

# Minutes

## Ordinary Council Meeting 22 November 2022

*By signing these minutes I certify that they were confirmed at the Ordinary Council Meeting held on Tuesday, 6 December 2022 by resolution of Council*

---

CR FILOMENA PIFFARETTI, MAYOR  
CHAIRPERSON

### 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 2021*.
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. Persons are not permitted to record (visual or audio) at the Council meeting without prior approval of the Council.
7. Council meetings will be livestreamed in accordance with the resolution of 24 August 2021. Images and voices may be captured and streamed. If you have any issues or concerns regarding the live streaming and recording of meetings, please contact the City's Governance team.
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](http://www.bayswater.wa.gov.au)

Telephone: 08 9272 0622  
FAX: 08 9272 0665

Email: [mail@bayswater.wa.gov.au](mailto:mail@bayswater.wa.gov.au)



# Council Chambers Seating Plan



Jeremy Edwards  
CEO



Cr Filomena Piffaretti  
Mayor



Cr Giorgia Johnson



Cr Lorna Clarke



Cr Dan Bull



Cr Elli Petersen-Pik



Cr Catherine Ehrhardt  
Deputy Mayor



Cr Michelle Sutherland



Cr Assunta Meleca



Cr Steven Ostaszewskij



Cr Sally Palmer



Cr Josh Eveson



Des Abel,  
DCD



Doug Pearson,  
DMPCA



Lorraine Driscoll,  
DCS



Luke Botica,  
DWI

Agendas  
and Minutes  
Officer

Press

Gallery

### Nature of Council's Role in Decision Making

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

### *City of Bayswater Standing Orders Local Law 2021*

#### **6.9 DEPUTATIONS**

- (1) Allowance has been established for deputations to be heard at Agenda Briefing Forums the week prior to the Ordinary Council Meeting by any person or group wishing to be received. A deputation may be heard at the Council meeting, Agenda Briefing Forum or a Committee meeting open to the public at the discretion of Council, and the depute is to either-
  - (a) apply, before the meeting, to the CEO for approval and can be considered in both a verbal and written format;
  - (b) with the approval of the Presiding Member, at the meeting; and-
  - (c) are to be received by 1.30pm on the day of the forum receiving the deputation.
- (2) Upon receipt of a request for a deputation the CEO must refer the request to the relevant Council meeting, Agenda Briefing Forum or a Committee meeting.
- (3) Unless the Presiding Member allows, a depute invited to attend the meeting is not to address the meeting for a period exceeding 5 minutes.
- (4) 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.
- (5) For the purposes of this clause, unless Council, Agenda Briefing Forum or the Committee determines 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.
- (6) Unless Council, Agenda Briefing Forum or the Committee resolves otherwise, any matter which is the subject of a deputation to the Council, Agenda Briefing Forum or a Committee open to the public is not to be decided by Council, Agenda Briefing Forum or the Committee until the deputation has completed its presentation.
- (7) The Presiding Member may require deputations to leave the meeting while other deputations are being heard in relation to that matter.
- (8) A member of the public who makes a deputation is to state his or her name and address, however only the name will be published in the minutes.

**TABLE OF CONTENTS**

<b>1</b>	<b>OFFICIAL OPENING .....</b>	<b>7</b>
<b>2</b>	<b>ACKNOWLEDGEMENT OF COUNTRY .....</b>	<b>7</b>
<b>3</b>	<b>ANNOUNCEMENTS FROM THE PRESIDING MEMBER .....</b>	<b>7</b>
<b>4</b>	<b>ATTENDANCE .....</b>	<b>7</b>
4.1	Apologies .....	8
4.2	Approved Leave Of Absence .....	8
4.3	Applications For Leave Of Absence .....	8
<b>5</b>	<b>DISCLOSURE OF INTEREST SUMMARY .....</b>	<b>9</b>
<b>6</b>	<b>PUBLIC QUESTION TIME .....</b>	<b>11</b>
6.1	Responses To Public Questions Taken On Notice .....	11
6.2	Public Question Time .....	11
<b>7</b>	<b>CONFIRMATION OF MINUTES .....</b>	<b>13</b>
7.1	Ordinary Council Meeting .....	13
<b>8</b>	<b>PRESENTATIONS .....</b>	<b>13</b>
8.1	Petitions .....	13
8.2	Presentations .....	13
8.3	Deputations .....	13
8.4	Delegates Reports .....	15
<b>9</b>	<b>METHOD OF DEALING WITH AGENDA BUSINESS .....</b>	<b>15</b>
<b>10</b>	<b>REPORTS .....</b>	<b>17</b>
10.1	Chief Executive Officer Reports .....	17
10.1.1	Meeting Schedule 2023 .....	17
10.2	Corporate And Strategy Directorate Reports .....	34
10.2.1	Financial Reports For The Period Ended 31 October 2022 .....	34
10.2.2	Investment Report For The Period Ended 31 October 2022 .....	64
10.2.3	List Of Payments For The Month Of October 2022 .....	70
10.3	Works And Infrastructure Directorate Reports .....	87
10.3.1	Speeding On Moojebing Street, Bayswater .....	87
10.4	Community And Development Directorate Reports .....	92
10.4.1	Proposed Three Storey Single House - Lot 889, 7 Fourth Avenue East, Maylands .....	92
10.4.2	Proposed Change Of Use To Child Day Care Centre And Associated Alterations And Additions - Lot 24, 11 Murray Street And Lot 11, 13 Murray Street, Bayswater .....	117
10.4.3	Chaplaincy Services .....	156

10.4.4 Australia Day Awards - Citizen Of The Year And Outstanding Women In Leadership 2023.....	167
10.5 Major Projects And Commercial Activities Directorate Reports .....	174
10.5.1 Review Of Play Space Strategy 2022-2025.....	174
10.6 Sub Committee Reports .....	226
10.6.1 Aged Care Governance Committee Meeting - 20 October 2022.....	226
10.6.1.1 Aged Care Capital And Operating Budget 2022/23 - Juniper .....	226
10.6.1.2 Residential Care Facilities - Compliance With Prudential Standards 2022/23 .....	233
10.6.1.3 Update On Aged Care Governance Framework .....	238
10.6.2 Planning And Heritage Policy Review And Development Committee - 8 November 2022 .....	242
10.6.2.1 Planning Policy Review - Local Heritage Fund Policy .....	242
10.6.2.2 Planning Policy Review - Trees On Private Land And Street Verges Policy .....	257
10.6.2.3 Planning Policy Review - Signage Policy.....	290
10.6.2.4 Planning Policy Review - Car Parking In The Town Planning Scheme No. 24 Area .....	313
10.6.2.5 Planning Policy Review - Cash In Lieu Of Car Parking Policy .....	337
10.6.2.6 Proposed Modification To Planning Policy Review Schedule .....	352
11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN .....	358
11.1 Cr Elli Petersen-Pik - Installation Of Fencing Around Playground .....	358
12 QUESTIONS FROM MEMBERS WITHOUT NOTICE .....	362
12.2 Question From Members Without Notice .....	362
13 NEW BUSINESS OF AN URGENT NATURE.....	363
14 MEETING CLOSED TO THE PUBLIC .....	363
14.1 Matters For Which The Meeting May Be Closed.....	364
14.1.1 Aged Care Asset Divestment Meeting - 20 October 22 .....	364
14.1.1.1 Update On Divestment Of The Citys' Aged Care Assets .....	364
14.1.2 Mertome Gardens Operating Reports.....	365
14.1.3 Request For Management Agreement Variation.....	366
14.2 Public Reading Of Resolutions That May Be Made Public .....	367
15 CLOSURE .....	367

**Minutes** of the Ordinary Council Meeting of the Bayswater City Council which took place in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley on Tuesday 22 November 2022.

## 1 OFFICIAL OPENING

The Presiding Member, Cr Catherine Ehrhardt, Deputy Mayor, declared the meeting open at 7:00pm.

## 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, Wadjuk 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 Whadjuk people of the Noongar Nation, and pay our respects to Elders past, present and emerging.*

The Presiding Member, Cr Catherine Ehrhardt, Deputy Mayor acknowledged the Traditional Custodians of the land, the Whadjuk people of the Noongar nation, and paid respects to Elders past, present and emerging.

## 3 ANNOUNCEMENTS FROM THE PRESIDING MEMBER

Nil.

## 4 ATTENDANCE

### Members

#### North Ward

Cr Filomena Piffaretti, Mayor (attending via electronic means)  
Cr Josh Eveson (attending via electronic means)  
Cr Michelle Sutherland

#### Central Ward

Cr Sally Palmer  
Cr Steven Ostaszewskyj

#### South Ward

Cr Catherine Ehrhardt, Deputy Mayor (Presiding Member)  
Cr Elli Petersen-Pik

#### West Ward

Cr Dan Bull  
Cr Giorgia Johnson

## **Officers**

Mr Jeremy Edwards	Chief Executive Officer
Mr Des Abel	Director Community and Development
Mr Doug Pearson	Director Major Projects and Commercial Activities
Ms Lorraine Driscoll	Director Corporate and Strategy
Mr Luke Botica	Director Works and Infrastructure
Ms Amanda Albrecht	Manager Governance, Organisational Planning and Development
Ms Helen Smith	Manager Development and Place
Mr Dan Barber	Manager Recreation and Commercial Activities
Ms Julie-Ann Gray	Manager Community Development
Mr Jon Vines	Manager Project Services
Ms Fatima Al Ghanimi	Principal Design and Traffic Engineer
Mr Bryce Coelho	Principal Engineer Major Projects
Ms Karen D'Cunha	Coordinator Governance
Mr Mitchell Halls	Minutes and Agenda Officer

## **Observers**

Press - 0

Public - 7

### **4.1 Apologies**

Nil.

### **4.2 Approved Leave Of Absence**

<b>Councillor</b>	<b>Date of Leave</b>	<b>Approved by Council</b>
Cr Lorna Clarke	1 August 2022 to 30 November 2022	Special Council Meeting 18 July 2022
Cr Josh Eveson (approved to attend electronically)	15 November 2022 to 23 November 2022	Special Council Meeting 11 October 2022
Cr Filomena Piffaretti, Mayor (approved to attend electronically)	20 November 2022 to 25 November 2022	Ordinary Council Meeting 25 October 2022
Cr Assunta Meleca	20 November 2022 to 26 November 2022	Ordinary Council Meeting 25 October 2022
Cr Sally Palmer	12 December 2022 to 16 December 2022	Ordinary Council Meeting 25 October 2022
Cr Giorgia Johnson	18 December 2022 to 25 December 2022	Ordinary Council Meeting 25 October 2022
Cr Elli Petersen-Pik	19 December 2022 to 11 January 2023	Special Council Meeting 11 October 2022

#### 4.3 Applications For Leave Of Absence

##### COUNCIL RESOLUTION

That Leave of Absence be granted as follows:

Cr Dan Bull from 4 December 2022 to 7 December 2022 inclusive.

Cr Sally Palmer Moved, Cr Elli Petersen-Pik Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** *Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson*

**Against:** *Nil*

#### 5 DISCLOSURE OF INTEREST SUMMARY

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

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

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

The following disclosures of interest were made at the meeting:

Name	Item No.	Type of Interest	Nature of Interest
Cr Dan Bull	10.4.2	Impartial	I'm on the management committee of the Bayswater Childcare Association which has a centre in the vicinity of this application.
Cr Dan Bull	10.4.3	Impartial	I am a board member of Bayswater Primary School, Hillcrest Primary School and Durham Road School.
Cr Dan Bull	10.4.4	Impartial	I know some of the people nominated.
Cr Dan Bull	10.5.1	Proximity	Gobba Lake is mentioned in the report and I live opposite to it.
Cr Dan Bull	12.2	Financial	A question was asked regarding the ward review and I am the chair of the Local Government Advisory Board.
Cr Sally Palmer	10.2.2	Impartial	Bendigo Bank is mentioned in the report, which is the bank used by the Bayswater Childcare Association that I am the chair of.
Cr Sally Palmer	10.2.3	Impartial	I am a member of infant Jesus Catholic Church and active in some of their groups, but not financial.
Cr Sally Palmer	10.4.2	Impartial	I am the Chairperson of the Bayswater Child Care Centres.
Cr Sally Palmer	10.4.3	Impartial	I am an unpaid board member of Morley Senior High School.
Cr Sally Palmer	10.4.4	Impartial	I know some of the people nominated.
Cr Sally Palmer	10.6.2.4	Proximity	My residence is opposite the lot number described in this item.
Cr Sally Palmer	10.6.2.5	Proximity	My residence is opposite the lot number described in this item.

Cr Filomena Piffaretti, Mayor	10.4.3	Impartial	I sit on the board of a number of the schools mentioned in the report.
Cr Filomena Piffaretti, Mayor	10.4.4	Impartial	I know some of the people nominated.
Cr Elli Petersen-Pik	10.4.3	Impartial	I am a board member of Maylands Peninsula Primary School which is mentioned in the report.
Cr Elli Petersen-Pik	10.4.4	Impartial	I know some of the people nominated.
Cr Catherine Ehrhardt, Deputy Mayor	10.4.4	Impartial	I know several of the nominees.
Cr Josh Eveson	10.4.4	Impartial	I some of the people nominated in the report.
Cr Steven Ostaszewskyj	10.4.4	Impartial	I know people who have been nominated.
Cr Giorgia Johnson	10.4.4	Impartial	I know some of the nominees and nominators.
Cr Michelle Sutherland	10.4.2	Impartial	I am on the childcare management committee.
Cr Michelle Sutherland	10.4.4	Impartial	I know some of the people nominated.
Cr Michelle Sutherland	10.6.2.4	Proximity	I have property in the Bayswater townsite.



**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 2021* 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**

Public Question Time commenced at 7:07pm.

The following questions were submitted both in writing/verbally:

**Questions Regarding Items on the Agenda**

Nil.

**Questions that do not Relate to Items on the Agenda**

Harvey Tonkin, Noranda

**Preamble**

Over time, we have seen various biodegradable dog bags at the park. The current bags are dark green and are on a roll. They are currently attached to the poles by plastic ties. These ties make removing of the bags extremely difficult. The City of Stirling have rollers.

The major problem with the bags is that when you remove a bag, the top of the handle is attached to the base of the next bag. The plastic tie makes the removal difficult and more than 25% of the time, the handle rips the bottom corner of the next bag. A dog bag with a hole in the base is not an ideal situation and can create a health problem if you are not aware of the hole when removing the waste products on the reserve.

**Of the other bags, the yellow ones had too much reaction to static as they were difficult to open up. The red ones seemed to have been the better ones.**

**Question 1**

**Who selects and purchases the biodegradable dog bags, the Council or the Contractor?**

**Answer 1**

The dog bags are supplied by the City and restocked onsite by the City's waste collection contractor.

**Question 2**

**Did anyone do a test on the bag selection (for quality, sturdiness) or were they chosen on a cost basis?**

**Answer 2**

The City is currently experiencing a short-term disruption to the supply of its usual yellow compostable dog bags and have had to source an alternative. The green bags currently in place are not intended to be a long-term replacement and the City is hoping to transition back to the yellow compostable bags early next year.

The interruption to supply was unexpected and the City had to make alternative arrangements in a short timeframe in order to maintain supply. Durability, availability, delivery time and costs were all factored into the decision. Given that the bags would be exposed to the elements, the City also had to select a bag that was not compostable.

As the green bags are an interim solution, the City was unable to install permanent infrastructure for the rolls to sit in and have been using cable ties to attach them to the pole.

**Question 3**

**When a staff member/senior staff member leaves the Council, does anyone follow up the emails addressed to them? I had a situation where had they left 2 weeks before I emailed them a question and it didn't come back.**

**Response 3**

Mr Jeremy Edwards, Chief Executive Officer, took the question on notice.

***Public Question Time closed at 7:09pm.***

## 7 CONFIRMATION OF MINUTES

### 7.1 Ordinary Council Meeting

#### COUNCIL RESOLUTION

The Minutes of the Ordinary Council Meeting held on 25 October 2022 which have been distributed, be confirmed as a true and correct record.

Cr Steven Ostaszewskyj Moved, Cr Sally Palmer Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

## 8 PRESENTATIONS

### 8.1 Petitions

#### COUNCIL RESOLUTION

That Council note and receive the petition tabled by Cr Elli Petersen-Pik with 28 signatures from Frances Susan Gilby, asking the City of Bayswater to address the issue regarding the management and location of the bulk rubbish bins at the front of the Kirkham Heights Apartments.

Cr Sally Palmer Moved, Cr Dan Bull Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

*The petition will be forwarded to City Officers to be included in their deliberations and report on the matter that is the subject of the petition.*

### 8.2 Presentations

Nil.

### 8.3 Deputations

Deputations were heard at the Agenda Briefing Forum at **7:00pm** on **Tuesday 15 November 2022**, in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley.

#### 1. 10.3.1 Speeding on Moojebing Street, Bayswater

In relation to Item 10.3.1, Jackson Carr was in attendance, speaking in support of the officer's recommendation.

- 
2. **10.4.1 Proposed Three Storey Single House - Lot 889, 7 Fourth Avenue East, Maylands**  
In relation to Item 10.4.1, Trent Will was in attendance, speaking in support of the officer's recommendation.
- 
3. **10.4.2 Proposed Change of Use to Child Day Care Centre and Associated Alterations and Additions - Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater**  
In relation to Item 10.4.2, Trish Byrne was in attendance speaking in opposition to the officer's recommendation and submitted a written deputation.
4. **10.4.2 Proposed Change of Use to Child Day Care Centre and Associated Alterations and Additions - Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater**  
In relation to Item 10.4.2, Alan Stewart was in attendance speaking in opposition to the officer's recommendation.
5. **10.4.2 Proposed Change of Use to Child Day Care Centre and Associated Alterations and Additions - Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater**  
In relation to Item 10.4.2, Tyler Wood was in attendance speaking in opposition to the officer's recommendation.
6. **10.4.2 Proposed Change of Use to Child Day Care Centre and Associated Alterations and Additions - Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater**  
In relation to Item 10.4.2, Linda Slater submitted a written deputation in opposition to the officer's recommendation.
7. **10.4.2 Proposed Change of Use to Child Day Care Centre and Associated Alterations and Additions - Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater**  
In relation to Item 10.4.2, Greg Da Rui submitted a written deputation in opposition to the officer's recommendation.
8. **10.4.2 Proposed Change of Use to Child Day Care Centre and Associated Alterations and Additions - Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater**  
In relation to Item 10.4.2, Andrew Watt submitted a written deputation in opposition to the officer's recommendation.
9. **10.4.2 Proposed Change of Use to Child Day Care Centre and Associated Alterations and Additions - Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater**  
In relation to Item 10.4.2, Paul Shanahan submitted a written deputation in opposition to the officer's recommendation.
- 
10. **10.6.2.2 Planning Policy Review - Trees on Private Land and Street Verges Policy**  
In relation to Item 10.6.2.2, Wendy Garstone submitted a written deputation in opposition to the officer's recommendation.
- 
11. **14.1.2 Request for Management Agreement Variation**  
In relation to **Confidential** Item 14.1.2, Todd McHardy, Chief Executive Officer, and Brett McEwin, General Manager, of BlueFit were in attendance speaking on the item and presented their deputation behind closed doors.

#### 8.4 Delegates Reports

Nil.

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

Withdrawn items:

- 10.1.1 A matter on which a member wishes to move a motion that is different to the Officer's Recommendation.
- 10.2.1 A matter on which a member wished to make a statement.
- 10.2.2 An interest was declared.
- 10.2.3 An interest was declared.
- 10.3.1 Item was subject to deputation and a matter on which a member wished to make a statement.
- 10.4.1 Item was subject to deputation, was a matter on which a member wished to make a statement and had an interest declared.
- 10.4.2 Item was subject to deputation, was a matter on which a member wished to make a statement and had an interest declared.
- 10.4.3 A matter on which a member wished to make a statement and had an interest declared.
- 10.4.4 A matter on which a member wished to make a statement and had an interest was declared.
- 10.5.1 A matter on which a member wished to make a statement and had an interest was declared.
- 10.6.1.1 A matter on which a member wished to make a statement and an Absolute Majority Required.
- 10.6.1.2 A matter on which a member wished to make a statement.
- 10.6.1.3 A matter on which a member wished to make a statement.
- 10.6.2.1 A matter on which a member wished to make a statement.
- 10.6.2.2 Item was subject to deputation and was a matter on which a member wished to make a statement.
- 10.6.2.4 Had an interest declared.
- 10.6.2.5 Had an interest declared.

**COUNCIL RESOLUTION - ADOPTION BY EXCEPTION**

That the recommendations relating to items: 10.6.2.3 and 10.6.2.6 contained in the agenda be adopted by exception as per section 5.5 of the *City of Bayswater Standing Orders Local Law 2021*.

Cr Michelle Sutherland Moved, Cr Steven Ostaszewskyj Seconded

CARRIED UNANIMOUSLY: 9/0

*For: Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.*

*Against: Nil.*

**COUNCIL RESOLUTION**

That items 10.3.1, 10.4.1, 10.4.2 and 10.6.2.2 which were subject to deputations, be brought forward to the beginning of section 10 for discussion before resuming the order of business as out in the agenda.

Cr Michelle Sutherland Moved, Cr Filomena Piffaretti, Mayor Seconded

CARRIED UNANIMOUSLY: 9/0

*For: Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.*

*Against: Nil.*

**10 REPORTS****10.1 Chief Executive Officer Reports****10.1.1 Meeting Schedule 2023**

<b>Responsible Branch:</b>	Governance and Strategy
<b>Responsible Directorate:</b>	Office of the CEO
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	1. DRAFT CoB Meeting Schedule 2023 [10.1.1.1 - 12 pages]
<b>Refer:</b>	Item 10.1.1 OCM 21 July 2020

**SUMMARY**

Local governments are required to keep the community informed by including details of when and where Council meetings will be held on their websites.

A proposed schedule of Ordinary Council Meetings (OCM) for the calendar year 2023 is presented in **Attachment 1**.

**OFFICER'S RECOMMENDATION**

That Council

1. Approves the 2023 meeting schedule as contained in **Attachment 1** of this report.
2. Notes that the CEO will publish the 2023 meeting details for Ordinary Council Meetings and Committee Meetings open to the public on the City's website in accordance with r12. of the *Local Government (Administration) Regulations 1996*.

**COUNCIL RESOLUTION**

That Council

1. Approves the 2023 meeting schedule as contained in **Attachment 1** of this report, with the following amendments:
  - (a) Removal of the Councillor Briefing scheduled on 17 January 2023.
  - (b) The Inclusion and Diversity Advisory Committee scheduled on 9 February 2023 rescheduled to 16 February 2023.
  - (c) The Inclusion and Diversity Advisory Committee scheduled on 11 May 2023 rescheduled to 18 May 2023.
  - (d) The Inclusion and Diversity Advisory Committee scheduled on 10 August 2023 rescheduled to 17 August 2023.
  - (e) The Inclusion and Diversity Advisory Committee scheduled on 9 November 2023 rescheduled to 16 November 2023.
2. Notes that the CEO will publish the 2023 meeting details for Ordinary Council Meetings and Committee Meetings open to the public on the City's website in accordance with r12. of the *Local Government (Administration) Regulations 1996*.

Cr Sally Palmer Moved, Cr Giorgia Johnson Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer,  
Cr Josh Eveson, Cr Michelle Sutherland,

*Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.*

**Against:** Nil.

### **REASON FOR CHANGE**

*The Councillor Briefing scheduled on 17 January 2023 was removed as it occurs during the January School Holiday period, and the Inclusion and Advisory Committees were rescheduled to avoid clashes with EMRC Agenda Briefing Forums.*

### **BACKGROUND**

At its Ordinary Council Meeting of 21 July 2020, Council approved continuation of the current Ordinary Council Meeting cycle of one meeting per month with deputations being held at an Agenda Briefing Forum the week prior.

At the Ordinary Council Meeting of 22 February 2022, Council resolved that Ordinary Council Meetings and Agenda Briefing Forums commence at 7pm.

### **EXTERNAL CONSULTATION**

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

### **OFFICER'S COMMENTS**

A draft meeting schedule is contained in **Attachment 1**. It is proposed that Ordinary Council Meetings continue to be held from 7pm on a monthly basis, in line with the Council resolution of 22 February 2022, with an Agenda Briefing Forum starting at 7pm the week before.

### **Types of Meetings Scheduled**

The draft schedule contained in **Attachment 1** proposes dates and times for:

- Ordinary Council Meetings
- Agenda Briefing Forums
- Committee Meetings
- Council Briefings
- Council Workshops

### **Rationale**

The following considerations were made in development of the schedule:

- Public Holidays, school holidays and Melbourne Cup Day were plotted first.
- EMRC draft meeting dates have been inserted, these were confirmed at their meeting of 27 October 2022.
- PAMG meeting dates have been inserted.
- WALGA were contacted to find out what dates they are planning for their meetings, but they are not planning on releasing their 2023 schedule for Zone meetings until the end of November. WALGA State Council Meetings have been plotted, and normally occur on Wednesday evenings. East Metro Zone meetings have historically been held on a Thursday.
- Agenda Briefing Forums (ABFs) have been scheduled on the third Tuesday of each month, with the exceptions of:



- January, where the ABF is one week later to allow time for reports to be written following the December/January Holiday period.
- September where the ABF has been brought forward one week due to the Election Caretaker Period.
- October, where the ABF is proposed to be held on Wednesday 25 October rather than Tuesday 24 October, to give any newly elected Councillors one more day to read the agenda.
- November, where the ABF is scheduled for the second Tuesday of the month to provide some separation between the November and December meetings, as the December meeting has been moved forward.
- December, where the ABF is scheduled on the first Tuesday of the month in order to finish up early for the festive season.
- Ordinary Council Meetings are scheduled on the fourth Tuesday of each month, with the exceptions of:
  - January, where the meeting is one week later to allow time for reports to be written following the December/January Holiday period.
  - April, where it is proposed the meeting be held Wednesday 26 April instead of Tuesday 25 April, due to ANZAC Day.
  - September, where the Ordinary Council is held on the second Tuesday of the month due to the Election Caretaker Period.
  - October, where the meeting is to be held on the fifth Tuesday due to the Election Caretaker Period.
  - November, as the meeting has been moved forward to the third Tuesday of the month to provide some separation between the November and December meeting.
  - The December meeting, which is scheduled on the second Tuesday in December in order to finish up early for the December holiday period.
- It is proposed that adoption of the 2023/24 Budget be considered at the Ordinary Council Meeting of 27 June 2023 rather than at a Special Council Meeting.
- Remaining Tuesdays are generally reserved for Councillor Briefing Sessions.
- Minor Committees have been scheduled prior to ABF's/OCM's where time might permit (e.g. Aged Care Governance and Divestment Committees). However, the majority of Minor Committees are scheduled on Mondays starting at 5pm. Officers have endeavoured to schedule Committee meetings on Tuesday nights when there are no ABF or Council meetings. However, once Councillor briefings have been scheduled, there are not many Tuesdays remaining for Committees.
- Some Committees with external members have indicated a preference for meeting on other weekdays, and this has been accommodated (the Inclusion and Diversity Advisory Committee prefers Thursdays at 6pm, the Reconciliation Advisory Committee prefers Wednesdays at 5pm).

## LEGISLATIVE COMPLIANCE

### Publishing Meeting Details

Regulation 12 of the *Local Government (Administration) Regulations 1996* requires local governments to publish the schedule of their Council and Committee meetings that are open to the public on their websites in advance of the year in which the meetings are to be held.

Committee meetings that are not open to the public are exempt from this requirement.

### Flexibility

While it is important that Council adopts a meeting schedule before the start of the year, the legislation does provide flexibility to reschedule meetings or schedule other meetings as the need arises.

S5.4 of the *Local Government Act 1995* (the Act) allows for Ordinary or Special meetings of Council to be held throughout the year if called for by either the Mayor or at least 1/3 of Councillors, in a notice to the CEO setting out the date and purpose of the proposed meeting, or if so decided by the Council.

When convening an Ordinary Council Meeting the CEO must give each Council member at least 72 hours' notice of the date, time and place of the meeting, and an agenda for the meeting. Special Council meetings may be convened by giving each member notice, before the meeting, of the date, time, place and purpose of the meeting (s.5.5 of the Act)

In accordance with the *City of Bayswater Standing Orders 2021*, the CEO is to call a meeting of any Committee when requested by the Mayor, the Presiding Member of that Committee or any two members of that Committee.

R12 of the *Local Government (Administration) Regulations 1996* requires that any change to the meeting details for an Ordinary Council Meeting or Committee Meeting open to the public be published on the City's official website as soon as practicable after the change is made.

### 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.

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
<b>Conclusion</b>	Adopting the 2023 meeting schedule is considered to present low risks as it will provide structure about when meetings may take place for Councillors, the Community and the Administration. The legislation allows for further meetings to be called or meeting dates to be changed throughout the year, should circumstances provide, and if appropriate notice is given.	

### FINANCIAL IMPLICATIONS

Nil.

### STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Leadership and Governance  
Goal L1: Engage the community in a meaningful way.

Provide opportunities for the community to have their say and consider their views when making decisions.

## **CONCLUSION**

It is recommended that Council approves the meeting schedule as contained in **Attachment 1** of this report to provide certainty about when meetings will take place in 2023.

Jan  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
New Years Day 01	New Year Public Holiday 02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	Councillor Briefing 6.30pm NoMs due for Jan OCM 17	18	19	20	21
22	23	Agenda Briefing Forum 7pm 24	25	Australia Day Public Holiday 26	27	28
29	Planning and Heritage Policy Review and Development Committee 5pm 30	Ordinary Council Meeting 7pm 31	School Term 1 Commences 01	02	03	04

Planning and Heritage Policy Review Reports flow through to Feb OCM

Feb  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
			School Term One Commences			
29	30	31	01	02	03	04
		Budget Workshop #1 6.30-9.30pm		Inclusion and Diversity Advisory Committee 6pm <i>EMRC Agenda Briefing Forum</i>		
05	06	07	08	09	10	11
	CEO Review Committee 5pm	Audit and Risk Committee 5pm NoMs due (Feb OCM) Cr Briefing Session 6.30pm				
12	13	14	15	16	17	18
	Skate and Bike Development Advisory Committee 6.30pm	Agenda Briefing Forum 7pm		EMRC Ordinary Council Meeting 6pm		
19	20	21	22	23	24	25
	Budget Workshop #2	Aged Care Governance & Divestment Committees 4- 6pm Ordinary Council Meeting 7pm				
26	27	28	01	02	03	04

IDAC, CEO and ARMC reports flow through to Feb OCM  
SABDAC and Aged Care Reports flow through to March OCM

Mar  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	01 WALGA State Council Meeting	02 EMRC Audit Committee Meeting	03	04
05	06 Labour Day Public Holiday	07 Cr Briefing Session 6.30pm	08 Reconciliation Advisory Committee 5pm	09 EMRC Agenda Briefing Forum	10	11
12	13 Policy Review and Development Committee 5pm	14 Capital Workshop 6.30-9.30pm NoMs Due for Mar Council Meeting	15	16	17	18
19	20	21 Agenda Briefing Forum 7pm	22	23 EMRC Ordinary Council Meeting 6pm	24	25
26	27	28 Ordinary Council Meeting 7pm	29	30	31	01

PRDC reports flow through to March OCM  
RAC has delegated authority

Apr  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
		Ordinary Council Meeting				
26	27	28	29	30	31	01
02	Planning and Heritage Policy Review and Development Committee 5pm	Budget Briefing 1 6.30-9.30pm NoMs due (April OCM)		Last day of School Term One EMRC Audit Committee Meeting	Good Friday Public Holiday	08
09	Easter Monday Public Holiday	Cr Briefing Session 6.30pm		EMRC Agenda Briefing Forum		15
16		Aged Care Governance & Divestment Committees 4-6pm Agenda Briefing Forum 7pm				22
23	School Term Two Commences	Anzac Day Public Holiday	Ordinary Council Meeting 7pm	EMRC Ordinary Council Meeting 6pm (if required)		29
30						
	01					

PHPRDC reports flow through to April OCM  
Aged Care Reports flow through to May OCM

May  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
		Budget Briefing 2 6.30-9.30pm	WALGA State Council Meeting	EMRC Audit Committee Meeting		
30	01	02	03	04	05	06
07	Audit and Risk Committee 5pm 08	NoMs Due for May Council Meeting Cr Briefing Session 6.30pm 09	Perth Airport Municipality Group Management Committee 3.30pm 10	Inclusion and Diversity Advisory Committee 6pm EMRC Agenda Briefing Forum 11	12	13
14	15	Agenda Briefing Forum 7pm 16	17	18	19	20
21	Skate and Bike Development Advisory Committee 6.30pm 22	Ordinary Council Meeting 7pm 23	24	EMRC Ordinary Council Meeting 6pm (if required) 25	26	27
28	29	Cr Briefing Session 6.30pm 30	31	01	02	03
04	05					

ARMC, IDAC reports flow through to June OCM  
SABDAC reports flow through to July OCM



Jun  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
				EMRC Audit Committee Meeting		
28	29	30	31	01	02	03
04	WA Day Public Holiday	Budget Briefing 3 6.30-9.30pm	Perth Airport Municipality Group Meeting Ordinary General Meeting 5pm	EMRC Agenda Briefing Forum	09	10
11	Policy Review and Development Committee 5pm	Councillor Briefing Session 6.30pm NoMs due for June Council Meeting	14	15	16	17
18	19	Agenda Briefing Forum 7pm	21	22	23	24
25	26	Aged Care Governance & Divestment Committees 4-6pm Ordinary Council Meeting 7pm Including Budget	28	29	Last Day of School Term Two	01

PRDC reports flow through to June OCM  
Aged Care reports flow through to July OCM

Jul  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
25	26	27	28	29	30	01
02	Planning and Heritage Policy Development and Review 5pm	Cr Briefing Session 6.30pm	WALGA State Council Meeting	EMRC Audit Committee Meeting	07	08
09	10	Cr Briefing Session 6.30pm NoMs due for July Council Meeting	12	EMRC Agenda Briefing Forum	14	15
16	School Term 3 Commences	Agenda Briefing Forum 7pm	19	20	21	22
23	CEO Review Committee 5pm	Ordinary Council Meeting 7pm	26	EMRC Ordinary Council Meeting 6pm (if required)	28	29
30	31					

PHPDRC reports flow through to July OCM  
CEORC reports flow through to August OCM

Aug  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
		Cr Briefing Session 6.30pm		EMRC Audit Committee Meeting		
30	31	01	02	03	04	05
06	Audit and Risk Committee 5pm 07	NoMs due for August Council Meeting Cr Briefing Session 6.30pm 08	09	Inclusion and Diversity Advisory Committee 6pm EMRC Agenda Briefina Forum 10	11	12
13	14	Agenda Briefing Forum 7pm 15	16	17	18	19
20	Skate and Bike Development Advisory Committee 6.30pm 21	Ordinary Council Meeting 22	23	EMRC Ordinary Council Meeting 6pm (if required) 24	25	26
27	Policy Development and Review Committee 5pm 28	Cr Briefing Session 6.30pm 29	Reconciliation Advisory Committee 5pm 30	31	01	02

ARMC, IDAC reports flow through to August OCM  
SABDAC and PRDC reports flow through to September OCM  
RAC has delegated authority

Sep  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
27	28	29	30	31	01	02
03	04	Agenda Briefing Forum 7pm	06	WALGA State Council Regional Meeting <i>EMRC Audit Committee Meeting</i>	08	09
10	11	Aged Care Governance & Divestment Committees 4-6pm <i>Ordinary Council Meeting 7pm</i>	13	<i>Election Caretaker Period Commences EMRC Agenda Briefing Forum</i>	15	16
17	18	19	20	21	Last Day of School Term 3	23
24	Queens Birthday Public Holiday	26	27	<i>EMRC Ordinary Council Meeting 6pm (if required)</i>	29	30

Aged Care reports flow through to October OCM

Oct  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
01	02	03	04	05 <i>EMRC Audit Committee Meeting</i>	06	07
08	09 <i>School Term 4 Commences</i>	10 <i>NoMs due for Oct Council Meeting</i>	11	12 <i>EMRC Agenda Briefing Forum</i>	13	14
15	16	17	18	19	20	21 <i>Caretaker Period ends 6pm Local Government Elections</i>
22	23 <i>Special Council Meeting and Swearing- In of Mayor and Deputy Mayor 7pm</i>	24	25 <i>Agenda Briefing Forum 7pm</i>	26 <i>EMRC Ordinary Council Meeting 6pm (if required)</i>	27	28
29	30	31 <i>Ordinary Council Meeting 7pm</i>	01	02	03	04

**Nov**  
**2023**

SUN	MON	TUE	WED	THU	FRI	SAT
				EMRC Special Council Meeting 5pm		
29	30	31	01	02	03	04
05	Audit and Risk Committee 5pm	NoMs due for Nov Council Meeting Melbourne Cup Day	Perth Airport Municipality Group Management Committee 3.30pm	Inclusion and Diversity Advisory Committee 6pm EMRC Audit Committee and ABF	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	01	02

ARMC and IDAC reports flow through to November OCM  
SABDAC and PRDC reports flow through to December OCM

Dec  
2023

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	01	02
03	04	05	06	07	08	09
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	01					

Agenda Briefing Forum  
7pm

WALGA State Council  
Perth Airport  
Municipality Group  
Annual & Ordinary  
General Meeting 5pm

Ordinary Council  
Meeting 7pm

Last Day of School  
Term 4

Christmas Day  
Public Holiday

Boxing Day Public  
Holiday

Office Closed

Office Closed

Office Closed

## 10.2 Corporate And Strategy Directorate Reports

### 10.2.1 Financial Reports for the Period Ended 31 October 2022

<b>Responsible Branch:</b>	Financial Services
<b>Responsible Directorate:</b>	Corporate and Strategy
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Monthly Financial Statement Snapshot [<b>10.2.1.1</b> - 1 page]</li> <li>2. Executive Summary and Financial Activity Statement Significant [<b>10.2.1.2</b> - 6 pages]</li> <li>3. Financial Activity Statement by Nature Type [<b>10.2.1.3</b> - 2 pages]</li> <li>4. Net Current Assets [<b>10.2.1.4</b> - 1 page]</li> <li>5. Cash Backed Reserve Report [<b>10.2.1.5</b> - 1 page]</li> <li>6. Capital Acquisitions Non Operating Grants Report [<b>10.2.1.6</b> - 15 pages]</li> </ol>

#### SUMMARY

This report details the financial reports for the period ended 31 October 2022 including, Monthly Financial Statements with supporting information (**Attachments 1 to 4**), Cash Backed Reserve Report (**Attachment 5**), Capital Acquisitions & Non-Operating Grants Report (**Attachment 6**).

#### COUNCIL RESOLUTION

##### (OFFICER'S RECOMMENDATION)

1. That Council receives the financial reports for the period ended 31 October 2022 comprising:
  - (a) Monthly Financial Statements with supporting information (**Attachments 1 to 4**).
  - (b) Cash Backed Reserve Report Reserve Fund (**Attachment 5**).
  - (c) Capital Acquisitions & Non-Operating Grants Report (**Attachment 6**).
2. Approves the budget adjustment contained in Table 1.

Cr Dan Bull Moved, Cr Giorgia Johnson Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

#### 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 18 July 2022, Council adopted the Annual Budget for the 2022/23 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 2022/23 Budget is \$50,000 or 10% of the appropriate base, whichever is the higher.

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 4**);
- Cash Backed Reserve Report (**Attachment 5**);
- Capital Acquisitions & Non-Operating Grants Report (**Attachment 6**); and

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, etc.).

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. Details of the material variances are outlined in the Executive Summary and Financial Activity Statement Significant Variances Report (**Attachment 2**).

The Financial Activity Statement (**Attachment 3**) reported the financial position of the City by program level up to 30 June 2022. It is now being reported by Nature and Type following the amendments to the Financial Management Regulations in order to align to the Annual Budget. It discloses the current liquidity position of the City after adjustment for non-cash items (depreciation, provisions, etc.).

Due to the above change, the Statement of Comprehensive Income by Nature and Type Classification is no longer provided due to its similarity with Financial Activity Statement (**Attachment 3**).

The City's net current assets are outlined in **Attachment 4** with details of any adjustments.

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 5**).

The projects summarised in the Capital Acquisitions & Non-Operating Grants Report (**Attachment 6**) detail the capital (actual and committed) expenditure for the period ended 31 October 2022.

The opening balances contained within the financial reports (**Attachments 1-6**) are subject to end of financial year adjustments, with the final June 2022 to be presented in the City's 2021/22 Annual Financial Report.

**Table 1. Budget Adjustment- Maylands Yacht Club – Roof Renewal**

Account	Type	Description	Current Budget \$	Adjustment \$	Revised Budget \$
1805-81059-6381	Increase Expenditure	Maylands Yacht Club- roof renewals	95,000	12,000	107,000
1805-80980-6381	Decrease Expenditure	Houghton Park Pavilion - flooring upgrade	50,000	(12,000)	38,000
		<b>Total:</b>	<b>145,000</b>	<b>0</b>	<b>145,000</b>

Maylands Yacht Club roof renewals requires \$12,000 in additional funding to complete the project. Additional funding required due to increase in material costs and availability of resources due to current building industry/market pressures.

The need to commence the Maylands Yacht Club roof renewal project is critical in that the materials (Colorbond roof sheeting) requires pre ordering as lead time for delivered of metal products currently is somewhere between 2-3 months.

In addition, the works needs to be planned and carried out during the summer period as the whole roof area needs removal all of the existing roof cladding (tiles) in order to carry out the installation of the metal Colorbond roof sheeting.

Houghton Park Flooring Upgrade; quotations for the proposed works came in well under budget allocation (approx. \$13,000) due to minor changes in scope to meet with the Clubs requirements and expectations. The savings can be utilised to cover the short fall in project costs for the Maylands Yacht Club roof renewal project.

## 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.

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
<b>Conclusion</b>	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 2021-2031, the following applies:

Theme: Leadership and Governance

Goal L4: Communicate in a clear and transparent way.

Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

## CONCLUSION

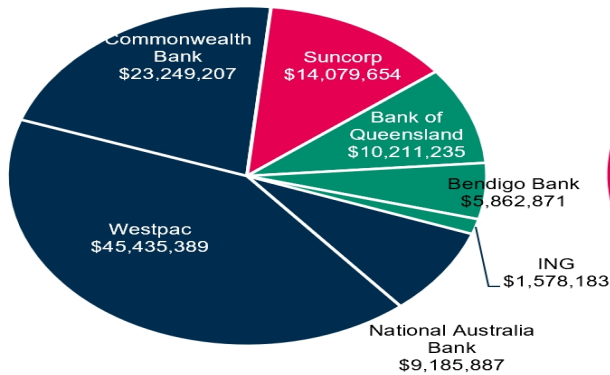
In light of the above, it is recommended that Council receives the financial reports for the period ended 31 October 2022 and approves the budget adjustment.

# Monthly Financial Statement Snapshot

October 2022

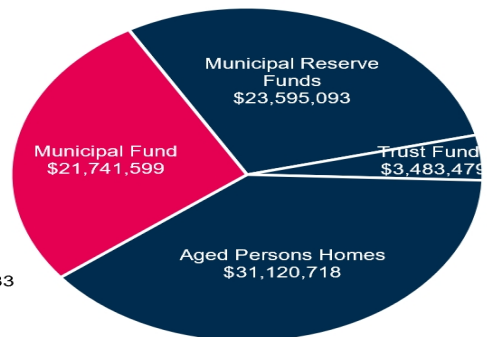
**Term Deposits by Bank**  
(refer to investment report)

■ A-1+ ■ A-1 ■ A-2



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

■ Restricted ■ Unrestricted



	Debtor				Trade Creditors
	Sundry	Infringement	Recreation	Total	
Total Outstanding	\$96,301	\$525,434	\$379,389	\$1,001,124	\$1,680,682
Not yet due	47%	0%	75%	28%	0%
Current	0%	8%	8%	12%	89%
Over 30 days	2%	4%	7%	5%	5%
Over 60 days	51%	88%	10%	55%	6%

Rates & Charges	
Collected	74.88%
Total Outstanding	\$22,206,126
Deferred Rates	\$748,857

Payment Options	YTD 2022/23	2021/22
Payment in Full	18,657	19,692 by 30/06/21
Instalment	9,489	9,145
Rates Smoothing	2,242	1,691
Arrangement	641	625
None Selected	2,183	1,639

## Capital

	Annual Budget	YTD Budget	YTD Actual	YTD % Spent
Expenditure	\$35,088,956	\$8,188,641	\$4,045,244	49%
	Annual Budget	YTD Budget	YTD Actual	YTD % Received
Revenue	\$11,827,498	\$3,006,455	\$712,904	24%

## Operating

	Annual Budget	YTD Budget	YTD Actual	YTD % Spent
Expenditure	\$98,109,039	\$29,543,803	\$27,169,150	92%
	Annual Budget	YTD Budget	YTD Actual	YTD % Received
Revenue *excludes rates	\$28,347,552	\$17,725,954	\$18,054,518	102%

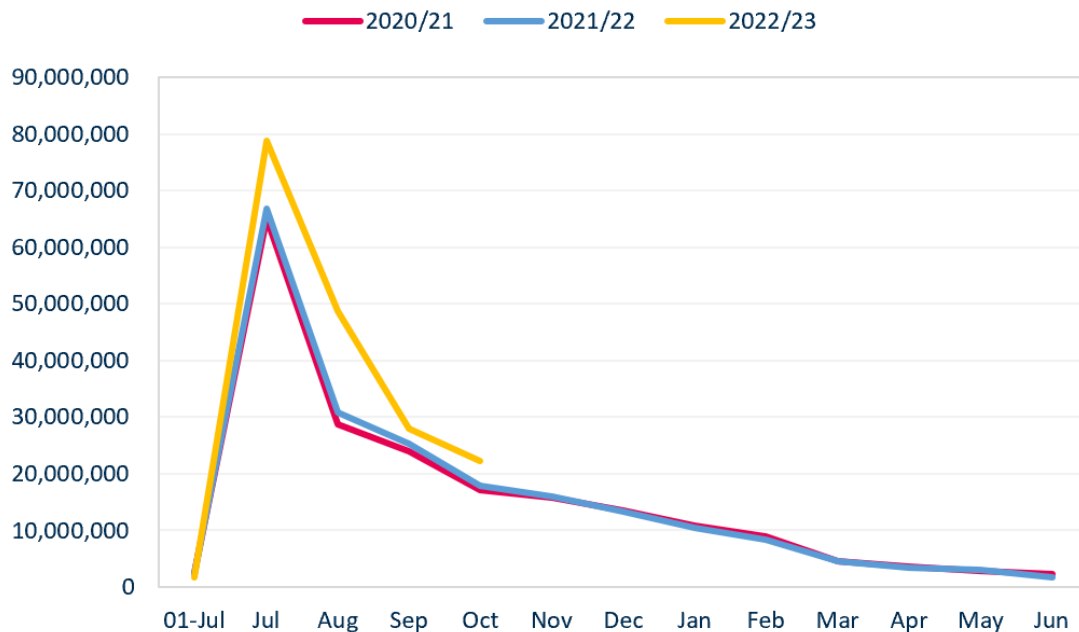
**City of Bayswater  
Executive Summary  
for the period 1 October 2022 to 31 October 2022**

**Revenue**

The annual rate notices were issued on 29 July and to date 18,657 (56%) properties have paid in full and just over 12,372 (38%) properties nominating a payment option. Currently, there are 2,183 (6%) properties where no payment option has been selected. To date 74.88% of the total rate revenue raised has been received.

