- (b) a resolution is passed to wind up or dissolve the Lessee;
- (c) the Lessee is dissolved;
- (d) the soccer administration in Western Australia is re-structured so that in Western Australia the Lessee will no longer have paid administration staff;

the Lessee may by notice in writing to the Lessor determine this Lease and the Term as from the date of the giving of such notice but without releasing the Lessee from the Annual Rent and all other money accrued up to the date of that notice and without prejudice to the right of action of the Lessor in respect of any breach of the Lessee's Obligations.

THIRD SCHEDULE

Tenancy Plan

11.2 Cr Sally Palmer - Implications Associated With Implementing No Palm Removal

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

"That Council requests the CEO to prepare a report on the implications associated with implementing a practice where no palm trees within the median strips, roundabouts and council verges in the Morley, Noranda and Embleton areas are to be removed unless approved by Council, or if they are considered to be endangering utilities and/or public safety, or are suffering from terminal disease."

MATERIAL FACTS

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

OFFICER'S COMMENT

The presence of exotic palms in various landscapes across the Perth metropolitan area is fairly commonplace, with the City of Bayswater being no exception. This is most likely due to palms being considered a landscape feature plant and their Mediterranean association by landscapers and gardeners particularly when the focus was to recreate paradise landscape themes using exotic plant species. Some examples of this within the City are, the Benara Road streetscape, and the entry landscapes to the Bayswater Library and the Bayswater Waves facility.

In recent years, there has been a change to landscape principles regarding what is considered desirable planting themes within landscapes and gardens, with the focus now on achieving biodiversity and sustainability outcomes through the planting of endemic or native species. This approach considers the environment more broadly by providing habitat, ecosystems, water savings and climate resilience while displaying the rich species diversity provided by the Australian plant kingdom and also provides health benefits to the community in reducing the heat island effect and providing green relief that is in tune with the environment.

During February 2021 the City undertook a LIDAR (Light Detection and Ranging) survey of the City's tree canopy, and the resulting data analysis suggests an overall percentage increase of 2.6% to the total tree canopy from 2018 to 2021, with an overall total of 14.5%. However, it is understood that the City's urban forest is under extreme pressure due to the impacts of large infrastructure projects and urban infill within the City, with recent losses due to these projects not accounted for in the LIDAR survey resulting in the urban canopy coverage percentage being revised down by City officers to an estimated 12%. The opportunities to regenerate and grow the urban canopy to achieve the City's targeted 20% coverage are finite, as such every possible avenue to achieve this target is being explored. The estimated number of trees to be planted to achieve 20% canopy coverage has been revised up to around 180,000 trees due to recent losses. Currently the City's tree planting program covers parks, streetscapes, natural areas and open drains, with each scenario presenting unique challenges when considering suitable spaces for trees to grow and mature into valuable green assets.

Within the streetscape environment, the competition for space is considerable as consideration has to be given to below and above ground infrastructure such as utilities, power lines and footpaths, which can result in available space being unsuitable for trees or only being able to accommodate smaller tree species. Also, the current verge planting program is not mandatory with many residents choosing not to have a tree on their verge. The remaining spaces within the streetscape are median islands and again there are limited opportunities to plant large tree species, as often medians are too narrow as width is sacrificed due to road width requirements and providing access to properties and commercial precincts.

It is within these areas that palms occupy valuable space, and in doing so provide a minimal contribution to the City's canopy cover as they are not trees. Palms contribute little to ameliorating the heat island effect or to carbon sequestration due to the small amounts of chlorophyll present in their fronds, and due to their shallow canopy density, and as such do not provide the environmental and health benefits that are synonymous with trees. Some of the benefits of replacing palms with trees are as follows:

- Making way for tree species that will increase the value of the City's tree canopy;
- Once established, trees require less maintenance due to the beauty of their natural form, where palms require annual pruning to maintain aesthetics;
- Trees provide a food source for native fauna;
- Increase in shade lowers the road surface and ambient temperatures which assists in decreasing the urban heat island effect, which in turn contributes to road infrastructure longevity; and
- Removing habitat for vermin and pest fauna species such as rats and lorikeets.