**Rates Receivable**

(excluding prepaid and deferred rates)



**Debtors**

Currently, there is a total of \$1m of outstanding debts of which \$96k relates to sundry debtors, 47% of which are not due yet; \$525k to Infringement debts and \$379k to Recreation debts.

**Capital**

Capital revenue is recognised once the expenditure has been incurred. Revenue has not yet been realised for a number of projects, including Street Lighting (\$495k), Coode St (\$488k) & Beaufort St (\$217k).

The capital expenditure variance is due to projects related to building refurbishment/upgrades such as Bayswater Waves (\$910k), Morley Noranda Recreation Club (\$179k) anticipated to start in coming months. Civic Air Conditioner (\$230k) is lower than anticipated due to high demand in the building and construction industry coupled with supply chain issues.

**Operating**

Year-to-date operating revenue is 2% more in comparison to the year-to-date budget. This is due to interest rate increases and fees and charges slightly more than anticipated. Interest budget will be amended during mid-year budget review process.

Operating expenditure is 92% in comparison to the year-to-date budget. Expenditure on materials and contracts are slightly under for projects such as Bayswater Waves and Rise Operations (\$140k – contractor shortage resulting in delayed maintenance) and Building Maintenance (\$251k expenses are lower than

expected due to availability of products). It is anticipated that expenditure will increase in the coming months as more projects are progressed.

**City of Bayswater  
Financial Activity Statement  
Significant Variances  
for the period 1 October 2022 to 31 October 2022**

**Operating activities**

**Revenue from operating activities (excludes rates)**

<b>Nature or Type</b>	<b>YTD Amended Budget \$</b>	<b>YTD Actual \$</b>	<b>Variance Positive/ (Negative) \$</b>
Operating grants, subsidies and contributions <ul style="list-style-type: none"> <li>Contributions for projects related to Engineering works yet to be received.</li> </ul>	358,310	311,143	(47,167)
Fees and charges <ul style="list-style-type: none"> <li>Timing difference in Bayswater Waves due to receipting of monthly direct debit payments.</li> <li>In addition, number of enrolments at Bayswater Waves swim school also contributed to positive variance.</li> </ul>	16,371,266	16,551,425	180,159
Interest earnings <ul style="list-style-type: none"> <li>Variance due to interest rates increases being higher than anticipated. Based on the variance a budget adjustment is anticipated as part of the mid-year budget review process.</li> </ul>	650,945	895,769	244,824
Other revenue <ul style="list-style-type: none"> <li>Immaterial variance.</li> </ul>	304,406	296,181	(8,225)
Profit/(Loss) on asset disposal <ul style="list-style-type: none"> <li>Proceeds will be received following the sale of plant and fleet items. It is anticipated that a few fleet items will be disposed in coming months.</li> </ul>	41,027	0	(41,027)
<b>Total</b>	<b>17,725,954</b>	<b>18,054,518</b>	<b>(328,564)</b>

Expenditure from operating activities

Program	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<p>Employee costs</p> <ul style="list-style-type: none"> <li>Wages and Salaries expenditure is lower than budget due to: <ul style="list-style-type: none"> <li>Shortage of casual operational staff and two vacant full-time positions at Bayswater Waves and the RISE. Recruitment is currently underway for additional casual staff as well as the full-time positions.</li> </ul> </li> <li>Vacancies in several areas such as Parks &amp; Gardens, Sustainable Environments and Engineering areas. These positions are expected to be filled in the coming months. Vacancies and sick leave have resulted in higher than anticipated sick leave expenses and agency staff expenses. Agency expenses are included in the material and contract line in the Financial Activity Statement. This has also resulted in superannuation being under budget.</li> <li>Workers compensation insurance expense is lower than the budget amount, however, this is expected to change once the premium has been finalised for the year.</li> </ul>	(12,744,332)	(12,269,798)	474,534
<p>Material and contracts</p> <ul style="list-style-type: none"> <li>Expenditure is lower than budget due to projects such as Bayswater Waves Operations and Rise (\$140k in recreation contractor shortage has delayed maintenance work), and Information Services (\$159k - delaying invoicing of the annual software maintenance fee).</li> <li>Building maintenance (\$251k, commencement of some maintenance activities was delayed due to extended product wait times).</li> </ul>	(10,139,762)	(9,178,000)	961,762
<p>Utility charges</p> <ul style="list-style-type: none"> <li>Number of small variances to the utility charges has caused variance.</li> </ul>	(1,119,868)	(1,018,053)	101,814
<p>Depreciation and amortisation</p> <ul style="list-style-type: none"> <li>Immaterial variance.</li> </ul>	(4,066,823)	(4,068,817)	(1,994)
<p>Insurance expenses</p> <ul style="list-style-type: none"> <li>Changes to the due date from October to November has caused variance to insurance expenses. Second policy instalment is due in November.</li> <li>The overall expense is expected to be within the budget once final instalment is paid.</li> </ul>	(1,055,300)	(511,488)	513,812
<p>Other expenditure</p> <ul style="list-style-type: none"> <li>Expenses related to Library and Development approval are expected to be within the budget in coming months.</li> </ul>	(97,837)	(66,219)	31,618

Program	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Interest expenses <ul style="list-style-type: none"> <li>Immaterial variance.</li> </ul>	(55,204)	(56,775)	(1,571)
Profit/(Loss) on asset disposal <ul style="list-style-type: none"> <li>Transfer related to fleet proceeds to asset disposal are yet to occur.</li> </ul>	(294,678)	0	294,678
<b>Total</b>	<b>(29,543,803)</b>	<b>(27,169,150)</b>	<b>2,374,653</b>

#### Discontinued operations

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<ul style="list-style-type: none"> <li>Variance due to budget timing and the quarterly finalisation of Aged Care accounts.</li> </ul>	(88,045)	327,435	415,480

#### 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"> <li>Movements in depreciation, Aged liability adjustment and leave provision.</li> </ul>	4,327,554	3,996,316	(331,238)

#### Investing activities

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Non-operating grants, subsidies and contributions <ul style="list-style-type: none"> <li>Spending on roads projects such as Coode St (\$488k) Street Lighting (\$495k), Beaufort St (\$217k), Morley Dr path (\$120k) &amp; Road Resurfacing - Wylde Rd and Wolseley Rd (\$270k) has not yet occurred. Grant revenue recognised when expenditure is incurred.</li> </ul>	3,006,455	712,904	(2,293,551)



Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Purchase of property, plant and equipment <ul style="list-style-type: none"> <li>Expenditure is lower than the year-to-date budget for projects yet to commenced such as;                             <ul style="list-style-type: none"> <li>Waves refurbishment (\$910k) tender awarded and in initial stage of works.</li> <li>Morley Noranda Recreation Club (\$172k) expected to start in November.</li> <li>Civic-Air Conditioner (\$230k) delayed due to product shortages.</li> <li>Wotton sewer (284k) in initial phase of tender.</li> </ul> </li> <li>In addition, purchase of fleet item is lower due to supply chain issue.</li> </ul>	(3,240,129)	(998,954)	2,241,175
Purchase of construction and infrastructure <ul style="list-style-type: none"> <li>Expenditure is lower than the year-to-date budget for Roads projects such as Coode St (\$769k) and Street lighting (\$285k), Wolseley Road (\$183k), Morley Drive path (\$119k) are in initial stage, Beaufort St (\$342k) schedule to commence in December.</li> <li>It is anticipated that as the projects proceed to construction stage variance will reduce further.</li> </ul>	(4,582,912)	(2,611,358)	1,971,554
Purchase of intangible assets <ul style="list-style-type: none"> <li>Immaterial variance.</li> </ul>	(365,600)	(365,605)	(5)
Proceeds from disposal of assets <ul style="list-style-type: none"> <li>Fleet items have yet to be disposed and others are in the process of disposal. Variance expected to reduce in coming months.</li> </ul>	1,112,000	566,694	(545,306)
Proceeds from self-supporting loans <ul style="list-style-type: none"> <li>Immaterial variance.</li> </ul>	1,329	1,330	1

#### Financing activities

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Proceeds from loans <ul style="list-style-type: none"> <li>Loan application in progress for Bayswater Waves. It is anticipated to receive the loan in the coming months.</li> </ul>	6,857,665	0	(6,857,665)
Repayment of borrowings <ul style="list-style-type: none"> <li>Immaterial variance.</li> </ul>	(1,329)	(1,330)	(1)
Transfer to reserves	(1,036,746)	(4174,569)	619,177

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<ul style="list-style-type: none"> <li>Transfers to reserves which include the Emission Reduction Reserve and General Waste Reserve transfers have not occurred. Funds are yet to be transferred.</li> </ul>			
Transfer from reserves <ul style="list-style-type: none"> <li>Recoup of funds from reserve has been processed for expenditure incurred. Funds are only transferred from the reserve account once the expenditure has been incurred.</li> </ul>	951,560	0	(951,560)
Rates <ul style="list-style-type: none"> <li>Variance due to interim rates received during the year.</li> </ul>	54,040,610	54,096,572	55,962

**City of Bayswater  
Financial Activity Statement  
for the period 1 July 2022 to 31 October 2022**

	Budget	Amended Budget	YTD Amended Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
<b>Net current assets at start of year - surplus/(deficit)</b>	7,405,952	7,405,952	7,405,952	11,595,021	4,189,069	57%
<b>Operating activities</b>						
<b>Revenue from operating activities (excludes rates)</b>						
Operating grants, subsidies and contributions	3,534,328	3,555,060	358,310	311,143	(47,167)	(13%)
Fees and charges	22,594,704	22,594,704	16,371,266	16,551,425	180,159	1%
Interest earnings	1,356,062	1,356,062	650,945	895,769	244,824	38%
Other revenue	821,431	821,431	304,406	296,181	(8,225)	(3%)
Profit/(Loss) on asset disposal	41,027	41,027	41,027	0	(41,027)	(100%)
	28,347,552	28,368,284	17,725,954	18,054,518	328,564	2%
<b>Expenditure from operating activities</b>						
Employee costs	(39,054,059)	(39,054,059)	(12,744,332)	(12,269,798)	474,534	(4%)
Materials and contracts	(41,386,144)	(41,386,144)	(10,139,762)	(9,178,000)	961,762	(9%)
Utility charges	(3,387,856)	(3,387,856)	(1,119,868)	(1,018,053)	101,814	(9%)
Depreciation and amortisation	(11,853,404)	(11,853,404)	(4,066,823)	(4,068,817)	(1,994)	0%
Insurance expenses	(1,055,300)	(1,055,300)	(1,025,300)	(511,488)	513,812	(50%)
Other expenditure	(665,425)	(665,425)	(97,837)	(66,219)	31,618	(32%)
Interest expenses	(353,690)	(353,690)	(55,204)	(56,775)	(1,571)	3%
Profit/(Loss) on asset disposal	(353,161)	(353,161)	(294,678)	0	294,678	(100%)
	(98,109,039)	(98,109,039)	(29,543,803)	(27,169,150)	2,374,653	(8%)
<b>Discontinued operations</b>	1,506,368	1,506,368	(88,045)	327,435	415,480	(472%)

	Budget	Amended Budget	YTD Amended Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
<b>Operating activities excluded from budget</b>						
	12,216,778	12,216,778	4,327,554	3,996,316	(331,238)	(8%)
<b>Amount attributable to operating activities</b>	(48,632,389)	(48,611,657)	(172,388)	6,804,140	6,976,528	(4047%)
<b>Investing activities</b>						
Non-operating grants, subsidies and contributions	11,827,498	11,827,498	3,006,455	712,904	(2,293,551)	(76%)
Purchase of property, plant and equipment	(16,770,092)	(16,770,092)	(3,240,129)	(998,954)	2,241,175	(69%)
Purchase and construction of infrastructure	(16,458,864)	(16,518,864)	(4,582,912)	(2,611,358)	1,971,554	(43%)
Purchase of intangible assets	(800,000)	(800,000)	(365,600)	(365,605)	(5)	0%
Purchase of assets held for sale	(1,000,000)	(1,000,000)	0	(69,327)	(69,327)	No Budget
Proceeds from disposal of assets	2,350,700	2,350,700	1,112,000	566,694	(545,306)	(49%)
Proceeds from self-supporting loans	1,329	1,329	1,329	1,330	1	0%
<b>Amount attributable to investing activities</b>	(20,849,429)	(20,909,429)	(4,068,857)	(2,764,315)	1,304,542	(32%)
<b>Financing activities</b>						
Proceeds from loans	14,140,000	14,140,000	6,857,665	0	(6,857,665)	(100%)
Repayment of borrowings	(571,259)	(571,259)	(1,329)	(1,330)	(1)	0%
Payment for principal portion of lease liability	(126,595)	(126,595)	(126,595)	(49,182)	77,413	(61%)
Transfer to reserves	(4,582,278)	(4,582,278)	(1,036,746)	(417,569)	619,177	(60%)
Transfer from reserves	6,231,340	6,291,340	951,560	0	(951,560)	(100%)
<b>Amount attributable to financing activities</b>	15,091,208	15,151,208	6,644,554	(468,081)	(7,112,635)	(107%)
<b>Budget deficiency before general rates</b>	(54,390,610)	(54,369,878)	2,403,310	3,571,744	1,168,435	49%
<b>Estimated amount to be raised from general rates</b>	54,390,610	54,390,610	54,040,610	54,096,572	55,962	0%
<b>Adjusted net current assets at the end of the year - surplus/(deficit)</b>	(0)	20,732	56,443,920	57,668,316	1,224,397	2%

**City of Bayswater  
Net Current Assets  
as at 31 October 2022**

<b>Municipal and Aged Persons Homes</b>	<b>Opening Balance</b>	<b>Closing Balance</b>
	\$	\$
<b>Current assets</b>		
Cash and cash equivalents	78,978,158	111,374,437
Trade and other receivables	7,458,949	26,114,961
Inventories	36,169,764	36,117,838
Prepayments	268,735	103,096
<b>Total</b>	122,875,606	173,710,332
<b>Current liabilities</b>		
Trade and other payables	(31,806,447)	(35,186,056)
Other financial liabilities at amortised costs	(288,925)	(287,595)
Lease liabilities	(136,150)	(99,528)
Provisions	(6,537,988)	(6,707,519)
Grant Liabilities	(2,393,347)	(2,947,150)
Contract Liabilities	(706,443)	(706,443)
Clearing accounts	(815)	13,244
<b>Total</b>	(41,870,115)	(45,921,049)
<b>Net current assets</b>	81,005,491	127,789,283
Restricted - Reserves	(44,149,826)	(44,771,396)
Cash backed employee provisions	1,578,638	1,593,629
Restricted - Aged Persons Homes	(26,942,463)	(27,009,760)
Current Portion of Lease Liabilities	103,181	66,560
	11,595,021	57,668,316

**City of Bayswater  
Cash Backed Reserves  
for the period 1 July 2022 to 31 October 2022**

	Budget Amended				Actual			
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Aged Persons Homes - General Reserve	17,591,030	1,604,478	(1,098,110)	18,097,399	17,420,753	164,558	0	17,585,311
Aged Persons Homes - Prudential Requirements Reserve	2,914,732	0	0	2,914,732	2,916,560	27,245	0	2,943,805
Bayswater Bowling Club Capital Improvements Reserve	10,345	139	0	10,484	10,356	98	0	10,454
Bayswater Tennis Club Reserve	138,648	1,867	0	140,515	138,806	1,318	0	140,124
Bayswater Waves Aquatic Centre Reserve	122,247	1,646	0	123,893	338,974	3,219	0	342,193
Bore and Reticulation Reserve	9,945	134	0	10,079	9,957	95	0	10,051
Building Furniture and Equipment Reserve	144,867	1,951	0	146,818	145,035	1,377	0	146,412
Cash in Lieu - Public Open Space	575,026	7,365	(28,174)	554,217	493,523	206,920	0	700,444
City Buildings and Amenities Reserve	749,114	9,394	(51,600)	706,908	827,276	7,857	0	835,133
Civic Centre Reserve	63,568	856	0	64,424	63,694	605	0	64,299
Economic Stimulus Reserve	893,383	7,126	(364,321)	536,188	2,030,361	19,702	0	2,050,064
Emission Reduction Energy Plan Reserve	0	120,956	(49,033)	71,923	0	0	0	0
Eric Singleton Bird Sanctuary Reserve	1,225,789	16,509	0	1,242,298	1,227,148	11,653	0	1,238,801
FOGO Reserve	4,587,426	48,931	(954,409)	3,681,948	4,406,769	43,149	0	4,449,918
Footpath and Cycleway Reserve	45,553	102	(37,985)	7,670	50,386	478	0	50,865
General Waste Management Reserve	4,896,942	448,574	(1,730,228)	3,615,288	3,384,701	32,141	0	3,416,842
Golf Courses Reserve	1,461,498	19,684	0	1,481,182	1,463,217	13,895	0	1,477,112
Information Technology Reserve	212,713	2,865	0	215,578	220,622	2,095	0	222,717
Landfill Restoration Reserve	383,741	3,148	(150,000)	236,889	372,064	3,533	0	375,597
Les Hansman Community Centre Development Reserve	2,631,849	32,080	(250,000)	2,413,929	2,984,217	28,338	0	3,012,555
Long Service Leave and Entitlements Reserve	1,576,892	21,240	0	1,598,132	1,578,638	14,991	0	1,593,629
Major Capital Works Reserve	1,038,470	546,729	(1,375,163)	210,036	995,576	9,454	0	1,005,030
Maylands Lakes Reserve	4,730	64	0	4,794	4,735	45	0	4,780
Maylands Waterland Reserve	429,755	5,788	0	435,543	430,231	4,085	0	434,316
Morley City Centre Reserve	542,670	7,309	0	549,979	543,272	5,159	0	548,431
Morley Sport and Recreation Centre Reserve	503,140	6,777	0	509,917	503,717	4,783	0	508,500
Noranda Netball Courts Reserve	69,499	936	0	70,435	69,586	661	0	70,247
Plant and Works Equipment Reserve	2,752	37	0	2,789	2,756	26	0	2,782
Playground and Parks Reserve	49,241	663	0	49,904	51,029	485	0	51,514
River Restoration Reserve	78,791	74	(73,282)	5,583	121,516	1,154	0	122,670
Roads and Drainage Reserve	12,891	174	0	13,065	13,026	124	0	13,150
Senior Citizens Building Reserve	25,520	344	0	25,864	25,605	243	0	25,849
Strategic Land Acquisition Reserve	11,963	1,650,727	0	1,662,690	11,977	114	0	12,091
Streetscapes Reserve	196,167	1,712	(69,035)	128,844	216,208	2,053	0	218,261
Sustainable Environment Reserve	30,931	417	0	31,348	77,650	422	0	78,072
The RISE Reserve	224,903	3,029	0	227,932	371,562	3,528	0	375,090
Workers' Compensation Reserve	627,625	8,453	0	636,078	628,320	5,967	0	634,287
Total	44,084,356	4,582,278	(6,231,340)	42,435,295	44,149,826	621,569	0	44,771,396

**City of Bayswater**  
**Capital Acquisitions & Non-Operating Grants**  
**for the period 1 July 2022 to 31 October 2022**

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Non-operating grants, subsidies and contributions - summary</b>						
1622 Buildings	(1,552,855)	(1,552,855)	(22,000)	(11,803)	0	(1,541,052)
1632 Furniture and equipment	(2,300)	(2,300)	0	0	0	(2,300)
1702 Roads	(5,859,079)	(5,859,079)	(1,281,992)	(33,603)	0	(5,825,476)
1712 Footpath	(332,830)	(332,830)	(161,800)	(1,476)	0	(331,354)
1722 Drainage	(21,826)	(21,826)	0	0	0	(21,826)
1732 Park development	(3,532,946)	(3,532,946)	(1,020,001)	(632,400)	5,646	(2,906,192)
1742 Other infrastructure	(525,662)	(525,662)	(520,662)	(33,622)	0	(492,040)
	<u>(11,827,498)</u>	<u>(11,827,498)</u>	<u>(3,006,455)</u>	<u>(712,904)</u>	<u>5,646</u>	<u>(11,120,240)</u>
<b>Capital acquisitions - summary</b>						
<b>Purchase of asset held for sale</b>						
1912 Assets Held for Sale	1,000,000	1,000,000	0	69,327	0	930,673
	<u>1,000,000</u>	<u>1,000,000</u>	<u>0</u>	<u>69,327</u>	<u>0</u>	<u>930,673</u>
<b>Purchase of property, plant and equipment</b>						
1622 Buildings	13,284,488	13,284,488	2,497,518	586,524	6,751,436	5,946,529
1632 Furniture and equipment	912,833	912,833	42,611	184,496	179,311	549,025
1652 Plant and equipment	2,572,771	2,572,771	700,000	227,934	1,276,827	1,068,010
	<u>16,770,092</u>	<u>16,770,092</u>	<u>3,240,129</u>	<u>998,954</u>	<u>8,207,574</u>	<u>7,563,564</u>
<b>Purchase and construction of infrastructure assets</b>						
1702 Roads	8,581,562	8,641,562	2,015,983	786,522	907,969	6,947,071
1712 Footpath	788,175	788,175	468,559	42,876	97,223	648,077
1722 Drainage	473,669	473,669	60,000	28,012	31,348	414,310
1732 Park development	5,566,411	5,566,411	1,367,396	1,625,193	1,031,408	2,909,809
1742 Other infrastructure	1,049,047	1,049,047	670,974	128,755	279,823	640,468
	<u>16,458,864</u>	<u>16,518,864</u>	<u>4,582,912</u>	<u>2,611,358</u>	<u>2,347,771</u>	<u>11,559,735</u>
<b>Purchase of intangible assets</b>						
1852 Intangible assets	800,000	800,000	365,600	365,605	52,523	381,872
	<u>800,000</u>	<u>800,000</u>	<u>365,600</u>	<u>365,605</u>	<u>52,523</u>	<u>381,872</u>

Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
\$	\$	\$	\$	\$	\$
35,028,956	35,088,956	8,188,641	4,045,244	10,607,868	20,435,844



	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Buildings</b>						
<b>Building major capital works</b>						
80800 Riverside Gardens Toilet Upgrade	0	0	0	8,083	9,920	(18,003)
80808 Depot Chemical Mixing Facility Upgrade	0	0	0	43	0	(43)
80809 Depot Electrical Door Upgrade	0	0	0	286	0	(286)
80810 Depot Store Room Upgrades	27,030	27,030	0	1,266	0	25,764
80823 Bayswater Bowling Club - toilet upgrade	92,105	92,105	45,131	0	125	91,980
80824 Bayswater Waves - refurbishment	0	0	0	134,033	0	(134,033)
80827 Ellis House - new studio design	49,103	49,103	0	0	0	49,103
80829 Maylands Peninsula Hotel - roof restoration	280,296	280,296	179,650	0	0	280,296
80830 Maylands Yacht Club - flooring upgrade	8,413	8,413	8,413	9,863	2,253	(3,703)
80831 Moojebing Reserve - Club Rooms - internal upgrade	0	0	0	0	26	(26)
80832 Morley Community Centre - toilet upgrade	0	0	0	0	350	(350)
80833 Morley Noranda Recreation Club - re Fridgeration unit renewal	46,065	46,065	46,065	50,952	0	(4,887)
80837 Paddy Walker Depot - improvements	105,302	105,302	0	0	1,100	104,202
80838 Roxy Theatre - switchboard upgrade	0	0	0	0	295	(295)
80840 Upper Hillcrest Reserve - transportable changeroom	200,000	200,000	0	0	0	200,000
80841 Waste Disposal Facility - weighbridge	80,000	80,000	0	0	0	80,000
80975 Bedford Bowling Club - roof replacement	92,130	92,130	0	0	0	92,130
80982 Les Hansman Centre - roof upgrade	92,130	92,130	0	0	0	92,130
80984 Maylands Hall - roof renewal	57,581	57,581	24,760	0	0	57,581
80990 Pat O'Hara Rugby Club - roof renewal	28,791	28,791	0	0	23,388	5,403
81064 Lightning Park - facility upgrades	750,000	750,000	0	0	0	750,000
81065 Morley Noranda Recreation Club - facility upgrades	750,000	750,000	0	0	0	750,000
	2,658,946	2,658,946	304,019	204,527	37,457	2,416,963
<b>Building minor capital works</b>						
80360 Civic Centre - roof replacement and box gutter	103,646	103,646	30,000	11,243	0	92,403
80482 Wotton Reserve - sewer connection	284,416	284,416	284,416	0	0	284,416
80808 Depot Chemical Mixing Facility Upgrade	0	0	0	0	182	(182)
80845 Bayswater Family Centre - floor renewal	0	0	0	0	1,773	(1,773)
80851 Maylands Yacht Club - flooring renewal	0	0	0	0	7	(7)
80855 Morley Community Centre - security system	0	0	0	0	1,273	(1,273)
80953 Bayswater Morley Cricket Club - gazebo	15,000	15,000	15,000	0	12,430	2,570
80955 AP Hinds Reserve - electrical upgrade	94,786	94,786	94,786	0	54,954	39,832
80969 Maylands Yacht Club - bathroom renewal	10,237	10,237	10,237	12,164	0	(1,927)
80974 Waste Transfer Facility - fire suppression system	200,000	200,000	0	0	0	200,000

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
80977 Embleton Toy Library - renew electrical	26,487	26,487	26,487	0	17,185	9,302
80978 Halliday House - security system renewal	8,637	8,637	8,637	0	7,500	1,137
80979 Hampton Park Infant Health - air-conditioner renewal	6,910	6,910	6,910	0	6,168	742
80980 Houghton Park Pavilion - flooring upgrade	57,581	57,581	0	10,418	8,177	38,986
80981 Jade Lewis Office - 96 Slade Street - renew roof	13,820	13,820	0	0	0	13,820
80983 Maylands Hall - air-conditioner renewal	80,614	80,614	80,614	0	69,567	11,047
80985 Maylands Sport & Recreation - box gutters renewal	11,516	11,516	0	0	7,257	4,259
80988 Morley Sport and Recreation Centre - LED light retrofit	75,000	75,000	0	0	0	75,000
80989 Pat O'Hara Rugby Club - new access ramp	5,758	5,758	5,758	0	0	5,758
80991 Maylands Golf Course - depot renewal	37,045	37,045	0	0	0	37,045
80992 Waste Transfer Station - upgrade office, showers & toilets	161,228	161,228	0	0	0	161,228
81057 Carramar Community Ctr - repoint ridge caps and roof tiles	11,516	11,516	4,952	0	0	11,516
81058 Environment House - reseal ridge capping and repoint roof	11,516	11,516	4,952	0	0	11,516
81059 Maylands Yacht Club - roof renewal	109,405	109,405	0	0	0	109,405
81060 Men Shed - 21 Raymond Avenue - expansion	34,549	34,549	34,549	0	0	34,549
	1,359,667	1,359,667	607,298	33,825	186,474	1,139,368
<b>Aquatic facilities</b>						
80365 Bayswater Waves - refurbishment tender design	0	0	0	0	2,900	(2,900)
80972 Bayswater Waves - upgrade roof access system	17,275	17,275	17,275	0	0	17,275
80973 Bayswater Waves - refurbishment	7,460,847	7,460,847	932,605	21,635	5,715,780	1,723,432
	7,478,122	7,478,122	949,880	21,635	5,718,680	1,737,807
<b>Community capital requests</b>						
80637 Bayswater Elderly Community Help Org - new accessible toilet	36,364	36,364	0	0	0	36,364
80959 Bayswater State Emergency Services - New Storage Shed	0	0	0	17,318	0	(17,318)
81070 Hillcrest Pre School - install wall and door	6,724	6,724	0	0	3,821	2,903
81071 Frank Drago Res - Bayswater Bowling Club - kitchen renewal	55,100	55,100	0	0	0	55,100
81073 Bayswater Family Centre - fence replacement	13,585	13,585	0	0	8,675	4,910
81074 Bayswater Family Centre - doorway upgrade	16,962	16,962	0	0	18,164	(1,202)
81075 Wotton Reserve - bar area flooring renewal	25,730	25,730	0	0	0	25,730
81078 Upper Hillcrest Reserve - storeroom refurbish	6,393	6,393	0	0	5,000	1,393
81079 Frank Drago Reserve - LED lighting upgrade	5,363	5,363	0	0	0	5,363
	166,221	166,221	0	17,318	35,659	113,243
<b>Building upgrade</b>						
80860 The RISE - non-slip floor on balcony	15,000	15,000	15,000	0	0	15,000

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
		15,000	15,000	15,000	0	0	15,000
<b>Building new</b>							
80821	Waste Disposal Facility - hazardous household waste shed	18,000	18,000	18,000	0	42,995	(24,995)
		18,000	18,000	18,000	0	42,995	(24,995)
<b>Plant and equipment</b>							
80976	Civic Centre - renew air-conditioning	230,326	230,326	230,326	0	0	230,326
80987	Morley Noranda Recreation Club - renew cool room	172,744	172,744	172,744	0	134,332	38,412
80999	The RISE - Unplanned Capital	10,000	10,000	2,500	0	0	10,000
		413,070	413,070	405,570	0	134,332	278,738
<b>Sustainable environment</b>							
80936	Solar PV installation program	22,843	22,843	0	19,900	0	2,943
		22,843	22,843	0	19,900	0	2,943
<b>COVID-19 \$5m Stimulus Package Projects</b>							
80613	Morley Sport & Recreation Ctre - basketball court extension	450,000	450,000	0	68,263	0	381,737
80614	Bayswater Waves - Refurbish 25m pool, pool hall, plant room	290,000	290,000	100,000	2,432	577,094	(289,526)
80619	Energy Efficiency Projects	20,190	20,190	0	0	1,300	18,890
		760,190	760,190	100,000	70,695	578,394	111,101
<b>Water Facilities</b>							
80787	Bayswater Waves - Unplanned capital expenditure	50,000	50,000	12,500	0	17,445	32,555
		50,000	50,000	12,500	0	17,445	32,555
<b>Sport &amp; Recreation Facilities</b>							
80646	Grand Prom Self Cleaning Toilet - Upgrade external façade	85,251	85,251	85,251	93,859	0	(8,608)
80670	The RISE - Replacement of Air con units	115,163	115,163	0	124,765	0	(9,602)
80690	The RISE - Disability access ramp construction	112,015	112,015	0	0	0	112,015
80764	Lightning Park Recreation Centre - Spectator shelter	30,000	30,000	0	0	0	30,000
		342,429	342,429	85,251	218,624	0	123,805
<b>Total Buildings</b>							
		13,284,488	13,284,488	2,497,518	586,524	6,751,436	5,946,529
<b>Furniture and equipment</b>							
<b>Community capital requests</b>							

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
81072	Bayswater Waves - storage and display cabinets	9,200	9,200	0	0	9,200	0
		9,200	9,200	0	0	9,200	0
<b>Furniture and equipment</b>							
80861	Bayswater Waves - equipment renewal	87,120	87,120	12,400	9,100	65,519	12,501
80863	Bayswater Waves - replace dumbbells, rack	0	0	0	16,767	0	(16,767)
80997	The RISE - Function Equipment renewal	20,200	20,200	20,200	0	18,252	1,948
81000	Morley Library - Public Seating renewal	8,500	8,500	0	0	0	8,500
		115,820	115,820	32,600	25,867	83,771	6,182
<b>IT capital</b>							
80088	Virtual Infrastructure Server Replacement Program	127,595	127,595	0	0	0	127,595
80091	Workstation replacement program	72,995	72,995	0	20,050	2,487	50,457
		200,590	200,590	0	20,050	2,487	178,052
<b>IT renewal</b>							
80067	Enhanced tree management	0	0	0	3,407	0	(3,407)
80387	General IT Equipment Replacement Program	58,140	58,140	0	0	3,976	54,164
80388	Plant Replacement Program - lge. format scanner and printer	22,000	22,000	0	0	2,488	19,512
80872	Spatial Virtual Machine hosts	71,442	71,442	0	71,442	0	(0)
80873	Spatial Virtual Machine storage	66,934	66,934	0	48,000	0	18,934
		218,516	218,516	0	122,849	6,464	89,203
<b>CCTV Renewal</b>							
80274	CCTV Infrastructure replacement program	28,841	28,841	0	0	2,760	26,081
80489	CCTV Servers - replacement	29,120	29,120	0	0	0	29,120
		57,961	57,961	0	0	2,760	55,201
<b>Plant and equipment</b>							
80874	City-wide - traffic counter program	15,735	15,735	0	2,230	0	13,505
80995	Bayswater Waves - Floor Scrubber	10,011	10,011	10,011	0	0	10,011
80996	Bayswater Waves - Health Club - Strength Equipment renewal	150,000	150,000	0	0	0	150,000
80998	The RISE - Sports Court Netting renewal	20,000	20,000	0	0	0	20,000
81001	Spatial Services - Geodetic Surveying Equipment renewal	115,000	115,000	0	13,500	74,629	26,871
		310,746	310,746	10,011	15,730	74,629	220,387
Total Furniture and equipment		912,833	912,833	42,611	184,496	179,311	549,025

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Plant and equipment</b>						
<b>Building major capital works</b>						
80808 Depot Chemical Mixing Facility Upgrade	0	0	0	1,025	0	(1,025)
	0	0	0	1,025	0	(1,025)
<b>Plant and equipment</b>						
80257 Plant and Fleet Replacement Program	2,186,471	2,186,471	500,000	226,909	887,580	1,071,983
80956 New FTE Plant and Equipment	386,300	386,300	200,000	0	389,247	(2,947)
	2,572,771	2,572,771	700,000	226,909	1,276,827	1,069,035
Total Plant and equipment	2,572,771	2,572,771	700,000	227,934	1,276,827	1,068,010
<b>Roads</b>						
<b>Road construction</b>						
80198 Resurface Right of Ways	109,141	109,141	0	0	0	109,141
80245 Traffic management - general	84,861	84,861	37,107	18,498	35,213	31,150
80247 Traffic management - paving	20,980	20,980	0	0	0	20,980
80426 Design of slip lane at 60 Russell Street corner Walter Road	50,000	110,000	60,000	30,163	21,624	58,212
80960 Low Cost Urban Safety Prog Area 1-Design & Construction	630,045	630,045	0	35,434	5,682	588,929
80961 Low Cost Urban Safety Prog Area 2-Design & Construction	651,047	651,047	0	13,982	5,682	631,384
81063 Low Cost Urban Safety Program	1,332,204	461,484	0	0	0	461,484
81081 Low Cost Urban Safety Design & Construction-Weld Square	0	277,795	0	1,593	3,177	273,025
81082 Low Cost Urban Safety Design & Construction-Jubilee Reserve	0	538	0	0	0	538
81083 Low Cost Urban Safety Design & Construction-Shearn Park	0	166,828	0	0	0	166,828
81084 Low Cost Urban Safety Design & Construction-Maylands Strip	0	257,064	0	0	0	257,064
81085 Low Cost Urban Safety Design & Construction-Hillcrest	0	52,123	0	0	0	52,123
81086 Low Cost Urban Safety Design & Construction-Broadway Arboret	0	2,557	0	0	0	2,557
81087 Low Cost Urban Safety Design & Construction-Tonkin Business	0	5,034	0	0	0	5,034
81088 Low Cost Urban Safety Design & Construction-Maylands Peninsu	0	30,800	0	0	0	30,800
81089 Low Cost Urban Safety Design & Construction-Beaufort Park	0	18,954	0	0	0	18,954
81090 Low Cost Urban Safety Design & Construction-RA Cook Park	0	53,308	0	0	0	53,308
81091 Low Cost Urban Safety Design & Construction-Ashfield Flats	0	5,719	0	0	0	5,719
	2,878,278	2,938,278	97,107	99,670	71,378	2,767,230
<b>Road renewal</b>						
81020 Roads Program - Kerbing Renewal	10,490	10,490	0	0	0	10,490

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
81021	Slip lane - 60 Russell Street corner Walter Road	1,085,694	1,085,694	0	0	0	1,085,694
81022	Road Resurfacing - Wylde Rd - McGilvray to Cul-de-sac	132,624	132,624	59,679	0	0	132,624
81023	Road Resurfacing - Rokeford Way - Wylde to Boxhill	149,899	149,899	70,482	8,281	358	141,260
81024	Road Resurfacing - Boxhill St - Wylde to Cul-de-sac	100,912	100,912	40,364	58,604	11,321	30,988
81025	Road Resurfacing - Tillingdon Way - Boxhill to Wolseley	143,815	143,815	70,469	42,318	2,454	99,043
81026	Road Resurfacing - Cheam Place - Boxhill to Cooper	45,054	45,054	20,273	21,052	3,109	20,892
81027	Road Resurfacing - Cooper Rd - Wylde to Wolseley	136,053	136,053	69,387	0	0	136,053
81028	Road Resurfacing - Wolseley Rd - McGilvray to Camboon	185,145	185,145	185,145	0	0	185,145
81029	Road Resurfacing - Cooper Rd - Wolseley to Lincoln	156,822	156,822	0	6,192	33,395	117,236
81030	Road Resurfacing - Crowhurst Way - Wolseley to McGilvray	172,033	172,033	0	4,749	0	167,284
81031	Road Resurfacing - Holilond Way - Lincoln W to Lincoln E	175,180	175,180	0	33,168	0	142,012
81032	Road Resurfacing - Lincoln Rd - McGilvray to Camboon	299,735	299,735	0	201,204	29,178	69,353
81033	Road Resurfacing - Ballan Court - Challenger to Cul-de-sac	11,539	11,539	0	0	0	11,539
81034	Road Resurfacing - Viscount Rd - Lincoln to Cul-de-sac	25,490	25,490	0	0	0	25,490
81035	Road Resurfacing - Robann Way - Lincoln to McGilvray	219,237	219,237	0	18,728	1,749	198,760
81036	Road Resurfacing - Brand Place - Lincoln to Cul-de-sac	68,184	68,184	0	9,239	6,937	52,009
81037	Road Resurfacing - Jennifer Rd - Robann to Morley	12,588	12,588	0	0	0	12,588
81038	Road Resurfacing - Challenger Ave - Bottlebrush to Cassia	86,331	86,331	0	297	57	85,978
81039	Road Resurfacing - Vista Crt - Challenger to Cul-de-sac	10,804	10,804	0	0	0	10,804
81040	Road Resurfacing - Niagara Place - Challenger to Cul-de-sac	27,693	27,693	0	0	0	27,693
81041	Road Resurfacing - Doonside Place - Challenger to Cul-de-sac	14,686	14,686	0	0	0	14,686
81042	Road Resurfacing - Discovery Drv - Telstar to Wheatstone	40,910	40,910	0	148	28	40,734
81043	Road Resurfacing - Wentworth Grove - Discovery to Cul-de-sac	26,224	26,224	0	94	0	26,130
81044	Road Resurfacing - Fisk Place - Wentworth to Cul-de-sac	10,490	10,490	0	0	0	10,490
81045	Road Resurfacing - St George Grove - Discovery to Cul-de-sac	22,553	22,553	0	0	0	22,553
81046	Road Resurfacing - Wheatstone Drv - Solas Place to LGA Bdy	82,869	82,869	0	148	28	82,693
81047	Road Resurfacing - Brunel Place - Wheatstone to Cul-de-sac	27,063	27,063	0	0	0	27,063
81048	Road Resurfacing - Barnes Wy - Solas to Morley	104,898	104,898	0	0	0	104,898
81049	Road Resurfacing - Aussat Drv - Barnes to LGA Bdy	104,898	104,898	0	0	0	104,898
81050	Road Resurfacing - Cornwall Close - Barnes to Cul-de-sac	27,273	27,273	0	0	0	27,273
81051	Road Resurfacing - Todd Crt - Cornwall to Cul-de-sac	7,343	7,343	0	0	0	7,343
81052	Traffic Management - Wotton St - Cul-de-sac	15,735	15,735	0	0	0	15,735
81053	Arterial Roads - Benara Rd/Beechboro Rd - Intersection	146,857	146,857	0	0	14,956	131,901
81054	Arterial Roads - Broun Ave/Russell St - Intersection	73,429	73,429	0	221	3,086	70,123
81055	Arterial Roads - Coode St - Beaufort St to Walter Rd W	769,935	769,935	769,935	686	581,865	187,384
81056	Arterial Roads - Beaufort St - The Strand To Grand Prom	342,934	342,934	342,934	442	3,590	338,901
		5,073,419	5,073,419	1,628,668	405,570	692,110	3,975,739

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Roads to recovery</b>						
81022 Road Resurfacing - Wylde Rd - McGilvray to Cul-de-sac	0	0	0	120,378	19,362	(139,740)
81027 Road Resurfacing - Cooper Rd - Wylde to Wolseley	0	0	0	43,315	1,497	(44,811)
81028 Road Resurfacing - Wolseley Rd - McGilvray to Camboon	0	0	0	1,342	3,329	(4,671)
81034 Road Resurfacing - Viscount Rd - Lincoln to Cul-de-sac	0	0	0	1,878	28	(1,906)
81037 Road Resurfacing - Jennifer Rd - Robann to Morley	0	0	0	1,022	0	(1,022)
	0	0	0	167,935	24,215	(192,150)
<b>Black spot state</b>						
80748 Benara Road / Camboon Road	0	0	0	0	5,197	(5,197)
80881 Camboon Road & Wolseley Rd - install island/street lighting	110,000	110,000	110,000	20,728	28,272	61,000
80882 Walter Road West and Coode St - install right turn signal	129,700	129,700	0	874	39,214	89,612
	239,700	239,700	110,000	21,602	72,684	145,414
<b>Black spot federal</b>						
80883 Crimea St and Westlake Rd - splitter islands/street lighting	0	0	0	3,108	1,207	(4,315)
	0	0	0	3,108	1,207	(4,315)
<b>Base road grant</b>						
80317 Drainage kerb renewal	0	0	0	16,439	455	(16,893)
80318 Carpark Resurfacing Program	62,965	62,965	52,890	70,250	5,195	(12,480)
80518 Resurface - Gittos - Luderman/Cul-de-sac	0	0	0	526	0	(526)
	62,965	62,965	52,890	87,214	5,650	(29,898)
<b>Traffic management</b>						
80291 City-wide traffic implementation	0	0	0	0	275	(275)
80297 Traffic Management - Disability Access Committee	20,980	20,980	5,035	0	8,636	12,344
80752 Riverside Gardens - Carpark extension	0	0	0	260	0	(260)
	20,980	20,980	5,035	260	8,911	11,809
<b>Other road construction</b>						
80745 Clarkson to Tranby - Resurface Cycleway	39,887	39,887	0	0	0	39,887
80747 Towns Development Program - Various	0	0	0	511	1,018	(1,529)
80909 Baigup to Riverside Gardens - resurface cycleway	90,374	90,374	0	0	0	90,374
80912 Vernon Street, Noranda - Right of Way reconstruction	20,399	20,399	0	0	0	20,399
	150,660	150,660	0	511	1,018	149,131

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Arterial road construction</b>						
80707 Crimea Street, Morley	0	0	0	216	0	(216)
80913 Beaufort Str/Grand Promenade - 4-way intersection resurface	112,308	112,308	112,308	0	11,366	100,942
	112,308	112,308	112,308	216	11,366	100,726
<b>Other infrastructure construction</b>						
80918 Hamilton Street Carpark - construction	17,000	17,000	0	436	11,045	5,519
80922 Verge Paving - paving of small areas under traffic	26,252	26,252	9,975	0	5,447	20,805
	43,252	43,252	9,975	436	16,493	26,323
<b>Metropolitan Regional Road Group Projects</b>						
80923 Widgee Road, Noranda - resurface	0	0	0	0	2,937	(2,937)
	0	0	0	0	2,937	(2,937)
Total Roads	8,581,562	8,641,562	2,015,983	786,522	907,969	6,947,071
<b>Footpath</b>						
<b>Other road construction</b>						
80910 Drake Street - Bay View Street - train station - new pathway	129,556	129,556	59,594	25,921	22,232	81,403
80911 Drake Street - Broun Avenue/Rothbury Road - new pathway	39,234	39,234	0	0	0	39,234
	168,790	168,790	59,594	25,921	22,232	120,637
<b>Footpath construction</b>						
80063 New footpath construction and Local Bike Plan	212,057	212,057	74,899	15,236	18,827	177,994
80924 Crimea Street - Morley Drive to Fedders St - pathway	192,790	192,790	119,528	0	0	192,790
80926 Robann Way - Lincoln Road to Jennifer Road - pathway	66,425	66,425	66,425	1,719	56,164	8,543
80927 Timms Place - Halvorson Road to Morley Drive - pathway	47,411	47,411	47,411	0	0	47,411
80994 Crimea St - Fedders St to Deschamp Rd - new path	100,702	100,702	100,702	0	0	100,702
	619,385	619,385	408,965	16,954	74,991	527,440
Total Footpath	788,175	788,175	468,559	42,876	97,223	648,077
<b>Drainage</b>						
<b>Drainage construction</b>						
80248 Urban water sensitive design	192,542	192,542	40,000	1,070	0	191,472
80697 Nora Hughes Park - living stream	32,200	32,200	0	0	0	32,200



		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
80928	City-wide - optimise drainage amenity	94,029	94,029	0	25,298	17,000	51,731
		318,771	318,771	40,000	26,368	17,000	275,403
<b>Drainage renewal</b>							
80929	City-wide - drainage grates renewal	73,429	73,429	20,000	856	14,348	58,226
81080	Drainage Program - Upgrade	31,469	31,469	0	0	0	31,469
		104,898	104,898	20,000	856	14,348	89,695
<b>Sustainable environment</b>							
80993	Bowden St Res - Bayswater Brook & water design initiatives	50,000	50,000	0	0	0	50,000
		50,000	50,000	0	0	0	50,000
<b>Other infrastructure renewal</b>							
80704	Drainage Sump Fencing Program	0	0	0	788	0	(788)
		0	0	0	788	0	(788)
Total Drainage		473,669	473,669	60,000	28,012	31,348	414,310
<b>Park development</b>							
<b>Entry statement</b>							
80534	Bayswater Library/Bert Wright Sculpture	10,000	10,000	10,000	0	0	10,000
		10,000	10,000	10,000	0	0	10,000
<b>Other infrastructure construction</b>							
80916	Bardon Park - Malgamongup - signage	0	0	0	0	6,083	(6,083)
80919	Maylands Brickworks - signage	10,000	10,000	10,000	1,390	0	8,610
		10,000	10,000	10,000	1,390	6,083	2,527
<b>Park development construction</b>							
80040	Tree Planting	0	0	0	21	0	(21)
80242	Riverbank restoration	73,282	73,282	0	0	0	73,282
80757	Golf Course Development Program	0	0	0	0	970	(970)
80775	Dog Exercise Area - construction	7,993	7,993	0	0	0	7,993
80930	Arbor Park - park redevelopment (Our Park - Our Place)	20,000	20,000	0	17,728	8,705	(6,433)
80931	Bert Wright Park - implement concept plan	47,996	47,996	30,234	26,968	9,854	11,174
80933	Gibbney Reserve East - park redevelopment	368,871	368,871	188,123	367,575	45,972	(44,676)
80943	Cloughton Reserve - excersie equipment	25,000	25,000	25,000	22,132	1,520	1,348

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
81004 Birkett Street Reserve - redevelopment	185,224	185,224	0	0	0	185,224
81005 Feredy Street Reserve - redevelopment	114,222	114,222	21,722	0	0	114,222
81007 Frank Drago - 2023 Womens World Cup upgrades	100,000	100,000	0	0	51,681	48,319
81009 Upper Hillcrest Reserve - cricket net fencing replacement	25,000	25,000	25,000	16,090	0	8,910
	967,588	967,588	290,079	450,515	118,702	398,372
<b>Sustainable environment</b>						
80269 Baigup Wetland Stage 1 - activity centre and interpretation	0	0	0	0	103,487	(103,487)
80273 Maylands Lakes restoration Stage 2	134,000	134,000	27,524	31,224	48,099	54,677
80622 Russell St Living Stream Link Agreement	10,000	10,000	0	0	0	10,000
80696 Arbor Park upgrade - Greening Australia project	53,961	53,961	0	0	0	53,961
81018 Arbor Park - stage 3	50,000	50,000	0	0	0	50,000
81061 Maylands Lakes bank renaturalisation & improve water quality	450,000	450,000	0	0	20,926	429,074
	697,961	697,961	27,524	31,224	172,511	494,225
<b>Tree management</b>						
81019 Riverside Gardens Urban Forest	650,000	650,000	0	0	0	650,000
	650,000	650,000	0	0	0	650,000
<b>Drink fountains</b>						
80380 Drinks Fountains Replacement Program	0	0	0	48	0	(48)
80971 Lake Bungana - drink fountain	15,000	15,000	15,000	7,646	7,375	(21)
	15,000	15,000	15,000	7,694	7,375	(69)
<b>Playground</b>						
81010 Kelvin Street/Sherwood Street Reserve - play space renewal	30,000	30,000	0	290	0	29,710
81011 Lower Hillcrest Reserve - play space renewal	60,000	60,000	0	0	0	60,000
81012 Waltham Reserve - rubber pitching base renewal	10,000	10,000	10,000	8,714	0	1,286
81013 Crimea Reserve - skate park surface renewal	100,000	100,000	0	0	0	100,000
	200,000	200,000	10,000	9,004	0	190,996
<b>Floodlights</b>						
81003 RA Cook Reserve - upgrade LED floodlights	264,000	264,000	100,000	40,455	47,545	176,000
81006 Upper Hillcrest Reserve - upgrade lighting	75,000	75,000	0	0	73,801	1,199
81067 Frank Drago Reserve - floodlight relamp	7,500	7,500	0	3,471	4,329	(300)
81068 Grand Prom Reserve - floodlight relamp	7,500	7,500	0	2,937	4,363	200
81069 Noranda Sporting Complex - Soccer - floodlight relamp	10,000	10,000	0	0	7,920	2,080

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
	364,000	364,000	100,000	46,863	137,958	179,179
<b>Other infrastructure construction</b>						
80595 Hinds Reserve - construction of a multi-user access ramp	21,076	21,076	0	0	0	21,076
80940 Bayswater Morley Cricket Club - shade shelter	9,091	9,091	9,091	6,935	0	2,156
80941 Bedford Bowling Club - synthetic surface	232,373	232,373	232,373	0	0	232,373
80942 Lightning Swamp Bushland - limestone wall	0	0	0	11,325	72,600	(83,925)
80944 Morley Bowling Club - synthetic surface	272,727	272,727	272,727	13,516	0	259,211
80945 Natural Environment Improvement Program	0	0	0	18,790	15,112	(33,902)
80946 Wotton Skate Park and surrounding facilities	500,000	500,000	250,000	785,431	446,891	(732,322)
81062 Tranby House Reserve Foreshore - rehab and revegetation	1,000,000	1,000,000	0	0	0	1,000,000
	2,035,267	2,035,267	764,191	835,997	534,603	664,667
<b>Other infrastructure renewal</b>						
80753 Bore and Pump Maintenance Program	0	0	0	18,754	8,734	(27,488)
80755 Critical Asset Renewal Program	375,854	375,854	48,861	107,402	30,332	238,120
	375,854	375,854	48,861	126,156	39,066	210,632
<b>COVID-19 \$5m Stimulus Package Projects</b>						
80235 Bore and pump maintenance program	61,741	61,741	61,741	3,914	0	57,827
80364 Maylands Waterland redevelopment	179,000	179,000	30,000	112,437	15,109	51,454
	240,741	240,741	91,741	116,351	15,109	109,281
Total Park development	5,566,411	5,566,411	1,367,396	1,625,193	1,031,408	2,909,809
<b>Other infrastructure</b>						
<b>Street lights</b>						
80250 Street light upgrade	57,694	57,694	57,694	1,397	4,226	52,071
80805 Street Lighting Upgrades	356,312	356,312	299,300	14,023	135,535	206,754
80915 Decorative street light replacement	20,980	20,980	0	0	0	20,980
	434,986	434,986	356,994	15,420	139,761	279,806
<b>Other infrastructure construction</b>						
80251 PAW gates and reserve lighting	0	0	0	6,918	5,745	(12,663)
80801 Noranda Netball Court Carpark	29,766	29,766	0	0	4,149	25,617
80917 Doyle Street and Linton Place - public access	20,000	20,000	7,000	0	7,282	12,718
81002 Bus Shelters - Upgrade program	15,735	15,735	0	0	0	15,735

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
	65,501	65,501	7,000	6,918	17,176	41,406
<b>Footpath construction</b>						
80431 Footpath - Bookham Street and Boag Place	40,939	40,939	0	0	31,161	9,778
	40,939	40,939	0	0	31,161	9,778
<b>Sustainable environment</b>						
80935 Emission reduction and rewable energy implementation	50,292	50,292	0	30,901	0	19,391
	50,292	50,292	0	30,901	0	19,391
<b>Floodlights</b>						
80939 RA Cook Reserve - floodlight renewal	50,000	50,000	0	0	0	50,000
	50,000	50,000	0	0	0	50,000
<b>Other infrastructure construction</b>						
80252 Bus shelters	20,991	20,991	0	0	0	20,991
80392 Maylands Town Centre - City-led infrastructure activation	15,000	15,000	15,000	0	0	15,000
80393 Bayswater Town Centre City-led Infrastructure Activation	10,000	10,000	6,000	0	0	10,000
80693 Bedford Shopping Precincts Regeneration Project	60,000	60,000	40,000	5,000	0	55,000
80954 Cloughton Reserve - passive lighting	0	0	0	11,598	0	(11,598)
80957 Morley Activity Centre - streetscape improvement (RAC Grant)	0	0	0	0	9,162	(9,162)
80967 Grand Prom - Shopping Precinct Regeneration (RAC Grant)	30,000	30,000	25,000	33,622	51,153	(54,775)
81066 Street light - LED replacement	200,000	200,000	200,000	0	0	200,000
	335,991	335,991	286,000	50,220	60,316	225,455
<b>Other infrastructure renewal</b>						
80704 Drainage Sump Fencing Program	50,358	50,358	0	25,296	27,667	(2,605)
	50,358	50,358	0	25,296	27,667	(2,605)
<b>COVID-19 \$5m Stimulus Package Projects</b>						
80617 Passive Light Replacement Program	20,980	20,980	20,980	0	0	20,980
80618 Town Centre Streetscape Works	0	0	0	0	3,743	(3,743)
	20,980	20,980	20,980	0	3,743	17,237
Total Other infrastructure	1,049,047	1,049,047	670,974	128,755	279,823	640,468
<b>Intangible assets</b>						

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>IT capital</b>						
80870 ERP implementation	750,000	750,000	365,600	365,605	27,633	356,762
	750,000	750,000	365,600	365,605	27,633	356,762
<b>Software</b>						
80950 Website development for online bookings	50,000	50,000	0	0	24,890	25,110
	50,000	50,000	0	0	24,890	25,110
Total Intangible assets	800,000	800,000	365,600	365,605	52,523	381,872
<b>Assets Held for Sale</b>						
<b>Aged care facilities</b>						
80799 Aged Care - Assets Held for Sale	0	0	0	69,327	0	(69,327)
	0	0	0	69,327	0	(69,327)
<b>Aged Persons Homes</b>						
80794 Aged Persons Homes - Capital works	1,000,000	1,000,000	0	0	0	1,000,000
	1,000,000	1,000,000	0	0	0	1,000,000
Total Assets Held for Sale	1,000,000	1,000,000	0	69,327	0	930,673
<b>Total capital projects</b>	35,028,956	35,088,956	8,188,641	4,045,244	10,607,868	20,435,844

**10.2.2 Investment Report for the Period Ended 31 October 2022**

<b>Responsible Branch:</b>	Financial Services
<b>Responsible Directorate:</b>	Corporate and Strategy
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Investment Register [<b>10.2.2.1</b> - 1 page]</li> <li>2. Investment Summary [<b>10.2.2.2</b> - 1 page]</li> <li>3. Investment Portfolio [<b>10.2.2.3</b> - 1 page]</li> </ol>

**CR SALLY PALMER DECLARED AN IMPARTIAL INTEREST**

*In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Sally Palmer declared an impartial interest in this item as the Bayswater Childcare Association that Cr Palmer is the chair of banks with Bendigo Bank. Cr Palmer remained in the Council Chambers and voted on this item.*

**SUMMARY**

This report presents the City's Investment Portfolio for the period ended 31 October 2022.

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

That Council receives the Investment Portfolio Report for the period ended 31 October 2022 with investments totalling \$109,602,426.09.

Cr Sally Palmer Moved, Cr Elli Petersen-Pik Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Georgia Johnson.

**Against:** Nil.

**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 31 October 2022 were \$109,602,426.09.

Of the total investment portfolio, \$52,055,363.70 is internally restricted and \$3,629,649.04 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 2022/23 operating and capital expenditure requirements.

## LEGISLATIVE COMPLIANCE

Investment Policy applies. It is noted that the City currently has 14% 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.

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
<b>Conclusion</b>	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 2021-2031, the following applies:

Theme: Leadership and Governance  
Goal L4: Communicate in a clear and transparent way.

Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

**CONCLUSION**

That Council receives the Investment Portfolio Report for the period ended 31 October 2022 with investments totalling \$109,602,426.09.



**City of Bayswater  
Investment Register  
Balance as at 31 October 2022**

Investment Number	Bank	Lodgement Date	Maturity Date	Rate %	Principal \$	Accrued Interest \$	Maturity Interest \$	Maturity Amount \$
200755	Commonwealth Bank	23/08/22	01/11/22	2.57	2,000,000.00	9,716.71	9,857.53	2,009,857.53
200754	Commonwealth Bank	23/08/22	08/11/22	2.67	1,476,093.44	7,450.43	8,314.25	1,484,407.69
200757	Commonwealth Bank	24/08/22	15/11/22	2.77	2,000,000.00	10,321.10	12,597.81	2,012,597.81
200760	National Australia Bank	30/08/22	22/11/22	2.77	1,005,010.11	4,728.78	6,406.73	1,011,416.84
200762	National Australia Bank	30/08/22	29/11/22	2.99	2,000,000.00	10,157.81	14,909.04	2,014,909.04
200744	National Australia Bank	09/08/22	06/12/22	3.04	800,000.00	5,530.30	7,928.99	807,928.99
200750	Westpac Bank	17/08/22	06/12/22	3.15	1,000,000.00	6,472.60	9,579.45	1,009,579.45
200761	National Australia Bank	30/08/22	06/12/22	2.99	802,485.48	4,075.75	6,442.31	808,927.79
200745	National Australia Bank	09/08/22	13/12/22	3.09	3,000,000.00	21,079.73	32,000.55	3,032,000.55
200751	Westpac Bank	17/08/22	13/12/22	3.15	1,000,000.00	6,472.60	10,183.56	1,010,183.56
200770	National Australia Bank	06/09/22	13/12/22	3.10	802,609.75	3,749.18	6,680.35	809,290.10
200771	National Australia Bank	06/09/22	13/12/22	3.10	732,018.53	3,419.43	6,092.80	738,111.33
200752	Westpac Bank	17/08/22	20/12/22	3.32	2,400,000.00	16,372.60	27,287.67	2,427,287.67
200758	Westpac Bank	24/08/22	20/12/22	3.23	1,000,000.00	6,017.53	10,442.19	1,010,442.19
200763	Westpac Bank	30/08/22	10/01/23	3.26	2,000,000.00	11,075.07	23,757.81	2,023,757.81
200765	Westpac Bank	30/08/22	17/01/23	3.26	600,000.00	3,322.52	7,502.47	607,502.47
200773	Suncorp Bank	06/09/22	17/01/23	3.32	5,460,000.00	27,314.96	66,052.54	5,526,052.54
200764	Westpac Bank	30/08/22	24/01/23	3.26	2,000,000.00	11,075.07	26,258.63	2,026,258.63
200783	Commonwealth Bank	11/10/22	07/02/23	3.56	1,000,000.00	1,950.68	11,606.58	1,011,606.58
200777	Suncorp Bank	20/09/22	21/02/23	3.82	1,650,000.00	7,080.08	26,593.48	1,676,593.48
200784	Suncorp Bank	19/10/22	21/02/23	3.66	1,750,000.00	2,105.75	21,934.93	1,771,934.93
200767	Westpac Bank	05/09/22	14/03/23	3.75	5,000,000.00	28,767.12	97,602.74	5,097,602.74
200778	Bendigo Bank	05/10/22	21/03/23	3.78	2,565,420.15	6,907.66	44,368.41	2,609,788.56
200779	Westpac Bank	05/10/22	16/05/23	4.00	2,055,000.00	5,855.34	50,220.82	2,105,220.82
200774	Westpac Bank	13/09/22	30/05/23	3.99	2,208,775.89	11,589.72	62,536.19	2,271,312.08
200768	Westpac Bank	05/09/22	13/06/23	4.10	3,000,000.00	18,871.23	94,693.15	3,094,693.15
200775	Westpac Bank	13/09/22	13/06/23	4.05	1,610,000.00	8,574.90	48,769.77	1,658,769.77
200769	Westpac Bank	05/09/22	27/06/23	4.10	3,000,000.00	18,871.23	99,410.96	3,099,410.96
<b>Muni General Funds Total</b>					<b>53,917,413.35</b>	<b>278,925.90</b>	<b>850,031.71</b>	<b>54,767,445.06</b>
200727	Suncorp Bank	06/07/22	01/11/22	2.45	2,539,042.96	19,940.18	20,110.61	2,559,153.57
200712	Commonwealth Bank	09/06/22	13/12/22	2.85	3,106,954.31	34,934.08	45,365.79	3,152,320.10
200737	Commonwealth Bank	19/07/22	17/01/23	3.58	2,631,038.48	26,838.03	46,966.56	2,678,005.04
200716	Commonwealth Bank	15/06/22	14/02/23	3.60	5,366,044.08	73,037.01	129,137.89	5,495,181.97
200719	Bank of Queensland	23/06/22	21/02/23	3.72	1,017,921.54	13,486.76	25,209.87	1,043,131.41
200739	Bendigo Bank	26/07/22	28/03/23	3.71	1,616,386.43	15,936.68	40,252.45	1,656,638.88
200748	Westpac Bank	17/08/22	25/04/23	3.80	5,162,055.53	40,306.46	134,892.29	5,296,947.82
200785	Suncorp Bank	19/10/22	16/05/23	4.10	1,867,974.40	2,517.93	43,853.90	1,911,828.30
<b>Muni Reserve Total</b>					<b>23,307,417.73</b>	<b>226,997.14</b>	<b>485,789.36</b>	<b>23,793,207.09</b>
200720	Suncorp Bank	23/06/22	20/12/22	3.35	812,637.06	9,695.98	13,425.21	826,062.27
200724	ING Bank	28/06/22	28/02/23	3.60	504,791.58	6,223.46	12,197.98	516,989.56
200736	Commonwealth Bank	19/07/22	11/04/23	3.91	1,024,079.11	11,409.08	29,180.92	1,053,260.03
200749	Westpac Bank	17/08/22	25/04/23	3.80	602,679.39	4,705.85	15,748.92	618,428.31
200780	Westpac Bank	05/10/22	20/06/23	4.06	685,461.90	1,982.39	19,671.44	705,133.34
<b>Trust Specific Total</b>					<b>3,629,649.04</b>	<b>34,016.77</b>	<b>90,224.47</b>	<b>3,719,873.51</b>
200728	Westpac Bank	05/07/22	13/12/22	2.62	1,534,563.43	12,997.96	17,734.51	1,552,297.94
200742	Bendigo Bank	03/08/22	14/02/23	3.40	1,681,064.16	13,936.71	30,535.49	1,711,599.65
200734	Bank of Queensland	13/07/22	14/03/23	3.61	1,143,434.18	12,439.94	27,594.04	1,171,028.22
200753	Westpac Bank	17/08/22	25/04/23	3.80	1,434,938.69	11,204.32	37,497.11	1,472,435.80
200759	Westpac Bank	24/08/22	16/05/23	3.94	1,283,243.04	9,419.36	36,707.78	1,319,950.82
200781	Westpac Bank	05/10/22	06/06/23	4.06	1,104,507.43	3,194.30	29,977.24	1,134,484.67
200776	Westpac Bank	13/09/22	13/06/23	4.05	700,000.00	3,728.22	21,204.25	721,204.25
<b>Aged General Funds Total</b>					<b>8,881,750.93</b>	<b>66,920.80</b>	<b>201,250.42</b>	<b>9,083,001.35</b>
200729	National Australia Bank	05/07/22	13/12/22	2.82	43,763.51	398.98	544.37	44,307.88
<b>Aged Mertome Gardens Total</b>					<b>43,763.51</b>	<b>398.98</b>	<b>544.37</b>	<b>44,307.88</b>
200725	ING Bank	28/06/22	10/01/23	3.22	1,073,391.67	11,836.72	18,559.97	1,091,951.64
200721	Bank of Queensland	23/06/22	21/02/23	3.72	1,244,247.21	16,485.42	30,815.06	1,275,062.27
<b>Aged Prudential Requirements Reserve Total</b>					<b>2,317,638.88</b>	<b>28,322.14</b>	<b>49,375.03</b>	<b>2,367,013.91</b>
200713	Commonwealth Bank	09/06/22	08/11/22	2.62	2,049,952.98	21,189.21	22,366.39	2,072,319.37
200722	Bank of Queensland	22/06/22	21/02/23	3.72	2,927,077.19	39,080.09	72,790.40	2,999,867.59
200730	Bank of Queensland	06/07/22	28/03/23	3.60	3,878,554.45	44,757.46	101,373.72	3,979,928.17
200738	Commonwealth Bank	19/07/22	11/04/23	3.91	1,500,000.00	16,711.23	42,742.19	1,542,742.19
200746	Commonwealth Bank	09/08/22	02/05/23	3.74	1,095,044.12	9,312.98	29,846.40	1,124,890.52
200772	Westpac Bank	07/09/22	30/05/23	4.00	954,901.71	5,650.93	27,731.39	982,633.10
200782	Westpac Bank	05/10/22	20/06/23	4.06	4,036,241.21	11,673.03	115,832.38	4,152,073.59
200786	Westpac Bank	19/10/22	19/07/23	4.39	1,063,020.99	1,534.25	34,904.08	1,097,925.07
<b>Aged General Reserve Total</b>					<b>17,504,792.65</b>	<b>149,909.17</b>	<b>447,586.95</b>	<b>17,952,379.60</b>
<b>Total</b>					<b>109,602,426.09</b>	<b>785,490.90</b>	<b>2,124,802.33</b>	<b>111,727,228.42</b>

**City of Bayswater  
Investment Summary  
Balance as at 31 October 2022**

**Investments By Maturity Date**

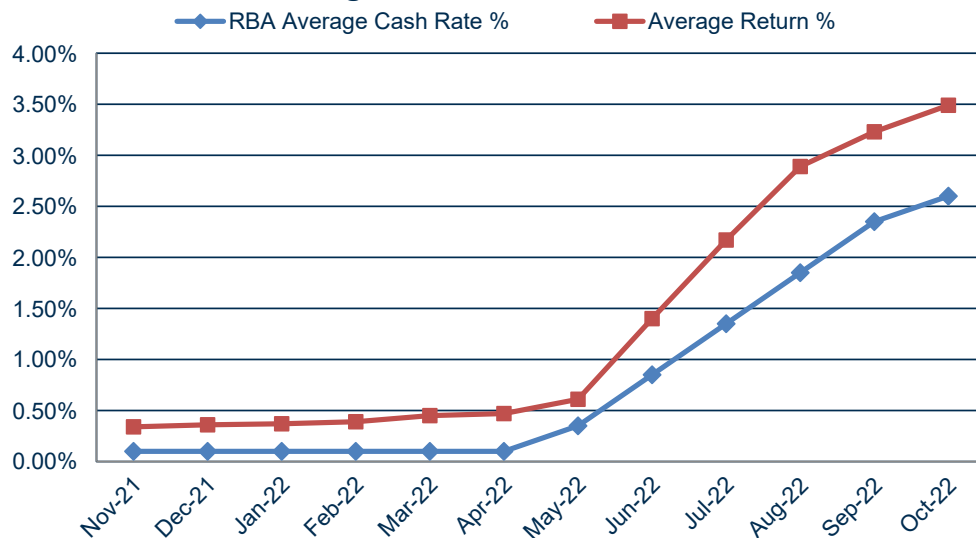
Maturity Dates	Principal	Portfolio %	Number of Investments
Less than 30 days	\$13,070,099.49	12%	7
Between 30 days and 60 days	\$17,035,032.07	16%	13
Between 61 days and 90 days	\$13,764,430.15	13%	6
Between 91 days and 180 days	\$41,068,693.69	37%	19
Between 181 days and 1 year	\$24,664,170.69	23%	14
<b>Total</b>	<b>\$109,602,426.09</b>	<b>100%</b>	<b>59</b>

**Allocation of Investments**

S&P Rating (Short-term)	Bank	Amount Invested	Amount Invested %	Threshold %
A-1+	National Australia Bank	\$9,185,887.38	8%	45%
A-1+	Westpac	\$45,435,389.21	41%	45%
A-1+	Commonwealth Bank	\$23,249,206.52	21%	45%
A-1	Suncorp	\$14,079,654.42	13%	35%
A-2	Bank of Queensland **	\$10,211,234.57	9%	30%
A-2	Bendigo Bank **	\$5,862,870.74	5%	30%
A-2	ING	\$1,578,183.25	1%	30%
<b>Total</b>		<b>\$109,602,426.09</b>	<b>100%</b>	

\*\* Fossil fuel free investment

**Average Return on Investment**



**City of Bayswater  
Investment Portfolio  
Balance as at 31 October 2022**

Source	Description	Total \$	Internally restricted \$	Externally restricted \$
Municipal	Investment - CoB General Funds	53,917,413.35	-	-
	Investment - CoB Reserve	23,307,417.73	23,307,417.73	-
	Investment - Trust	3,629,649.04	-	3,629,649.04
<b>Sub Total</b>		<b>80,854,480.12</b>	<b>23,307,417.73</b>	<b>3,629,649.04</b>
Aged	Investment - Aged General Funds	8,925,514.44	8,925,514.44	-
	Investment - Prudential Requirements Reserve	2,317,638.88	2,317,638.88	-
	Investment - Aged General Reserve	17,504,792.65	17,504,792.65	-
<b>Sub Total</b>		<b>28,747,945.97</b>	<b>28,747,945.97</b>	<b>-</b>
<b>Grand Total</b>		<b>109,602,426.09</b>	<b>52,055,363.70</b>	<b>3,629,649.04</b>

**10.2.3 List of Payments for the Month of October 2022**

<b>Responsible Branch:</b>	Financial Services
<b>Responsible Directorate:</b>	Corporate and Strategy
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Schedule of Accounts Municipal Fund [<b>10.2.3.1</b> - 9 pages]</li> <li>2. Schedule of Accounts Trust Fund [<b>10.2.3.2</b> - 1 page]</li> <li>3. Schedule of Accounts Aged Persons Home Account [<b>10.2.3.3</b> - 1 page]</li> <li>4. Summary of Corporate Credit Card Expenses [<b>10.2.3.4</b> - 1 page]</li> <li>5. Electronic Fund Transfers [<b>10.2.3.5</b> - 1 page]</li> </ol>

**CR SALLY PALMER DECLARED AN IMPARTIAL INTEREST**

*In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Sally Palmer declared an impartial interest in this item as she is a member of Infant Jesus Catholic Church which is mentioned in the report and is active in some of their groups (however, does not have a financial interest). Cr Palmer remained in the Council Chambers and voted on this item.*

**SUMMARY**

This report presents the list of payments, comprising **Attachments 1, 2, 3 4 and 5** made under delegated authority for the month of October 2022 in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

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

That Council receives the list of payments for the month of October 2022 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**).

Cr Sally Palmer Moved, Cr Dan Bull Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer,  
Cr Josh Eveson, Cr Michelle Sutherland,  
Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and  
Cr Giorgia Johnson.

**Against:** Nil.

## 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 October 2022 are included in **Attachment 1**.

Payments drawn from the Trust Account for the month of October 2022 are included in **Attachment 2**.

Payments drawn from the Aged Persons Homes Account for the month of October 2022 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><b>Payment Type</b></i>	<i><b>Reference</b></i>	<i><b>Amount \$</b></i>
<b><i>Municipal Account</i></b>  BPay Direct Credits Electronic Fund Transfers (EFTs)	BP000171-174, DC000328-334, EF070922-070933, EF070935-071043, EF071045-071183, EF071186-071313, EF071315-071503	<b>\$6,217,726.71</b>
<b><i>Trust Account</i></b>  Electronic Fund Transfers (EFTs)	EF070934, EF071184-071185	<b>\$45,458.97</b>
<b><i>Aged Persons Homes</i></b>  Electronic Fund Transfers (EFTs)	DC000335, EF071044, EF071314	<b>\$11,090.86</b>

<b><i>Credit Card Transactions</i></b>	29 September 2022 to 28 October 2022	<b>\$12,047.04</b>
<b><i>Electronic Fund Transfers</i></b>	01 October 2022 to 31 October 2022	<b>\$11,455,495.46</b>
	<b>Total</b>	<b>\$17,741,819.04</b>

## 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.

<b>Risk Category</b>	<b>Adopted Risk Appetite</b>	<b>Risk Assessment Outcome</b>
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
<b>Conclusion</b>	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 2021-2031, the following applies:

Theme: Leadership and Governance

Goal L4: Communicate in a clear and transparent way.

Provide the community with useful information about Council's policies, services and events and advise the community of engagement outcomes.

## **CONCLUSION**

That Council notes the List of Payments for the month of October 2022 comprising **Attachments 1, 2, 3, 4 and 5.**

## City of Bayswater

### List of Payment - Municipal

for the period 1 October 2022 to 31 October 2022

Reference	Date	Creditor Name	Invoice details	Amount Paid
<b>Payments</b>				<b>\$</b>
BP000171	05/10/22	Water Corporation	Water usage charges	6,249.80
BP000172	12/10/22	Department of Local Government Sport & Cultural Industries	Staff training, development and support	66.00
BP000173	12/10/22	Water Corporation	Water usage charges	14,862.73
BP000174	19/10/22	Water Corporation	Water usage charges	14,399.02
DC000328	06/10/22	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	81.00
DC000329	05/10/22	Easisalary Pty Ltd	Payroll Payment	10,465.93
DC000330	06/10/22	Superchoice	Payroll Payment	190,966.77
DC000331	13/10/22	Exclaimer Ltd	Software Maintenance	7,992.00
DC000332	12/10/22	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	810.00
DC000333	19/10/22	Easisalary Pty Ltd	Payroll Payment	9,921.54
DC000334	20/10/22	Superchoice	Payroll Payment	190,896.40
EF070922	03/10/22	Assunta Meleca	Councillor allowances and reimbursements	2,948.22
EF070923	03/10/22	Catherine Ehrhardt	Councillor allowances and reimbursements	4,838.57
EF070924	03/10/22	Daniel Bull	Councillor allowances and reimbursements	2,948.22
EF070925	03/10/22	Elli Petersen-Pik	Councillor allowances and reimbursements	2,948.22
EF070926	03/10/22	Filomena Piffaretti	Councillor allowances and reimbursements	12,115.48
EF070927	03/10/22	Giorgia Johnson	Councillor allowances and reimbursements	2,948.22
EF070928	03/10/22	Joshua Eveson	Councillor allowances and reimbursements	2,948.22
EF070929	03/10/22	Lorna J Clarke	Councillor allowances and reimbursements	2,948.22
EF070930	03/10/22	Michelle Louise Sutherland	Councillor allowances and reimbursements	2,948.22
EF070931	03/10/22	Sally Palmer	Councillor allowances and reimbursements	2,948.22
EF070932	03/10/22	Steven George Ostaszewskij	Councillor allowances and reimbursements	2,948.22
EF070933	05/10/22	Technology One Limited	Software Maintenance	303,651.11
EF070935	05/10/22	Andantino Pty Ltd T/A Outdoor World	Refund residential verge deposit	1,400.00
EF070936	05/10/22	ATC Work Smart	Trainee	455.58
EF070937	05/10/22	Blackwoods Atkins	Staff uniforms and protective equipment	2,723.44
EF070938	05/10/22	Blueprint Homes (WA) Pty Ltd	Refund residential verge deposit	1,400.00
EF070939	05/10/22	Building Solutions (Aust) Pty Ltd	Refund commercial verge deposit	1,400.00
EF070940	05/10/22	Charles Perkins	Donation	200.00
EF070941	05/10/22	Future Institute of Australia Pty Ltd	Staff training, development and support	880.00
EF070942	05/10/22	Hasreta Kuduzovic	Refund rates overpayment	335.25
EF070943	05/10/22	Irene Rowson	Refund rates overpayment	847.55
EF070944	05/10/22	KA Ong	Refund residential verge deposit	1,200.00
EF070945	05/10/22	Kayden McGill	Refund bond	1,000.00
EF070946	05/10/22	Luke R Durber	Donation	200.00
EF070947	05/10/22	Maia Financial Pty Ltd	Recreation and gymnasium equipment	2,218.73
EF070948	05/10/22	Menchetti Consolidated Pty Ltd	Construction and civil works payments	61,471.19
EF070949	05/10/22	Muslim Youth WA	Refund bond	1,000.00
EF070950	05/10/22	OneMusic Australia	Licence and permit renewal	11,821.17
EF070951	05/10/22	Perth Material Blowing Pty Ltd	Parks & gardens contract payments	16,977.47
EF070952	05/10/22	PLT Management 4 Pty Ltd	Refund residential verge deposit	1,400.00
EF070953	05/10/22	Providence Pacific Aust Pty Ltd	Refund bond	1,000.00
EF070954	05/10/22	Purnima Silva	Refund bond	500.00
EF070955	05/10/22	Rhiannon Dolton	Donation	200.00
EF070956	05/10/22	Ruth Kinga	Cloth Nappy Rebate	57.40
EF070957	05/10/22	Saji Varghese	Refund bond	430.00
EF070958	05/10/22	Shona L Hall	Refund rates overpayment	1,601.03
EF070959	05/10/22	Southern Cross Protection Pty Ltd-Petty Cash	Petty cash reimbursement	2,121.75
EF070960	05/10/22	Synergy	Electricity charges (other than street lighting)	101,140.14
EF070961	05/10/22	Telstra	Office telephone and communication expenses	10,375.81
EF070962	05/10/22	Tuart Hill Primary School	Refund bond	550.00
EF070963	05/10/22	WA Contracting Pty Ltd	Refund residential verge deposit	1,400.00
EF070964	05/10/22	Western Building Pty Ltd	Refund residential verge deposit	1,400.00
EF070965	05/10/22	Yichuan Jiang	Refund rates overpayment	576.10
EF070966	04/10/22	AAAC Towing Pty Ltd	Vehicle towing	825.00
EF070967	04/10/22	Acclaimed Catering Pty Ltd	Functions and events catering expenses	1,592.80
EF070968	04/10/22	ALS Library Services Pty Ltd	Book purchases	541.63
EF070969	04/10/22	Amalgam Recruitment	Labour hire and temporary replacement	849.42
EF070970	04/10/22	AMS Technology Group Pty Ltd	Building maintenance and services	8,489.23
EF070971	04/10/22	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	1,137.40
EF070972	04/10/22	Bavrix Pty Ltd T/A Custom Cars	Plant and vehicle repairs	2,321.00
EF070973	04/10/22	Beaver Tree Services Australia Pty Ltd	Parks & gardens tree pruning & assoc. services	26,008.40
EF070974	04/10/22	BGC (Australia) Pty Ltd T/A BGC Concrete	Construction and civil works tools and materials	178.64
EF070975	04/10/22	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	2,313.36
EF070976	04/10/22	Boyan Electrical Services	Electrical Installation & Repair	16,396.06



<b>Reference</b>	<b>Date</b>	<b>Creditor Name</b>	<b>Invoice details</b>	<b>Amount Paid</b>
<b>Payments</b>				<b>\$</b>
EF070977	04/10/22	Bridgestone Aust Ltd	Plant and vehicle repairs	6,378.64
EF070978	04/10/22	Brownes Foods Operations Pty Ltd	Kiosk stock	122.85
EF070979	04/10/22	Buggy Buddys Pty Ltd	Marketing and promotional material	324.50
EF070980	04/10/22	Bunnings Group Ltd	Equipment Maintenance	631.70
EF070981	04/10/22	C R Kennedy & Co Pty Ltd	Memberships and subscriptions	5,705.70
EF070982	04/10/22	Carol Foley	Youth and seniors community activities	200.00
EF070983	04/10/22	Chemistry Centre (WA)	Environmental testing and sampling	1,321.60
EF070984	04/10/22	Chemwest	Graffiti Removal	962.50
EF070985	04/10/22	CNW Pty Ltd	Minor Equipment Purchase	816.57
EF070986	04/10/22	Contra-flow Pty Ltd	Traffic management	17,670.28
EF070987	04/10/22	Danish Patisserie	Youth and seniors community activities	207.90
EF070988	04/10/22	Detail West	Plant and vehicle repairs	250.00
EF070989	04/10/22	Easisalary Pty Ltd	Staff superannuation & other deductions	1,709.44
EF070990	04/10/22	Event & Conference Co Pty Ltd	Conference expenses	1,280.00
EF070991	04/10/22	Full Circle Roof Plumbing	Building maintenance and services	9,707.50
EF070992	04/10/22	Galleria Toyota	Plant and vehicle purchasing	135,384.36
EF070993	04/10/22	GFG Temporary Assist	Aquatic maintenance and services	6,137.04
EF070994	04/10/22	Grainne Wray	Youth and seniors community activities	320.00
EF070995	04/10/22	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	2,182.76
EF070996	04/10/22	International Solutions Group (ISG) Pty Ltd	Functions and events catering expenses	318.25
EF070997	04/10/22	IPEC Pty Ltd	Postage and courier charges	476.29
EF070998	04/10/22	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	3,490.78
EF070999	04/10/22	John Martin Robley T/A Noranda Veterinary Clinic	Animal supplies & services	143.00
EF071000	04/10/22	Jtagz Pty Ltd	Animal supplies & services	3,014.00
EF071001	04/10/22	Kevrek (Australia) Pty Ltd	Plant and vehicle repairs	286.00
EF071002	04/10/22	KLMedia Pty Ltd T/A All Access Australasia	Book purchases	427.36
EF071003	04/10/22	LGConnect Pty Ltd	Professional consultancy services	4,620.00
EF071004	04/10/22	M & B Sales Pty Ltd	Building supplies and hardware	566.28
EF071005	04/10/22	Marawar Pty Ltd	Construction and civil works payments	5,217.45
EF071006	04/10/22	Martins Trailer Parts	Plant and vehicle parts and materials	81.47
EF071007	04/10/22	McInerney Ford	Plant and vehicle parts and materials	105.86
EF071008	04/10/22	Morley Sporting Club (Inc)	Construction and civil works payments	44,500.00
EF071009	04/10/22	Natural Area Holdings Pty Ltd	Parks & gardens contract payments	5,698.88
EF071010	04/10/22	Officeworks	Office stationery and consumables	691.77
EF071011	04/10/22	Pool & Pump Service & Repairs Pty Ltd	Equipment Maintenance	1,153.87
EF071012	04/10/22	Poolshop Online Pty Ltd	Aquatic chemicals and consumables	1,897.50
EF071013	04/10/22	Prestige Property Maintenance Pty Ltd	Parks & gardens contract payments	16,484.31
EF071014	04/10/22	Priority 1 Fire and Safety Pty Ltd	Staff training, development and support	1,980.00
EF071015	04/10/22	Quality Press	Marketing and promotional material	14,685.00
EF071016	04/10/22	Ready to Work Inc T/A Dress for Success Perth	Youth and seniors community activities	660.00
EF071017	04/10/22	Redfish Technologies Pty Ltd	Buildings and events security expenses	1,056.00
EF071018	04/10/22	Refresh Waters Pty Ltd	Staff Amenities	94.00
EF071019	04/10/22	Rentokil Initial Pty Ltd	Indoor Plant Hire	682.64
EF071020	04/10/22	Repco	Plant and vehicle parts and materials	845.99
EF071021	04/10/22	Sapio Pty Ltd	Buildings and events security expenses	259.88
EF071022	04/10/22	Shane McCarthy	Youth and seniors community activities	360.00
EF071023	04/10/22	Sonic Health Plus Pty Ltd	Medical services and materials	147.40
EF071024	04/10/22	Sprayline Spraying Equipment	Plant and vehicle parts and materials	635.80
EF071025	04/10/22	St John Ambulance Western Australia Ltd	Medical services and materials	685.56
EF071026	04/10/22	Talis Consultants	Professional consultancy services	25,274.98
EF071027	04/10/22	The Association Specialists Pty Ltd	Conference expenses	2,427.50
EF071028	04/10/22	The O'Grady Family Trust T/A Efficient Site Services	Construction and civil works payments	11,624.25
EF071029	04/10/22	The Trustee for Blackwood Services Unit Trust	IT network maintenance	815.54
EF071030	04/10/22	The Trustee for McCartney Family Trust T/A Kerb Doctor	Construction and civil works payments	20,807.82
EF071031	04/10/22	The Trustee for Rabblement Trust	Youth and seniors community activities	350.00
EF071032	04/10/22	Tool Kit Depot	Minor Equipment Purchase	1,127.10
EF071033	04/10/22	Toolmart Australia Pty Ltd	Tools and minor plant	235.00
EF071034	04/10/22	T-Quip	Plant and vehicle parts and materials	1,161.95
EF071035	04/10/22	Turf Care WA Pty Ltd	Parks & gardens contract payments	56,285.46
EF071036	04/10/22	Twins (WA) Pty Ltd	Functions and events catering expenses	450.00
EF071037	04/10/22	Volunteer Centre of Western Australia (Inc.)	Memberships and subscriptions	290.00
EF071038	04/10/22	WA Hino Sales and Service	Plant and vehicle parts and materials	99.22
EF071039	04/10/22	Westbooks	Book purchases	17.49
EF071040	04/10/22	Western Power	Electricity charges - Street lighting	296.00
EF071041	04/10/22	WOMA (Australia) Pty Ltd	Equipment purchases	770.00
EF071042	04/10/22	Work Clobber	Staff uniforms and protective equipment	440.43
EF071043	04/10/22	Workpower Inc	Garden Maintenance	13,386.90
EF071045	11/10/22	AlintaGas Sales Pty Ltd	Gas usage charges	351.00
EF071046	11/10/22	Australia Post	Fees and charges	5,563.96
EF071047	11/10/22	B & A Reygate	Refund residential verge deposit	1,400.00

<b>Reference</b>	<b>Date</b>	<b>Creditor Name</b>	<b>Invoice details</b>	<b>Amount Paid</b>
<b>Payments</b>				<b>\$</b>
EF071048	11/10/22	Bayswater Croquet Club (Inc.)	Parks & gardens contract payments	2,889.00
EF071049	11/10/22	Bayswater State Emergency Services	Grants & funding	9,295.30
EF071050	11/10/22	Cleanaway Pty Ltd	Waste collection and hygiene services	488,383.11
EF071051	11/10/22	Daniel Teh	Refund residential verge deposit	1,400.00
EF071052	11/10/22	Eastern Metropolitan Regional Council	Commission	53,925.54
EF071053	11/10/22	Expo Signage and Digital Pty Ltd T/A Bokay Signage	Signage and banners	964.76
EF071054	11/10/22	Helen Cameron and Jay Pustkuchen	Refund animal sterilisation	150.00
EF071055	11/10/22	Illumin Pty Ltd	Refund residential verge deposit	1,400.00
EF071056	11/10/22	Kelyn Training Services	Staff training, development and support	3,300.00
EF071057	11/10/22	Kok Lum Chai	Refund application fee	440.00
EF071058	11/10/22	Laura Fry & Daniel Milford	Cloth Nappy Rebate	100.00
EF071059	11/10/22	Les Mills Australia	Licence and permit renewal	1,812.60
EF071060	11/10/22	Louis Homes Pty Ltd	Refund residential verge deposit	1,400.00
EF071061	11/10/22	Ma Jenni Christiansen	Refund swimming lessons	134.00
EF071062	11/10/22	Michael Makhoulta	Refund residential verge deposit	1,400.00
EF071063	11/10/22	Mitchell Orman and Makiko Fukuda	Cloth Nappy Rebate	100.00
EF071064	11/10/22	Parker Black and Forrest	Building supplies and hardware	77.89
EF071065	11/10/22	Phillip & Charlene Popperwell	Refund residential verge deposit	1,400.00
EF071066	11/10/22	RJ Gethin	Refund residential verge deposit	1,435.00
EF071067	11/10/22	Shelford Constructions Pty Ltd	Refund residential verge deposit	1,400.00
EF071068	11/10/22	Synergy	Electricity charges - Street lighting	3,146.79
EF071069	11/10/22	Telstra	Office telephone and communication expenses	16,766.09
EF071070	11/10/22	The Trustee for McCartney Family Trust T/A Kerb Doctor	Parks & gardens materials	9,744.24
EF071071	11/10/22	TJ de Courcier & FL de Courcier	Refund residential verge deposit	1,435.00
EF071072	11/10/22	WA Local Government Association	Staff training, development and support	503.00
EF071073	11/10/22	Wesfarmers Kleenheat Gas Pty Ltd	Gas usage charges	18,630.39
EF071074	12/10/22	AAAC Towing Pty Ltd	Vehicle towing	330.00
EF071075	12/10/22	Access Icon Pty Ltd T/A Cascada Group	Construction and civil works tools and materials	4,494.74
EF071076	12/10/22	ACO Pty Ltd	Engineering Works Materials	4,840.00
EF071077	12/10/22	Acurix Networks Pty Ltd	Software Maintenance	1,821.60
EF071078	12/10/22	ALS Library Services Pty Ltd	Book purchases	638.16
EF071079	12/10/22	Amalgam Recruitment	Labour hire and temporary replacement	453.02
EF071080	12/10/22	AMS Technology Group Pty Ltd	Building maintenance and services	10,266.30
EF071081	12/10/22	Aquamoni Pty Ltd	Parks & gardens contract payments	2,341.24
EF071082	12/10/22	Arbor West Pty Ltd T/A Classic Tree Services	Parks & gardens tree pruning & assoc. services	10,443.40
EF071083	12/10/22	Asphaltech Pty Ltd	Construction and civil works payments	563.81
EF071084	12/10/22	Australia and New Zealand Recycling Platform Ltd	Waste collection and hygiene services	987.18
EF071085	12/10/22	Australian Services Union	Payroll Payment	257.00
EF071086	12/10/22	Australian Taxation Office	Payroll Payment	285,408.00
EF071087	12/10/22	Axiis Contracting Pty Ltd	Parks & gardens contract payments	54,654.38
EF071088	12/10/22	Be Media Group Pty Ltd	Marketing and promotional material	3,355.00
EF071089	12/10/22	Bedford Bowling Club Inc	Parks & gardens contract payments	17,335.00
EF071090	12/10/22	Benara Nurseries	Parks & gardens plants and trees	504.90
EF071091	12/10/22	Bepassey Nominees Pty Ltd T/A Beacon Equipment	Plant and vehicle parts and materials	206.40
EF071092	12/10/22	BGC (Australia) Pty Ltd T/A BGC Concrete	Construction and civil works tools and materials	519.86
EF071093	12/10/22	Blackwoods Atkins	Minor Equipment Purchase	175.65
EF071094	12/10/22	BOC Ltd	Equipment hire	214.36
EF071095	12/10/22	Boyan Electrical Services	Construction and civil works payments	4,757.50
EF071096	12/10/22	Bridgestone Aust Ltd	Plant and vehicle repairs	3,021.92
EF071097	12/10/22	Brownes Foods Operations Pty Ltd	Staff Amenities	66.15
EF071098	12/10/22	Bunnings Group Ltd	Minor Equipment Purchase	1,742.07
EF071099	12/10/22	Carroll & Richardson - Flagworld Pty Ltd	Building supplies and hardware	1,559.90
EF071100	12/10/22	Cat Haven	Animal supplies & services	1,354.57
EF071101	12/10/22	Central Regional Tafe	Staff training, development and support	796.15
EF071102	12/10/22	Child Support Agency	Payroll Payment	1,461.46
EF071103	12/10/22	Claire Davenhall	Youth and seniors community activities	400.00
EF071104	12/10/22	CNW Pty Ltd	Building supplies and hardware	604.48
EF071105	12/10/22	COB - Sundowner Club	Payroll Payment	100.00
EF071106	12/10/22	Contra-flow Pty Ltd	Traffic management	22,334.55
EF071107	12/10/22	Cornerstone Legal WA Pty Ltd	Legal expenses and court costs	1,067.00
EF071108	12/10/22	Customer of SirsiDynix Australasia	Memberships and subscriptions	149.00
EF071109	12/10/22	Department of Transport - Vehicle Search	Vehicle searches	1,083.20
EF071110	12/10/22	Diana Kudsee	Youth and seniors community activities	160.00
EF071111	12/10/22	Element Construction WA Pty Ltd	Construction and civil works payments	14,953.00
EF071112	12/10/22	Elite Office Furniture	Minor Equipment Purchase	1,354.00
EF071113	12/10/22	Envisionware Pty Ltd	Software Maintenance	6,304.03
EF071114	12/10/22	Europcar WA	Vehicle & plant hire	3,372.60
EF071115	12/10/22	Exetel	IT network maintenance	775.00
EF071116	12/10/22	Farm & Turf Equipment (WA)	Minor Equipment Purchase	880.00
EF071117	12/10/22	Fire Rescue Safety Australia Pty Ltd	Fire suppression and alarm monitoring	412.15