At the Ordinary Council Meeting of 12 July 2016, Council approved the removal of Mexican Fan Palms at various locations as well as authorising the Director of Technical Services to approve all future removal requests for palms that are not considered to add environmental or aesthetic value subject to replacement with a suitable species. The report's conclusion was as follows:

"There are several palms within the streetscape that in the opinion of officers do not contribute significantly to the aesthetics of a street but attract significant maintenance costs. There is also no or very little environmental value associated with these palms. Given the above options, Option 3 is recommended for the current applications and Option 2 for future removal requests of this nature. This will result in:

- *Palms which present limited aesthetic and environmental value being removed;*
- *the streetscape being improved due to planting of more suitable street trees;*
- *future environmental benefits from more appropriate trees; and*
- *a reduction in red tape for future removal requests."*

Consequently, Council resolved as follows:

"That Council:

1. *Authorises the Manager of Parks and Gardens to arrange the removal of the palms located at 48 Weatherill Way, Noranda and 48 McGilvray Avenue, Morley and plants a suitable replacement tree for each palm removed.*
2. *Authorises the Director of Technical Services to approve all future removal requests for palms that are not considered to add environmental or aesthetic value subject to replacement with a suitable species."*

Another consideration is that as palms are not trees they are not covered under the general protections afforded to trees under the City's Urban Trees Policy and Trees on Private Land and Street Verges Policy.

Notwithstanding the above, it is understood there may be community members that appreciate the form of palms and also may be attached to them as they consider them as being significant to the identity of their locality. In consideration of this, it would be prudent for the community to be consulted should significant palms be considered for removal, and to achieve this, the messaging

to the community would be around the value replacement trees would provide to the environment and future generations within their community and communicated through a survey orientated approach to gauge their overall support. The resulting information and recommendations would be reported through to Council for approval.

LEGISLATIVE COMPLIANCE

Not applicable.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

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 B3: Quality built environment.

CONCLUSION

As the environmental and aesthetic benefits of individual or small groupings of palm species are not considered significant, it is not reasonable to afford the same protections to them as the City provides for trees, and as such, decisions around the removal of these palms should be at the discretion of the Director Works and Infrastructure.

However, instances where significant groupings of palms or iconic palm specimens are being considered for removal, then the community must be consulted to gauge their support with a final report and recommendations provided to Council for consideration.

Examples of where significant groupings of *Phoenix dactylifera* (Date Palm) palms are located are Benara Road median and Bayswater Waves entry gardens with an iconic palm specimen, *Phoenix dactylifera* (Date Palm) in the roundabout at the intersection of Benara Road and McGilvray Road.

VOTING REQUIREMENT

Simple Majority Required

12.3 Requested Removal of Mexican Fan Palms

Location: 48 Weatherill Way, Noranda
48 McGilvray Avenue, Morley
Applicant: Ms S Rockman - 48 Weatherill Way, Noranda
Mr V Cataldo - 48 McGilvray Avenue, Morley
Officer: Director of Technical Services

EXECUTIVE SUMMARY**Application:**

For Council to consider the requested removal of Mexican Fan Palms at 48 Weatherill Way, Noranda and 48 McGilvray Avenue, Morley.

Key Issues:

- The applicants are requesting removal of existing Mexican Fan Palms on the basis of safety concerns.
- An independent arborist report advises that no works are required at this time.
- As it is considered that palms, such as these, do not provide any aesthetic or environmental value to the streetscape and generally attract high maintenance costs, consideration should be given to Council providing Delegated Authority to the Director of Technical Services to remove Palms in similar condition.

BACKGROUND

The City has received a request from the property owners at 48 Weatherill Way, Noranda and 48 McGilvray Avenue, Morley to remove the Mexican Fan Palms located on the adjacent verge.

48 Weatherill Way, Noranda

The applicant has stated the following reason for removal of the palm:

"This tree has grown extremely tall and during recent storms, we have become quite concerned about the safety of this tree. It sways considerably in strong winds and we are worried that it could break or fall over in bad weather and could cause significant damage or injury to any of the surrounding houses, cars or pedestrians."



48 McGilvray Avenue, Morley



The applicant has requested the removal of the palm as:

"...when it is windy the top leaves shed and cause damage to cars parked in the driveway and also touching the powerlines."



Arborist Assessment

Following receipt of the two requests, officers appointed a consulting arborist to assess the subject palms and the arborist provided the following assessment in respect to both:

- "6.1. This consultant's inspection found this mature Washingtonia robusta to be in good health and in a predominantly sound structural condition at this time.*
- 6.2. The palm tree is developing into its characteristic tall form.*
- 6.3. This palm tree provides significant aesthetic and amenity value to the surrounding streetscape and there is no sound arboricultural justification for removal at this time."*

CONSULTATION

City officers undertook public consultation of residents and landowners 50m in both directions from 48 Weatherill Way, Noranda and 48 McGilvray Avenue, Morley to establish views regarding the potential removal of the subject palms.

As the consultation does not close until Thursday, 7 July 2016, further information on any submissions received will be forwarded to Council prior to the Council Meeting.

ANALYSIS

The arborist assessed the palms and made recommendations based on the following:

- The characteristics of the species.
- The existing health and condition of the palm.
- The structural integrity of trunk.
- The level of risk that the palm represents to property and to persons.
- The aesthetic quality and amenity value that the palm provides to the surrounding streetscape.