<b>Reference</b>	<b>Date</b>	<b>Creditor Name</b>	<b>Invoice details</b>	<b>Amount Paid</b>
<b>Payments</b>				<b>\$</b>
EF071118	12/10/22	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	4,456.19
EF071119	12/10/22	Fuel Distributors of WA Pty Ltd	Engineering Works Materials	139.48
EF071120	12/10/22	Galleria Toyota	Plant and vehicle purchasing	79,495.47
EF071121	12/10/22	Garden Care West (WA)	Parks & gardens materials	935.00
EF071122	12/10/22	GFG Temporary Assist	Labour hire and temporary replacement	8,805.92
EF071123	12/10/22	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	15,145.80
EF071124	12/10/22	Health Insurance Fund of WA	Payroll Payment	330.60
EF071125	12/10/22	Hospital Benefit Fund of WA	Payroll Payment	961.29
EF071126	12/10/22	Hughans Saw Service	Minor Equipment Purchase	116.60
EF071127	12/10/22	ibookingsystems	Memberships and subscriptions	99.00
EF071128	12/10/22	IPEC Pty Ltd	Postage and courier charges	211.68
EF071129	12/10/22	IRP Pty Ltd	Labour hire and temporary replacement	5,411.12
EF071130	12/10/22	Jaycar Pty Ltd	Minor Equipment Purchase	313.90
EF071131	12/10/22	JB Hi-Fi Group Pty Ltd	Information technology minor purchases	80.00
EF071132	12/10/22	Judroc Pty Ltd T/A The Watershed Water Systems	Parks & gardens materials	6,000.00
EF071133	12/10/22	Kennards Hire Pty Ltd	Equipment hire	319.36
EF071134	12/10/22	Landgate	Gross rental valuation charges	979.01
EF071135	12/10/22	Linemarking WA Pty Ltd	Construction and civil works payments	15,069.78
EF071136	12/10/22	Maylands Tennis Club Inc	Parks & gardens contract payments	18,700.00
EF071137	12/10/22	McIntosh Holdings Pty Ltd	Plant and vehicle parts and materials	1,972.08
EF071138	12/10/22	McLeods	Legal expenses and court costs	4,950.00
EF071139	12/10/22	Message Media	Licence and permit renewal	58.83
EF071140	12/10/22	Michael Page International	Labour hire and temporary replacement	2,535.90
EF071141	12/10/22	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks & gardens tree pruning & assoc. services	198.00
EF071142	12/10/22	Natural Area Holdings Pty Ltd	Construction and civil works payments	5,691.66
EF071143	12/10/22	NEC Australia Pty Ltd	IT network maintenance	7,218.86
EF071144	12/10/22	Nicole Anna Bales	Marketing and promotional material	240.00
EF071145	12/10/22	Officeworks	Office stationery and consumables	187.52
EF071146	12/10/22	Orbit Health & Fitness Solutions	Rise Materials & Consumables	1,276.00
EF071147	12/10/22	Paywise Pty Ltd	Payroll Payment	555.68
EF071148	12/10/22	Perth Better Homes	Construction and civil works payments	10,397.97
EF071149	12/10/22	Peter's Ca Phe	Functions and events catering expenses	105.00
EF071150	12/10/22	Play Check	Parks & gardens contract payments	495.00
EF071151	12/10/22	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	1,315.90
EF071152	12/10/22	Powervac Pty Ltd	Building supplies and hardware	219.00
EF071153	12/10/22	Programmed Skilled Workforce Ltd	Wages Subsidy	1,511.78
EF071154	12/10/22	Pump Control Systems	Garden Maintenance	2,911.20
EF071155	12/10/22	Quality Press	Printing and graphic design expenses	2,140.60
EF071156	12/10/22	Rentokil Initial Pty Ltd	Building maintenance and services	110.00
EF071157	12/10/22	Repco	Plant and vehicle parts and materials	582.42
EF071158	12/10/22	Royal Life Saving Society	Staff training, development and support	64.00
EF071159	12/10/22	Rubek Automatic Doors	Building maintenance and services	689.04
EF071160	12/10/22	ServiceFM Pty Ltd	Building maintenance and services	366.03
EF071161	12/10/22	Services Australia	Fees and charges	65.34
EF071162	12/10/22	Signbiz WA	Marketing and promotional material	8,294.00
EF071163	12/10/22	Smartech Systems Oceania Pty Ltd	Printing and graphic design expenses	897.60
EF071164	12/10/22	Solution Technologies	Licence and permit renewal	237.60
EF071165	12/10/22	Sonic Health Plus Pty Ltd	Medical services and materials	522.50
EF071166	12/10/22	SSB Pty Ltd	Refund residential verge deposit	1,400.00
EF071167	12/10/22	T J Depiazzi & Sons	Parks & gardens materials	3,620.68
EF071168	12/10/22	The Goods Australia	Cleaning supplies	294.58
EF071169	12/10/22	The O'Grady Family Trust T/A Efficient Site Services	Garden Maintenance	94,154.50
EF071170	12/10/22	The Trustee for Fieldtech Solutions Trust T/A Biogone	Animal supplies & services	5,529.70
EF071171	12/10/22	The Trustee for the Dzodzoz Family Trust	Parks & gardens contract payments	12,273.25
EF071172	12/10/22	TJ & RJ Sellick Pty Ltd T/A Lawn Doctor	Garden Maintenance	4,678.63
EF071173	12/10/22	Totally Workwear Malaga	Staff uniforms and protective equipment	429.44
EF071174	12/10/22	TPG Telecom	IT network maintenance	8,627.30
EF071175	12/10/22	T-Quip	Plant and vehicle parts and materials	995.55
EF071176	12/10/22	Tyre and Tube Specialists	Plant and vehicle parts and materials	580.80
EF071177	12/10/22	LGRCEU	Payroll Payment	858.00
EF071178	12/10/22	Walcott Industries Pty Ltd	Construction and civil works payments	16,016.00
EF071179	12/10/22	Woolworths Ltd (WA)	Functions and events catering expenses	302.20
EF071180	12/10/22	Work Clobber	Staff uniforms and protective equipment	898.00
EF071181	12/10/22	Work Health Professionals Pty Ltd	Medical services and materials	5,236.00
EF071182	12/10/22	WPC Group Ltd	Labour hire and temporary replacement	2,817.26
EF071183	12/10/22	Zenien	Equipment Maintenance	1,200.76
EF071186	19/10/22	15251 - Ascot Park	Refund bond	676.50
EF071187	19/10/22	A & CM Davini	Waterwise Verge Rebate	323.50
EF071188	19/10/22	Akanangisa Noyoo	Refund bond	1,000.00
EF071189	19/10/22	AlintaGas Sales Pty Ltd	Gas usage charges	96.60

<b>Reference</b>	<b>Date</b>	<b>Creditor Name</b>	<b>Invoice details</b>	<b>Amount Paid</b>
<b>Payments</b>				<b>\$</b>
EF071190	19/10/22	ATC Work Smart	Trainee	637.92
EF071191	19/10/22	Australian Christian College	Refund bond	550.00
EF071192	19/10/22	Australian Property Alliance Pty Ltd	Refund bond	350.00
EF071193	19/10/22	Barbara Scherr	Waterwise Verge Rebate	250.00
EF071194	19/10/22	Broadspec Environmental Pty Ltd T/A L&D Consulting	Environmental testing and sampling	71.50
EF071195	19/10/22	CNW Pty Ltd	Building supplies and hardware	290.64
EF071196	19/10/22	Dadswell Family Trust T/A Brewmart Brewi	Refund rates overpayment	4,307.15
EF071197	19/10/22	Daniel Barber	Staff allowances and reimbursements	125.00
EF071198	19/10/22	Douglas Chisholm	Refund rates overpayment	74.59
EF071199	19/10/22	E G Hull	Refund health centre memberships	200.64
EF071200	19/10/22	Maylands Park Lottery Centre & Newsagency	Memberships and subscriptions	331.20
EF071201	19/10/22	Eastern Metropolitan Regional Council	Waste collection and hygiene services	106,945.76
EF071202	19/10/22	El and JM James	Refund rates overpayment	1,269.71
EF071203	19/10/22	Expo Signage and Digital Pty Ltd T/A Bokay Signage	Signage and banners	5,114.40
EF071204	19/10/22	Four D Homes Pty Ltd	Refund bond	3,000.00
EF071205	19/10/22	Franca De laurentiis	Refund rates overpayment	671.16
EF071206	19/10/22	Hampton Senior High School	Awards and scholarships	110.00
EF071207	19/10/22	Ian Richard Jenkins	Refund rates overpayment	1,786.03
EF071208	19/10/22	K & D Luckhurst	Refund bond	1,000.00
EF071209	19/10/22	Karen Brown	Refund rates overpayment	1,268.62
EF071210	19/10/22	Kelly Rowland	Staff allowances and reimbursements	89.75
EF071211	19/10/22	Kosa Pavlovich	Refund rates overpayment	423.27
EF071212	19/10/22	Leanne Quadrio	Refund rates overpayment	838.57
EF071213	19/10/22	Les Mills Australia	Memberships and subscriptions	772.52
EF071214	19/10/22	Luigi AG & Martine Panciera	Refund rates overpayment	516.71
EF071215	19/10/22	Maria Del Borrello	Refund bond	469.65
EF071216	19/10/22	Menchetti Consolidated Pty Ltd	Construction and civil works payments	596,893.74
EF071217	19/10/22	Morley Senior High School	Awards and scholarships	110.00
EF071218	19/10/22	Pathway Asset Management Perth	Refund rates overpayment	410.34
EF071219	19/10/22	Perth College Inc	Refund bond	550.00
EF071220	19/10/22	Planet Footprint	Memberships and subscriptions	17,600.00
EF071221	19/10/22	Planet Timbers (WA) Pty Ltd	Building supplies and hardware	5,500.00
EF071222	19/10/22	RCA of Perth - Infant Jesus School	Refund bond	550.00
EF071223	19/10/22	Southern Cross Protection Pty Ltd-Petty Cash	Petty cash reimbursement	740.65
EF071224	19/10/22	Synergy	Electricity charges - Street lighting	119,750.05
EF071225	19/10/22	Tony Malkovic	Refund rates overpayment	1,628.01
EF071226	19/10/22	WA Local Government Association	Staff training, development and support	330.00
EF071227	19/10/22	Wendy M Nicolias	Refund rates overpayment	675.76
EF071228	19/10/22	Wesfarmers Kleenheat Gas Pty Ltd	Gas usage charges	886.27
EF071229	19/10/22	William Buck Consulting (WA) Pty Ltd	Audit services	1,650.00
EF071230	19/10/22	Zipform Pty Ltd	Postage and courier charges	5,237.03
EF071231	19/10/22	AAAC Towing Pty Ltd	Vehicle towing	330.00
EF071232	19/10/22	Acclaimed Catering Pty Ltd	Functions and events catering expenses	2,046.00
EF071233	19/10/22	ALS Library Services Pty Ltd	Book purchases	231.69
EF071234	19/10/22	Amalgam Recruitment	Labour hire and temporary replacement	1,330.76
EF071235	19/10/22	Andrew Cox and Associates Pty Ltd	Sitting Fee	250.00
EF071236	19/10/22	Anthony Mckenna T/A Tonys Auto Electrics	Plant and vehicle repairs	563.75
EF071237	19/10/22	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	108.74
EF071238	19/10/22	Bayswater Bowling & Rec Club	Parks & gardens contract payments	8,714.20
EF071239	19/10/22	BGC (Australia) Pty Ltd T/A BGC Concrete	Construction and civil works tools and materials	308.88
EF071240	19/10/22	Blackwoods Atkins	Maylands Waterland Maintenance	587.97
EF071241	19/10/22	Boyan Electrical Services	Building maintenance and services	7,818.55
EF071242	19/10/22	BP Australia Pty Ltd	Fuel and oil	2,124.37
EF071243	19/10/22	Bruce L Russell	Youth and seniors community activities	250.00
EF071244	19/10/22	Bunnings Group Ltd	Minor Equipment Purchase	1,606.56
EF071245	19/10/22	Cai Fences	Fencing	4,290.00
EF071246	19/10/22	Carol Foley	Youth and seniors community activities	200.00
EF071247	19/10/22	Cleantex Pty Ltd	Cleaning services	607.92
EF071248	19/10/22	Cleverpatch Pty Ltd	Youth and seniors community activities	289.07
EF071249	19/10/22	Contra-flow Pty Ltd	Traffic management	566.72
EF071250	19/10/22	Detail West	Plant and vehicle repairs	130.00
EF071251	19/10/22	Diana Kudsee	Youth and seniors community activities	150.00
EF071252	19/10/22	E Fire & Safety	Fire suppression and alarm monitoring	305.25
EF071253	19/10/22	Elizabeth Breen	Staff allowances and reimbursements	286.07
EF071254	19/10/22	Ellenby Tree Farm	Parks & gardens plants and trees	28,050.51
EF071255	19/10/22	Epic Catering Services	Maylands Waterland Maintenance	270.00
EF071256	19/10/22	Europcar WA	Insurance excess	1,000.00
EF071257	19/10/22	Ezy Vend Pty Ltd	Equipment hire	440.00
EF071258	19/10/22	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	3,896.82
EF071259	19/10/22	Forpark Australia	Parks & gardens materials	1,988.80

<b>Reference</b>	<b>Date</b>	<b>Creditor Name</b>	<b>Invoice details</b>	<b>Amount Paid</b>
<b>Payments</b>				<b>\$</b>
EF071260	19/10/22	Fuel Distributors of WA Pty Ltd	Fuel and oil	25,445.18
EF071261	19/10/22	Garden Care West (WA)	Parks & gardens contract payments	231.00
EF071262	19/10/22	Green Workz Pty Ltd	Parks & gardens materials	759.00
EF071263	19/10/22	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	1,746.21
EF071264	19/10/22	IPEC Pty Ltd	Postage and courier charges	264.61
EF071265	19/10/22	IRP Pty Ltd	Labour hire and temporary replacement	2,653.54
EF071266	19/10/22	Jill Marie Brazil	Sitting Fee	250.00
EF071267	19/10/22	Judroc Pty Ltd T/A The Watershed Water Systems	Garden Maintenance	13,925.48
EF071268	19/10/22	Kee Surfacing Pty Ltd	Parks & gardens contract payments	64,515.70
EF071269	19/10/22	Kevrek (Australia) Pty Ltd	Plant and vehicle parts and materials	584.32
EF071270	19/10/22	LGConnect Pty Ltd	Professional consultancy services	1,540.00
EF071271	19/10/22	M P Rogers & Associates Pty Ltd	Professional consultancy services	879.80
EF071272	19/10/22	Marketforce Pty Ltd	Marketing and promotional material	1,892.10
EF071273	19/10/22	McInerney Ford	Plant and vehicle repairs	38,971.78
EF071274	19/10/22	McIntosh Holdings Pty Ltd	Plant and vehicle parts and materials	331.76
EF071275	19/10/22	McLeods	Legal expenses and court costs	13,799.38
EF071276	19/10/22	Michael Page International	Labour hire and temporary replacement	1,537.94
EF071277	19/10/22	Morley/Noranda Recreation Club Inc	Parks & gardens contract payments	22,756.25
EF071278	19/10/22	Move & Nourish with Kasse	Youth and seniors community activities	1,040.00
EF071279	19/10/22	Natural Area Holdings Pty Ltd	Environmental Health Services & Supplies	2,011.42
EF071280	19/10/22	Newground Water Services Pty Ltd	Parks & gardens materials	1,925.00
EF071281	19/10/22	Officeworks	Office stationery and consumables	82.94
EF071282	19/10/22	Perth Expo Hire	Venue hire	7,962.35
EF071283	19/10/22	Pet City Morley	Animal supplies & services	85.94
EF071284	19/10/22	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	443.80
EF071285	19/10/22	Porter Consulting Engineers	Construction and civil works payments	7,100.50
EF071286	19/10/22	Prestige Property Maintenance Pty Ltd	Parks & gardens materials	10,632.67
EF071287	19/10/22	Pride Western Australia Inc	Youth and seniors community activities	440.00
EF071288	19/10/22	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	6,608.74
EF071289	19/10/22	R.K. Roach	Professional consultancy services	2,145.00
EF071290	19/10/22	Raelene Francese Simpson T/A Rae's FX	Marketing and promotional material	800.00
EF071291	19/10/22	Reece Plumbing	Building supplies and hardware	333.75
EF071292	19/10/22	Rentokil Initial Pty Ltd	Building maintenance and services	2,433.89
EF071293	19/10/22	Repco	Plant and vehicle parts and materials	736.89
EF071294	19/10/22	Roy Gripske & Sons Pty Ltd	Kiosk stock	1,989.38
EF071295	19/10/22	Royal Life Saving Society	Staff training, development and support	2,017.00
EF071296	19/10/22	Rubek Automatic Doors	Building maintenance and services	638.00
EF071297	19/10/22	Sonic Health Plus Pty Ltd	Medical services and materials	528.00
EF071298	19/10/22	Southern Cross Protection Pty Ltd	Fees and charges	3,510.68
EF071299	19/10/22	Speedo Australia Pty Ltd	Staff uniforms and protective equipment	781.00
EF071300	19/10/22	Steve's Sand Sifting for Playground Services	Garden Maintenance	196.20
EF071301	19/10/22	The Fruit Box Group Pty Ltd	Kiosk stock	55.80
EF071302	19/10/22	The Goods Australia	Rise Materials & Consumables	953.02
EF071303	19/10/22	The Leisure Institute of WA (Aquatics) Inc.	Staff training, development and support	1,894.00
EF071304	19/10/22	The Morley Veterinary Hospital	Refund bond	200.00
EF071305	19/10/22	The O'Grady Family Trust T/A Efficient Site Services	Parks & gardens contract payments	10,890.00
EF071306	19/10/22	The Trustee for Teapot Farm Trust	Youth and seniors community activities	727.27
EF071307	19/10/22	Tool Kit Depot	Minor Equipment Purchase	642.55
EF071308	19/10/22	Totally Board Pty Ltd	Youth and seniors community activities	140.00
EF071309	19/10/22	T-Quip	Plant and vehicle parts and materials	837.10
EF071310	19/10/22	Twins (WA) Pty Ltd	Functions and events catering expenses	559.00
EF071311	19/10/22	Workpower Inc	Garden Maintenance	3,616.21
EF071312	19/10/22	Zenien	Buildings and events security expenses	3,896.75
EF071313	19/10/22	Zircodata Pty Ltd	Document management and archiving	492.14
EF071315	27/10/22	Adenis Progre	Refund residential verge deposit	1,400.00
EF071316	27/10/22	Alicia Sharpe	Awards and scholarships	50.00
EF071317	27/10/22	AlintaGas Sales Pty Ltd	Gas usage charges	265.00
EF071318	27/10/22	Bayswater/Morley Districts Cricket Club	Parks & gardens contract payments	59,962.40
EF071319	27/10/22	Building Solutions (Aust) Pty Ltd	Refund bond	500.00
EF071320	27/10/22	Cleanaway Pty Ltd	Waste collection and hygiene services	476,443.29
EF071321	27/10/22	CNW Pty Ltd	Building supplies and hardware	475.65
EF071322	27/10/22	Desired Homes	Refund residential verge deposit	1,400.00
EF071323	27/10/22	Eastern Metropolitan Regional Council	Waste collection and hygiene services	7,182.52
EF071324	27/10/22	Elite Office Furniture	Minor Equipment Purchase	1,835.00
EF071325	27/10/22	Graham Holmes	Refund health centre memberships	166.52
EF071326	27/10/22	Ian Rogers	Refund health centre memberships	882.96
EF071327	27/10/22	Jillian Lennon	Awards and scholarships	50.00
EF071328	27/10/22	Kayelene Kerr	Refund bond	250.00
EF071329	27/10/22	Kompan Playscape Pty Ltd	Equipment purchases	24,345.20
EF071330	27/10/22	Loxley James	Awards and scholarships	50.00

<b>Reference</b>	<b>Date</b>	<b>Creditor Name</b>	<b>Invoice details</b>	<b>Amount Paid</b>
<b>Payments</b>				<b>\$</b>
EF071331	27/10/22	M C Starceвич and J R Gibson	Cloth Nappy Rebate	100.00
EF071332	27/10/22	Mark Wickramasinghe	Refund rates overpayment	1,782.26
EF071333	27/10/22	Maylands Wellness Centre Pty Ltd	Refund of Grant	400.00
EF071334	27/10/22	Menchetti Consolidated Pty Ltd	Construction and civil works payments	53,953.63
EF071335	27/10/22	Online Compliance Training Australia Pty Ltd	Staff training, development and support	6,050.00
EF071336	27/10/22	Perth Health and Care Services	Refund bond	250.00
EF071337	27/10/22	Providence Church Inc	Refund bond	550.00
EF071338	27/10/22	R L Stewart	Cloth Nappy Rebate	100.00
EF071339	27/10/22	RB Divitini Family Trust	Refund rates overpayment	1,825.64
EF071340	27/10/22	Reynaldo Paderniila	Refund entry fee	30.00
EF071341	27/10/22	Ruairi O Mainian and Tammy Dennison	Refund residential verge deposit	1,400.00
EF071342	27/10/22	Ruairi O Mainian and Tammy Dennison	Refund residential verge deposit	1,400.00
EF071343	27/10/22	Sharna Hoey	Cloth Nappy Rebate	100.00
EF071344	27/10/22	Southern Cross Protection Pty Ltd-Petty Cash	Petty cash reimbursement	574.75
EF071345	27/10/22	Sunitha Jose	Refund rates overpayment	466.02
EF071346	27/10/22	Tanzeel	Refund bond	885.00
EF071347	27/10/22	The Trustee for the Oneiric Trust T/A Filmbites	Youth and seniors community activities	550.00
EF071348	27/10/22	WA Local Government Association	Conference expenses	1,425.00
EF071349	27/10/22	Wesfarmers Kleenheat Gas Pty Ltd	Electricity charges (other than street lighting)	1,087.62
EF071350	27/10/22	Zettanet Pty Ltd	IT network maintenance	506.00
EF071351	27/10/22	Zipform Pty Ltd	Postage and courier charges	11,707.22
EF071352	27/10/22	A1 Locksmiths	Key / Lock Services	733.50
EF071353	27/10/22	AAAC Towing Pty Ltd	Vehicle towing	495.00
EF071354	27/10/22	Abco Products	Depot stores and consumables	2,951.98
EF071355	27/10/22	Access Icon Pty Ltd T/A Cascada Group	Construction and civil works payments	4,507.94
EF071356	27/10/22	Acclaimed Catering Pty Ltd	Functions and events catering expenses	3,173.50
EF071357	27/10/22	Action Glass & Aluminium	Building maintenance and services	621.50
EF071358	27/10/22	ADT Security	Building maintenance and services	3,447.27
EF071359	27/10/22	Aerometrex Limited	Memberships and subscriptions	8,800.00
EF071360	27/10/22	Allstate Kerbing & Concrete	Parks & gardens contract payments	3,779.27
EF071361	27/10/22	ALS Library Services Pty Ltd	Book purchases	80.52
EF071362	27/10/22	Amalgam Recruitment	Labour hire and temporary replacement	1,047.62
EF071363	27/10/22	AMS Technology Group Pty Ltd	Building maintenance and services	70,665.39
EF071364	27/10/22	Anthony Mckenna T/A Tonys Auto Electrics	Plant and vehicle repairs	2,021.25
EF071365	27/10/22	Anton & Jo Pty Ltd T/A Bayswater News & Lotteries	Memberships and subscriptions	683.57
EF071366	27/10/22	Aquamoni Pty Ltd	Parks & gardens contract payments	339.90
EF071367	27/10/22	Arbor West Pty Ltd T/A Classic Tree Services	Garden Maintenance	16,372.59
EF071368	27/10/22	Asphaltech Pty Ltd	Construction and civil works payments	168,578.11
EF071369	27/10/22	Australian Reptile Rescue Services Pty Ltd	Marketing and promotional material	385.00
EF071370	27/10/22	Australian Services Union	Payroll Payment	257.00
EF071371	27/10/22	Australian Taxation Office	Payroll Payment	277,936.00
EF071372	27/10/22	Avantgarde Technologies Pty Ltd	Professional consultancy services	146,236.57
EF071373	27/10/22	Azure Painting Pty Ltd	Painting services	5,665.00
EF071374	27/10/22	BGC (Australia) Pty Ltd T/A BGC Concrete	Parks & gardens materials	917.84
EF071375	27/10/22	Bluefity Pty Ltd	Venue hire	3,250.00
EF071376	27/10/22	BOC Ltd	Minor Equipment Purchase	134.71
EF071377	27/10/22	Boilertronics	Building maintenance and services	812.90
EF071378	27/10/22	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	366.05
EF071379	27/10/22	Boyan Electrical Services	Electrical Installation & Repair	15,849.02
EF071380	27/10/22	Bridgestone Aust Ltd	Plant and vehicle repairs	2,675.62
EF071381	27/10/22	Brownes Foods Operations Pty Ltd	Staff Amenities	224.91
EF071382	27/10/22	Bucher Municipal Pty Ltd	Plant and vehicle parts and materials	592.20
EF071383	27/10/22	Bunnings Group Ltd	Environmental Health Services & Supplies	2,296.04
EF071384	27/10/22	Capital Recycling	Tipping Fee	8,203.80
EF071385	27/10/22	Carramar Resource Industries	Parks & gardens materials	749.38
EF071386	27/10/22	Charter Plumbing and Gas	Building maintenance and services	9,702.46
EF071387	27/10/22	Chemwest	Depot stores and consumables	1,594.00
EF071388	27/10/22	Child Support Agency	Payroll Payment	1,420.13
EF071389	27/10/22	City Dry Cleaners	Cleaning services	534.00
EF071390	27/10/22	City of Gosnells	Grants & funding	6,600.00
EF071391	27/10/22	CLASEsoft Pty Ltd	IT systems licensing fees and support	1,862.60
EF071392	27/10/22	COB - Sundowner Club	Payroll Payment	104.00
EF071393	27/10/22	Contra-flow Pty Ltd	Traffic management	8,707.20
EF071394	27/10/22	Cornerstone Legal WA Pty Ltd	Legal expenses and court costs	2,235.70
EF071395	27/10/22	Corsign WA Pty Ltd	Signage and banners	10,501.70
EF071396	27/10/22	CSP Group Pty Ltd T/A Stihl Shop Osborne Park	Tools and minor plant	364.65
EF071397	27/10/22	C-Wise	Garden Maintenance	14,372.61
EF071398	27/10/22	Daimler Trucks Perth	Plant and vehicle repairs	1,237.74
EF071399	27/10/22	Di Candilo Steel City	Plant and vehicle parts and materials	399.65
EF071400	27/10/22	DLF Co Pty Ltd	Garden Maintenance	847.00

<b>Reference</b>	<b>Date</b>	<b>Creditor Name</b>	<b>Invoice details</b>	<b>Amount Paid</b>
<b>Payments</b>				<b>\$</b>
EF071401	27/10/22	E Fire & Safety	Fire suppression and alarm monitoring	2,796.75
EF071402	27/10/22	Environmental Industries Pty Ltd	Garden Maintenance	5,010.66
EF071403	27/10/22	Epic Catering Services	Functions and events catering expenses	1,465.00
EF071404	27/10/22	Es2 Pty Ltd	IT network maintenance	4,200.63
EF071405	27/10/22	Europcar WA	Plant and vehicle repairs	2,446.18
EF071406	27/10/22	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	4,002.17
EF071407	27/10/22	GA Holdings Australia Pty Ltd	Plant and vehicle parts and materials	1,320.00
EF071408	27/10/22	Galvins Plumbing Supplies	Equipment purchases	3,384.08
EF071409	27/10/22	GFG Consulting	Construction and civil works payments	1,831.50
EF071410	27/10/22	GFG Temporary Assist	Labour hire and temporary replacement	15,848.25
EF071411	27/10/22	GHD Pty Ltd	Construction and civil works payments	5,237.67
EF071412	27/10/22	Goolamwiin	Citizenship expenses	650.00
EF071413	27/10/22	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	8,994.44
EF071414	27/10/22	Health Insurance Fund of WA	Payroll Payment	330.60
EF071415	27/10/22	Hickey Constructions Pty Ltd	Building maintenance and services	25,334.14
EF071416	27/10/22	Hip Pocket Workwear Workwear and Safety Wangara	Staff uniforms and protective equipment	594.31
EF071417	27/10/22	Hospital Benefit Fund of WA	Payroll Payment	961.29
EF071418	27/10/22	Insight Urbanism	Civil works design and technical support	990.00
EF071419	27/10/22	Intelife Group Limited	Building maintenance and services	5,707.68
EF071420	27/10/22	IPA Personnel Services Pty Ltd	Labour hire and temporary replacement	1,115.47
EF071421	27/10/22	IPEC Pty Ltd	Postage and courier charges	264.61
EF071422	27/10/22	IRP Pty Ltd	Labour hire and temporary replacement	4,422.56
EF071423	27/10/22	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	168.63
EF071424	27/10/22	JB Hi-Fi Group Pty Ltd	Minor Equipment Purchase	15,855.00
EF071425	27/10/22	John Martin Robley T/A Noranda Veterinary Clinic	Animal supplies & services	55.00
EF071426	27/10/22	Karlka Fencewright WA Pty Ltd	Fencing	17,699.00
EF071427	27/10/22	KLMedia Pty Ltd T/A All Access Australasia	Library book stock and materials	902.23
EF071428	27/10/22	Komodo Music	Functions and events entertainment expenses	575.00
EF071429	27/10/22	Bedford-Dianella Vet Centre	Animal supplies & services	33.00
EF071430	27/10/22	Landgate	Gross rental valuation charges	711.28
EF071431	27/10/22	Landmark Engineering & Design Pty Ltd T/A Exteria	Equipment repairs	3,141.60
EF071432	27/10/22	Linemarking WA Pty Ltd	Construction and civil works payments	2,044.46
EF071433	27/10/22	Livepro Australia Pty Ltd	Licence and permit renewal	10,348.80
EF071434	27/10/22	Living Turf	Parks & gardens materials	48,774.00
EF071435	27/10/22	M & B Sales Pty Ltd	Parks & gardens contract payments	252.26
EF071436	27/10/22	M P Rogers & Associates Pty Ltd	Civil works design and technical support	7,125.18
EF071437	27/10/22	Mader Contracting Pty Ltd	Labour hire and temporary replacement	13,183.50
EF071438	27/10/22	Major Motors Pty Ltd	Plant and vehicle parts and materials	420.29
EF071439	27/10/22	Marketforce Pty Ltd	Advertising public notices	903.74
EF071440	27/10/22	Martins Trailer Parts	Plant and vehicle parts and materials	43.81
EF071441	27/10/22	Masonry Management Services Pty Ltd	Parks & gardens contract payments	2,013.00
EF071442	27/10/22	Maylands Bowling Club	Parks & gardens contract payments	11,557.00
EF071443	27/10/22	McInerney Ford	Plant and vehicle parts and materials	176.84
EF071444	27/10/22	McLeods	Legal expenses and court costs	15,034.92
EF071445	27/10/22	Metro Motors	Plant and vehicle parts and materials	86.59
EF071446	27/10/22	Michael Page International	Labour hire and temporary replacement	2,522.70
EF071447	27/10/22	Miltom Pty Ltd T/A Classic Hire	Vehicle & plant hire	4,581.86
EF071448	27/10/22	MIM Engineering	Plant and vehicle repairs	396.00
EF071449	27/10/22	Morley Mower Centre	Plant and vehicle parts and materials	689.78
EF071450	27/10/22	MPK Tree Management Pty Ltd T/A MPK Tree Services	Garden Maintenance	43,211.15
EF071451	27/10/22	Nestle Australia Ltd	Staff Amenities	351.81
EF071452	27/10/22	Nicole Anna Bales	Functions and events marketing expenses	240.00
EF071453	27/10/22	NoiseNet Operations Pty Ltd	Memberships and subscriptions	6,900.00
EF071454	27/10/22	Office Line	Building maintenance and services	321.20
EF071455	27/10/22	Officeworks	Office stationery and consumables	59.89
EF071456	27/10/22	Paywise Pty Ltd	Payroll Payment	555.68
EF071457	27/10/22	Perth Playground and Rubber Pty Ltd	Parks & gardens contract payments	16,500.00
EF071458	27/10/22	Pirtek Malaga	Plant and vehicle parts and materials	94.31
EF071459	27/10/22	Play Check	Parks & gardens reticulation repairs & upgrades	412.50
EF071460	27/10/22	Pool & Pump Service & Repairs Pty Ltd	Equipment Maintenance	576.93
EF071461	27/10/22	Priority 1 Fire and Safety Pty Ltd	Staff training, development and support	6,270.00
EF071462	27/10/22	Product Recovery Industries Pty Ltd	Tipping Fee	2,847.90
EF071463	27/10/22	Quality Nominees Pty Ltd T/A Taman Diamond Tool Solutions	Construction and civil works tools and materials	1,307.90
EF071464	27/10/22	Repco	Plant and vehicle parts and materials	1,399.77
EF071465	27/10/22	Rosmech Sales & Service Pty Ltd	Plant and vehicle parts and materials	1,032.79
EF071466	27/10/22	Safety Barriers WA Pty Ltd	Construction and civil works payments	3,546.62
EF071467	27/10/22	Sheridan's	Marketing and promotional material	647.35
EF071468	27/10/22	Solution Technologies	Licence and permit renewal	79.20
EF071469	27/10/22	Sonic Health Plus Pty Ltd	Medical services and materials	690.80
EF071470	27/10/22	Speedo Australia Pty Ltd	Kiosk stock	112.20

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
<b>Payments</b>				<b>\$</b>
EF071471	27/10/22	Sportsworld of WA	Kiosk stock	2,074.60
EF071472	27/10/22	Sprayline Spraying Equipment	Parks & gardens materials	415.13
EF071473	27/10/22	State Wide Turf Services	Garden Maintenance	69,937.73
EF071474	27/10/22	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	42.92
EF071475	27/10/22	Stratagreen	Parks & gardens materials	933.31
EF071476	27/10/22	Talis Consultants	Professional consultancy services	3,698.75
EF071477	27/10/22	The Trustee for Tamper Evident Unit Trust	Office stationery and consumables	143.00
EF071478	27/10/22	Telford Industries	Aquatic chemicals and consumables	779.90
EF071479	27/10/22	The Coffee Club Galleria	Volunteer reimbursements and expenses	450.00
EF071480	27/10/22	The Goods Australia	Aquatic maintenance and services	321.23
EF071481	27/10/22	The Lifting Company Pty Ltd	Plant and vehicle parts and materials	191.95
EF071482	27/10/22	The O'Grady Family Trust T/A Efficient Site Services	Construction and civil works payments	4,867.50
EF071483	27/10/22	The Trust for Moore trust	Youth and seniors community activities	385.00
EF071484	27/10/22	TJ & RJ Sellick Pty Ltd T/A Lawn Doctor	Parks & gardens contract payments	6,341.31
EF071485	27/10/22	Tool Kit Depot	Building supplies and hardware	90.68
EF071486	27/10/22	Total Packaging (WA) Pty Ltd	Animal supplies & services	858.00
EF071487	27/10/22	T-Quip	Plant and vehicle parts and materials	1,303.45
EF071488	27/10/22	Twins (WA) Pty Ltd	Functions and events catering expenses	94.00
EF071489	27/10/22	Tyre and Tube Specialists	Plant and vehicle parts and materials	580.80
EF071490	27/10/22	Urban Resources Pty Ltd	Parks & gardens materials	21,770.54
EF071491	27/10/22	Urbaqua Ltd	Professional consultancy services	18,700.00
EF071492	27/10/22	Veolial Recycling & Recovery Pty Ltd	Environmental Health Services & Supplies	144.01
EF071493	27/10/22	Viking Rentals	Parks & gardens contract payments	585.20
EF071494	27/10/22	VTP Engineering	Building maintenance and services	660.00
EF071495	27/10/22	LGRCEU	Payroll Payment	836.00
EF071496	27/10/22	Wattleup Tractors	Plant and vehicle parts and materials	1,542.64
EF071497	27/10/22	Welding Solutions	Plant and vehicle parts and materials	205.15
EF071498	27/10/22	West Build Products Pty Ltd	Depot stores and consumables	707.41
EF071499	27/10/22	West Coast Turf	Parks & gardens contract payments	6,292.00
EF071500	27/10/22	Winc Australia Pty Ltd	Food & Drinks	3,205.69
EF071501	27/10/22	Work Clobber	Staff uniforms and protective equipment	1,477.80
EF071502	27/10/22	Workpower Inc	Garden Maintenance	30,398.61
EF071503	27/10/22	Zornitsa Krasteva Damatova	Youth and seniors community activities	365.00
				<hr/> 6,217,726.71
<b>Cancelled Payments</b>				0.00
				<hr/> 0.00



## City of Bayswater

### List of Payment - Trust

for the period 1 October 2022 to 31 October 2022

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
<b>Payments</b>				<b>\$</b>
EF070934	05/10/22	Department of Mines, Industry Regulation and Saf	Building Services Levy	33,048.82
EF071184	12/10/22	Construction Training Fund	Construction Training Fund Levy	12,348.50
EF071185	12/10/22	Kwan Ho Lee	Refund BSL	61.65
				<hr/>
				45,458.97
<b>Cancelled Payments</b>				
				0.00
				<hr/>
				0.00

## City of Bayswater

### List of Payment - Aged

for the period 1 October 2022 to 31 October 2022

<i>Reference</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
<b>Payments</b>				<b>\$</b>
DC000335	13/10/22	Water Corporation	Water usage charges	1,210.88
EF071044	12/10/22	Synergy	Electricity charges (other than street lighting)	253.88
EF071314	27/10/22	Jackson McDonald	Professional consultancy services	9,626.10
				<hr/>
				11,090.86
<b>Cancelled Payments</b>				
				0.00
				<hr/>
				0.00

## City of Bayswater

### Corporate Credit Card Transactions

For the period: 29 September 2022 to 28 October 2022

Date	Supplier	Description	Amount
<b>Chief Executive Officer</b>			
30/09/22	Espresso Café	Food & drinks	12.62
03/10/22	Happy 7 days	Food & drinks	49.99
04/10/22	General PBL Inglewood	Food & drinks	60.50
07/10/22	Goolamwiin	Functions and events	650.00
17/10/22	CPP Convention Centre	Travel expense	23.22
20/10/22	Coles	Food & drinks	12.70
20/10/22	Trybooking	Conference expenses	251.00
20/10/22	Officeworks	Office stationery and consumables	111.30
24/10/22	CPP Convention Centre	Travel expense	23.22
25/10/22	Ticketbooth	Conference expenses	333.90
26/10/22	Property Council	Conference expenses	660.00
28/10/22	Curtin Parking	Travel expense	5.94
<b>Card total</b>			<b>2,194.39</b>
<b>Director Community and Development</b>			
07/10/22	Dan Murphys	Functions and events	230.15
11/10/22	New Scientist	Memberships and subscriptions	336.00
11/10/22	Woolworths	Functions and events	48.40
14/10/22	Western Power	Fees and charges	498.91
21/10/22	Humanitix	Conference expenses	846.13
28/10/22	Eventbrite	Memberships and subscriptions	23.58
<b>Card total</b>			<b>1,983.17</b>
<b>Director Major Projects</b>			
30/09/22	Department of Mines, Industry Regulation and Safety	Licence and permit renewal	287.00
06/10/22	Sendgrid	Memberships and subscriptions	141.62
<b>Card total</b>			<b>428.62</b>
<b>Director Corporate and Strategy</b>			
07/10/22	Facebook	Marketing and promotional material	2.75
07/10/22	Facebook	Marketing and promotional material	2.75
07/10/22	Facebook	Marketing and promotional material	0.14
07/10/22	Facebook	Marketing and promotional material	0.09
07/10/22	CreateSend	Memberships and subscriptions	273.90
07/10/22	Trello	Memberships and subscriptions	118.61
10/10/22	Facebook	Marketing and promotional material	1,250.00
11/10/22	Bad Backs	Gifts and presentations	960.00
13/10/22	WA News	Memberships and subscriptions	28.00
13/10/22	Facebook	Marketing and promotional material	200.43
19/10/22	Hootsuite	Memberships and subscriptions	273.90
26/10/22	Zoom	Memberships and subscriptions	26.46
26/10/22	Zoom	Memberships and subscriptions	942.62
27/10/22	Amazon	Memberships and subscriptions	172.22
<b>Card total</b>			<b>4,251.87</b>
<b>Director Works and Infrastructure</b>			
30/09/22	Western Power	Fees and charges	498.91
13/10/22	Western Power	Fees and charges	498.91
17/10/22	Humanitix	Conference expenses	1,692.26
19/10/22	Western Power	Fees and charges	498.91
<b>Card total</b>			<b>3,188.99</b>
<b>Grand Total</b>			<b>12,047.04</b>

**City of Bayswater  
Electronic Fund Transfers  
for the period 01 October to 31 October 2022**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
		<b>\$</b>
<b>Municipal Account</b>		
03/10/22	NAB Bpay Batch Fee	1.47
05/10/22	NAB Transact Fee	4.40
05/10/22	NAB Transact Fee	62.50
05/10/22	NAB Transact Fee	530.30
05/10/22	Wages	904,330.29
05/10/22	New Term Deposit	2,055,000.00
06/10/22	NAB Bpay Batch Fee	2.73
13/10/22	NAB Bpay Batch Fee	7.98
19/10/22	Wages	886,984.42
19/10/22	New Term Deposit	1,750,000.00
21/10/22	NAB Bpay Batch Fee	5.46
21/10/22	Wages	957.26
26/10/22	NAB Account Fee	62.19
31/10/22	NAB Bpay Fees	2,839.10
		<hr/>
		5,600,788.10
<b>Aged Persons Homes Account</b>		
05/10/22	New Term Deposit	5,140,748.64
05/10/22	Aged Care subsidies to Juniper	713,958.47
26/10/22	NAB Account Fees	0.25
		<hr/>
		5,854,707.36
		<hr/>
<b>Total</b>		<b>11,455,495.46</b>

### 10.3 Works And Infrastructure Directorate Reports

#### 10.3.1 Speeding on Moojebing Street, Bayswater

<b>Responsible Branch:</b>	Engineering and Spatial Services
<b>Responsible Directorate:</b>	Works and Infrastructure
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority Required

#### SUMMARY

For Council to consider a petition from the Bayswater community detailing concerns about speeding, 'hooning' and reckless driving on Moojebing Street, between Guildford Road and Hardy Road.

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

That Council:

1. Acknowledges the concerns raised in the petition in relation to traffic safety on Moojebing Street, between Guildford Road and Hardy Road.
2. Requests the Chief Executive Officer to arrange the installation of *"Remember 50km/hr in Built-Up Areas"* advisory signage at the Guildford Road end of Moojebing Street to remind motorists of the speed limit.
3. Requests the Chief Executive Officer to write to the head petitioner advising that the City will consider traffic calming measures for Moojebing Street as part of the Low Cost Urban Road Safety (LCURS) Program scheduled for delivery in 2023-2024.

Cr Michelle Sutherland Moved, Cr Dan Bull Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

#### BACKGROUND

A petition containing 21 signatures, detailing concerns about speeding, hooning and reckless driving along Moojebing Street, between Guildford Road and Hardy Road in Bayswater, was tabled at the Ordinary Council Meeting held on 25 October 2022. The signatures were collected between May and July 2022 from residents in the vicinity of Moojebing Street, Bayswater. The petition can be viewed by visiting the City's Civic Centre at 61 Broun Avenue, Morley.

Moojebing Street is classified as an Access Road with a speed limit of 50km/hr along its entirety. The section between Guildford Road and Hardy Road is approximately 690m long, with sign-controlled intersections at Guildford Road, Goongarrie Street, Paddington Street, Colwyn Road, Jacqueline Street and Hardy Road. The highlighted section of the road in the image below signifies the extent of the road being referred to in this petition.



The northern section of Moojebing Street, up to Colwyn Road, is comprised of commercial and industrial properties, while the southern section between Jacqueline Street and Hardy Road forms a portion of the boundary road with the Town of Bassendean, and services residential properties. Any traffic studies and/or design along southern section of Moojebing Street would require consultation with the Town of Bassendean. The carriageway width varies between approximately 12m, to accommodate informal on-street parking adjacent to the commercial properties, to 7m in the residential parts.

In the last five-year period ending 31 December 2021, there was a total of 11 crashes along Moojebing Street between Guildford Road and Hardy Road. Three of those crashes are of medical severity, while the remainder are damage to property. Only one crash occurred mid-block along the street, and the other 10 occurred at intersections.

The Low Cost Urban Road Safety (LCURS) Program, funded by Main Roads WA and being delivered by the City in conjunction with the Town of Bassendean, will be considering treatments within the 'Ashfield Flats' precinct, which includes the entirety of Moojebing Street. This is further discussed in the Officer's Comments section of this report.

## EXTERNAL CONSULTATION

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

It should be noted that the petition was signed by several residents who do not live on Moojebing Street, but may be users of the street.

A summary of the petition is contained in the table below:

<p><i>Petition summary and background:</i></p>	<p><i>We the undersigned, being the electors of the district, formally petition the City of Bayswater to address the following:</i></p> <p><u><i>Hooning, speeding and reckless driving on Moojebing Street, Bayswater.</i></u></p> <p><i>Moojebing Street (between Guildford Road and Hardy Road) is a very straight, very wide, 650m long stretch of road with</i></p>
--	--

	<p><i>right of way for its full length. This stretch of road has become a haven for hoons doing burnouts, and dangerous speeding and it occurs regularly at all hours of the day and night.</i></p> <p><i>Given that the southern half of this stretch of road is a residential area without footpaths, there are commonly pedestrians, including pets and children, walking or bike riding on the road. These residents are being placed at risk by this dangerous driving behaviour, as well as being subject to the general noise pollution, marks on the road and general nuisance it is causing for all of us living in the vicinity.</i></p>
<i>Action Petitioned for:</i>	<p><i>We request consideration be made to enact the following to address these issues:</i></p> <ol style="list-style-type: none"> <li><i>1. The installation of signage on Moojebing Street posting the 50km/h speed limit; and</i></li> <li><i>2. An investigation into traffic calming measures, such as speed humps, etc.</i></li> </ol>

### OFFICER'S COMMENTS

Classified as an Access Road under Main Roads WA's Functional Road Hierarchy, Moojebing Street's primary function is to provide vehicles access to abutting properties.

The classification provides the following criteria:

- Maximum desirable traffic volume of 3,000 vehicles per day
- Desired operating speed of 50km/hr

A traffic count study was undertaken on this section of Moojebing Street between 14 October and 28 October 2022 at three locations, as shown in the table below:

<b>Location (midblock)</b>	<b>Average Weekday Traffic Volume (October 2022)</b>	<b>85<sup>th</sup> Percentile Speed (October 2022)</b>
South of Hardy Road	236 vehicles/day	47km/hr
Between Colwyn Road and Jacqueline Street	439 vehicles/day	56km/hr
Between Guildford Road and Goongarrie Street	1,275 vehicles/day	56 km/hr

Analysis of the above traffic count data indicates that there is some excessive speeding between Guildford Road and Jacqueline Street. As such, "Remember 50km/hr in Built-Up Areas" advisory signage will be arranged for installation to remind motorists of the speed limit.

Additionally, the City is receiving funds from Main Roads WA under the LCURS Program, for various areas within the City to improve the safety of local roads in the community. Treatments delivered under this program are low-cost (i.e. speed humps, chicanes, blister islands, mini roundabouts etc.) and are delivered on an area-wide or whole-of-street basis. Moojebing Street is within the currently approved program boundaries for the 'Ashfield Flats' precinct. The consultation

stage is currently scheduled to commence in April/May 2023, with delivery of proposals scheduled for October/November 2023, subject to external resources, contractor availability, and market pressure.

The proposed speed advisory signage can remain in place until the commencement of the LCURS Program, or otherwise, until the speed limit is adhered to by motorists.

It is worth noting that hoon behaviour is a matter for the police and should be reported accordingly. Hooning is a driver behaviour and cannot be controlled by traffic calming devices. The police can only assist in the matter when a request is made by residents who witness such behaviours, and can provide details of the number plate of the offenders directly to the police. The City has no control of such requests and cannot provide reports on behalf of residents.

### LEGISLATIVE COMPLIANCE

- Traffic Management Criteria Policy
- MRWA Speed Zoning Policy and Application Guidelines
- MRWA Low Cost Urban Road Safety Program

### 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.

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
<b>Conclusion</b>	There may be an expectation from petitioners that immediate action will be undertaken, however, additional and updated information gathering will enable the City and petitioners to be better informed about the facts of the current road environment.	

### FINANCIAL IMPLICATIONS

It is not anticipated that there will be any financial implications at this stage. The expected cost to implement any traffic measures, if found warranted, will be funded by the existing traffic management fund (e.g. signage installation), or otherwise be part of the LCURS Program funded by MRWA.

### STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

- Theme: Environment and Liveability  
 Goal E3: Improve the City's walking and cycling network and create safer streets.



## **CONCLUSION**

Moojebing Street forms part of the existing boundaries of the LCURS Program, and delivery of traffic calming measures by the City of Bayswater and Town of Bassendean should be considered as part of the program, which is scheduled to commence in 2023-24.

**10.4 Community And Development Directorate Reports****10.4.1 Proposed Three Storey Single House - Lot 889, 7 Fourth Avenue East, Maylands**

<b>Applicant/Proponent:</b>	Taylor Burrell Barnett
<b>Owner:</b>	NHPS No. 1 Pty Ltd (Director – L Antonelli)
<b>Responsible Branch:</b>	Development and Place
<b>Responsible Directorate:</b>	Community and Development
<b>Authority/Discretion:</b>	Quasi-Judicial
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Development Plans [10.4.1.1 - 13 pages]</li> <li>2. Side Elevation Depicting Height Variation and View Corridor [10.4.1.2 - 1 page]</li> <li>3. CONFIDENTIAL - Submission Plan [10.4.1.3 - 1 page]</li> </ol>
<b>Refer:</b>	N/A

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

**SUMMARY**

A planning application has been received for a three-storey single house at Lot 889, 7 Fourth Avenue East, Maylands. The subject lot is currently vacant. Given four objections have been received on the proposed development, the application requires referral to Council for determination. The proposed dwelling presents mainly variations to building height given the fall of the lot from rear to front. The application is recommended for approval subject to the proposed conditions given the proposed variation to height of the proposed dwelling is located at the front of the building and will largely be obscured by the compliant section of height of the building at the rear.

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

**That Council grants planning approval for proposed three storey single house at Lot 889, 7 Fourth Avenue East, Maylands in accordance with the planning application dated 4 August 2022 and amended plans dated 12 August 2022, subject to the following conditions:**

- 1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.**
- 2. The approved parapet/boundary wall and footings abutting the south-eastern boundary must be constructed wholly within the subject allotment. The external surface of the parapet/boundary wall shall be finished to a professional standard, to the satisfaction of the City of Bayswater.**
- 3. Retaining walls on lot boundaries exceeding 500mm in height (above natural ground level) are to be designed by a suitably qualified practising engineer, to the satisfaction of the City of Bayswater.**
- 4. Walls, fences and other structures are to be truncated or reduced to no higher than 0.75m within 1.5m of where the access leg/driveway meets the road reserve.**
- 5. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.**

6. Landscaping, reticulation and the tree(s) required to be planted on the property, shall be completed in accordance with the approved landscaping plan prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.
7. Prior to occupation, a total of one street tree is to be planted on the Fourth Avenue East 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. The City's tree list can be found via the following link:  
<https://www.bayswater.wa.gov.au/CityOfBayswater/media/Documents/Environment/201027-CoB-Tree-Planting-Guideline.pdf>
8. All stormwater and drainage runoff produced onsite is to be disposed of onsite to the satisfaction of the City of Bayswater.
9. All vehicle crossings being upgraded, designed and constructed to the satisfaction of the City of Bayswater.
10. The existing and/or proposed driveway being constructed with brick paving or concrete and drainage/soak wells to be provided to the satisfaction of the City of Bayswater.

#### Advice Notes

1. To activate the planning approval, the development 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 shall be carried out without the further approval of the City having first been sought and obtained.
2. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas including any verge trees must be adequately protected, maintained and reinstated as required, during and as a result of carting and all works associated with this development.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
4. This approval does not authorise any interference with dividing fences, no entry into neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.
5. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
6. Any noise generated by air conditioners is not to exceed the levels as set out under the *Environmental Protection (Noise) Regulations 1997*.

Cr Michelle Sutherland Moved, Cr Steven Ostaszewskyj Seconded

CARRIED UNANIMOUSLY: 9/0

**For:** *Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Georgia Johnson.*

**Against:** *Nil.*

## BACKGROUND

<b>Application Number:</b>	DA22 -0312
<b>Address:</b>	7 Fourth Avenue East, Maylands
<b>Town Planning Scheme Zoning:</b>	Medium and High Density Residential R30
<b>Use Class:</b>	Single House - 'P' or Permitted
<b>Lot Area:</b>	299m <sup>2</sup>
<b>Existing Land Use:</b>	Vacant
<b>Surrounding Land Use:</b>	Single Houses; Grouped Dwellings
<b>Proposed Development:</b>	Single House

A planning application was received on 10 August 2022 for a proposed three storey single house on the subject site. The proposed development results from the six-lot subdivision of the former 2,100m<sup>2</sup> lot. The original overall site slopes down from the rear to the front of the site by approximately 6m, with the subject lot sloping by 4m. Given the proposal has received four objections during the community consultation period the application falls outside of the officer's delegation hence the application is referred to Council for determination.

On 3 September 2021, the Western Australian Planning Commission conditionally approved subdivision of the site into three green title lots and also a concurrent subdivision into four survey strata lots. The subject lot is one of two green title lots at the front of the property alongside an access way to the rear lots.







### EXTERNAL CONSULTATION

The proposed development was advertised to the adjoining and surrounding landowners for a period of 14 days with letters sent to the adjacent landowners and the proposed plans placed on the City's website; four comments objecting to the proposal were received.

ISSUE	NATURE OF CONCERN	APPLICANT'S RESPONSE	OFFICER'S COMMENT
Building Height	<p>The proposed height discretion of up to 1.9m should not be supported as the proposal does not meet the relevant design principles of the Residential Design Codes (R- Codes).</p> <p>The proposal will have a significant adverse impact on the amenity of the adjoining property because it will restrict the view to the river and parklands and allow the new property to have views into the garden verandah at</p>	<p><i>"Several three storey buildings exist in the immediate area including a dwelling under construction two properties to the east. The proposal presents as two storeys from the adjoining properties to the side and rear and only presents as three storeys at the Fourth Avenue East frontage, where it does not impact the amenity of adjoining properties".</i></p>	<p>Refer to the below Officer's Comments section of the report.</p>

	<p>the front of the property. This area is the only private outside living area of this heritage listed property.</p> <p>The proposed heights are not in keeping with the neighbourhood given the typical roof heights within the 6m and 9m heights. The three-storey building will create visual impacts.</p> <p>The proposal will significantly restrict access to the adjoining property sunlight to an open sided verandah which is used as an outdoor living area. This area is the only outside undercover area on the property.</p>	<p><i>“The views of the properties to the north and west are not impacted any more than a compliant development. The height variation is limited to the front portion of the site with the rear being below the compliant height. With the access leg for the rear lot abutting the western boundary, the proposal maintains a generous separation of more than 5m from the adjoining properties, allowing a view corridor toward the river.</i></p> <p><i>“The proposed maximum wall heights and overall building heights are in response to the slope of the subject site which has a 6m level difference between the high and low points of the lots. The garage (basement level) is at-grade with the Fourth Avenue East footpath, but the garage is completely underground at the rear. By cutting the garage into the land, it mitigates the impact of the height at the rear of the building and limits</i></p>	
--	--	--	--

		<p><i>the variation to only the front of the development.</i></p> <p><i>“The shadow in winter primarily falls to the Fourth Avenue East road reserve. The proposed development is setback more than 5.0m from the properties to the west, allowing sufficient separation to maintain sunlight”.</i></p>	
Privacy	Concern in relation to privacy.	<p><i>“The proposal is consistent with the visual privacy requirements of the R-Codes except for a ground floor kitchen window which cannot overlook the adjoining property to the west.”</i></p>	Refer to the below Officer’s Comments section of the report.
Impact on Heritage Dwelling	The adjoining property is a heritage listed place and the verandah area which will be impacted by the proposed development and the proposed height of the adjoining building will significantly impact the aesthetic value of the heritage listed property.	<p><i>“The proposed development is setback more than 5m from the properties to the east (one of which is heritage listed). This provides ample separation to maintain daylight, ventilation and the general amenity with the heritage property (towards the rear of the site), the height is below the deemed-to-comply limit.”</i></p>	Refer to the below Officer’s Comments section of the report.
Noise	Concern in relation to noise from air conditioning units.	<p><i>“The proposal will comply with the</i></p>	The proposed plans denote the location of an air

		<i>Environmental Noise Regulations</i> ".	conditioning unit at the rear of the property. Any noise from the air conditioning units is required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i> .
--	--	---	--

## OFFICER'S COMMENTS

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks:			
Front	4m	4.23m	Compliant
Side - West			
Ground Floor	1m	1.21m	Compliant
Ground Floor (Garage)	3.9m	5.2m	Compliant
Second Floor (Bed 2 - Balcony)	4.7m	6m	Compliant
Second Floor (WC - Ensuite]	1.3m	3.2m	Compliant
Second Floor (Total Length)	1.4m	4.1m	Compliant
Side – East			
Ground Floor	Nil	Nil	Compliant
First Floor	Nil	Nil	Compliant
Second Floor	Nil	Nil	Compliant
Rear – North			
First Floor	1.2m	4.13m	Compliant
Second Floor	1.2m	4.13m	Compliant
Boundary Wall – Side East			
Maximum Wall Height -	3.5m	9.9m	Variation
Maximum Wall Length -	2/3 length of boundary (16.33m)	15.12m	Compliant
Maximum Wall Height	7.0m	7.3m	Variation
Maximum Concealed Roof Height	8m	9.9m	Variation
Maximum Roof Pitch Height	10m	10.3m	Variation
Minimum Open Space	45% or 135m <sup>2</sup>	46.7% or 138.7m <sup>2</sup>	Compliant
Maximum Overshadowing of Adjoining Property	35% or 105.35m <sup>2</sup>	52% or 156.52m <sup>2</sup>	Variation



Minimum Car Parking	2 car bays	2 car bays	Compliant
---------------------	------------	------------	-----------

### Building Height

The proposed dwelling includes variations to the permitted wall height of 7.3m in lieu of 7.0m, the proposed concealed or flat roof of 9.9m in lieu of 8.0m and the pitched roof section of 10.3m in lieu of 10.0m. The variation is specifically to a 5.0m portion of the wall and ridge, flat roof and overall ridge height to the second-floor part of the street front of the dwelling.

The variations to building height occur due to the significant fall from the site from the rear to the front of the dwelling of approximately 4.0m. The proposed dwelling is built into the site with an under-croft garage and two levels of habitable floorspace above.

The impact of the variations to height to the adjoining properties is principally to views of significance to the south-east of the site, that being the river and general parkland surrounding the site. It is noted that the location of the proposed dwelling on the opposite side of the 4.0m wide proposed accessway and the associated 1.2m lot boundary setback on the western side of the subject lot from the adjoining properties will lessen the proposed impact from the variation to height. This will also lessen the impact and the access to light to habitable rooms and open spaces to the adjoining properties to the west from the proposed development. In addition, the majority of the dwelling which abuts the living and terrace areas of the adjoining dwellings that faces the proposed development is of a two-storey compliant building height, which will largely obscure the non-compliant section of the elevation of the dwelling owing to the fall of the lot to the street front.

The applicant has provided the two diagrams below to denote the approximate area of height variation and the proposed streetscape in which the dwelling sits:





Figure 2 – Streetscape elevation (Fourth Avenue East between View Street and East Street).

On the above basis the proposed variations to building height is supported.

#### Adjoining heritage listed property

The subject development abuts a property to the north-west of the subject lot at 17 View Street, Maylands which is listed on the City's Local Heritage Survey. The City's Local Heritage Survey states the building on adjoining the 17 View Street, Maylands was:

*"Originally a prominent single storey building, elevated on a sloping corner lot. The large lot has been subdivided into four individual lots in recent years, lessening the prominence of the dwelling and largely blocking the original primary street frontage".*

This property has a Category 3 listing for its aesthetic value as a Federation Bungalow residence, an historical value for its association with the ongoing development of this portion of Maylands, historical value for the association with resident and social value for the scale and form of housing in the 1910's.

The proposed dwelling includes an 8.0m long section of outdoor living area and landscaped area adjacent to the adjoining heritage listed place. It is considered that the location of the outdoor living area and the separation of the properties by the 4m wide access way, this will limit the impact of the built form on the adjoining heritage place and provide adequate light and ventilation to this dwelling.

#### Privacy

The proposed first floor kitchen window located along the north-west elevation has a cone of vision setback of 5.4m in lieu of 6m. The window is a long narrow design and 2m<sup>2</sup> in area, and once constructed will be partly obscured by the presence of a dividing fence along the boundary of the property, leaving a total of 1.5m<sup>2</sup> in window area. This portion of the proposed dwelling is located abutting the 4m wide access way along the side of the subject lot and adjacent to the boundary dividing wall of the adjoining property at 19 View Street, Maylands. The impact of the privacy incursion is therefore considered to be negligible given the presence of a boundary wall along the shared boundary and non-habitable rooms as well as obscure glazing provided to the habitable room along the elevation of the dwelling on 19 View Street, Maylands. Accordingly, this variation is supported.

#### Boundary Walls

The proposed dwelling includes a maximum 9.9m height boundary wall along the eastern elevation of the dwelling in lieu of 3.5m. This elevation is proposed to closely mirror the proposed adjoining dwelling at 5 Fourth Avenue East which is owned by the same landowner as the subject site which will have a similar height boundary wall abutting the subject lot. In accordance with the Design Principles of the R-Codes, where *"the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension"*, the wall would meet the Deemed-to-Comply provisions. In this instance there is only a 18.5m<sup>2</sup> and 15m long section of the subject dwelling

which extends beyond the boundary wall height of 5 Fourth Avenue East due to the slope of the lots.

Accordingly, this variation is supported.

#### Outdoor Living Area

The proposed outdoor living area is proposed to the rear of the dwelling on the first-floor level. The access to this area is not immediately available from a habitable room but from a corridor extending from the dining room.

It is noted however the proposed outdoor living area is functional with a sufficient size, 4m width, access to northern light, winter sun and ventilation as well as being provided in conjunction with a landscaped area of the dwelling.

The dwelling also includes two large balconies of approximately 18m<sup>2</sup> on each of the first and second floors that are accessible from habitable rooms and provide a functional and usable space for the residents.

Accordingly, this variation is supported.

#### Solar Access

The proposed single house presents an area of 157.8m<sup>2</sup> or 52.08% overshadowing of the adjoining south-eastern lot at 5 Fourth Avenue East, Maylands in lieu of 105m<sup>2</sup> or 35%.

The proposed overshadowing is proposed to occur mainly to the first half of this adjoining lot. A development application is currently being assessed for this property which is essentially a mirror design of the subject dwelling with a three-storey boundary wall abutting a similar height wall on the subject site. This means that the impact of overshadowing will largely be countered by the design proposed and that the impact to outdoor living areas, north facing major openings and solar collectors will be limited. The adjoining property is also owned by the same owner as the subject site.

Based on this, this variation is therefore supported.

#### Street Trees

The street verge of the property, currently does not have any trees present and therefore as part of the recommended conditions of approval a street tree is required to be installed by the owner/applicant.

#### Design of the dwelling

The proposed dwelling is considered to be of a high-quality design with an articulated street frontage including the use of materiality and colour together with banding around the perimeter of the balconies. The development will be landscaped within the front setback area and a new street verge tree to soften the built form and to assist in its placement in the streetscape. Overall, given the contemporary appearance of the dwelling which is consistent with surrounding built form, the proposal is supported subject to the proposed conditions.

### **LEGISLATIVE COMPLIANCE**

- State Planning Policy 7.3 Residential Design Codes of WA Volume 1;
- City of Bayswater Town Planning Scheme No. 24;

- City of Bayswater Local Planning Policy – Trees on Private Land and Street Verges Policy; and
- *Planning and Development (Local Planning Schemes) Regulations 2015.*

### **RISK ASSESSMENT**

The following risks are considered to be relevant to Council's consideration of the application:

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

### **FINANCIAL IMPLICATIONS**

Nil.

### **STRATEGIC IMPLICATIONS**

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Environment and Liveability

Goal E1: Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.

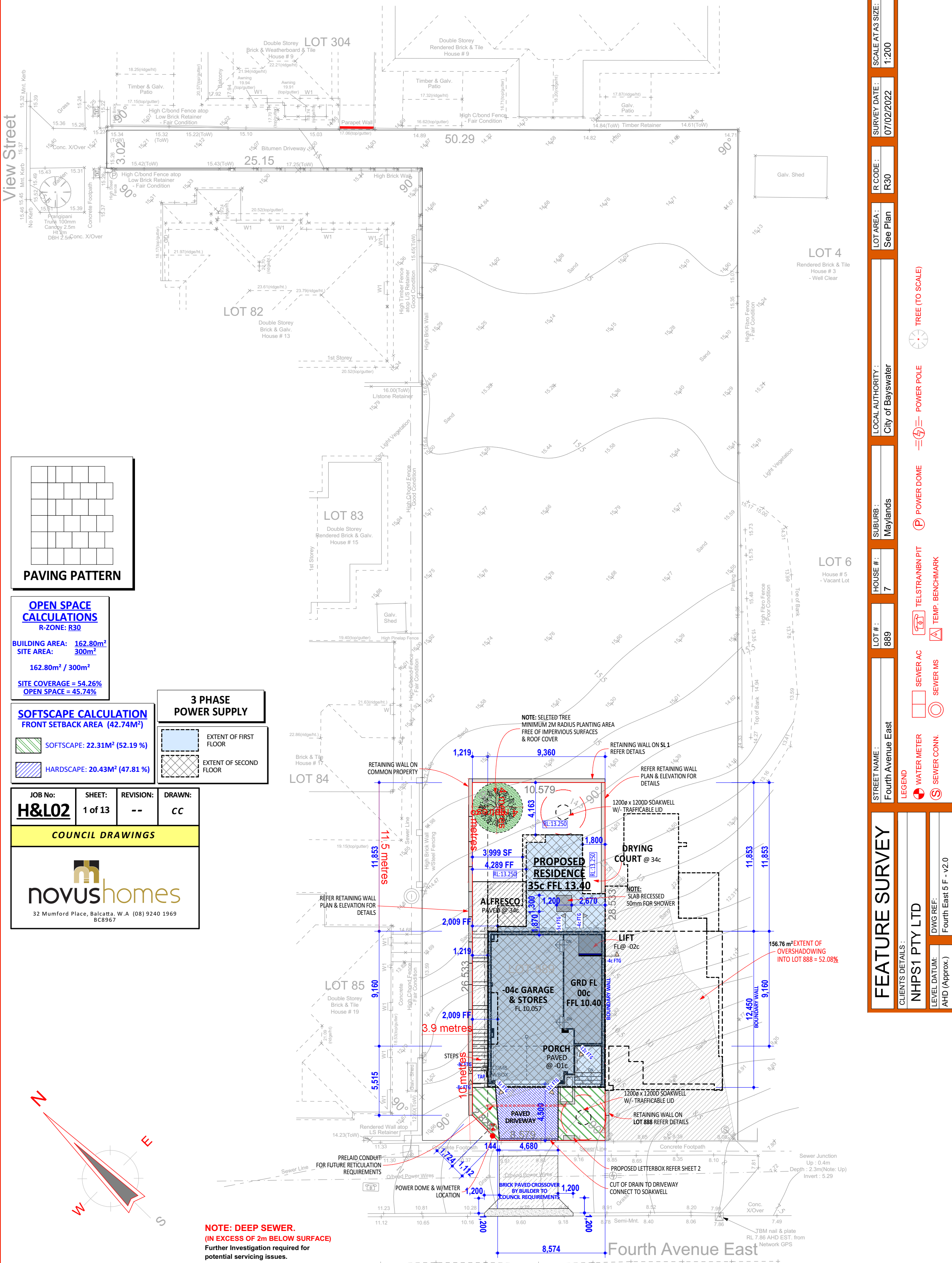
Goal E2: Remain focused on greening the City's suburbs and streetscapes and increasing the tree canopy.

The proposed single house is considered to add a contemporary high quality dwelling to the existing streetscape in this area of Fourth Avenue East which is evolving and creating a new built form for the area.

The proposed dwelling incorporates a private tree to the rear of the property, landscaped areas within the property and a new street verge tree in accordance with the City's Trees on Private Land and Street Verges Policy.

### **CONCLUSION**

Given the above assessment, it is recommended that the application be approved subject to proposed conditions as detailed in the report.



T: (08) 6144 0000 F: (08) 6144 0099  
59 SCARBOROUGH BEACH RD,  
SCARBOROUGH WA 6019  
Email: info@visionsc.com.au  
www.visionsurveys.com.au

PLAN / DIAG / SP	DP 34093	TELSTRA	YES
ELECTRICITY	OVERHEAD & UNDERGROUND	SEWERAGE	YES
WATER	YES	DRAINAGE	GOOD
GAS	YES	VEG. / SOIL	AS DESCRIBED

**IMPORTANT NOTES:**

BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.

SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.

CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

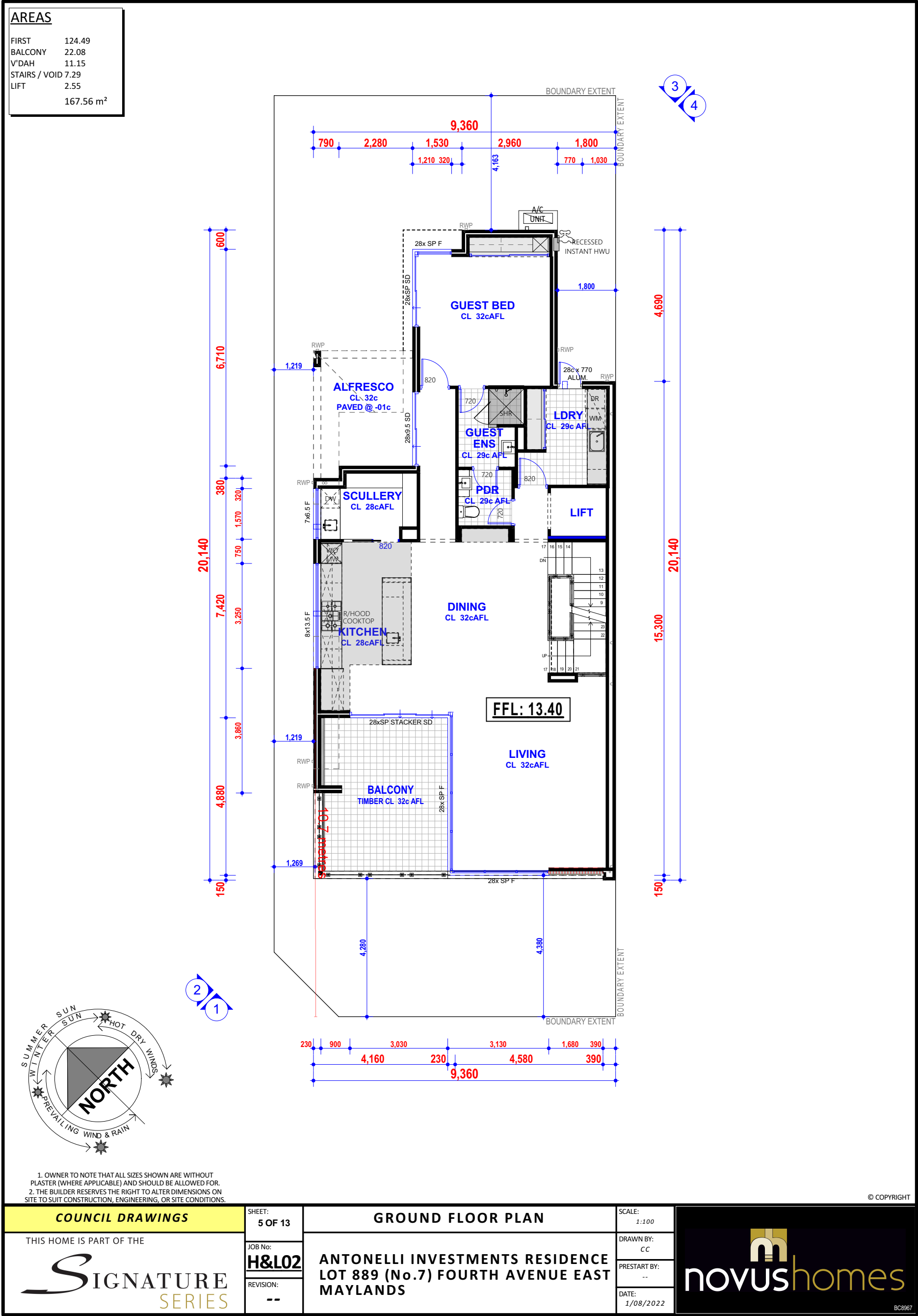
SCALE AT A3 SIZE:	1:200
SURVEY DATE:	07/02/2022
R CODE:	R30
LOT AREA:	See Plan
LOCAL AUTHORITY:	City of Bayswater
SUBURB:	Maylands
HOUSE #:	7
LOT #:	889
STREET NAME:	Fourth Avenue East
CLIENTS DETAILS:	NHPS1 PTY LTD
LEVEL DATUM:	AHD (Approx.)
DWG REF:	Fourth East 5 F - v2.0
LEGEND	<div><div>WATER METER</div><div>SEWER AC</div><div>SEWER MS</div><div>SEWER CONN.</div><div>POWER POLE</div><div>POWER DOME</div><div>TELSTRANBN PIT</div><div>TEMP. BENCHMARK</div><div>TREE (TO SCALE)</div></div>



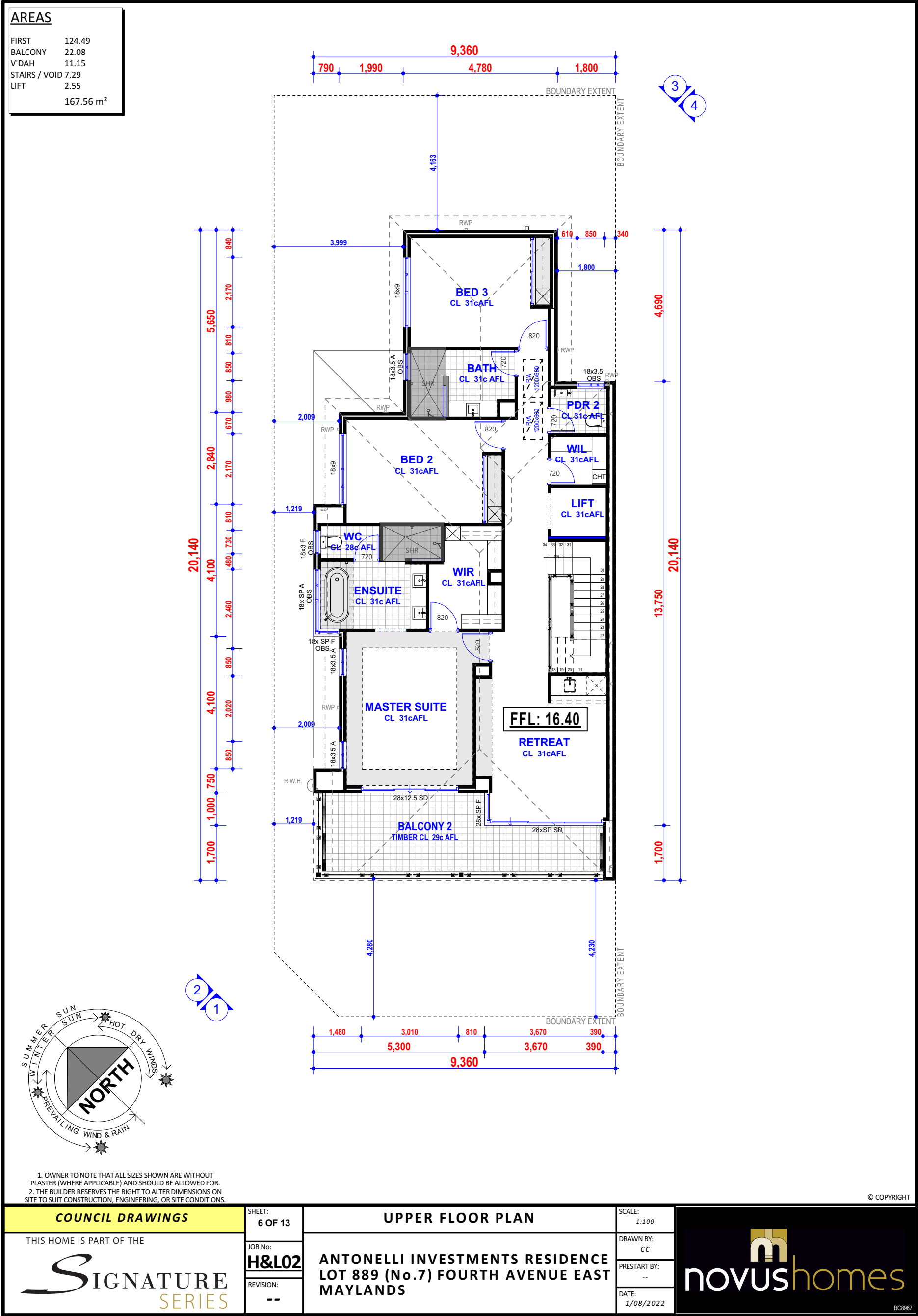


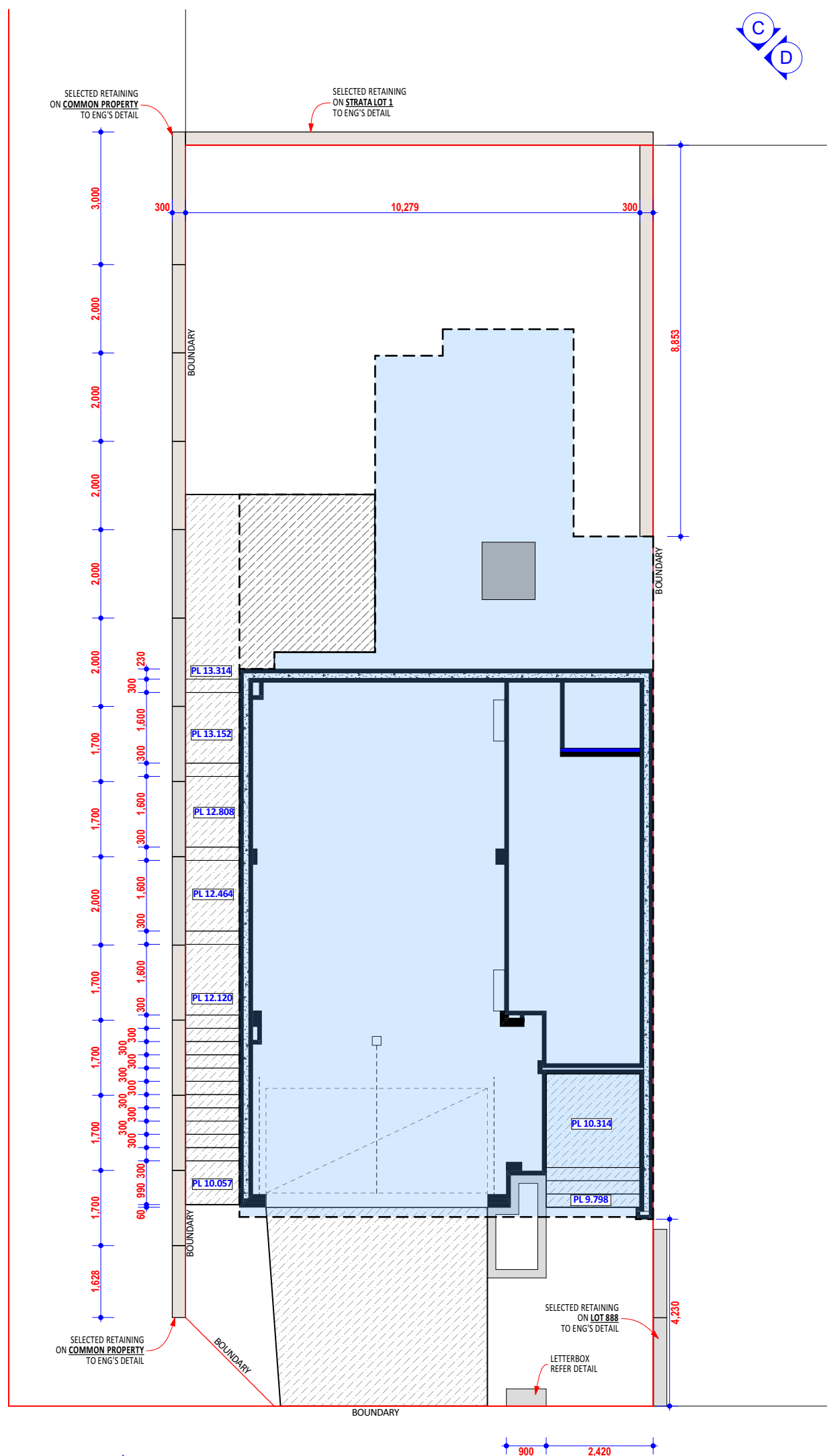
1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR.  
2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS.

Page 105



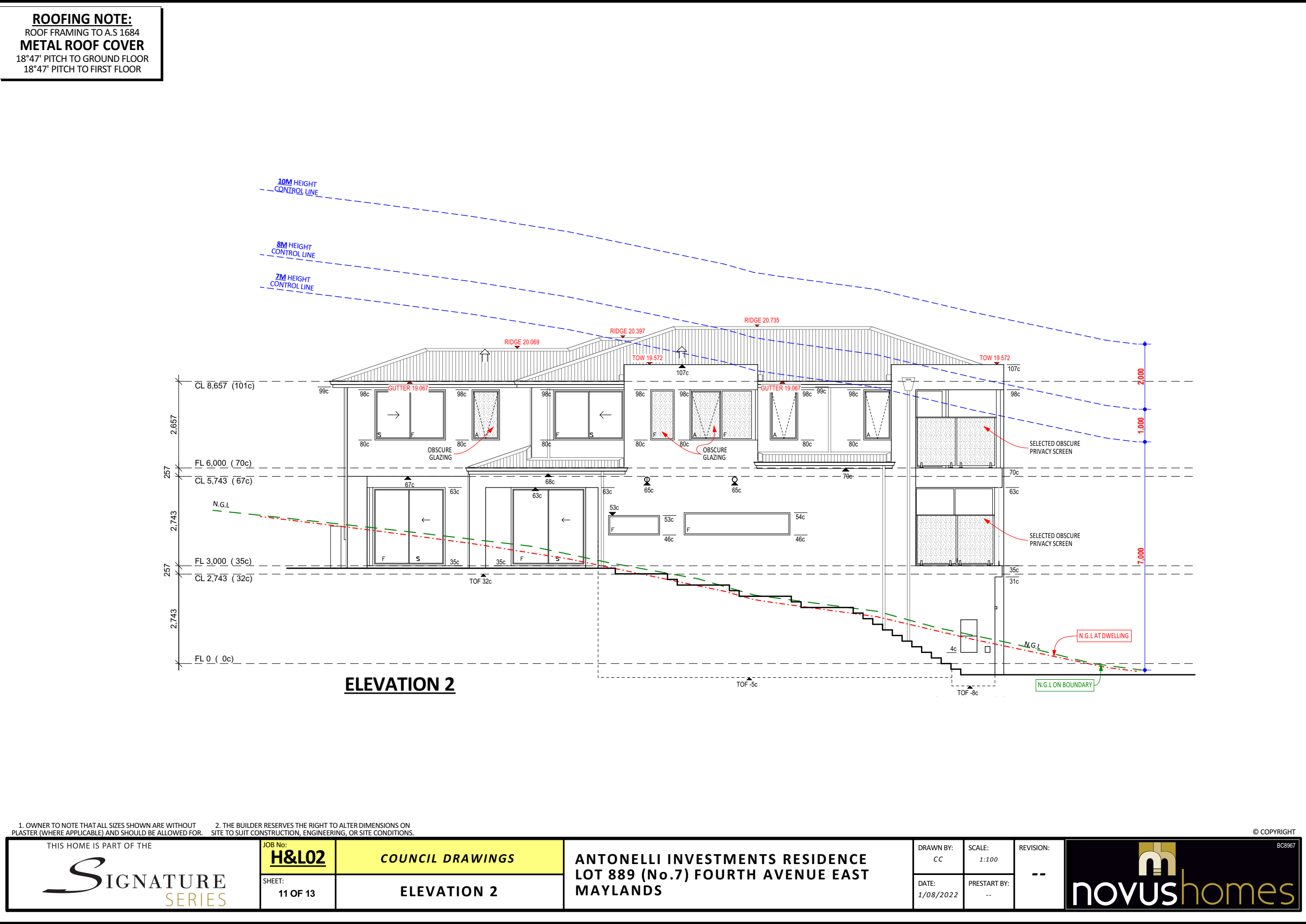


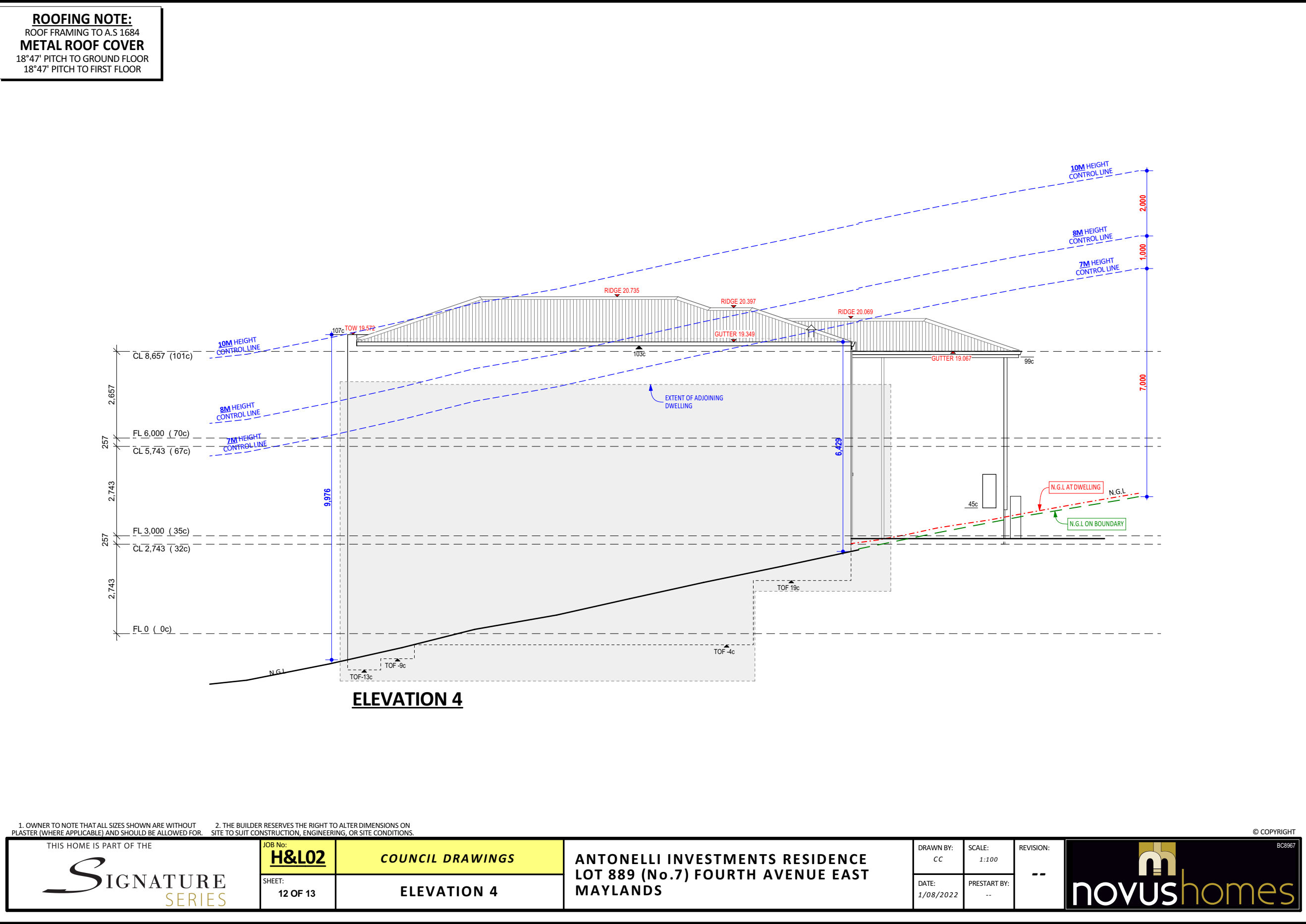




## RETAINING WALL PLAN

© COPYRIGHT





**ROOFING NOTE:**  
ROOF FRAMING TO A.S 1684  
**METAL ROOF COVER**  
18°47' PITCH TO GROUND FLOOR  
18°47' PITCH TO FIRST FLOOR

**ELEVATION A**

**ELEVATION C**

1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR.