Accordingly, the arborist has recommended no works at this time in respect to both palms.

It should be noted that an arborist is a professional in the practice of arboriculture, which is the cultivation, management and study of individual trees, shrubs etc. and not a landscape architect.

Therefore, in the officers' opinion, there are several palms (more commonly known as Cotton or Cocos palms) within the streetscape that do not contribute to the aesthetics of a street but attract significant maintenance costs.



The canopy of a typical palm does not contribute to amelioration of heat island effect or carbon sequestration due to the small amounts of chlorophyll present in palm fronds and therefore, has no or very little environmental value.

Accordingly, Council may wish to consider providing Delegated Authority to the Director of Technical Services to approve future removal requests for palms which have limited environmental or aesthetic value.

OPTIONS

The following options are available to Council:

CURRENT TREE REMOVAL REQUESTS			
OPTION		BENEFIT	RISK
1.	Accede to applicants' requests to remove subject Palms and replace with a suitable street tree at the applicants' expense. Estimated Cost: Nil.	<ul style="list-style-type: none"> Satisfies resident's request. Improving streetscape by planting a suitable replacement tree. Improve canopy cover in the long term. 	<ul style="list-style-type: none"> None.
2.	Not accede to the applicants' request to remove the subject palms with the City to remove dead fronds on an annual basis. Estimated Cost: \$340 per palm/annum	<ul style="list-style-type: none"> Nil 	<ul style="list-style-type: none"> Resident's dissatisfaction. Ongoing costs.
3.	The City removes the Palms and replace them with suitable street trees at the City's cost. Estimated Cost: \$1,000 per palm to remove and replace	<ul style="list-style-type: none"> Satisfies resident's request. Improving streetscape by planting a more suitable replacement tree. Improve canopy cover in the long term. 	<ul style="list-style-type: none"> Residents may not want street trees.

FUTURE TREE REMOVAL REQUESTS			
OPTION		BENEFIT	RISK
1.	Delegate authority for removal of Palms for similar reasons to the Director of Technical Services Estimated Cost: Nil.	<ul style="list-style-type: none"> Satisfies resident's request. 	<ul style="list-style-type: none"> None.
2.	Delegate authority for removal of palms for similar reason to the Director of Technical Services with approval on condition that the palm is replaced with a suitable street tree. Estimated Cost: \$1,000 per tree to remove and replace.	<ul style="list-style-type: none"> Satisfies resident's request. Improving streetscape by planting suitable replacement trees. Improve canopy cover in the long term. 	<ul style="list-style-type: none"> Residents may not want a street tree.

CONCLUSION

There are several palms within the streetscape that in the opinion of officers do not contribute significantly to the aesthetics of a street but attract significant maintenance costs. There is also no or very little environmental value associated with these palms.

Given the above options, Option 3 is recommended for the current applications and Option 2 for future removal requests of this nature. This will result in:

- Palms which present limited aesthetic and environmental value being removed;
- the streetscape being improved due to planting of more suitable street trees;
- future environmental benefits from more appropriate trees; and
- a reduction in red tape for future removal requests.

FINANCIAL IMPLICATIONS

Tree removal and remedial works can be accommodated in the Street Tree Maintenance Budget.

2016/17 BUDGET ALLOCATION	2016/17 BUDGET RECONSIDERATION	PROPOSED 2017/18 BUDGET ALLOCATION	ONGOING COSTS (e.g. MAINTENANCE)	LIFE OF PROJECT/LIFE EXPECTANCY OF ASSET
\$1.722M	-	-	-	-

STRATEGIC LINK

In accordance with the City of Bayswater's Strategic Community Plan 2016-26, the following applies:

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

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

The process stated above does not conflict with the City's Policy, Guidelines for the Management of Street Trees in the City of Bayswater.

VOTING REQUIREMENTS

Simple Majority Required.

ATTACHMENTS

Nil.

ADDENDUM - ORDINARY COUNCIL MEETING - 12 JULY 2016

Additional Information

Further to the distribution of the Ordinary Council Meeting Agenda, please be advised that following the closure of the public consultation period, the City received the following responses:

48 Weatherill Way, Noranda

- 2 supporting the removal of the palm.

48 McGilvray Avenue, Morley

- 1 supporting the removal of the palm; and
- 1 not supporting the removal of the palm.

Recommendation Implications

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

COUNCIL RESOLUTION

(OFFICER'S RECOMMENDATION)

That Council:

1. Authorises the Manager of Parks and Gardens to arrange the removal of the palms located at 48 Weatherill Way, Noranda and 48 McGilvray Avenue, Morley and plants a suitable replacement tree for each palm removed.
2. Authorises the Director of Technical Services to approve all future removal requests for palms that are not considered to add environmental or aesthetic value subject to replacement with a suitable species.