THIS HOME IS PART OF THE

**SIGNATURE**  
SERIES

JOB No:  
**H&L02**

SHEET:  
8 OF 13

**COUNCIL DRAWINGS**

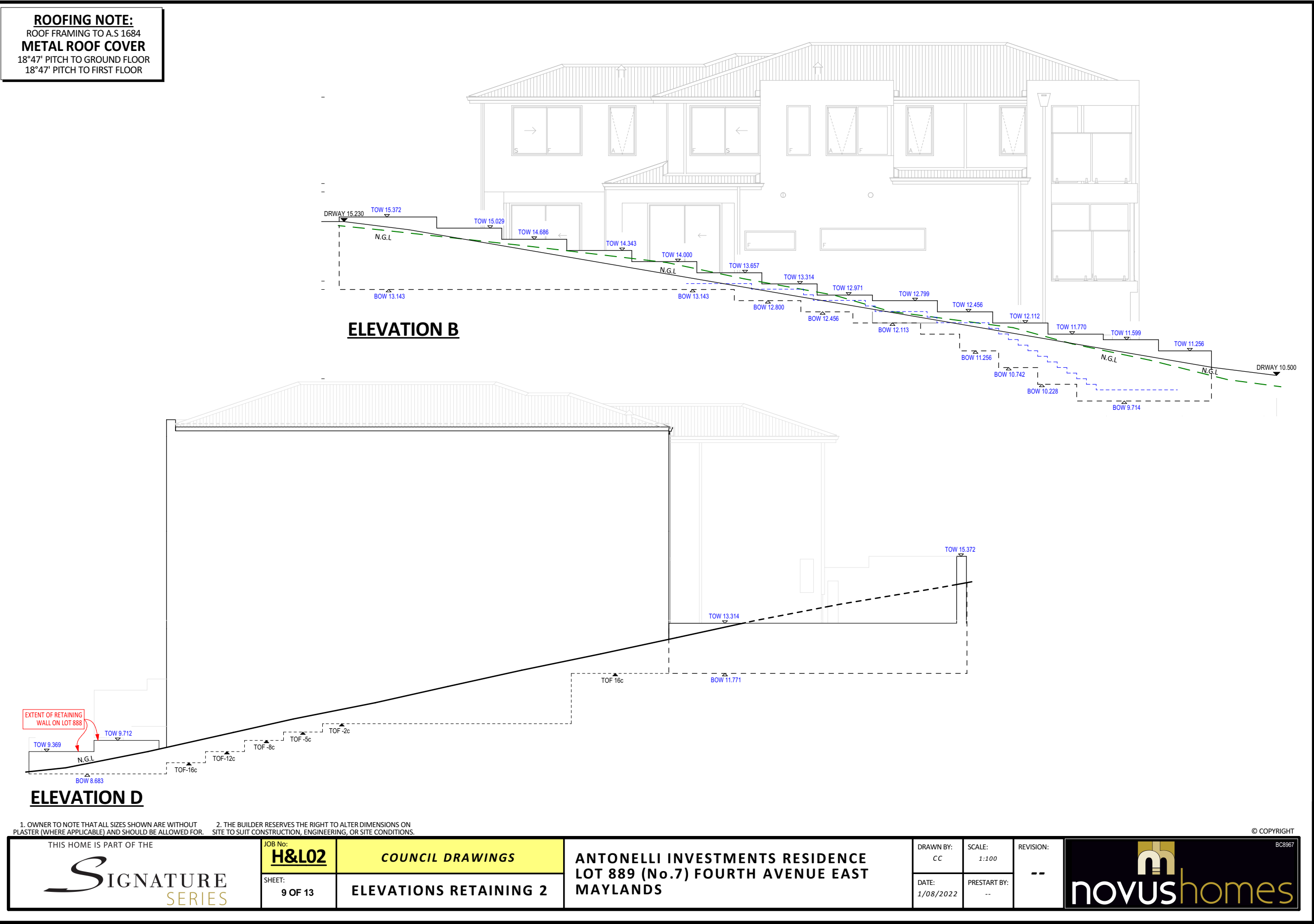
**ELEVATIONS RETAINING**

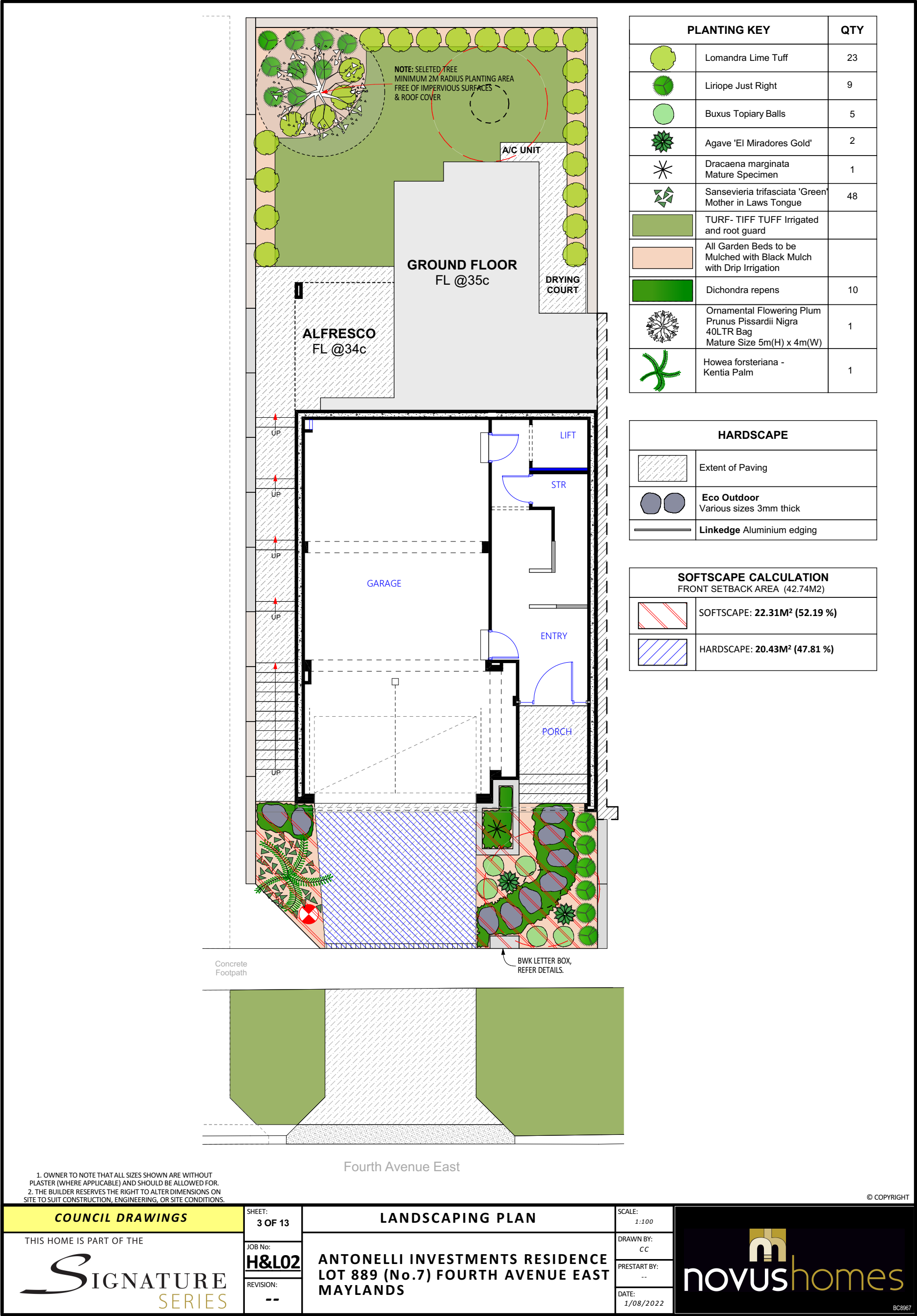
**ANTONELLI INVESTMENTS RESIDENCE  
LOT 889 (No.7) FOURTH AVENUE EAST  
MAYLANDS**

DRAWN BY: CC	SCALE: 1:100	REVISION: --
DATE: 1/08/2022	PRESTART BY: --	

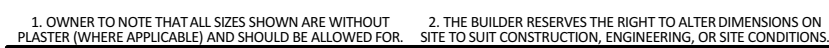
**novushomes**

© COPYRIGHT BC8967









© COPYRIGHT

Page 115





Non Compliant Height



**10.4.2 Proposed Change of Use to Child Day Care Centre and Associated Alterations and Additions - Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater**

<b>Applicant/Proponent:</b>	Rpoint Properties (Directors: Kelly Chapman, Dean Fiore, Frank Fiore, Todd Fiore and Paul Fiore)
<b>Owner:</b>	Sikh Gurdwara Perth Inc (Committee Representatives: Jarnail Singh and Sarabpreet Singh) and The Best On Dellven Pty Ltd (Directors: Kelly Chapman and Dean Fiore)
<b>Responsible Branch:</b>	Development and Place
<b>Responsible Directorate:</b>	Community and Development
<b>Authority/Discretion:</b>	Quasi-Judicial
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	1. Development Plans [10.4.2.1 - 8 pages] 2. CONFIDENTIAL - Submissions Map [10.4.2.2 - 1 page]
<b>Refer:</b>	N/A

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

**CR DAN BULL DECLARED AN IMPARTIAL INTEREST**

***In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Dan Bull declared an impartial interest in this item as he is on the management committee of the Bayswater Childcare Association which has a centre in the vicinity of the application. Cr Bull remained in the Council Chambers and voted on this item.***

**CR SALLY PALMER DECLARED AN IMPARTIAL INTEREST**

***In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Sally Palmer declared an impartial interest in this item as she is the Chairperson of the Bayswater Childcare Association. Cr Palmer remained in the Council Chambers and voted on this item.***

**CR MICHELLE SUTHERLAND DECLARED AN IMPARTIAL INTEREST**

***In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Michelle Sutherland declared an impartial interest in this item as she is on the childcare management committee. Cr Sutherland remained in the Council Chambers and voted on this item.***

**SUMMARY**

A planning application has been submitted for change of use to child care centre and associated alterations and additions at Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater. There is an existing dwelling at 11 Murray Street and an existing heritage listed Sai Baba Temple (former Methodist Church) at 13 Murray Street, Bayswater.

The application is being referred to Council for determination given the heritage status of the site and the number of objections received to the proposal. The application is recommended for refusal given no on-site car parking for child drop-off/pick-up purposes has been provided, and it is considered that the local roads will experience a high level of congestion and reduced on-street car parking available during peak demand periods.

### ADDITIONAL INFORMATION

The City has received an updated Transport Impact Statement (TIS) from the applicant following the concerns raised by officers that the traffic count data used in the original TIS was outdated and unsuitable, since it was obtained in 2017 and from a location in Murray Street approximately 450m from the subject site. In particular there was concern that the current traffic volume in Murray Street in the vicinity of the proposed child care centre is significantly higher than the traffic volumes indicated in the TIS, as reflected in the congestion which occurs in Murray Street and surrounding roads during peak travel periods.

The amended TIS now includes more recent, 2022 City of Bayswater traffic counts which were obtained in Murray Street in an appropriate location adjacent to the subject site. The amended TIS concludes that Murray Street carries well below the road capacity (50%). City officers have reviewed the amended TIS and consider the report and conclusion acceptable.

As noted in the officer's comments in the agenda report, there are a number of reasons why the proposed child day care centre is considered an appropriate development for the subject site. In particular the location of the proposed child care centre adjacent to the Bayswater Primary School and incorporating the existing non-residential use (former church) can be considered appropriate and the scale and form is considered to be consistent with the surrounding residential area given no significant changes are proposed to the existing structures on the site. Further, given the proposed development involves only minimal changes to the front setback area of the properties it is considered to be consistent with the existing character and streetscape of the locality, in accordance with the City's Character Protection Areas Policy. In addition, the proposed development is considered to retain the heritage value of the former church as detailed in the applicant's Heritage Impact Statement, given the adaptation requires little alteration to the former church building and that the development conserves and enhances the values established in the statement of significance for the place.

The City's policy Flexible Application of Statutory Requirements For Buildings Contained within the City's Heritage List, is intended to determine circumstances where Council will allow flexible application of statutory requirements in relation to development of heritage sites and/or buildings. In terms of the policy, the City is prepared to consider varying development standards, including car parking, in order to facilitate development that enhances or maintains the heritage aspects on a certain building and/or site. Applications for variations will be assessed on their merits i.e. a performance based approach.

However in this instance there is already an existing 27 car bays shortfall/variation for the approved use of place of public worship given there are only two onsite car bays provided and 29 car bays are required based on current car parking requirements for the place of public worship. The above policy would have been more of a consideration if there was no current car parking shortfall/variation.

If the 27 car bay 'credit' is carried through to the proposed change of use, then it results in a surplus of 18 car bays for the child care proposal. However, notwithstanding the calculated surplus, consideration still needs to be given to the actual car parking requirements for the child care centre and how these are proposed to be met, given the potential impact on the existing amenity of the area.

The City officers' primary concern in relation to the proposed child care centre has been the undue impact of the proposed development on the amenity of the area given the additional traffic generated combined with the proposed use of on-street parking for child drop-off/pick-up purposes during peak periods, would exacerbate the existing traffic congestion and reduce the supply of on-street parking for other users in the area.

However, given the amended TIS has now shown that the additional traffic volumes generated by the child care centre during the day including peak periods will not result in a greater unacceptable level of congestion in the surrounding roads it is considered that the previous concerns have now been substantially alleviated and the proposal is now considered supportable. Notwithstanding, it is considered there is still a potential risk of the proposed child care centre unduly exacerbating congestion levels and reducing the available supply of on-street parking to the detriment of the surrounding area, if the operations of the centre relating to car parking and access are not appropriately managed. Accordingly it is considered that appropriate conditions of approval including a Parking and Traffic Management Plan would be required for the child care centre, to ensure that the operations of the centre do not unduly impact the amenity of the area.

The City has also further investigated the matter of landscaping variations for the proposal and is now satisfied that the species selection is suitable for the site.

The applicant provided an alternative recommendation for approval of the application at the Agenda Briefing Forum which includes a condition requiring a Parking and Traffic Management Plan as well as additional stringent conditions aimed at ensuring the proposed child care centre does not unduly impact the amenity of the area. In this respect, the additional conditions require that following 12 months of operation, the applicant is to submit a report which addresses the actual operation of the child care centre, including patronage patterns and origins, staffing and child numbers, travel modes, and implementation of the measures contained in the approved Parking and Traffic Management Plan. Further, the report is to include a traffic impact assessment completed by a suitably qualified traffic consultant, which analyses the impact of the development upon traffic and parking conditions in the area, and any recommended actions.

In addition to the above, a further condition requires for the first 12 months post occupancy of the child care centre, the number of children to be cared for onsite will be limited to a maximum of 72 children and 12 Staff at any one time. After 12 months post occupancy, the number of children to be cared for onsite is limited to a maximum of 80 children and 12 staff at any one time, to the satisfaction of the City of Bayswater.

These conditions have been added to enable the operations and intensity of the child care centre to be monitored and to identify issues which can be addressed and operations refined following a 12 month period of operation. The City officers have discussed the below conditions with the applicant who has raised no concerns.

#### RECOMMENDATION IMPLICATIONS

In light of the above, the Officer's Recommendation has been amended as below.

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

**That Council grants planning approval for the proposed change of use to child day care centre and associated alterations and additions at Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater, in accordance with the planning application dated 12 August 2022 and plans dated 28 September 2022, 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. Children are not permitted to arrive at the child care centre prior to 7:00am and are to leave the child care centre no later than 6:30pm Monday to Friday. The child day care centre is not permitted to operate on weekends or public holidays.**
- 3. Prior to the occupation of the development, the applicant is to submit and have approved by the City of Bayswater (approval not to be unreasonably withheld or**

delayed), a Parking and Traffic Management Plan which addresses the following matters:

- (a) The measures to inform patrons and staff of:
    - i) on-site parking availability and use;
    - ii) Parking availability in the area; and
    - iii) Available public transport to and from the site.
  - (b) The measures to be implemented to encourage patrons to walk or use public transport rather than drive to the site; and
  - (c) The measures to be implemented to manage parking during peak periods.
4. A Memorandum of Understanding between the applicant and the City of Bayswater is to be prepared and executed by both parties to the satisfaction of the City prior to occupation of the development, which includes the following commitments by the proprietor/operator:
  - (a) To implement the measures contained in the approved Parking and Traffic Management plan;
  - (b) To provide a copy of the approved Parking and Traffic Management Plan to all patrons of the child care centre at the time of enrolment, and to require patrons to acknowledge the Parking and Traffic Management Plan;
  - (c) To work with the City to resolve any issues that may arise from the operation of the centre; and
  - (d) That should the business be sold, the applicant will inform the purchaser of the need to enter into the same or similar Memorandum of Understanding with the City.
5. Upon 12 months of operation, the applicant is to submit a report which addresses the actual operation of the child care centre, including patronage patterns and origins, staffing and child numbers, travel modes, and implementation of the measures contained in the approved Parking and Traffic Management Plan. The report is to include a traffic impact assessment completed by a suitably qualified traffic consultant, which analyses the impact of the development upon traffic and parking conditions in the area, and any recommended actions.
6. Upon 12 months of operations the applicant will conduct an internal review of functionality and operation of the bin storage area. The applicant agrees to work with the City to resolve any functionality issues.
7. For the first 12 months post occupancy of the child care centre, the number of children to be cared for onsite will be limited to a maximum of 72 children and 12 Staff at any one time. After 12 months post occupancy, the number of children to be cared for onsite is limited to a maximum of 80 children and 12 staff at any one time, to the satisfaction of the City of Bayswater.
8. The fence and openings in the street façade are to provide visual permeability at street level, to the satisfaction of the City of Bayswater and in accordance with approved plans.
9. The use of reflective or obscure glazing is not permitted on street level windows and/or openings to the satisfaction of the City of Bayswater.
10. Any new dividing fence on the side and rear boundaries shall comply with the City of Bayswater Fencing and Floodlighting Local Law 2016, to the satisfaction of the City of Bayswater.

11. Any external services and utilities including air conditioning units shall be integrated into the design of the building and shall be located so as not to be visually obtrusive to the street and/or adjoining properties to the satisfaction of the City of Bayswater.
12. Prior to submission of a building permit application, outdoor lighting plans shall be submitted to and to the satisfaction of the City of Bayswater. The outdoor lighting is to be designed, baffled and located to prevent any increase in light spill onto adjoining properties.
13. A construction management plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and to the satisfaction of the City of Bayswater, prior to the submission of a building permit application.
14. 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.
15. All vehicle crossings being upgraded, designed and constructed to the satisfaction of the City of Bayswater.
16. Prior to occupation of the development, the car parking areas shown on the approved site plan, including the provision of universally accessible (disabled) car parking, is to be constructed, drained, signposted as dedicated for either staff or visitor use only and line marked, together with suitable directional signage, and thereafter maintained to the satisfaction of the City of Bayswater.
17. Prior to occupation, bicycle bays shall be provided and marked in accordance with the approved plans, to the satisfaction of the City of Bayswater.
18. The recommendations and required works of the acoustic report prepared by ND Engineering (Revision 1 dated 9 August 2022) are to be implemented in their entirety to the satisfaction of the City of Bayswater.
19. A refuse and recycling management plan shall be submitted to and to the satisfaction of the City of Bayswater, prior to commencement of any works. The plan shall include details of refuse bin location, number of rubbish and recycling receptacles, vehicle access and maneuvering.
20. A suitably screened refuse bulk bin area, as denoted on the approved plans, 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.
21. A separate application including plans or description of all signs for the proposed development (including signs painted on a building) shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the erection of any signage.
22. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
23. All stormwater and drainage runoff produced onsite is to be disposed of onsite to the satisfaction of the City of Bayswater.
24. The redundant crossover on the road reserve is to be removed and the verge be reinstated to the satisfaction of the City of Bayswater.
25. Prior to occupation of the proposed development the subject of this application, Lots 11 and 24 are to be amalgamated into a single lot. Alternatively, the applicant may enter into a legal agreement with the City of Bayswater (City) whereby the applicant agrees:

- (a) to effect the amalgamation of Lots 11 and 24 immediately prior to the expiration or sooner determination of the existing lease over Lot 11 (Lease) or within 3 months of becoming registered as the proprietor in fee simple of Lot 11, whichever is the earlier; and
- (b) to ensure that Lots 11 and 24 are used as a single site so long as the development on Lots 11 and 24 is used in accordance with this approval to ensure reciprocal use of the shared access and car parking over Lots 11 and 24; and
- (c) that in the event Lots 11 and 24 are not amalgamated as at the date of the expiration or sooner determination of the Lease, the use under this approval must immediately cease and all structures and/or other improvements which straddle the boundary of Lots 11 and 24 must be removed to the satisfaction of the City.

The agreement shall be prepared by the City's solicitors to the satisfaction of the City and enable the City to lodge an absolute caveat over Lots 11 and 24. The applicant shall be responsible to pay all costs associated with the City's solicitor's costs of and incidental to the preparation of (including all drafts) of the agreement and the lodgement of the absolute caveat over the certificates of title to Lots 11 and 24.

26. All street tree(s) within the verge adjacent to the subject property are to be retained and shall have measures consistent with AS 4970-2009 undertaken to ensure its/their protection during construction of the subject development to the satisfaction of the City, including but not limited to the following:
- (a) A minimum 2.0m radius tree protection zone (TPZ) shall be provided through 1.8m high fencing around the verge trees (chain mesh panels or other suitable material) during construction of the subject development.
  - (b) The above fencing is not to be moved or removed at any period during construction, and this zone is not to be entered for any reason; signage notifying people of the TPZ and the associated requirements is to be placed on each side of the fencing.
  - (c) All activities and works related to construction of the subject development, including parking of vehicles, storage of materials, and washing of concreting tools and equipment is prohibited within the designated TPZ unless prior approval is sought from the City of Bayswater.
  - (d) Any roots identified to be pruned shall be pruned with a final cut to undamaged wood outside of the TPZ. Pruning cuts shall be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds shall not be treated with dressings or paints. It is not acceptable for roots to be 'pruned' with machinery such as backhoes or excavators.
  - (e) The tree(s) shall be provided with supplemental water during any construction period falling over summer, with a minimum of 150 litres being provided per week.
  - (f) Any new crossover shall maintain a minimum clearance of 2.0m from the base of a street tree(s).
27. In the event a street verge tree(s) required to be retained adjacent to the subject site is damaged, removed or suffers irreversible effects to its health during development and in the first three years after completion of the development, the landowner will be liable to pay for the amenity (Helliwell) valuation, plus the cost of a City provided replacement tree (s) and three years maintenance of the replacement street verge tree.

**Advice Notes:**



1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
2. This approval is not a building permit or an approval under any other law than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.
4. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should the applicant/landowner wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, the applicant/landowner must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the Dividing Fences Act 1961.
5. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas must be adequately protected, maintained and reinstated if required, during and as a result of carting and all works associated with this development.
6. The premises is to comply with the Environmental Protection (Noise) Regulations 1997 at all times.
7. 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.

Cr Michelle Sutherland Moved, Cr Sally Palmer Seconded

CARRIED: 8/1

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer,  
Cr Josh Eveson, Cr Michelle Sutherland,  
Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik and  
Cr Giorgia Johnson.

**Against:** Cr Dan Bull.

#### BACKGROUND

<b>Application Number:</b>	DA22-0317
<b>Address:</b>	Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater
<b>Town Planning Scheme Zoning:</b>	11 Murray Street: Medium and High Density Residential, R25 13 Murray Street: Public Purposes (Primary School)
<b>Use Class:</b>	11 Murray Street: Child Day Care Centre – ‘D’ (Discretionary) use 13 Murray Street: Reserved for Public Purpose – Primary School
<b>Lot Area:</b>	11 Murray Street: 571m <sup>2</sup> 13 Murray Street: 1,004m <sup>2</sup>

	Total: 1,575m <sup>2</sup>
<b>Existing Land Use:</b>	11 Murray Street: Single House 13 Murray Street: Public Worship (Sai Baba Temple)
<b>Surrounding Land Use:</b>	Residential, Primary School
<b>Proposed Development:</b>	Child Day Care Centre and Associated Alterations and Additions

A planning application was received on 12 August 2022 for proposed change of use to child day care centre and associated alterations and additions, at Lot 24, 11 Murray Street and Lot 11, 13 Murray Street, Bayswater. Given the heritage status of the Sai Baba Temple at 13 Murray Street and the number of objections received to the proposal, determination of the application falls outside officers' delegation hence the application is referred to Council for determination.





## EXTERNAL CONSULTATION

The application was referred by the City to the State Heritage and Property Services given 13 Murray Street is listed in the City's Local Heritage Survey (LHS) and Town Planning Scheme No. 24 (TPS 24) Heritage List. The State Heritage Services advised it had no comments given the place is not listed or adjacent to a place listed on the State Register of Heritage Places or a place warranting assessment for possible entry into the State Register of Heritage Places.

The City also sought comment on the proposed development from the owners and occupants of nearby affected properties for a period of 14 days. The advertising period ended on 24 October 2022 and 36 submissions were received, including two late submissions. There were eight submissions objecting to the proposal, 27 submissions in support of the proposal, and one submission in support however with concerns. The geographical distribution of submissions received indicates objections were submitted primarily from properties in closer proximity to the site citing concerns regarding on-street car parking shortages and traffic congestion during peak periods, with submissions supporting the proposal and citing the need for the facility, submitted primarily from properties in the general area situated further from the site and not directly affected by the proposed development.

Details of the submissions, applicant's response and officer's comments are stated below.

ISSUE	NATURE OF CONCERN	APPLICANT'S RESPONSE	OFFICER'S COMMENTS
Car parking and access	There is an existing shortage of car parking in the area and the local roads including Murray Street and Veitch Street are already congested particularly owing to the nearby Bayswater Primary School. The	<i>'The peak hours of the child care arrivals are different to those of the primary school, and human nature would reasonably suggest that unless parents and carers are already attending the primary school, they will avoid arriving to the child care centre at the peak primary school arrival times. As confirmed in the Planning Report and the Traffic Impact Statement (TIS), the proposed change of use will not cause undue adverse impact on the existing traffic network. The consultancy reports (which were based on 95% occupancy despite the documented average for WA occupancy rates for 2019 being recorded as 69%) coupled with the on-site provision, confirmed there is ample car parking in the immediate surrounds to cater for the anticipated usage, including at the</i>	Refer to the below 'Officer' Comments' section of the report.



	<p>proposed day care centre which relies on street parking for child drop-off and pick-up will exacerbate this problem.</p>	<p><i>child care centre's peak hours which occur outside of the peak hours of the school. We anticipate a high number of clients attending on foot given the central and accessible location, and the TIS states Murray Street at present carries traffic well below its capacity, indicating there is likely already a high number of pedestrian visits to the school. In addition, a voluntary poll of a local Bayswater mother's group undertaken by the Applicant (September 2022) saw 78% of respondents selecting they would consider walking to the child care centre if centrally located to the town centre versus 22% stating they would likely drive. Further, not all visitors will drive to the centre, and not all visitors arrive at the same time. For those that drive, the average drop off and pick up time is very short at just under 7 mins, so queuing or congestion is not anticipated as an issue.'</i></p>	
	<p>On-street car parking for the child care centre has a worse impact on car parking shortage in the area compared to the existing use since a child care centre requires parking at peak periods as well as throughout the day whereas a place of public worship generally requires parking only in the evenings and weekends, outside of peak periods.</p>	<p><i>'The child care peak periods are outside of that of the school. This objection appears to be largely opinion based, and we note that other community members may disagree based on issues previously raised and attributable to the 'high volume of vehicles attending the Sikh Gurdwara Temple' (per City of Bayswater Ordinary Council Meeting 11 February 2020 Item 9.1). We have delivered a vastly improved car parking provision than is currently provided for at 13 Murray Street (current shortfall of 27 bays as a Place of Worship), or is likely to be facilitated within the property for any alternative future use of the site, given the ability to provide discrete parking to the rear of 11 Murray Street (unavailable to any alternative future occupier). Our target market is the local catchment largely within walking distance, aligned with the primary school, whereas a Place of Worship may cater to a broader congregation coming from various suburbs.'</i></p>	<p>Refer to the below 'Officer' Comments' section of the report.</p>
	<p>The accuracy of the traffic impact study is questionable given the parking surveys were of a small</p>	<p><i>'We are of the opinion that the time period, and the consistency of the availability shown over the period, supports the findings of the study. No lockdowns were in place at time of this car park availability study. The proposed opening hours allow for staging of arrivals, and we suggest that working from home conditions are ongoing. We also note that</i></p>	<p>Refer to the below 'Officer' Comments' section of the report.</p>

	<p>sample time period and affected by COVID-19 lockdown/quarantine restrictions and working from home. Given time pressure in the mornings and weather conditions, parents are likely to rely on cars rather than walking children to the centre.</p>	<p><i>polling has suggested given the opportunity, 78% parents and carers would walk to a centre if centrally located, and bicycle and pram parking will be provided on site to further encourage walking. We also note there are numerous school holiday periods throughout the year which further increases the availability of bays (although the child care peak periods vary from those of the school in any case). The use of the public bays (where required) aligns to what we assume is their purpose, providing parking options for the community to access local amenities. We reiterate we are not seeking exclusive use of these bays (whereas we note exclusive use is provided for the Bayswater Out of School Care)'</i></p>	
	<p>The town planning scheme parking requirements as well as the other scheme requirements exist to ensure appropriate and sustainable development and will lead to inappropriate development and a dangerous precedent if varied.</p>	<p><i>'The City of Bayswater has discretion to approve variations to the car parking requirement using numerous policies that facilitate such needs particularly where the subject property is heritage listed. The proposed change of use parking provision greatly improves the current parking shortfall of the existing use, and any alternative future use of No.13 Murray Street is likely to carry a significant shortfall. We respectfully suggest given:</i></p> <ul style="list-style-type: none"> <li><i>• The current significant undersupply of childcare places in Bayswater (per independent analysis provided) and reinforced by a voluntary poll conducted September 2022 whereby 93% of respondents agreed there was a child care shortage in the Bayswater town centre area, with several stating they were waitlisted;</i></li> <li><i>• The proximity to the train station and public transport;</i></li> <li><i>• Likely pedestrian visits, supported by a poll whereby 78% of respondents selecting they would consider walking to the child care centre if centrally located to the town centre versus 22% stating they would likely drive;</i></li> <li><i>• Recognised actual occupancy and usage traits (versus worst case occupancy scenarios) including multiple children attending per family, leave, illnesses, flexible working hours;</i></li> </ul>	<p>Variations to TPS 24 requirements can be considered on their planning merits in terms of the relevant planning framework as part of the development assessment process.</p>

		<ul style="list-style-type: none"> <li>• Short turnaround timeframe for drop offs;</li> <li>• The sympathetic adaptive reuse of the heritage property, and stated positive outcome for the property per the Heritage Impact Statement;</li> <li>• Improved car parking provision relative to current use or potential future alternative uses arising from the inclusion of 11 Murray Street (not available to any other potential occupier of 13 Murray Street);</li> <li>• Appropriateness of location adjacent to the Primary School, (as identified in several local council child care locational requirement policies) which leads to synergies with drop offs with the Primary School, and convenience for the community;</li> <li>• More appropriate alignment to the prevailing land use; and</li> <li>• Demonstrated ample supply of vacant public bays in the proximity to serve the community for access to amenities and there are numerous unique characteristics of this property and development application, as partly outlined above, that are unlikely to be replicated elsewhere, and warrant the application of the discretionary powers to accept a variation of the parking requirement.'</li> </ul>	
	<p>The driveway to the child care centre is not safe given the number of vehicles that will cross over the busy pedestrian path, its narrow width and restricted visibility for vehicles entering Murray Street owing to adjacent on-</p>	<p>'The driveway is being considerably widened and the entrance visibility considerably enhanced. The outcome and design proposed (and with Staff being the main users) provides the safest possible options given the highly constrained character and heritage requirements and natural topography. KCTT advised of the inclusion of a convex mirror which would benefit this project and the Applicant is happy to incorporate this convex mirror. We have also enhanced the pedestrian path visibility through the new arch / arbour feature.'</p>	<p>Refer to the below 'Officer' Comments' section of the report.</p>

	street car parking.		
	<p>The existing non-residential uses situated on the local road Murray Street are historical and were more acceptable in the past when the roads were quieter, approving a further non-residential use in Murray Street is not appropriate and will set an undesirable precedent.</p>	<p><i>'The property is already operational as a non-residential use of a Place of Worship on a local access road. We also note several other similar services such as the Primary Schools, the Out of School Hours care at the Primary Schools, and the nearby Bayswater Out of School Care, are also located on this local access roads. This objection appears to be opinion based, and we suggest that proper and orderly planning would advocate for complementary uses to be collocated.</i></p> <p><i>The Traffic Impact Statement prepared by specialists, KCTT confirmed that "the surrounding road network can successfully accommodate additional traffic from the proposed development" and "The proposed development will have a moderate impact on the existing transportation network, under very conservative modelling". ....the road network has ample spare capacity to accommodate traffic impact." 13 Murray Street is reserved as 'Public Purpose – Primary School'. We believe the proposed use of Child Care Centre given its education and care services, is more appropriate and better aligned to intent of the reserve of 13 Murray Street than its current use as a Place of Worship. The proposed development satisfies the relevant considerations of Deemed Provision 67 of LPS24, and is consistent with the principles of orderly and proper planning.'</i></p>	<p>Refer to the below 'Officer' Comments' section of the report.</p>
	<p>Additional local traffic management measures are likely to be required to address additional traffic generated by the centre.</p>	<p><i>'The Traffic Impact Statement prepared by specialists, KCTT confirmed that "the surrounding road network can successfully accommodate additional traffic from the proposed development" and "The proposed development will have a moderate impact on the existing transportation network, under very conservative modelling". .....the road network has ample spare capacity to accommodate traffic impact." The Applicant has however offered to accept a condition of approval such as: 'Prior to the occupation of the development, the applicant is to submit and have approved by the City, a Parking Management Plan which addresses the following matters:</i></p> <p><i>(i) the measures to inform patrons and staff of:</i></p>	<p>Refer to the below 'Officer' Comments' section of the report.</p>

		<ul style="list-style-type: none"> <li>• on-site parking availability and use;</li> <li>• parking availability in the area;</li> <li>• available public transport to and from the site;</li> </ul> <p>(ii) the measures to be implemented to encourage patrons to walk or use public transport rather than drive to the site; and</p> <p>(iii) the measures to be implemented to manage parking during peak periods.</p> <p>The Applicant is also willing to prepare and sign a Memorandum of Understanding to this effect.'</p>	
The car parking shortfall will exacerbate traffic congestion and circulation around the primary school and may compromise the safety of students due to the increase in traffic.		'As outlined in the Planning Report and the Traffic Impact Statement (TIS), the proposed change of use will not cause undue adverse impact on the existing traffic network'	Refer to the below 'Officer' Comments' section of the report.
A reduction in the child/staff ratio should be considered for the child day care centre as this would reduce the parking non-compliance, vehicular conflicts between the school and child care centre, minimise resultant traffic implications and lower potential safety risks to students.		'The Education and Care Services National Regulations support the National Law, and the Education and Care Services National Law (Western Australia) by providing detail on a range of operational requirements for an education and care service including child/staff ratios which are regulated. We intend to be a long-term contributor to the community and have modelled our feasibility and licensed numbers to ensure we are sustainable. We also believe there is a need for this number of places (noting documented average WA occupancy rates for 2019 recorded as 69%, and the current documented national average occupancy as reported by Early Years Research 2022 is 62.85% - so highly unlikely 80 children will be in attendance at one time) and we consider it a better planning outcome for sufficient places to be provided at one central centre location than spread over multiple centres.'	Refer to the below 'Officer' Comments' section of the report.



	<p>If the development is approved, a construction management plan should be required so as not to jeopardise the safety of the school community and a traffic management plan should be required to ensure all child drop-off/pickup for the centre be limited to 5 minutes within the on-street parking to ensure their shared use.</p>	<p><i>'As identified in the Traffic Impact Assessment, the average length of stay is 6.8 minutes, however the Applicant is happy to accept a Traffic Management Plan and Construction Management Plan as a Condition of Approval, and we believe we have demonstrated our willingness to work collaboratively with Council and community to achieve positive outcomes.'</i></p>	<p>Refer to the below 'Officer Comments' section of the report.</p>
Noise disturbance	<p>Local residents will be disturbed by traffic noise since staff will arrive at the child care centre prior to the 6:30am opening time.</p>	<p><i>'The Acoustic Assessor is of the opinion is that in relation to the proposed Child Care Centre for the daytime periods of 630 - 1830 hours (6.30am - 6.30pm) Monday to Friday, the assessed noise emissions will comply with the Noise Regulations subject to implementation of the recommendations.'</i></p> <p><i>Per the Acoustic Assessment recommendations, Staff will park to the rear of 11 Murray Street and can be instructed to park in specific bays and staff will be instructed not to arrive prior to 0600 hours and to be off site by 1900 hours. The current Out of School Hours Care facility (Helping Hands) also opens at 6:30am and likely has similar staff arrivals.'</i></p>	<p>Refer to the below 'Officer Comments' section of the report.</p>
Privacy	<p>Additional privacy screens may be required to adjoining properties</p>	<p><i>'Noted and more than happy to discuss and agree a solution with this neighbour.'</i></p>	<p>The proposal is compliant with the R-Codes privacy deemed-to-comply requirements.</p>
Property values	<p>There will be a reduction in residential property values as a result of the</p>	<p><i>'We do not believe this to be a planning issue'</i></p>	<p>A possible reduction in property values is considered speculative and is not considered</p>

	proposed development		relevant to the planning assessment of the proposal.
--	----------------------	--	--

ISSUE	NATURE OF SUPPORT	APPLICANT'S RESPONSE	OFFICER'S COMMENTS
Demand for child care centre	The proposed centre will meet an existing shortfall of child care facilities in the area, particularly for working parents/carers, and it will support the growth of the local community with changing demographics of younger families	<i>'There is currently a significant shortage of childcare places in Bayswater, as substantiated in a recent extensive child needs assessment undertaken by The Mitchell Institute for Education and Health Policy at Victoria University (Assessment). The Assessment revealed where in Australia the demand for spaces in early childhood education and care outpaces local capacity to provide services, areas they termed as 'childcare deserts', 'deserts' being areas where childcare is most scarce'. Over 80% of the region of City of Bayswater is in this 'desert' classification. This is supported by a recent poll of a local Bayswater mother's group, whereby 93% agreed there was a shortage, with a number currently on waitlists.'</i>	Refer to the below 'Officer' Comments' section of the report.
Location of child care centre	The proposed centre is conveniently located adjacent to the primary school and close to the town centre, promoting shared trips and pedestrian movement with less reliance on on-street car parking.	<i>'We absolutely agree, and these synergies are widely accepted by industry experts (as highlighted in the Traffic Impact Assessment.) We chose to open our next centre in Bayswater because of these characteristics, and chose this site as we felt there was no better, more appropriate and convenient site for a child care centre than adjacent the primary schools, and within walking distance of the town centre and public transport.'</i>	Refer to the below 'Officer' Comments' section of the report.
Car parking	The child care centre is a better use compared to the place of public worship since it requires less car parking, further more on-site car parking is achieved by combining the two properties as proposed.	<i>'Operationally we are very different to a Place of Worship, as our visitors are staggered, and increasingly so with flexible work arrangements, rather than all attending a sermon/service at the same time, and our target market is the local community (similar to the catchment of the primary school) whereas a Place of Worship may attract a congregation from a larger area. Issues related to high volumes of vehicles attending at the same time for sermons related to the previous use as a Place of Worship are addressed. Not</i>	Refer to the below 'Officer' Comments' section of the report.

		<i>all visitors to the child centre will attend by car, and they won't all arrive at the same time. Many will use nearby public transport, or walk. We selected to invest in this site as we loved the opportunity to provide a centre in the heart of the community, and feel there is a large portion of the local catchment that will walk to the centre. We also loved the synergies and convenience with the primary schools, as parents with kids in the primary school now will just to have to make one trip to drop off a sibling to the child care given the proximity.'</i>	
Operating hours	The earlier operating hours from 6:30am will provide more options for working parents in the mornings.	<i>'We fully agree, and hope that opening at the same time as the Out of School hours care further increases this convenience for working parents and carers. It also allows for greater staggering of arrivals.'</i>	Refer to the below 'Officer' Comments' section of the report.
Heritage	The proposed development is well-designed since it is sympathetic to and retains the heritage aspects of the existing building and also provides for the upgrading of the building which is presently run-down and under-utilised.	<i>'As 13 Murray Street is a local heritage listed property (Category 2), our goal was for minimal impact on the heritage significance of the place, which we are delighted to have achieved. We saw opportunity to enhance the integration of both properties with the streetscape, injecting green and vibrancy into this double site in keeping with the Character Protection Area. Our Heritage Consultant, Hocking Heritage, has advised 'The proposed development is considered to be appropriate and compatible and will preserve the heritage significance of the Bayswater Methodist Church (fmr).' ... and 'is considered to be a positive outcome for both the building and community.'</i>	Refer to the below 'Officer' Comments' section of the report.
Street - scape	The proposed development will improve the existing streetscape through renovation of the buildings and provision of additional landscaping and tree canopy.	<i>'We hope our development will act as a catalyst for further investment in Bayswater and may encourage others to consider appropriate adaptive reuse of the many valued heritage properties in the area.'</i>	Refer to the below 'Officer' Comments' section of the report.
Town centre benefits	The child care centre will serve to further activate and provide vibrancy to the	<i>'We share the common goal to revitalize and enhance the Bayswater Town Centre. The Centre will be just four lots from the designated Core</i>	Refer to the below 'Officer' Comments'

	currently under-utilised site and to the general area. It will also provide additional local employment opportunities, it will lead to increased patronage of local shops and other businesses and it will support further investment in the town centre and the redevelopment of the train station.	<i>Town Centre, and we believe it is an appropriate transitional use between the residential and the Core. Our target market is local families largely within walking distance, and we know from a recent poll of local Bayswater mother's group, that 78% would consider walking to a child care centre if located centrally to the Town Centre (versus 22% still likely to drive). We fully believe there will be opportunities for cross-patronage with existing Food &amp; Beverage / retail operators, in addition to increased employment opportunities, and if approved, look forward to becoming a long-term contributor to this community.'</i>	section of the report.
--	--	--	------------------------

**OFFICER'S COMMENTS**

Key Scheme Provisions	Required	Provided	Assessment
Minimum Setbacks:			
Front	6.0m	2.6m	Variation*
Side [north-east]	3.0m	0.9m	Variation*
Side [south-west]	3.0m	1.5m	Variation*
Rear	6.0m	1.2m	Variation
Maximum Building Height:			
Walls	6.0m	4.5m	Compliant
Roof	9.0m	10.5m	Variation*
Maximum Plot Ratio	0.3 (472m <sup>2</sup> )	0.34 (544m <sup>2</sup> )	Variation*
Maximum Site Coverage	30% (472m <sup>2</sup> )	42% (661m <sup>2</sup> )	Variation
Minimum Parking	22 bays	13 bays**	Variation**
Minimum Landscaping:			
Total	10% (157.5m <sup>2</sup> )	11.7% (185.2m <sup>2</sup> )	Compliant
Street Frontage Strip	2.0m wide	0.5m wide	Variation

\*Previously-approved variation

\*\* There is an existing 27 bays shortfall/variation for the approved use of place of public worship.

**Proposed Development**

The proposed child care centre occupies two adjacent lots, being 11 Murray Street which is developed with an existing single-storey character dwelling, and 13 Murray Street which is developed with a heritage listed Sai Baba Temple (former Methodist Church). It is proposed to

retain both of the existing buildings and undertake minor, primarily internal modifications. The existing dwelling is to be used for staff purposes associated with the child care centre while the former church will accommodate the main child care facilities. The proposed centre includes 269m<sup>2</sup> of activity rooms and 583m<sup>2</sup> of outdoor play areas. A maximum of 80 children and 13 staff members are proposed, and the centre is proposed to be open from 6:30am until 6:30pm on weekdays. There are 13 on-site car bays and two motorcycle/bike bays provided, plus an additional staff bike parking area provided. No on-site parking is proposed for child drop-off/pick-up purposes, instead it is proposed that existing on-street parking bays will be used for this purpose.

The proposed main changes to the site include:

- New boundary treatment along Murray Street to provide a mix of visually permeable and semi blocked out views into the site;
- Construction of a play deck to the front of the former church over the symmetrical porch steps and to the west of the main church building;
- Conversion of the lobby to the former church to an outdoor play area;
- Creation of reception area in the former church building;
- Dividing the hall into two rooms;
- Reconfiguring the kitchen and laundry area of the hall to create a smaller kitchen area and new toilet facilities and reconfiguring the existing toilets to a universal access toilet, separate WC and small laundry;
- The existing prayer room to the west of the main church will be divided to provide an additional toilet and passageway from the former church to the additions to the west of the building;
- New landscaping / play areas around the former church building;
- The layout of the existing house at 11 Murray Street remains the same, the lean-to at the rear of the property will be removed to make way for parking spaces;
- The rear of 11 Murray Street will be converted to parking providing 13 parking space including one car bay for people with disability plus two motorcycle/bike spaces; and
- Existing boundary fence between the two properties to be removed, with the driveway to the house being widened to facilitate vehicle access and the provision of a pedestrian walkway to the west of the drive. A new timber lap fence to be constructed along the eastern side of the former church.

The primary considerations relating to this application are appropriateness of use, character and heritage and car parking.

#### Appropriateness of Use

##### 11 Murray Street

The City's Non-Residential Uses in Residential Zones Policy is applicable to 11 Murray Street given the 'medium and high density residential' zoning of the property. In terms of Location provision (1) of the policy, non-residential uses in residential zones shall be located adjacent to established commercial, industrial or mixed-use zones and facing the same street as those land uses, to act as a transition between them and surrounding residential areas. The application is considered to satisfy this provision given 11 Murray Street abuts the Bayswater Primary School and the existing non-residential use (public worship) at 13 Murray Street. In terms of Location clause 2. of the policy, proposals to locate in non-residential uses in residential zones on local access roads will generally not be supported. The application does not satisfy this provision since the property is

situated on Murray Street which is a local access road. In terms of Location clause 4. of the policy, specific locational requirements will not be applied to the extension of an existing, approved non-residential use. However, in this instance the proposal involves a change of use as well as an extension to an existing, approved non-residential use.