CR ALAN RADFORD MOVED, CR JOHN RIFICI SECONDED

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION

12 QUESTIONS FROM MEMBERS WITHOUT NOTICE**13 NEW BUSINESS OF AN URGENT NATURE****14 MEETING CLOSED TO THE PUBLIC****14.1 Matters For Which The Meeting May Be Closed****14.1.1.1 Chief Executive Officer - Annual Review 2020/21**

Responsible Branch:	Office of the CEO
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority
Attachments:	1. KPI Self-Assessment [9.1.1 - 10 pages] 2. CBP Third Quarter Progress Report [9.1.2 - 8 pages] 3. Carry Forward Projects [9.1.3 - 11 pages]
Refer:	Nil.

REASON FOR CONFIDENTIALITY

This is a CONFIDENTIAL REPORT in accordance with section 5.23(2) of the Local Government Act 1995 (WA), which permits the meeting to be closed to the public for the business relating to:

(a) a matter affecting an employee or employees

COMMITTEE RECOMMENDATION TO COUNCIL

That the recommendation as contained in the "Confidential Report" be adopted.

14.1.1.2 Process For Future Chief Executive Officer Performance Reviews

Applicant/Proponent:	Chief Executive Officer
Owner:	City of Bayswater
Responsible Directorate:	Office of the Chief Executive Officer
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. CEO Standards - for the recruitment - selection - performance review - termination [9.2.1 - 21 pages]
Refer:	Nil.

REASON FOR CONFIDENTIALITY

This is a CONFIDENTIAL REPORT in accordance with section 5.23(2) of the Local Government Act 1995 (WA), which permits the meeting to be closed to the public for the business relating to:

(a) a matter affecting an employee or employees

COMMITTEE RECOMMENDATION TO COUNCIL

That the recommendation as contained in the “Confidential Report” be adopted.

14.1.1.3 CEO Remuneration

Applicant/Proponent:	Chief Executive Officer
Responsible Directorate:	Office of the Chief Executive Officer
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. Local Government Chief Executive Officers and Elected Members Determination No 1 of 2021 [9.3.1 - 32 pages] 2. Variation 2 to Local Government CEOs and Elected Members - 24 June 2021 [9.3.2 - 1 page]
Refer:	Nil.

REASON FOR CONFIDENTIALITY

This is a CONFIDENTIAL REPORT in accordance with section 5.23(2) of the Local Government Act 1995 (WA), which permits the meeting to be closed to the public for the business relating to:

(a) a matter affecting an employee or employees

COMMITTEE RECOMMENDATION TO COUNCIL

That the recommendation as contained in the "Confidential Report" be adopted.

14.1.2 Tender 10 2021 Management Services for Morley Sport and Recreation Centre

Responsible Branch:	Governance and Organisational Strategy
Responsible Directorate:	Corporate and Strategy
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority

REASON FOR CONFIDENTIALITY

Item 14.1.1 Tender 10 2021 Managements Services for Morley Sport and Recreation Centre is a CONFIDENTIAL REPORT in accordance with section 5.23(2) of the Local Government Act 1995 (WA), which permits the meeting to be closed to the public for the business relating to:

- (e) *a matter that if disclosed, would reveal —*
 - (iii) *information about the business, professional, commercial or financial affairs of a person.*

OFFICER'S RECOMMENDATION

That the recommendation as contained in the “Confidential Report” be adopted.

14.1.3 Application for Partial Rates Exemption - Mertome Village

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate & Strategy
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority

REASON FOR CONFIDENTIALITY

Item 14.1.2. Application for Partial Rates Exemption – Mertome Village is a CONFIDENTIAL REPORT in accordance with section 5.23(2) of the Local Government Act 1995 (WA), which permits the meeting to be closed to the public for the business relating to:

- (e) *a matter that if disclosed, would reveal —*
 - (iii) *information about the business, professional, commercial or financial affairs of a person.*

OFFICER'S RECOMMENDATION

That the recommendation as contained in the “Confidential Report” be adopted.

14.1.4 EMRC Establishment Agreement

Responsible Branch:	Sustainability, Environment and Waste
Responsible Directorate:	Works and Infrastructure
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority

REASON FOR CONFIDENTIALITY

Item 14.1.4 is a CONFIDENTIAL REPORT in accordance with section 5.23(2) of the Local Government Act 1995 (WA), which permits the meeting to be closed to the public for the business relating to:

- (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;
- (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.

OFFICER'S RECOMMENDATION

That the recommendation as contained in the "Confidential Report" be adopted.

14.2 Public Reading Of Resolutions That May Be Made Public**15 CLOSURE**