In terms of Operation clause 1. of the policy, a non-residential use in a residential zone shall not unduly impact upon local amenity through traffic generation, car parking difficulties, or emissions including, but not limited to noise, odour or waste. It is considered that the proposed development does not satisfy this provision specifically with respect to traffic generation and car parking difficulties given no on-site car parking for child drop-off/pick-up purposes has been provided. It is proposed that existing on-street parking bays will instead be used for this purpose and officers consider the existing supply of on-street car parking bays is not adequate. Car parking is discussed in further detail later in the report (refer to Car Parking and Access). In terms of Operation clause 2., non-residential uses in residential zones will generally be permitted to operate between the hours of 7:00am and 7:00pm, whereas the proposal is for the child day care centre to start operating 30 minutes earlier, from 6:30am.

In terms of Development clause 2. of the policy, the development is to be of a scale and form that is consistent with the surrounding residential area, taking into account the requirements of the City's TPS 24 and the WA Residential Design Codes (R-Codes). The proposed development is considered to satisfy this provision given no significant changes are proposed to the existing structures on the site. In terms of Development clause 2. of the policy, car parking is to be contained entirely within the site, ideally located to the rear of the building and arranged in such a way that all vehicles can leave the site in a forward gear. The application does not satisfy this provision since no provision has been made for on-site parking for child drop-off/pick-up purposes, instead it is proposed that existing on-street parking bays will be used for this purpose. Car parking is discussed in further detail later in the report (refer to Car Parking and Access)

### 13 Murray Street

The 'Public Purpose – Primary School' reserve over 13 Murray Street is part of a larger reserve that extends over the adjoining Bayswater Primary School. In considering the objectives for the reserve, it is considered the proposed use of child day care centre at 13 Murray Street is closer to the original purpose of the reserve than the existing use of public worship. Further the applicant has advised the centre will offer education as well as child care services to kindergarten and pre-primary aged children, in accordance with the requirements of the *Education and Care Services National Law (WA)*. The applicant also advised the centre may include an Outside School Hours (OSH) program for kindergarten and pre-primary aged children attending Baywater Primary School and St. Columba's School, however it is not proposed to offer OSH to children above pre-primary age so as not to compete with the OSH programs at those schools. Given the above, the proposed child care centre is considered to be a compatible and complementary use to Bayswater Primary School and an appropriate use for the property.

### Character Protection Area

The site is situated within the Bayswater Character Protection Area (CPA). The purpose of the CPA is to ensure that development is sympathetic to the prevailing character and streetscape of the locality. The proposal is to retain the existing dwelling at 11 Murray Street with demolition of a portion of the rear lean-to. The open garden in the front setback will be retained and all parking associated with the child care centre will be located at the rear of the dwelling and screened from the street. It is also proposed to retain the existing heritage listed building at 13 Murray Street, with visually permeable fencing provided to the street frontage.

Given the proposed development involves only minimal changes to the front setback area of the properties it is considered to be consistent with the existing character and streetscape of the

locality. In particular the existing bulk, form and scale of development will be unchanged given the proposed activity deck over the staff parking bays is situated at the rear southern corner of 11 Murray Street and will not be directly visible from the street. Further the open streetscape will be retained given the landscaped open front setback area provided and that car parking is situated at the rear of the site, accessed via the existing driveway to 11 Murray Street which will be widened. In addition, no new fencing is proposed to 11 Murray Street, where the existing low brick wall will be retained. The existing low brick wall with 1.8m high piers at 13 Murray Street will also be retained, with visually permeable infill railings and glass provided. Finally, the existing front door to 11 Murray Street will be retained and a clearly defined pedestrian access way will be provided to the new entry/reception of the child care centre at 13 Murray Street, and the existing front entry doors of the former church will be retained to provide access to the raised outdoor play area proposed within the front portico.

### Heritage Impact

The former church is listed on the City's LHS and TPS 24 Heritage List as a Category 2 heritage place, accordingly conservation of the place is highly desirable and any alterations or extensions should reinforce the significance of the place. Any redevelopment, extension, modification or change of use requires the approval of Council, and an assessment based on the merits of the application is required.

The LHS indicates the existing 'A' frame building was constructed in 1955 with a flat-roofed rear addition constructed in the late 1970's. The LHS states the following descriptions for the subject place:

### *'Physical Description*

*This single storey brick church is dominated by the 'A' frame roof clad in terracotta tiles which sits on brick walls that extend beyond the roof line. The apex of the 'A' frame is glass segmented into panels trimmed in painted timber. The front entry porch to the church is a rectangular brick form with a flat roof clad in limestone blockwork on the front façade. A decorative glass panel is located in the centre of the front elevation and entry to the church is via the sides on the entry porch. Access to the entry porch is via flights of stairs on either side of the porch which are retained by limestone block work matching the front elevation. At the rear of the main building is a red brick single storey, flat roofed addition. This addition features aluminium framed windows that appears to have been undertaken in two programs of work. The site is gently sloping from the rear to the road and is largely sealed with concrete apart from a small area of grass in the western corner.*

### *Historical Notes*

*The establishment of the Bayswater Railway Station in 1896 was an impetus for residential subdivision around the station. Developers saw the potential in the area for the increased population in the greater metropolitan area following the gold rushes of the 1890s. In the early 1900s, the Bayswater townsite was a small cluster of buildings and the members of the community were largely farmers or commuted to Maylands to work at the large manufacturing plants located there. The relocation of the WAGR workshops in 1904 to Midland made Bayswater an attractive place for workers to settle.*

*In March 1902, the annual Western Australian Methodist Conference supported a recommendation to purchase land and build a church in Bayswater to the cost of £100. Architect James Hine called for tenders for the construction of the new church in July 1902 and the church was completed by the end of the year. Turning of the first sod for the construction of the building was undertaken in a ceremony by Bayswater Road Board Chairman and member of the congregation, Edward Stevens (c1858-1925).*

*The simple timber building served the community until the 1950s when it was resolved to build a new church on the site. The growth of the population following World War Two led to the*

construction of many new community facilities. This building was designed by student architect John Anthony Guy Brand, who was later more commonly known as Tony Brand, prominent architect in Perth during the later 20th century. This church would have been one of his first professional commissions. The foundation stone for the church was laid on 21st May 1955 by Miss Mary Oakden Stevens, the daughter of Edward Stevens and built by Chatfield and Sons. Overseeing the construction of the church was the Methodist Trust Secretary R. Hill.

Aerial photographs indicate that the original timber church may have remained on the site until the late 1970s when the current brick structure was added to the rear of the church. The church continued to operate from these premises although with the formation of the Uniting Church of Australia in 1977 many church properties were rationalised. This building was found to be surplus for the Uniting Church needs and was subsequently sold in the late 1990s to the Sikh community.

The Sikh Gurdwara Perth (Inc.) was formed in 1996 to meet the needs of the growing Sikh community in Western Australia. The organisation was formed to provide religious services to the community as well as social and cultural opportunities. The former Methodist church was purchased for the community and adapted to their needs. The Sikh Gurdwara Perth association has subsequently built new premises and this building is now used by the Sai Baba Hindu community.'

The applicant has provided a Heritage Impact Statement prepared by Hocking Heritage and Architecture which assesses the heritage impact of the proposed adaptation of the former church to a child day care centre. The report assesses the proposal against the six elements of the LHS statement of significance as follows:

1. The place has aesthetic value as an unusual and intact example of the Post War Ecclesiastical style executed in brick, tile and limestone:  
The proposed adaptation has little impact on this value. No changes are being made to the distinctive form, materials and style of the structure.
2. The place is a landmark in the Bayswater community and Murray Street for its large scale and distinctive style:  
As the proposed adaptation does not involve major alteration to the existing building, the landmark status of the former church will remain and it will still make the same level of contribution to the streetscape.
3. The place has historic value for its association with the foundation and development of the Bayswater community in the early 20th century:  
The proposed adaptation has no impact on this value.
4. The church is an expression of the period of affluence following World War II which resulted in the rejuvenation of many community facilities including church buildings:  
The proposed adaptation has no impact on this value.
5. The place has historic value for its association with the Methodist Church, Uniting Church and the Sikh Community and demonstrates how these organisations have evolved throughout the 20th century:  
The proposed adaptation has no impact on this value.
6. The place has social value for the Bayswater and wider community as the venue for gatherings for social, spiritual and educational reasons:  
The proposed adaptation of the former church to child care facilities adds to this value. The child care function is a compatible use for the space and will provide early education to the children. The social value of the place will remain and will be strengthened by this additional use.



The report also notes that the majority of changes proposed to the building are reversible in nature and further, the changes are not considered to unduly impact the significance of the place. In particular the original function of the front steps could be reinstated at any time by removing the timber deck and the symmetry to the front of the church will be retained following the decking out of the steps and the feature window and other design elements of the church remain clearly visible.

The report concludes that the proposal has minimal impact on the heritage significance of the place given the adaptation requires little alteration to the former church building, limiting the majority of changes to the later hall additions to the rear and side. The report notes the proposal to adapt the former church to a child care facility is considered to be a positive outcome for both the building and the community and that the development protects and enhances the values established in the statement of significance for the place.

City officers are in agreement with the assessment and conclusions of the Heritage Impact Statement and consider the proposed development retains the heritage value of the place as detailed in the report.

#### Car Parking and Access

The proposed development provides for 13 on-site car parking bays together with two motorcycle/bike bays plus an additional area for staff bikes. It is intended that the 10 tandem car parking bays will be reserved for staff use, two bays will be reserved for visitors and one ACROD bay is provided. The two on-site visitor bays are provided for visitor purposes such as scheduled meeting appointments with staff members, and will not be used for child drop-off/pick-up purposes. No on-site car bays are provided for child drop-off/pick-up purposes, instead it is proposed that existing on-street parking bays will be used for this purpose.

The proposed child care centre is required to provide 22 on-site car parking bays in terms of TPS 24 read with the City's Car Parking in the Town Planning Scheme No. 24 Area Policy. Given 29 car bays are required for the former church based on current car parking requirements and it was approved with only two on-site bays provided, there is a 27 car bays shortfall/variation for the approved use of place of public worship.

If this 27 car bay 'credit' is carried through to the proposed change of use, then it results in a surplus of 18 car bays for the child care proposal. However, notwithstanding the calculated surplus, consideration still needs to be given to the actual car parking requirements for the child care centre and how these are proposed to be met, given the potential impact on the existing amenity of the area.

The 13 on-site car parking bays provided are considered adequate for staff car parking given 10 bays are required for this purpose, leaving two bays available for scheduled visitors and one ACROD bay. In respect of the proposed use of existing on-street car parking bays for child drop-off/pick-up purposes, a maximum walking distance of 250m could be considered appropriate for parents/carers dropping off or collecting children at the child care centre given the practicalities of safely moving children between parked cars and the child care centre. There are 61 on-street car parking bays within 250m walking distance of the site that could potentially be used for this purpose, noting however that these bays are also required by other users in the area. This includes 35 bays provided in Murray Street in the block between King William Street to the north-east and Leake Street to the south-west, 11 bays in Leake Street opposite the Bayswater Primary School and 15 bays in King William Street. However, four of the bays in Murray Street on the north-east side of the intersection of Murray Street and Leake Street (two on each side of the road) are identified for future removal to provide for widening of the intersection to include a pedestrian island on the approach to the intersection. This upgrade will be carried out by the City and is currently scheduled for early 2023.

The streets in the area surrounding the site are included in the Baywater Town Centre Short-Term Parking Management Plan (PMP), which was introduced by the City to better manage parking in the Bayswater Town Centre to support the town centre as an attractive place to dine, shop and visit. The PMP also focuses on short term actions to help minimise the impact to the town centre of the upgrade of the Bayswater Station. Surveys undertaken as part of the PMP found there is high demand for commuter parking close to the train station on weekdays, where people park for at least eight hours. In addition, there is high demand for short term parking, less than an hour, for visitors to the shops and services in the town centre during both weekdays and weekends. The Bayswater Primary School commented that parking generally works well currently for parents and the school and that there is always going to be parking congestion around key drop-off and pick-up times. Modified time-restricted parking has been implemented as part of the PMP with a view to deterring commuters from parking in the town centre and better-aligning the time restrictions with how visitors use the town centre.

The current time restrictions applicable to the 61 on-street car bays within 250m of the subject site between 8:00am and 5:00pm, are as follows:

- Murray Street (east of Veitch Street): 10 bays (30 minutes) and three bays (two hours);
- Murray Street (west of Veitch Street): 13 bays (five hours); nine bays (no stopping during school peak drop-off/pick-up hours);
- Leake Street: 11 bays (five hours); and
- King William Street: four bays (30 minutes) and 11 bays (two hours).

These time restrictions would not prevent use of the on-street bays for child drop-off/pick-up purposes for the proposed child care centre except for the nine bays in Murray Street (west of Veitch Street) opposite the Bayswater Primary School where stopping is not permitted during school peak drop-off/pick-up times to assist with child safety. This restriction does not however apply to the adjacent residents of 14, 20, 22 and 24 Murray Street who have been issued with street parking permits given limited on-site car parking.

The City's Rangers and Security Services advise that there have been significant parking issues in Murray Street, in particular with regards to parents and residents parking around school drop-off and pick-up times, and that 33 parking infringements and six warnings have been issued in Murray Street over the past 12 months.

A Transport Impact Statement (TIS) prepared by KC Traffic and Transport Pty Ltd for purposes of the proposed development, concludes as follows:

- Sufficient car parking is provided on-site and on Murray Street in the vicinity of the site to meet anticipated demand.
- A total of 10 staff bays will be provided on-site, consistent with requirements.
- An additional three car bays are provided on-site.
- It is proposed to utilise the existing supply of street parking for short-term visitor parking during the peak set-down / pick-up times of the child care centre, being 6:30am to 9:00am and 4:00pm to 6:30pm Monday to Friday.
- There are 26 car bays on Murray Street, between King William Street and Leake Street, that will be available for short-term customer parking during the peak set-down / pick-up times.
- As presented in the TIS, a survey of the Murray Street car bays was undertaken by the proponent at the end of the 2021 school term, from Monday 6 December to Friday 10 December 2021, and at the start of the 2022 school term, from Monday 14 February to 18 February 2022. The survey was undertaken at various times prior to 9:00am and after

2:30pm and found that between 19% and 85% of the car bays were unoccupied at the survey times, with at least 50% of the car bays (13) being available from about 7:30am to 8:30am when the peak parking demand of the child care centre is expected to occur.

- The majority of the car bays surveyed are presently used for short-term parking by customers of Bayswater Primary School, resulting in a high turnover of car bays and a good supply of parking bays for customers of the proposed child care centre.
- The survey of available parking excludes the car bays on the north side of Murray Street signposted as No Standing from 7:30am to 9:00am and 2:30pm to 4:00pm on school days. Whilst these bays would be available outside of the school term, they have been excluded from the survey (when the survey was undertaken during these restricted parking times) as ample parking will be available on non-school days at the primary school).
- A car parking survey was also conducted along King William Street and Leake Street and similar levels of parking availability were found.
- Even with conservative assumptions, the TIS estimates the peak parking demand of the child care centre will occur between 7:30am and 8:30am when 40.55% of the attendees (32 children) are expected to arrive, equating to a peak parking demand of 6 car bays during the peak hour. This assumes 95% occupancy (76 places), a dwell time of 10 minutes per vehicle per car bay, and all children arriving separately by car.
- In practice, the child care centre will rarely operate at full occupancy, not all children will arrive in separate cars, and the site location means it can reasonably be assumed that a proportion of customers will walk to the premises.
- The site is within a walkable neighbourhood with clearly defined footpaths, verge trees providing shade, low traffic volumes and reduced speeds (30 to 40 kilometres per hour). The TIS indicates Murray Street presently carries traffic well below its capacity and as part of the Safe Active Streets Program a bike boulevard has been established along Leake Street with shared spaces, pedestrian crossings, and a 30 kilometre per hour speed limit.
- The site's proximity to Bayswater Primary School will also likely reduce the peak parking demand below that forecast by the TIS. A proportion of children attending the child care centre will likely have siblings at the primary school, thereby reducing the overall number of individual vehicle trips in the area. In addition, the OSH places that may be provided at the child care centre will be occupied by children attending Bayswater Primary School, further reducing vehicle trips and parking demand;
- Given the peak parking demand, the parking survey results and the walkability of the neighbourhood, the TIS concludes that ample street parking is available to meet demand for short-term parking associated with the child care centre.
- Finally, the application presents an opportunity to significantly improve the parking situation associated with the Place of Worship. The existing Place of Worship would require 29 car bays if the current parking standards were applied, but only two car bays are provided, resulting in an existing shortfall of 27 bays. Depending on the size of the congregation and denomination, this shortfall could result in a significant amount of on-street parking in the evening and weekends. In comparison, the application improves the parking shortfall by 18 bays (from 27 to nine) with no parking demand during the evening or weekends.

For all of the above reasons, the TIS concludes that sufficient parking will be provided on-site and that the proposed variation of nine car bays for short-term visitor parking will not have an adverse impact on the amenity of the locality.

However, despite the TIS findings City officers had concerns regarding traffic in relation to the proposed child care centre. The concerns were discussed with the applicant and responses provided, as follows:

1. There is concern regarding the proposal to use the existing on-street parking on Murray Street for the child care drop-off/pickup function. Given Murray Street experiences traffic congestion during the morning and afternoon peak periods, allowing this function to be undertaken within the road reserve rather than within the property will further exacerbate the existing traffic issue.

The applicant responded that traffic data for Murray Street in 2017 indicates a Level of Service A, which cannot be considered congested.

However, officers consider the traffic data is outdated and does not provide a reflection of the current road environment. There is also considerable distance between the location the data was captured and the actual site location. Further the analysis made an assumption that peak hour is 10% of its daily capacity when it is not for this road, and the analysis does not take into account the interrupted flow that exists on this road caused by queuing delays from adjacent intersections. The current traffic volume in front of the site is considered to be considerably higher.

2. Although the survey results from the TIS identified there were unoccupied parking bays available during the surveyed peak period, a number of these bays are in excess of 250m walking distance from the property.

The applicant responded that when measured along pedestrian paths the furthest parking bays included in the survey are within 250m walking distance of the subject site.

3. Given the proposed development offers no reserved parking bays for visitors to be able to undertake child drop-off/pickups within the site, on the off-chance that all the existing on-street parking bays are occupied, there will be no alternatives for visitors to be able to undertake child drop-offs or pick-ups.

The applicant responded that given the development requires six car parking bays in peak hour to adequately cater for the drop-off/pick-up function and that surveys show 13 or more parking bays available at this time in Murray Street alone, then the situation where a parent may be unable to find a parking spot within 250m walking distance from the site is unlikely.

4. It is acknowledged that the average daily traffic volume in Murray Street is well within its maximum desirable volume in accordance with its road hierarchy classification, however Murray Street does experience intermittent traffic congestions in particular during the morning and afternoon peak hour periods.

The applicant responded that Murray Street cannot be considered to be congested as noted in the response to concern 1 above. The applicant further responded that congestion can also be attributed to temporary road/construction works and that peak hours for the child care centre vary to those of the primary school. In addition the available alternative options of walking and public transport will reduce the need for car travel. However, officers consider the traffic data is outdated and the analysis has shortfalls as noted above (concern 1).

5. There is a history of parking issues along the street associated with the lack of available parking to accommodate visitors to the neighbouring residents. Allowing drop-off/pick-up for this facility to utilise the on-street bays will exacerbate the problem and prevent the general use of these bays, especially since the facility is catering for a large number of children.

The applicant responded that they are not familiar with the history of parking issues and accordingly cannot comment on this aspect. Further the applicant responded that they understand the current land use (public worship) has extended visitor times (1-3 hours) and has a parking demand when residential visitors are commonly expected after working hours and on weekends. However the proposed child care centre has peak parking demand within working hours, when residential visitors are unlikely to require parking. Further since the bays are only being used for short periods of up to 10 minutes for child drop-off/pick-up purposes, it is not anticipated the bays will be occupied throughout the day. In addition parking opposite

the proposed child care centre will remain available given the restricted access times, so will not be used by parents attending the centre at peak hours.

6. Murray Street is heavily utilised throughout the day, specifically during the morning and afternoon peak periods, due to the nearby businesses and facilities in the area (including two primary schools, Bayswater Bowling and Recreation Club and Frank Drago Reserve) that generate a lot of traffic through the street and result in spreading the peak hours across the day. The submitted TIS does not consider the peak hour for the network, but rather focuses on the expected arrival time for the child care centre. Additionally, the TIS assessed the impact of the proposed development in the morning peak only with the assumption that the afternoon peak for the facility will not coincide with the network afternoon peak. Traffic is observed to build up in the area from approximately 3:30pm with traffic associated with the school hours and Murray Street has been observed to be congested with traffic becoming saturated till after 5:00pm.

The applicant responded that the traffic data indicates that morning peak hours during the workdays are quite pronounced and cannot be deemed 'spread across the day'. Afternoon peak hours on surveyed days are a bit later than the peak time – given the proximity of Frank Drago Reserve, this can potentially be associated with activities at sporting clubs on those particular days. As previously discussed, the focus in analysis was on the morning peak as it has a higher volume of traffic than the afternoon peak. The applicant noted the Bayswater Primary School finishes at 3:00pm and St. Columba's Primary School finishes at 2:55pm. Afternoon peak pick-up for the child care centre is 4:00pm – 5:00pm and the car parking audit did address the child care centre peak afternoon pick-up times and showed sufficient availability of bays.

7. Concerns of congestion along Murray Street have been expressed to the City previously with vehicles rat running through this precinct, and it should be noted that this has been a concern prior to the commencement of the station works.

The applicant responded that they have not been presented with any direct evidence of congestion or rat running. Available traffic data does not suggest either of these assertions, notwithstanding that residents may have raised concerns. Available traffic data from 2017 and recent (2017-2021) safety records indicate that Murray Street is severely underutilised. Anecdotally that there have been issues raised on Murray Street including the use of the site for public worship, however the applicant suggested the current roadworks will have heightened the sensitivity and perception of traffic issues. As demonstrated in the TIS, the proposed operations will have a moderate impact on the surrounding network and will not cause undue adverse impact. However, officers note the intermittent traffic congestions during peak hour period existed prior to the Bayswater Station upgrade works.

8. The waste collection for the child care centre is proposed to be undertaken through a private collection where the vehicle will be parked on-street and the bins will be wheeled out of the site into the vehicle and back. Whilst it is proposed that this practice will be undertaken outside of the peak hours and that the waste collection vehicle will be parked in a marked bay, it is based on the assumption that bays are available, specifically the bays immediately opposite the site. However, if the bays are already occupied by other vehicles, then the waste collection vehicle is likely to be parked within the road carriageway to undertake refuse collection, in which case it will interfere with other traffic on Murray Street and may also impact the sight lines and turning manoeuvres of vehicles from Veitch Street.

The applicant responded that given the waste collection contractor will be privately engaged, the contractor can arrive at an agreed time when the on-street parking demand is lowest. Furthermore the applicant's two properties have adjacent driveways which can be used for waste collection. Should this be the case, then the child care centre can ensure that no staff member leaves the premises in their vehicle during waste collection. It is also noted the current waste collection is for two properties and is collected from a similar location and in a similar manner as proposed. In the unlikely event that there are no available car parking

bays outside of peak hours, the contractor can also be instructed to return at an alternative more suitable time.

9. The traffic engineer did not undertake the car parking survey, the results of which were used in the TIS. The survey was instead undertaken by the applicant.

The traffic engineer responded that the car parking survey is not a specialised technical exercise and the applicant had the ability to undertake a competent survey.

Notwithstanding the above responses provided by the applicant, officers concerns' remain regarding the existing traffic congestion in the surrounding roads and the undue impact of the proposed child care centre on the amenity of the area, since the additional traffic generated combined with the use of on-street parking for child drop-off/pick-up purposes during peak periods will exacerbate the existing traffic congestion and reduce the supply of on-street parking for other users in the area including the Bayswater Primary School and local residents.

A number of meetings and discussions have been held with the applicant regarding the abovementioned concerns and how they could be addressed, such as reducing the size of the child care centre or providing on-site child drop-off/pick-up car parking facilities, which could potentially reduce the impact of the proposed development on the amenity of the area. However, the applicant wishes to proceed with the application as proposed.

#### Other Planning Matters

##### Proposed Activity Deck

An uncovered child activity deck measuring approximately 60m<sup>2</sup> in extent and raised up to 2.2m above ground level is proposed above a portion of the rear staff car park. A 1.6m high pine lap privacy screen is proposed along three sides of the deck, including the side facing the Bayswater Primary School to the rear and the side facing the residential property 9 Murray Street, to the north-east. The deck involves a variation to the minimum rear lot boundary setback requirement (1.2m proposed in lieu of 6.0m required) and the structure also contributes an additional 3.8% to the existing 39% site coverage, resulting in an increased total coverage of 42.8% in lieu of maximum 30% required. Given the 'light nature' of the proposed deck and that it is situated to the rear of the property and is not directly visible from the street it is considered the additional structure does not have any undue impact on the existing streetscape character. Further the activity deck is not considered to have any undue impact on the amenity of the Bayswater Primary School to the rear given the light nature of the structure and that the primary school ground level is approximately 1m higher than the proposed staff car park. Further the proposed setback variation was advertised to the school and no objection was received.

##### Noise

The applicant submitted an acoustic report prepared by ND Engineering which assessed the impact of the proposed child day care centre on the adjoining land uses. The report found that the centre will meet the requirements of the *Environmental Protection (Noise) Regulations 1997* subject to the centre complying with specified operational, children's play areas, music, mechanical services and carpark requirements, including the proposed hours of operation (6:30am – 6:30pm on weekdays). City officers consider the report including its recommendations to be acceptable.

##### Landscaping

The proposed landscaping is considered acceptable in accordance with the City's Landscaping Policy and TPS24 requirements other than the minimum width of the landscaping strip provided to the street frontage. While the required minimum 2.0m wide strip is provided along the majority of the frontage to the former church building at 13 Murray Street, most of this landscaping comprises lawn, with only a narrow 0.5m wide planter bed provided along the front boundary. It is considered this bed is currently too narrow to have any significant impact on softening the streetscape and this

bed should be widened to a minimum 1.0m width to allow more substantial and effective impact of the planting on the streetscape. Additional information in respect of the size of plants at maturity, is also required on the landscaping plan.

### Bin Store

A bin storage area with a long and narrow configuration is proposed to the rear of the site below the proposed activity deck, between the staff car park and the existing patio. However, the store is approximately 1.3m wide which is not considered adequate to allow sufficient space for manoeuvring the bins past each other when they need to be wheeled to the street for emptying. It is considered the design needs to be amended to provide a minimum 1.0m wide clear area for bin manoeuvring purposes which does not encroach into the adjacent car parking bays.

## **LEGISLATIVE COMPLIANCE**

- City of Bayswater Town Planning Scheme No. 24;
- City of Bayswater local planning policies including Non-Residential Uses in Residential Zones, Character Protection Areas, Car Parking in the Town Planning Scheme No. 24 Area and Landscaping Policy; and
- *Planning and Development (Local Planning Schemes) Regulations 2015.*

## **RISK ASSESSMENT**

The following risks are considered to be relevant to Council's consideration of this application:

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

## **FINANCIAL IMPLICATIONS**

Nil

## **STRATEGIC IMPLICATIONS**

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Environment and Liveability

Goal E1: Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.

Goal E3: Improve the City's walkability and cycling network and create safer streets.

Theme: Vibrancy

Goal V2 Encourage economic development across the City, and provide increased opportunities for people to live and work locally by facilitating new investment in the City.

The proposed child day care centre contains positive strategic implications for the City in that it retains the cultural heritage of the former church building at 13 Murray Street and is sympathetic to the existing streetscape character of the area. Further, it represents additional investment in the City, providing an additional community facility in Bayswater. However, in this instance given the proposal does not make provision for all of the required on-site car parking and is instead reliant

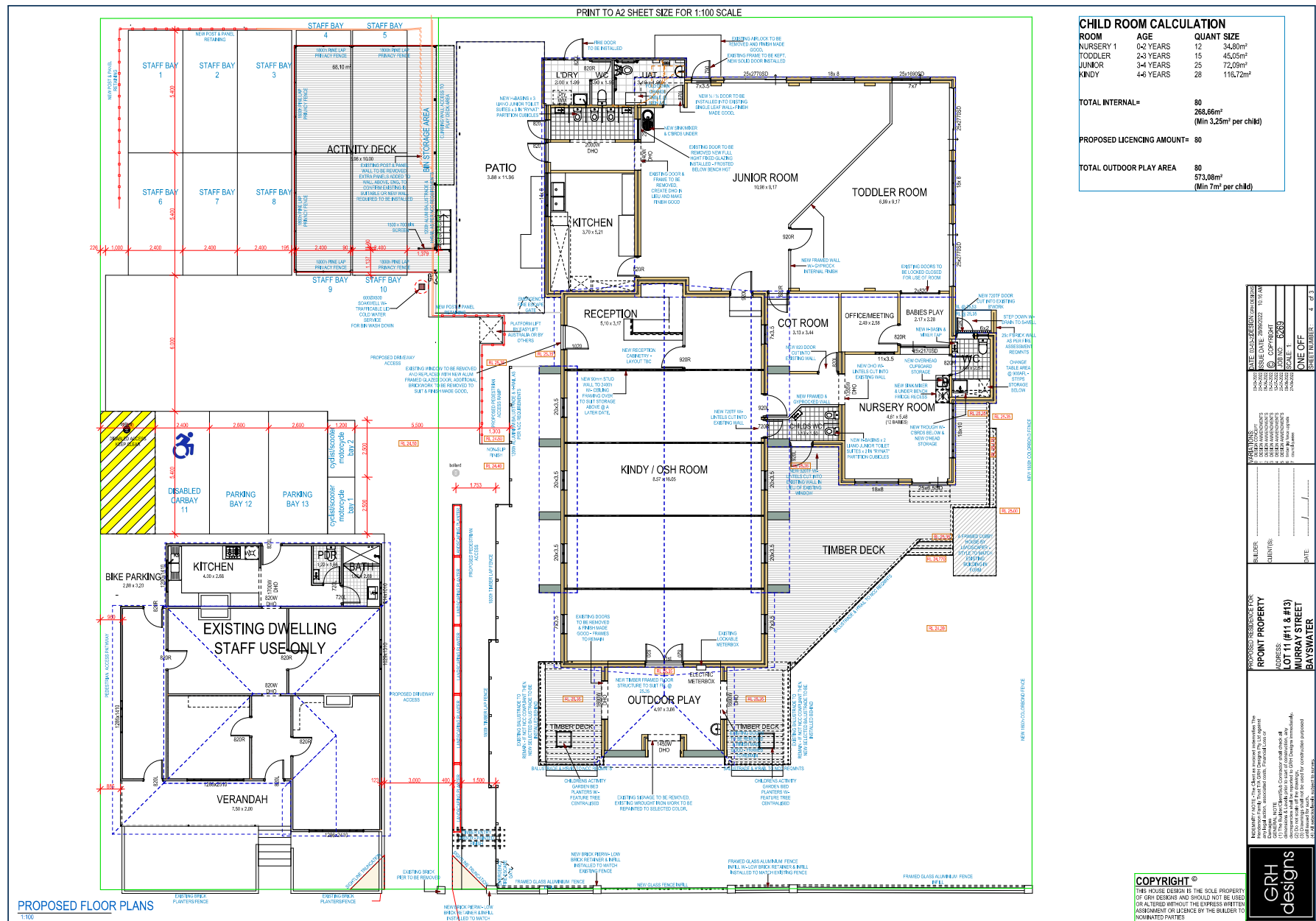
on existing on-street car parking in an area which is already experiencing traffic congestion and parking shortages during peak periods, it is considered the proposal results in a reduction in the safety of the local streets, thereby reducing the quality and liveability of the neighbourhood environment.

## **CONCLUSION**

Given the above assessment, it is recommended that the application be refused for the reasons as detailed in the report.









ELEVATION 1  
SCALE 1:100

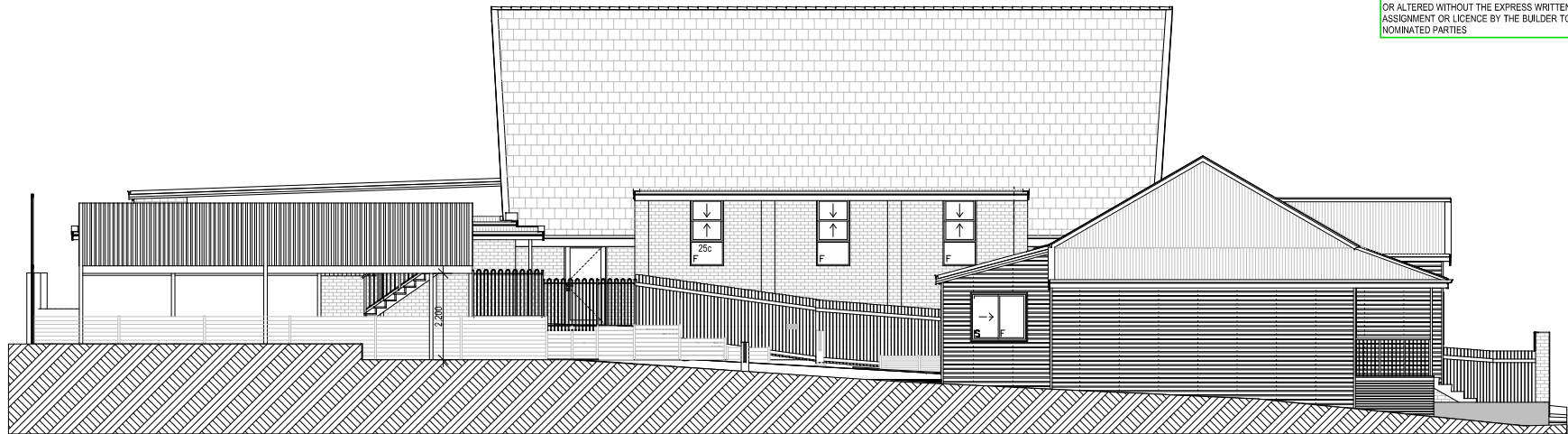


<b>GRH designs</b>	<b>INDEMNITY NOTE</b> -The Client as involved indemnifies The Henderson Family Trust T/A GRH Designs Pty Ltd against any legal action, associated costs, Financial Loss or Damages. <b>GENERAL NOTE</b> (1) The Builder/Client/Sub Contractor shall check all dimensions & Levels prior to start of construction, any discrepancies shall be reported to GRH Designs immediately. (2) Do not scale off the drawings. (3) Drawings shall not be used for construction purposes until issued for such. (4) All setbacks/levels subject to survey.	<b>PROPOSED RESIDENCE FOR:</b> <b>RPOINT PROPERTY</b>		<b>BUILDER:</b> .....	<b>VARIATIONS:</b> 0 DESIGN CONCEPT 03-03-2022 1 DESIGN AMENDMENTS 20-08-2022 2 DESIGN AMENDMENTS 08-08-2022 3 DESIGN AMENDMENTS 05-07-2022 4 DESIGN AMENDMENTS 12-07-2022 5 DESIGN AMENDMENTS 25-07-2022 6 Interior Gap fence upgrade 08-08-2022 7 council quotes 27-08-2022	<b>DATE:</b> 03-03-2022 <b>DESIGN:</b> GRH DESIGNS <b>ISSUE DATE:</b> 28/09/2022 10:16 AM <b>© COPYRIGHT</b> <b>JOB NO:</b> 6269 <b>SCALE:</b> 1: <b>ONE OFF</b> <b>SHEET NUMBER:</b> 8 of 3
		<b>ADDRESS:</b> <b>LOT 11 (#11 &amp; #13)</b> <b>MURRAY STREET</b> <b>BAYSWATER</b>		<b>CLIENT(S):</b> .....	<b>DATE:</b> ...../...../.....	

DRAFTING FILE PATH: D:\GRH Designs\Jobs\R Point Property\13 Murray Street Bayswater\13 MURRAY STREET

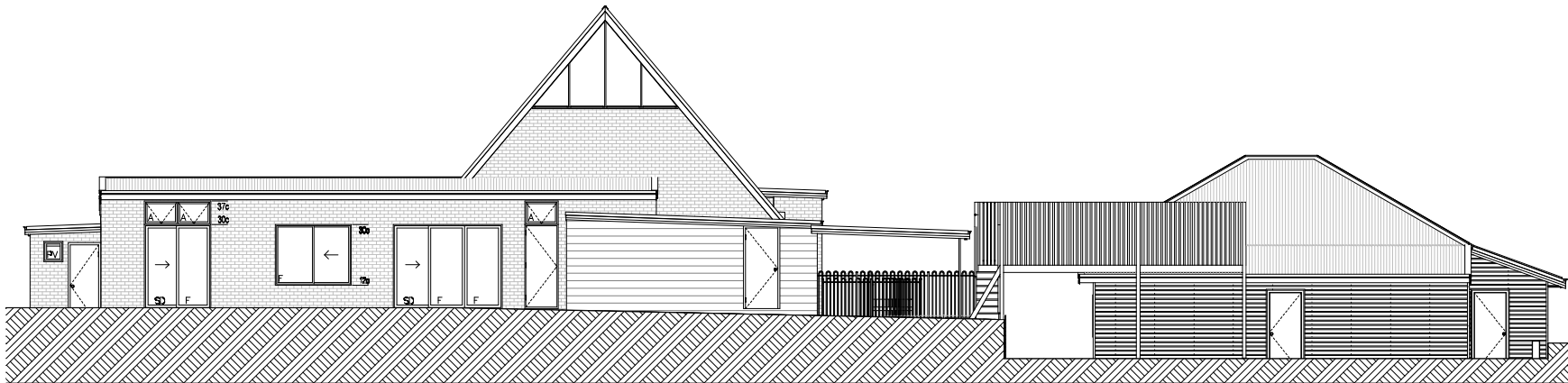
**COPYRIGHT®**  
THIS HOUSE DESIGN IS THE SOLE PROPERTY OF GRH DESIGNS AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENCE BY THE BUILDER TO NOMINATED PARTIES

**COPYRIGHT** ©  
THIS HOUSE DESIGN IS THE SOLE PROPERTY  
OF GRH DESIGNS AND SHOULD NOT BE USED  
OR ALTERED WITHOUT THE EXPRESS WRITTEN  
ASSIGNMENT OR LICENCE BY THE BUILDER TO  
NOMINATED PARTIES



**ELEVATION 2**

1:100



**ELEVATION 3**

1:100



**INDEMNITY NOTE** -The Client as involved indemnifies The Henderson Family Trust T/A GRH Designs Pty Ltd against any legal action, associated costs, Financial Loss or Damages  
**GENERAL NOTE**  
(1) The Builder/Client/Sub Contractor shall check all dimensions & Levels prior to start of construction, any discrepancies shall be reported to GRH Designs immediately.  
(2) Do not scale off the drawings.  
(3) Drawings shall not be used for construction purposes until issued for such.  
(4) All setbacks/levels subject to survey.

**PROPOSED RESIDENCE FOR:**  
**RPOINT PROPERTY**  
**ADDRESS:**  
**LOT 11 (#11 & #13)**  
**MURRAY STREET**  
**BAYSWATER**

**BUILDER:** .....  
**CLIENT(S):** .....  
**DATE:** ..... / ..... / .....

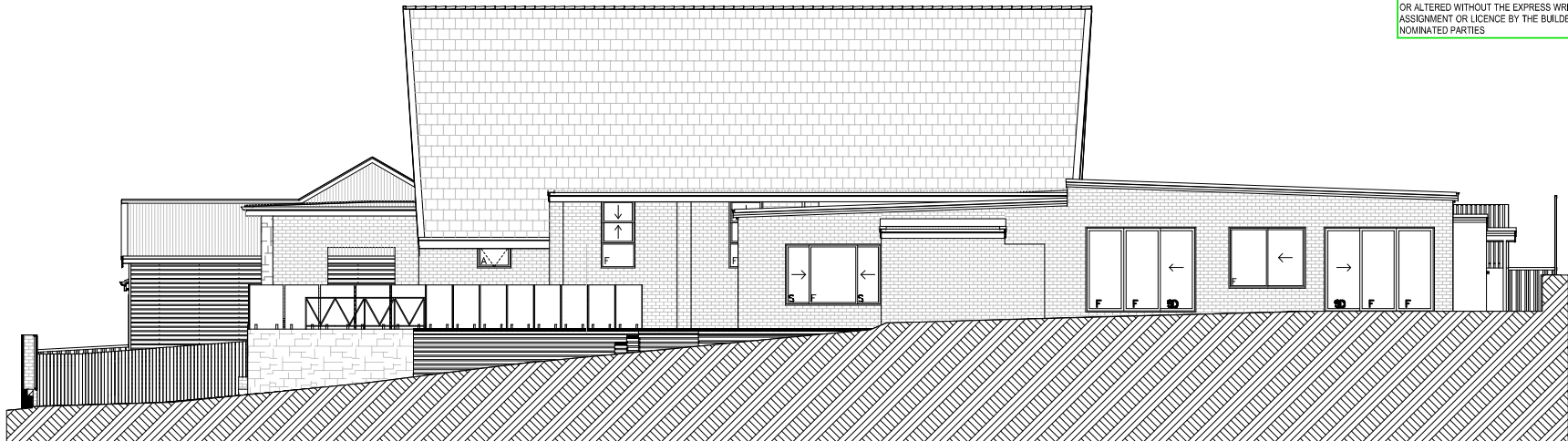
**VARIATIONS:**  
0 DESIGN CONCEPT 03-03-2022  
1 DESIGN AMENDMENTS 20-08-2022  
2 DESIGN AMENDMENTS 08-08-2022  
3 DESIGN AMENDMENTS 05-07-2022  
4 DESIGN AMENDMENTS 12-07-2022  
5 DESIGN AMENDMENTS 25-07-2022  
6 minor tip fence upgrade 09-08-2022  
7 council queries 27-08-2022

**DATE:** 03-03-2022 **DESIGN:** GRH DESIGNS  
**ISSUE DATE:** 28/09/2022 10:17 AM  
**© COPYRIGHT**  
**JOB NO:** 6269  
**SCALE:** 1:  
**ONE OFF**  
**SHEET NUMBER:** 9 of 3

DRAFTING FILE PATH: D:\GRH Designs\Jobs\R Point Property\13 Murray Street Bayswater\13 MURRAY STREET



**COPYRIGHT ©**  
THIS HOUSE DESIGN IS THE SOLE PROPERTY  
OF GRH DESIGNS AND SHOULD NOT BE USED  
OR ALTERED WITHOUT THE EXPRESS WRITTEN  
ASSIGNMENT OR LICENCE BY THE BUILDER TO  
NOMINATED PARTIES



ELEVATION 4

1:100



**INDEMNITY NOTE** -The Client as involved indemnifies The Henderson Family Trust T/A GRH Designs Pty Ltd against any legal action, associated costs, Financial Loss or Damages  
**GENERAL NOTE**  
(1) The Builder/Client/Sub Contractor shall check all dimensions & Levels prior to start of construction, any discrepancies shall be reported to GRH Designs immediately.  
(2) Do not scale off the drawings.  
(3) Drawings shall not be used for construction purposes until issued for such.  
(4) All setbacks/levels subject to survey.

**PROPOSED RESIDENCE FOR:**  
**RPOINT PROPERTY**  
**ADDRESS:**  
**LOT 11 (#11 & #13)**  
**MURRAY STREET**  
**BAYSWATER**

**BUILDER:** .....  
**CLIENT(S):** .....  
**DATE:** ..... / ..... / .....

**VARIATIONS:**  
0 DESIGN CONCEPT 03-03-2022  
1 DESIGN AMENDMENTS 20-08-2022  
2 DESIGN AMENDMENTS 08-08-2022  
3 DESIGN AMENDMENTS 05-07-2022  
4 DESIGN AMENDMENTS 12-07-2022  
5 DESIGN AMENDMENTS 25-07-2022  
6 Interior fit fence upgrade 08-08-2022  
7 council queries 27-08-2022

**DATE:** 03-03-2022  
**DESIGN:** GRH DESIGNS  
**ISSUE DATE:** 28/09/2022 10:17 AM  
**© COPYRIGHT**  
**JOB NO:** 6269  
**SCALE:** 1:  
**ONE OFF**  
**SHEET NUMBER:** 10 of 3

DRAFTING FILE PATH: D:\GRH Designs\Jobs\R Point Property\13 Murray Street Bayswater\13 MURRAY STREET





A

LA-02

PLAYSPACE PLANTING PLAN

SCALE: 1:100M

QTY.	CODE	SPECIES	COMMON NAME	SPACING	SIZE
TREES					
3	CLE	Citrus x limon 'Eureka'	Eureka lemon	AS SHOWN	12 LT.
5	CFI	Corymbia ficifolia	Red-flowering gum	AS SHOWN	at least 2@ 35 LT.
2	EUV	Eucalyptus vitrix	Smooth-barked Coolibah	AS SHOWN	15 LT.
6	PCA	Pyrus caleryana	Chanticleer Pear	AS SHOWN	35 LT.
SHRUBS					
33	DIA	Dianella	Dianella Silver Streak	AS SHOWN	3 LT.
22	HIS	Hibbertia scandens	Climbing Guinea Flower	AS SHOWN	3 LT.
40	LMV	Liriope muscari 'Variegata'	Variegated Lily Turf	AS SHOWN	3 LT.
73	WFG	Westringia fruticosa 'Glabra'	Westringia Glabra	AS SHOWN	3 LT.



Red-flowering gum



Climbing Guinea Flower



Smooth-barked Coolibah



Variegated Lily Turf



Chanticleer Glen's Form Ornamental Pear



Westringia Glabra

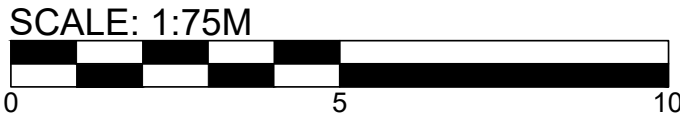



Dianella Silver Streak



Eureka lemon

**NOTES:**  
Some photos come from the client for inspiration and are not owned by Childscapes- the final product may not look exactly like the image



 <div>P.O. Box 774 e-mail: admin@childscapes.com.au web: childscapes.com.au</div>	PROJECT	DRAWING				ISSUE			REVISIONS			
	MURRAY STREET CHILDCARE	PLAYSPACE PLANTING PLAN							NO	DATE	DRAWN	DETAILS
	CLIENT	DRAWING NO	SCALE	SHEET	REVISION	DRAWN	DATE		01	04-08-22		PLAN REVISION
									02	04-10-22		PLAN REVISION





**NOTES:**  
Some photos come from the client for inspiration and are not owned by Childscapes- the final product may not look exactly like the image





	<p><b>INDEMNITY NOTE</b> -The Client as involved indemnifies The Henderson Family Trust T/A GRH Designs Pty Ltd against any legal action, associated costs, Financial Loss or Damages</p> <p><b>GENERAL NOTE</b></p> <p>(1) The Builder/Client/Sub Contractor shall check all dimensions &amp; Levels prior to start of construction, any discrepancies shall be reported to GRH Designs immediately.</p> <p>(2) Do not scale off the drawings.</p> <p>(3) Drawings shall not be used for construction purposes until issued for such.</p> <p>(4) All setbacks/levels subject to survey.</p>	<p><b>PROPOSED RESIDENCE FOR:</b></p> <p><b>RPOINT PROPERTY</b></p> <p><b>ADDRESS:</b></p> <p><b>LOT 11 (#11 &amp; #13)</b></p> <p><b>MURRAY STREET</b></p> <p><b>BAYSWATER</b></p>	<p><b>BUILDER:</b> .....</p> <p><b>CLIENT(S):</b> .....</p> <p><b>DATE:</b> ...../...../.....</p>	<p><b>VARIATIONS:</b></p> <table><tr><td>0</td><td>DESIGN CONCEPT</td><td>03-03-2022</td></tr><tr><td>1</td><td>DESIGN AMENDMENTS</td><td>20-08-2022</td></tr><tr><td>2</td><td>DESIGN AMENDMENTS</td><td>08-08-2022</td></tr><tr><td>3</td><td>DESIGN AMENDMENTS</td><td>05-07-2022</td></tr><tr><td>4</td><td>DESIGN AMENDMENTS</td><td>12-07-2022</td></tr><tr><td>5</td><td>DESIGN AMENDMENTS</td><td>25-07-2022</td></tr><tr><td>6</td><td>Minor lap fence upgrade</td><td>08-08-2022</td></tr><tr><td>7</td><td>council queries</td><td>27-08-2022</td></tr></table>	0	DESIGN CONCEPT	03-03-2022	1	DESIGN AMENDMENTS	20-08-2022	2	DESIGN AMENDMENTS	08-08-2022	3	DESIGN AMENDMENTS	05-07-2022	4	DESIGN AMENDMENTS	12-07-2022	5	DESIGN AMENDMENTS	25-07-2022	6	Minor lap fence upgrade	08-08-2022	7	council queries	27-08-2022	<p><b>DATE:</b> 03-03-2022 <b>DESIGN:</b> GRH DESIGNS</p> <p><b>ISSUE DATE:</b> 28/09/2022 <b>10:17 AM</b></p> <p><b>© COPYRIGHT</b></p> <p><b>JOB NO:</b> 6269</p> <p><b>SCALE:</b> 1:</p> <p><b>ONE OFF</b></p> <p><b>SHEET NUMBER:</b> 11 of 3</p>	<p><b>COPYRIGHT ©</b></p> <p>THIS HOUSE DESIGN IS THE SOLE PROPERTY OF GRH DESIGNS AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENCE BY THE BUILDER TO NOMINATED PARTIES</p>
	0	DESIGN CONCEPT	03-03-2022																											
1	DESIGN AMENDMENTS	20-08-2022																												
2	DESIGN AMENDMENTS	08-08-2022																												
3	DESIGN AMENDMENTS	05-07-2022																												
4	DESIGN AMENDMENTS	12-07-2022																												
5	DESIGN AMENDMENTS	25-07-2022																												
6	Minor lap fence upgrade	08-08-2022																												
7	council queries	27-08-2022																												

DRAFTING FILE PATH: D:\GRH Designs\Jobs\R Point Property\13 Murray Street Bayswater\13 MURRAY STREET



**10.4.3 Chaplaincy Services**

<b>Responsible Branch:</b>	Community Development
<b>Responsible Directorate:</b>	Community and Development
<b>Authority/Discretion:</b>	Review
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. School Demographic Data 2022 final [10.4.3.1 - 1 page]</li> <li>2. CONFIDENTIAL - School survey 2022 Feedback Summary [10.4.3.2 - 26 pages]</li> <li>3. CONFIDENTIAL - Chaplaincy funding assessment matrix updated final [10.4.3.3 - 1 page]</li> </ol>
<b>Refer:</b>	Item 11.3 OCM 23.09.2022

*Confidential Attachment(s) in accordance with Section 5.23(2) (e) (ii) of the Local Government Act 1995 – information about the business, professional, commercial or financial affairs of a person.*

**CR FILOMENA PIFFARETTI, MAYOR DECLARED AN IMPARTIAL INTEREST**

*In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Filomena Piffaretti, Mayor declared an impartial interest in this item as she is on the board of a number of schools mentioned in the report. Cr Filomena Piffaretti, Mayor remained in the Council Chambers and voted on this item.*

**CR SALLY PALMER DECLARED AN IMPARTIAL INTEREST**

*In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Sally Palmer declared an impartial interest in this item as she is an unpaid board member of Morley Senior High School. Cr Palmer remained in the Council Chambers and voted on this item.*

**CR DAN BULL DECLARED AN IMPARTIAL INTEREST**

*In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Dan Bull declared an impartial interest in this item as he is the board member of Bayswater Primary School, Hillcrest Primary School and Durham Road School. Cr Bull remained in the Council Chambers and voted on this item.*

**CR ELLI PETERSEN-PIK DECLARED AN IMPARTIAL INTEREST**

*In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Elli Petersen-Pik declared an impartial interest in this item as he is on the board for Maylands Peninsula Primary School. Cr Elli Petersen-Pik remained in the Council Chambers and voted on this item.*

**SUMMARY**

To provide Council with a report and recommendation in response to an adopted Notice of Motion at the Ordinary Council Meeting on 20 September 2022 in regard to the public school chaplaincy program direct funding.

To inform this report, the City has consulted with public schools in the City of Bayswater, conducted a desktop review and liaised with The Youth Affairs Council of Western Australia. The majority of schools surveyed indicated that they would prefer to receive direct funding to engage service providers of their choice.

The City, recommends a transition to direct funding of schools. This arrangement will give schools the ability to select the most appropriate support services for their students. To ensure equity and transparency in the process, the City has developed an assessment matrix based on the Council resolution at the Ordinary Council Meeting on 20 September 2022.

#### **OFFICER'S RECOMMENDATION**

**That Council:**

- 1. Approves the City's School Chaplaincy Program funding to be directly distributed to schools to provide services to support chaplaincy services through funding agreements in the 2022/23 financial year.**
- 2. Approves funding to the following schools for programs of their choice to support student chaplaincy services and student wellbeing in the 2022/23 financial year as follows:**
  - (a) Morley Senior High School - \$10,640.**
  - (b) Hampton Senior High School - \$10,640.**
  - (c) Embleton Primary School - \$9,840.**
  - (d) John Forrest Secondary College - \$8,880.**
- 3. Endorses the City to undertake a re-assessment of school needs according to the assessment matrix to ensure equitable and transparent funding for youth development every two years.**

**Cr Filomena Piffaretti, Mayor Moved, Cr Sally Palmer Seconded**

**Cr Dan Bull proposed the following amendment:**

#### **AMENDMENT**

**That:**

- 1. the following words be inserted into limb 1:**
  - (a) "social and emotional wellbeing support" between the words "provide" and "services"**
  - (b) "delivered by a professionally qualified wellbeing worker (as determined by each recipient of such funding" between the words "services" and "through"**
- 2. The words "or emotional and social support services (as applicable)" be inserted in limb 2 between the words "services" and "and student"**

***As the amendment was accepted by the mover and seconder it became part of the substantive motion.***

#### **COUNCIL RESOLUTION**

**That Council:**

- 1. Approves the City's School Chaplaincy Program funding to be directly distributed to schools to provide social and emotional wellbeing support services to support chaplaincy services or emotional and social support services delivered by a professionally qualified wellbeing worker (as determined by each recipient of such funding) through funding agreements in the 2022/23 financial year.**

2. Approves funding to the following schools for programs of their choice to support student chaplaincy services or emotional and social support services (as applicable) and student wellbeing in the 2022/23 financial year as follows:
  - (a) Morley Senior High School - \$10,640.
  - (b) Hampton Senior High School - \$10,640.
  - (c) Embleton Primary School - \$9,840.
  - (d) John Forrest Secondary College - \$8,880.
3. Endorses the City to undertake a re-assessment of school needs according to the assessment matrix to ensure equitable and transparent funding for youth development every two years.

Cr Filomena Piffaretti, Mayor Moved, Cr Sally Palmer Seconded

CARRIED: 6/3

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor and Cr Elli Petersen-Pik.

#### REASON FOR CHANGE

*Council changed the officer's recommendation to clarify the types of services that the chaplaincy funding could be used includes social and emotional support services delivered by a professionally qualified wellbeing worker.*

#### BACKGROUND

At the Ordinary Council Meeting on 20 September 2022 Council carried/adopted the following motion raised by Cr Filomena Piffaretti, Mayor:

*"That Council requests the CEO to:*

1. *Prepare a report for the November Ordinary Council Meeting with recommendations on which City of Bayswater schools should directly receive funding from the City from the 2022/2023 budget for the school chaplaincy program. The report should take into consideration relevant factors including, but not limited to, student population, ICSEA percentiles, and percentage of Indigenous and culturally linguistically diverse students, with the purpose of ensuring equity and transparency in the distribution of funds.*
2. *Engage with the Principals of all City of Bayswater public schools to ensure their comments are considered when preparing the report recommendations."*

#### School Chaplaincy Services

Many schools in Western Australia (WA) employ chaplains to support the educational, social and emotional wellbeing of students by providing pastoral care services. For a school to provide a Chaplain using the National School Chaplaincy Program Funding scheme (NSCP), they must select from the below approved service providers in WA:

- YouthCARE
- Scripture Union
- OnPsych

#### National School Chaplaincy Program Funding Scheme (NSCP)

The NSCP is a Commonwealth Government initiative that is administered through the Department of Education and distributed to public schools in WA.

The last NSCP funding round was in 2019, with all public schools invited to apply for chaplaincy funding for the 2020-2022 school years. The criteria used in the selection process when considering eligibility considers a range of factors including:

- Index of Community Socio-Education Advantage (ICSEA);
- Geolocation;
- Student numbers;
- Attendance data;
- Transiency data; and
- Written responses relating to identified school needs.

Successful public school applicants in the Perth metropolitan area can receive annual funding of up to \$20,280 from the NSCP. 12 of 13 schools within the City of Bayswater currently receive NSCP funding, as below:

1. Bayswater Primary School
2. Camboon Primary School
3. Embleton Primary School
4. Hampton Park Primary School
5. Hampton Senior High School
6. Hillcrest Primary School
7. John Forrest Secondary College
8. Morley Primary School
9. Morley Senior High School
10. Noranda Primary School
11. Weld Square Primary School
12. Maylands Peninsula Primary School

The City understands that Durham Road School does not receive NSCP funding

#### City of Bayswater Funding

The City has provided YouthCARE with funding since 2001 to deliver chaplaincy services in local public schools. The City of Bayswater in recent years contributed \$40,000 annually towards the total cost while the remainder comes from NSCP funding, YouthCARE and schools.

YouthCARE were responsible for the selection of schools to be given funding by the City of Bayswater. The City understands YouthCARE took into consideration the following factors when determining which schools are eligible for their program:

- Index of Community Socio-Educational Advantage (ICSEA);
  - Geolocation;
  - Student numbers;
-

- Transiency data; and
- Written responses relating to identified school needs.

In recent years, YouthCARE has directed the City of Bayswater funding to the following schools:

Hampton Senior High School	\$12,000
John Forrest Secondary College	\$12,000
Morley Senior High School	\$12,000
Maylands Peninsula Primary School	\$4,000
<b>Total</b>	<b>\$40,000</b>

## EXTERNAL CONSULTATION

The City engaged with public schools in the City of Bayswater by inviting school principals to participate in a review on funding for chaplaincy services.

A survey was sent to all public schools seeking both qualitative and quantitative feedback on the following:

- School data – total enrolments, student profile etc.;
- Details of current chaplaincy services and funding;
- Details of other external organisations/programs engaged to deliver health and wellbeing initiatives; and
- Whether schools would prefer to receive funding for chaplaincy/wellbeing services directly, or through a service agency.

There are 13 public schools in the City of Bayswater and all schools responded to the survey.

### Consultation with Public Schools in the City of Bayswater

As per the resolution of Council, the City engaged with principals of all public schools within the City of Bayswater through a confidential survey.

Principals were asked to confirm a range of statistics for their school. Details in **Attachment 1**.

Principals were also asked a series of questions relating to funding for public school student health and wellbeing and chaplaincy services detailed in **Confidential Attachment 2**. The attachment is confidential at the request of the respondents to preserve the schools detailed financial information.

### Youth Affairs Council of Western Australia (YACWA) Consultation

The City also sought the views of YACWA, the peak non-government youth organisation in Western Australia, who provided the following response:

*“... I can’t provide you with a clear position from YACWA on the funding decision, however I am able to provide you with some reflections on what YACWA is seeing and hearing at a broader level. I hope these can inform your thinking or your Council briefing – but ultimately this is the decision of the Council!”*

*YACWA supports efforts to improve student wellbeing in schools through locally-relevant and driven responses. It is critical to ensure that efforts to support school and student wellbeing recognise and work with local contexts and issues – this might look like considering school demographics, available services in the community, or trends in issues students are presenting with.*

*The current School Chaplaincy Services Program relies on individual negotiations between schools and chaplaincy services to meet local needs. As part of this, schools can choose from a number of different providers on the Chaplaincy Panel (YouthCARE is only one of these) based on suitability. Schools can also choose to procure chaplaincy services from a different provider not on the panel but must manage this procurement process themselves. However, Chaplaincy Services may not be appropriate for all young people – for example, we have heard that perceptions of faith-based affiliation or proselytising may impact young people's willingness to engage with chaplains. In addition, the most recent evaluation of the Chaplaincy Program has issues in its methodology that make it difficult for YACWA to definitely recommend it as an effective mechanism to provide pastoral care.*

*A change in process to provide funding directly to schools should seek to support locally-relevant responses that are determined by the schools – such as where a chaplaincy service may not be what is required to address local issues. If this is the direction the LGA goes down, YACWA would encourage the LGA to consider equity in the process for distributing the funds, such as through an EOI process among schools."*

#### Local Government Authorities (LGAs) Desktop Review

The City conducted a desktop review and found that YouthCARE have partnerships with 26 LGAs in WA (13 of these are regional LGAs). None of the LGAs surrounding the City of Bayswater (Town of Bassendean, City of Vincent, City of Stirling and City of Belmont) provide chaplaincy funding for schools.

#### **OFFICER'S COMMENTS**

Since 2001, the City has awarded \$508,000 to YouthCARE, and there has not been a formal review of this funding since 2016/17. The purpose of this assessment is to ensure equity and transparency in the distribution of funds, as recommended by Council through the 20 September Notice of Motion.

It is important to consider the changing landscape regarding school chaplaincy services in Australia. Both State and Commonwealth Government have recently announced plans for significant changes to funding and the provision of emotional and social support for students. These announcements reflect changing community views on the provision of mental health support services to young people.

In recent years, evidence has emerged that mental health is one of the biggest challenges facing young people today. The Mission Australia Youth Survey 2021 reported that 41.9% of young people were 'extremely' or 'very' concerned about mental health. It is also recognised that schools play an important role in supporting the mental health needs of young people and their families.

Should Council endorse the Officer's Recommendation, every public secondary school within the City will receive a City contribution towards Chaplaincy services. Additionally, the primary school with the highest assessment score will also receive support.

#### State Government Announcement

In January 2021, the State Government announced an election commitment of a \$104 million package for schools in WA to provide additional emotional and social support for students. This program includes funding for a range of initiatives, including chaplaincy services. This includes:

- \$42.2m for more than 100 additional psychologists in WA schools over the next four years;
- \$38.5m to expand successful Alternative Learning Settings (ALS) pilot program across WA;
- \$21.8m to enable every WA government school to purchase chaplaincy services;

- \$1.4m expansion of Respectful Relationships program to prevent family and domestic violence; and
- Expansion of the 2018 Violence in Schools action plan.

The State Government funding package includes a commitment that every public school in WA will be eligible to engage chaplaincy services. Additionally, the funding package includes \$42.2 million for more than 100 additional psychologists in schools in WA. Details relating to this additional investment are being finalised for approval by the Minister for Training and Education. The full rollout is expected to be delivered by 2024.

#### Commonwealth Government Announcement

According to media sources (Canberra Times June 17, 2022), the Commonwealth Government is considering changes to the scope of the chaplaincy program to allow schools to choose non-religious chaplains.

The Commonwealth Education Minister, Jason Clare made the below announcement:

*“The government will open up the program to give schools the option to choose either a chaplain or a professionally qualified student welfare officer. We believe that principals and school communities are best placed to understand their students’ needs, so we will give schools a choice about the services they need and the staff they hire.”*

In the recent Commonwealth Government budget announcement, on 25 October 2022, the Government committed to invest \$474.5 million for education. Part of this package included the Student Wellbeing Boost. It was also announced that each school in Australia will, on average, receive \$20,000 towards improving student mental health and wellbeing. The package will also include the development of the new Voluntary Mental Health Check Tool to help schools identify students who may require support.

#### Advocacy for Employment of Qualified Professionals, including those from a Secular Background

YACWA, a peak non-government youth organisation in WA, advocates that schools should be able to choose whether to employ qualified secular professionals, or a chaplain.

In 2022, a representative organisation for schools made public statements requesting that the National School Chaplaincy program be reviewed to allow for both faith-based and secular non-clinical support workers.

The City also understands that survey by Maylands Peninsula Primary School P&C, conducted in May 2022, found support for a proposal to employ people in the position regardless of their faith.

#### Summary of Survey Feedback

Below is a summary of feedback received from principals who were surveyed. Full details are contained in **Attachment 1 and Confidential Attachment 2.**

#### Public Schools with Chaplaincy Services

Of the 13 respondents, there were 12 schools who confirmed that their schools receive chaplaincy services, although one of these 12 schools do not currently have a Chaplain.

### Chaplaincy Service Providers

YouthCARE is a service provider for most public schools in the City of Bayswater, and Scripture Union is a service provider for one school.

### Level of Service

The level of chaplaincy service levels varies greatly between schools. The respondents indicated that between 12 and 37.5 hours of chaplaincy service per week occurred.

The three secondary schools in the City that receive the highest number of chaplaincy service hours are:

- Morley Senior High School, with 37.5 hours provided to students.
- John Forrest Secondary College, with 27.5 hours provided to students.
- Hampton Senior High School, with 22.5 hours provided to students.

These schools are followed by Maylands Peninsular Primary School that usually receives 19.5 hours a week of chaplaincy service (although they do not currently have a Chaplain).

These four schools above have the highest level of chaplaincy service in the City, and are the schools that YouthCARE previously distributed City of Bayswater funding to.

### External Providers Health and Wellbeing Services

Six of the 13 schools surveyed employ external organisations/programs at their school to deliver health and wellbeing initiatives. These programs generally focus on physical and mental health, but also cover a wide range of informational topics such as; vaping, study skills and mentoring programs.

### Preferred Method of Funding

The majority of schools preferred to receive funds directly for a provider of choice, with the below breakdown of responses:

- Direct funding to your school for chaplaincy services – 33%
- Direct funding to your school for a provider of your choice – 58%
- Chaplaincy services provided through a service provider nominated by the City – 8%

The survey results confirm that schools would prefer to receive funding directly for a provider of their choice. The below quote supports the distribution of funding direct to schools:

*“We prefer the flexibility as we can then choose programs and providers as fits best purpose for our student needs. We’re happy to have an acquittal process to ensure the funding is used as required.”*

### Funding Criteria for 2022/23 City of Bayswater Funding

In order to determine which schools are recommended to receive funding, the City developed an assessment matrix based on the Council resolution at the Ordinary Council Meeting on 20 September 2022.

The City has determined the following criteria and attributed a percentage to each as follows:

- Student population (35%)
-



The City has a total of 13 public schools within its boundaries. There are 11 primary schools and three secondary schools, which includes one school which has students from kindergarten to year 12 (Durham Road School).

The City has applied the highest weighting of 35% to consider larger populations. It is considered that funding to schools with larger populations would provide better value for money.

- ICSEA percentiles (25%)

The Index of Community Socio-Educational Advantage (ICSEA) percentiles indicate differences in advantage between schools. The school ICSEA percentile is reported to help communities understand where the school is placed amongst other schools within Australia. This is an important indicator of disadvantage faced by students, and the City has weighted this criterion at 25%.

- Percentage of Indigenous students (20%)

The percentage of Indigenous students considers a targeted approach aligned to the City's Reconciliation Action Plan, and this weighting recognised that health and wellbeing interconnected with improved educational student outcomes.

- Language background other than English (20%)

There are often challenges faced by Culturally and Linguistically Diverse (CALD) students in accessing and engaging with services and supports. These barriers can be individual, cultural, structural and service related. Barriers often include poorer literacy and numeracy, lower health literacy and poor English. As such, the City has applied a 20% weighting to those schools with a high number of students from a CALD community.

#### Distribution of Funding

The funding recommendation is based on the four schools with the highest assessment score, and their direct funding allocation of the \$40,000 available for distribution being proportional to those schools' score.

Alternatively, Council may wish to allocate the \$40,000 available funding evenly, that is \$10,000 to each of the four highest scored schools.

#### Timing of Distribution of Funds

The funding agreements are to be developed and signed by the end of December 2022. Schools can consider this funding when planning for the next calendar year.

#### Review of Funding

A review of this funding is planned for the 2023/24 financial year. This will be aligned to the renewal of the Youth Action Plan and budget allocation.

### **LEGISLATIVE COMPLIANCE**

Nil.

### **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.

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
<b>Conclusion</b>	The review of the chaplaincy services will assist Council to make a decision regarding chaplaincy services, and by monitoring progress of the outcomes this will assist future planning. This reduces risks to low as keeping Council informed of progress helps the organisation to manage any risks in carrying out those decisions. There is a moderate risk that some survey respondents will not agree with the decision of Council. These risks are mitigated through survey data, and an assessment matrix to identify recipients of funding. If Council does not accept the officer's recommendation there is a higher risk of reputation loss due to perceived inequity.	

## FINANCIAL IMPLICATIONS

The following financial implications are applicable:

**Item 1:** Allocation of Funding for the City's School Chaplaincy Services Program.

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

**LTFP Impacts:** Not itemised in the LTFP.

**Notes:** The costs associated with the school chaplaincy services is currently within budget for the 2022/23 year.

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$40,000	N/A	N/A	N/A	N/A	N/A	\$40,000

## STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Community

Goal C1: Create safe and inviting places for people to come together.

Goal C4: Empower the community by helping them develop social connections.

## CONCLUSION

Based on the assessment scores and report findings, the recommendation is to directly provide chaplaincy funding to four public schools in the City of Bayswater, as per the officer's recommendation.

School Demographic Data 2022				
School	School ICSEA Values (Index of Community Socio- educational Advantage)	Indigenous Students (%)	Language Background other than English (%)	Total Enrolments
Embleton Primary School	26	12	47	180
Hampton Senior High School	40	4	33	848
Durham Road School	42	15	36	229
Hampton Park Primary School	47	3.88	36.94	360
Morley Primary School	48	3	73	178
Morley Senior High School	48	2	59	1029
Noranda Primary School	57	3	47	361
John Forrest Secondary College	60	4	26	1095
Weld Square Primary School	61	4	56	156
Hillcrest Primary School	62	7	38	496
Camboon Primary School	64	3	52	366
Maylands Peninsula Primary School	83	3	52	672
Bayswater Primary School	86	4	24	430

#### 10.4.4 Australia Day Awards - Citizen of the Year and Outstanding Women in Leadership 2023

<b>Responsible Branch:</b>	Community Development
<b>Responsible Directorate:</b>	Community and Development
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. CONFIDENTIAL - Summary of Nominations 2023 [10.4.4.1 - 1 page]</li> <li>2. CONFIDENTIAL - Citizen of the Year Awards 2023 [10.4.4.2 - 36 pages]</li> <li>3. CONFIDENTIAL - Senior Citizen of the Year 2023 [10.4.4.3 - 14 pages]</li> <li>4. CONFIDENTIAL - Youth Citizen of the Year 2023 [10.4.4.4 - 4 pages]</li> <li>5. CONFIDENTIAL - Active Citizen ( Group or Event) of the Year 2023 [10.4.4.5 - 13 pages]</li> <li>6. CONFIDENTIAL - Outstanding Women in Leadership of the Year 2023 [10.4.4.6 - 14 pages]</li> </ol>
<b>Refer:</b>	Item 10.4.6: OCM 23.11.2021

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

#### **CR SALLY PALMER DECLARED AN IMPARTIAL INTEREST**

***In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Sally Palmer declared an impartial interest in this item as she knows some of the people nominated. Cr Palmer remained in the Council Chambers and voted on this item.***

#### **CR FILOMENA PIFFARETTI, MAYOR DECLARED AN IMPARTIAL INTEREST**

***In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Filomena Piffaretti, Mayor declared an impartial interest in this item as she knows some of the people nominated. Cr Piffaretti, Mayor remained in the Council Chambers and voted on this item.***

#### **CR CATHERINE EHRHARDT, DEPUTY MAYOR DECLARED AN IMPARTIAL INTEREST**

***In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Catherine Ehrhardt, Deputy Mayor declared an impartial interest in this item as she knows some of the people nominated. Cr Catherine Ehrhardt, Deputy Mayor remained in the Council Chambers and voted on this item.***

#### **CR STEVEN OSTASZEWSKYJ DECLARED AN IMPARTIAL INTEREST**

***In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Steven Ostaszewskyj declared an impartial interest in this item as he knows some of the people nominated. Cr Ostaszewskyj remained in the Council Chambers and voted on this item.***

#### **CR GIORGIA JOHNSON DECLARED AN IMPARTIAL INTEREST**

***In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Giorgia Johnson declared an impartial interest in this item as she knows some of the people nominated. Cr Johnson remained in the Council Chambers and voted on this item.***

**CR MICHELLE SUTHERLAND DECLARED AN IMPARTIAL INTEREST**

*In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Michelle Sutherland declared an impartial interest in this item as she knew one of the people nominated. Cr Sutherland remained in the Council Chambers and voted on this item.*

**CR DAN BULL DECLARED AN IMPARTIAL INTEREST**

*In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Dan Bull declared an impartial interest in this item as he knows some of the people nominated. Cr Bull remained in the Council Chambers and voted on this item.*

**CR JOSH EVESON DECLARED AN IMPARTIAL INTEREST**

*In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Josh Eveson declared an impartial interest in this item as he knows some of the people nominated. Cr Eveson remained in the Council Chambers and voted on this item.*

**CR ELLI PETERSEN-PIK DECLARED AN IMPARTIAL INTEREST**

*In accordance with regulation 11 of the Local Government (Rules of Conduct) Regulations 2007, Cr Elli Petersen-Pik declared an impartial interest in this item as he knows some of the people nominated as part of his role as a Councillor. Cr Petersen-Pik remained in the Council Chambers and voted on this item.*

**SUMMARY**

Nominations have been sought for the 2023 Community Citizen of the Year Awards and the City's Outstanding Women in Leadership award.

Council consideration of the nominations (refer to **Attachments 1, 2, 3, 4, 5 and 6**) and selection of award winners is required to determine Citizen of the Year and Outstanding Women in Leadership awards across five separate categories.

**OFFICER'S RECOMMENDATION**

That Council:

1. Awards the 2023 City of Bayswater Citizen of the Year to Nominee \_\_\_\_\_ as contained in Attachment 1.
2. Awards the 2023 City of Bayswater Senior Citizen of the Year to Nominee \_\_\_\_\_ as contained in Attachment 1.
3. Awards the 2023 City of Bayswater Youth Citizen of the Year to Nominee \_\_\_\_\_ as contained in Attachment 1.
4. Awards the 2023 City of Bayswater Active Citizenship of the Year (group or event) to Nominee \_\_\_\_\_ as contained in Attachment 1.
5. Awards the 2023 City of Bayswater Outstanding Women in Leadership to Nominee \_\_\_\_\_ as contained in Attachment 1.
6. Approves that the above Resolutions 1 - 5 that include the names of the successful nominees of Citizen of the Year and Outstanding Women in Leadership awards remain Confidential until after the presentation ceremony to be held on 26 January 2023.

7. Notes that the City will present the award to the above successful nominees at the Australia Day Citizenship Ceremony to be conducted on 26 January 2023 at the City of Bayswater Civic Centre.

### **COUNCIL RESOLUTION**

That discussion and voting on this item be moved to section 14, behind closed doors.

Cr Catherine Ehrhardt, Deputy Mayor, Moved, Cr Sally Palmer Seconded.

**CARRIED: 8/1**

**For:** *Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor; Cr Sally Palmer, Cr Elli Petersen-Pik, and Cr Giorgia Johnson.*

**Against:** *Cr Dan Bull*

### **COUNCIL RESOLUTION**

That the Officer's Recommendation be adopted as amended in the confidential report.

**CARRIED**

*This resolution will remain confidential until the Australia Day Awards are announced and will be made public in the minutes of the Council meeting of 28 February 2022.*

*Cr Elli Petersen-Pik withdrew from the meeting at 10:03pm and returned at 10:05pm.*

*Cr Dan Bull withdrew from the meeting at 9:35pm and returned at 9:36pm.*

### **ADJOURNMENT**

The meeting was adjourned at 10:11pm and resumed at 10:21pm

### **BACKGROUND**

The Australia Day Active Citizenship Awards program has been delivered in partnership with Western Australian local governments for more than 20 years. The program has evolved into one of the key activities for local governments at their annual Australia Day Citizenship celebrations.

The Australia Day WA Community Citizen of the Year Awards are promoted by the Australia Day Council of Western Australia (ADCWA). The Governor is a signatory on the award certificates - aspecial acknowledgement for those community members recognised by their local government in each of the four categories.

For 2023, the criteria for the awards remain consistent with previous years and allows Council to recognise a wide range of community champions through the four categories:

- Citizen of the Year;
- Senior Citizen of the Year (65 years of age and over);
- Youth Citizen of the Year (25 years of age and over); and
- Active Citizenship Award of the Year (to recognise a community group or event).

The awards reward and recognise individuals and organisations who reside or work

principally within the local authority making a notable contribution during the current year, and/or those who have given outstanding service over a number of years. Outstanding contribution and community services includes areas such as; education, health, fundraising, charitable and voluntary services, business, sport, arts, the environment or any other area that contributes to the advancement and wellbeing of a community.

At the Ordinary Council Meeting of 25 June 2019 Council considered a Notice of Motion relating to recognising outstanding women in leadership, and resolved as follows:

*"That the City of Bayswater, in recognising the contribution and outstanding achievements of local women leaders who either live or work in the City of Bayswater, creates a new annual award 'Outstanding Women in Leadership' to be presented alongside the City's annual Community Citizen of the Year Awards on Australia Day."*

To that end, the City introduced this award in 2020 and called for nominations alongside the Community Citizen of the Year Awards.

In 2022, Council selected the following five winners for these awards:

- Vaughn McGuire - City of Bayswater Community Citizen of the Year 2022;
- Parvathi Bai (Ammu) Rajan - City of Bayswater Senior Citizen of the Year 2022;
- Zoe Kerbey - Youth Citizen of the Year 2022;
- L.A.C.E - City of Bayswater Active Citizenship of the Year 2022; and
- Maureen Rowles - Outstanding Women in Leadership 2022.

## EXTERNAL CONSULTATION

The ADCWA in conjunction with participating local governments called for public nominations from 8 September 2022 to 31 October 2022 for the Australia Day WA, Community Citizen of the Year Awards. Additionally, the City concurrently called for nominations for the Outstanding Women in Leadership award.

Calls for nominations were promoted on the City's website and Facebook page. Additionally, the award opportunities were further promoted by ADCWA across the State on Channel 9, radio station 6PR 882 and via the Community Newspaper Group (with the exception of the Outstanding Women in Leadership award). Local schools, clubs and community groups were also contacted directly and invited to nominate students into all categories.

## OFFICER'S COMMENTS

Consistent with previous years, community members could be nominated for the following awards:

- 2023 City of Bayswater Citizen of the Year;
- 2023 City of Bayswater Senior Citizen of the Year;
- 2023 City of Bayswater Youth Citizen of the Year;
- 2023 City of Bayswater Active Citizenship of the Year (group or event); and
- 2023 City of Bayswater Outstanding Women in Leadership Award;

Participating local governments have been asked to forward their final selections to ADCWA by 6 December 2022. ADCWA will then produce all certificates and medallions for the 2023 Awards to be presented as part of the City's Australia Day celebrations. Winners are

subsequently invited to a number of City of Bayswater civic events throughout the year.

The City's Outstanding Women in Leadership award was promoted alongside the Citizen of the Year awards for 2023. The promotion of this award had a similar focus for selection as the Citizen of the Year Awards in that the award called for nominations of local women who have made a significant contribution to the community by either participation or leadership. It is intended that the winner of this award receives the same acknowledgement as the community Citizen of the Year Awards, providing the winner with a certificate from the City of Bayswater; an engraved medal; and an invitation to attend a number of City of Bayswater civic events throughout the year.

In considering the chosen nominations for the Citizen of the Year Awards and the City's Outstanding Women in Leadership award, Council should have regard to the below eligibility and selection criteria.

#### Eligibility Criteria

- Nominees should reside or work principally within the local authority making the award.
- Awards may be granted posthumously in recognition of recent achievements.
- Groups of people or couples will not normally be eligible except when meeting the criteria for a community group.
- A person may receive an award on more than one occasion in recognition of their particularly outstanding community contribution or involvement in an alternative initiative.
- Unsuccessful nominees may be nominated in future years.
- Sitting members of State, Federal and Local Government are not eligible.

#### Selection Criteria

The winners will be judged by Council to have shown active citizenship, and:

- Significant contribution to the local community;
- Demonstrated leadership on a community issue resulting in the enhancement of community life;
- A significant initiative which has brought about positive change and added value to community life; and
- Inspiring qualities as a role model for the community.

#### Nominations Received

The City of Bayswater received nominations across the following five categories:

- 2023 Citizen of the Year – eight nominees;
- 2023 Senior Citizen of the Year – three nominees;
- 2023 Youth Citizen of the Year - one nominee;
- 2023 Active Citizenship of the Year (group or event) two nominees; and
- 2023 Outstanding Women in Leadership Award – four nominees.

The complete nomination forms and supporting information are included as Confidential Attachments to this report.



Council's chosen nominee for the Citizen of the Year Awards will be forwarded to Australia Day WA, and the award winners will be presented with certificates and medallions at the City of Bayswater Australia Day Citizenship Ceremony to be held at the City of Bayswater Civic Centre on 26 January 2023.

## LEGISLATIVE COMPLIANCE

Not Applicable.

## 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.

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
<b>Conclusion</b>	It is considered a low risk for the City to award its 2023 Citizen of the Year awards, as detailed in the Officer's recommendation section of this report, as this has been the process followed by Council in previous years and one that is accepted by the Australia Day Council of Western Australia. However, it is considered a moderate community and stakeholder risk, as not all nominees will receive an award and this may cause disappointment among those award nominators/ nominees.	

## FINANCIAL IMPLICATIONS

The following financial implications are applicable:

**Item 1:** Australia Day WA, Community Citizen of the Year Awards and Outstanding Women in Leadership Award

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

**LTFP Impacts:** Not itemised in the LTFP.

**Notes:** Item 1 relates to fees (\$550) paid to ADCWA for promotion of awards, medallions and certificates signed by the Governor, and funding available for the purchase of medallion for the Outstanding Women in Leadership Award (\$150).

ITEM NO.	CAPITAL UPFRONT COSTS (\$)	ONGOING COSTS (\$)		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	STAFFING				
1	\$700	N/A	\$800	N/A	N/A	N/A	\$700

## STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Community

Goal C4: Empower the community by helping them develop social connections

The award nominations process encourages the community to develop social connections

through enhanced community participation. The presentation of the awards of the chosen nominees creates a strong sense of community and acknowledgement.

## **CONCLUSION**

Council received nominations for the Citizen of the Year, Senior Citizen of the Year, Youth Citizen of the Year, Active Citizenship of the Year, and Outstanding Women in Leadership Awards. .

Council's consideration is sought on which nominees should be awarded having regard to the nominations received.

**10.5 Major Projects And Commercial Activities Directorate Reports****10.5.1 Review of Play Space Strategy 2022-2025**

<b>Responsible Branch:</b>	Project Services
<b>Responsible Directorate:</b>	Major Projects and Commercial Activities
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	1. Revised Play Space Strategy 2022-2032 [ <b>10.5.1.1</b> - 45 pages]
<b>Refer:</b>	Item 10.3.1 OCM 09.07.21

**CR DAN BULL DECLARED AN PROXIMITY INTEREST**

*In accordance with section 5.60b of the Local Government Act 1995, Cr Dan Bull declared a proximity interest in this item as the report mentions Gobba Lake which is opposite his home. At 8:27pm, Cr Bull withdrew from the Council Chambers and did not participate in consideration or voting on this item.*

**SUMMARY**

Council approved the City's Play Space Strategy in July 2019. The strategy identifies the need for a review after three years, to ensure that the strategy remains relevant and current, and to reflect on the outcomes of the strategy in the last three years, namely, play space redevelopments. A three-year review has been completed by the City and the updated strategy is now presented for Council approval.

**OFFICER'S RECOMMENDATION**

That Council approves the revised Play Space Strategy 2022-25 as contained in Attachment 1.

**MOTION**

1. That Council approves the revised Play Space Strategy 2022-25 as contained in Attachment 1.
2. Considers the Flora Reserve Play Space replacement in the 2023-24 Budget.

Cr Michelle Sutherland Moved, Cr Steven Ostaszewskyj Seconded

*Cr Elli Petersen-Pik proposed the following amendment:*

**AMENDMENT**

That the following limb be added to the motion:

3. Requests the Chief Executive Officer to ensure that the playgrounds in the City cater for different age groups (including older children), and that consideration is also given to the materials that are being used in playgrounds and their likely exposure to sun, to increase usability and prevent burn risks for children. As well as the possible use of recycled materials.

*As the amendment was accepted by the mover and seconder it became part of the substantive motion.*

## **COUNCIL RESOLUTION**

1. Approves the revised Play Space Strategy 2022 – 2025 as contained in Attachment 1.
2. Considers the Flora Reserve Play Space replacement in the 2023-24 Budget.
3. Requests the Chief Executive Officer to ensure that the playgrounds in the City cater for different age groups (including older children), and that consideration is also given to the materials that are being used in playgrounds and their likely exposure to sun, to increase usability and prevent burn risks for children. As well as the possible use of recycled materials

**Cr Michelle Sutherland Moved, Cr Steven Ostaszewskyj Seconded**

**CARRIED UNANIMOUSLY: 8/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik and Cr Georgia Johnson.

**Against:** Nil.

## **REASON FOR CHANGE**

*To consider improving Flora Park for local families in the context of increasing subdivision and to ensure the City's play spaces cater for different age groups of children, and the materials used to make them.*

**Cr Dan Bull returned to the meeting at 8:38pm.**

## **BACKGROUND**

At the Ordinary Council Meeting in July 2019, Council approved the City's first Play Space Strategy (PSS). The strategy was identified in the 2017 Corporate Business Plan (C1.1.8) and was developed by the City's Leisure Planner. The strategy was informed by two phases of community engagement, desktop review and research, and an audit of the City's parks and play spaces. The strategy will continue to be reviewed every three years, to ensure that it remains relevant, reflects current trends and continues to deliver positive outcomes in the form of well-planned and designed play spaces that are aligned with community expectations. The first three-year review was undertaken in September 2022.

The City has a number of plans and strategies that inform the Play Space Strategy that have recently been updated, including the Strategic Community Plan 2021-2031 and the Access and Inclusion Plan 2020-2024. The revised PSS incorporates these and other updated documents, as well as 2021 Census data, to ensure the strategy remains a timely and effective planning document. The Play Space Redevelopment Program and future Implementation Plan have also been updated as part of the review. There have been no changes to the underlying principles of the strategy or its strategic approach to play space planning, design and management.

A copy of the revised Play Space Strategy 2022-2025 is attached for Council's consideration and approval (**Attachment 1**)

## **EXTERNAL CONSULTATION**

The review of the Play Space Strategy has been conducted as a minor internal desktop review. External consultation was not required. The City continues to engage the community on each Play Space Redevelopment as part of the concept planning process.

## OFFICER'S COMMENTS

### Key outcomes of the Play Space Strategy

Since the Play Space Strategy was approved in 2019, 13 play spaces across the City have been redeveloped, guided by the *Parks and Play Space Classification Hierarchy*, a tool developed as part of the strategy to guide redevelopments and encourage consistency across classification levels. The hierarchy outlines typical elements included in play space redevelopments, based on the size and function of the park. For example, if a park is classified as Local, it would generally service surrounding residents within a 400m catchment for short visits for play, walking the dog or social activities. With this in mind, the typical elements included in a play space redevelopment at a local park would be play equipment based on community input, seating, shade, pathway and connections to existing footpaths, and a bin. Larger, busier play spaces classified as neighbourhood or regional would contain additional elements such as multi-courts, outdoor exercise equipment, picnic shelters or lighting.

The hierarchy has also facilitated improved access and inclusion and shade provision within play spaces, with the inclusion of pathways, connections to street footpaths and either natural shade or shade sails in every play space redevelopment, regardless of classification. An intended focus from community engagement to consider the provision of play equipment targeting older youths where appropriate has also been noted

The COVID-19 pandemic proved to be a challenge to play space redevelopments in terms of equipment supply delays and interruptions to community engagement, but also an opportunity to fund play space redevelopments through the City's COVID stimulus program and other government funding sources. This funding also enabled the City to undertake whole-of-park redevelopments at many sites, wherein landscaping and native planting, extra seating and additional pathways were added to play spaces, providing a better outcome for the community.

Examples of redevelopments completed in the last three years are shown below:



*Shelter and accessible pathways at Mahogany Reserve, Morley*



*Shade sails and pathways around play space at Wattle Park, Morley*





Nature play equipment at Cloughton Reserve, Bayswater



Fairy trail at Cloughton Reserve, Bayswater



Communication board at Gibbney Reserve, Maylands, to assist children with complex communication needs



Wheelchair accessible sand play table at Mills Reserve, Bayswater

### Play Space Redevelopment Program

The PSS contains the annual program of Play Space Redevelopments. This program identifies play equipment that is due for replacement, based on an asset life of 15 years. Every three years, an independent inspection of all play equipment is completed, to review asset condition and affirm the asset replacement year.

Each year the City identifies a list of sites for the Play Space Redevelopment Program, which is put forward for budget consideration. The revised PSS includes the next three financial years of identified sites for the Play Space Redevelopment Program. These are subject to change, depending on available resources. The sites are as follows:

2022-23 (currently open for community engagement)	2023-24	2024-25
<ul style="list-style-type: none"> <li>Birkett Reserve, Bedford</li> <li>Feredy Reserve, Embleton</li> <li>Kelvin/Sherwood Reserve, Maylands</li> <li>Lower Hillcrest Reserve, Bayswater</li> </ul> <p>(Lower Hillcrest Reserve, Bayswater - awaiting outcome of engagement)</p>	<ul style="list-style-type: none"> <li>Gobba Lake, Bayswater</li> <li>Toowong Reserve, Bayswater</li> <li>RA Cook Reserve, Bedford</li> <li>Battersea Reserve, Morley</li> <li>Kennedy Reserve, Morley</li> <li>Rhodes Reserve, Morley</li> <li>Ivory Park, Noranda</li> </ul>	<ul style="list-style-type: none"> <li>Flora Reserve, Bayswater</li> <li>Headley Place Reserve, Bayswater</li> <li>Joan Rycroft Reserve, Bayswater</li> <li>Riverside Gardens, Bayswater</li> <li>Swan Lake Reserve, Bayswater</li> </ul>

with local residents for Drake Street cycle path)		<ul style="list-style-type: none"> <li>Alan Hill Reserve, Morley</li> <li>Boxhill Reserve, Morley</li> <li>Jakobsens Reserve, Morley</li> <li>Robert Thompson Reserve, Noranda</li> </ul> <p><i>Bardon Park (Lower) dependant on Bardon Park Redevelopment.</i></p>
---	--	---

### Shade Program

At the Ordinary Council Meeting in March 2019, Council resolved to include an action in the Play Space Strategy to 'develop a long-term program to progressively shade all of the City's playgrounds, including through the use of shade sails and/or the planting of large canopy trees close to play equipment (where it is possible)'. Consequently, the annual Play Space Redevelopment Program includes the type of shade to be provided over play equipment, based on the following criteria developed in the original strategy:

- Shade status i.e., existing shade sail or natural shade;
- Limited natural shade duration i.e., two hours per day;
- Adequate natural shade duration i.e., more than five hours per day; and
- Site constraints e.g., sloping ground, overhead power lines that may prevent either shade sail or trees.

The proposed shade type (natural i.e., tree planting, or shade sail) for each site in the next three years of the Play Space Redevelopment Program is shown below:

2022-23 (currently open for engagement)	
RESERVE	SHADE TYPE
Birkett Reserve, Bedford	Shade sail retained
Feredy Reserve, Embleton	Shade sail retained
Kelvin/Sherwood Reserve, Maylands	Natural - play equipment in shade most of the day
Lower Hillcrest Reserve, Bayswater <i>(awaiting outcome of engagement with local residents for Drake Street cycle path)</i>	Natural - play equipment in shade most of the day

2023-24	
RESERVE	SHADE TYPE
Gobba Lake, Bayswater	Shade sail retained
Toowong Reserve, Bayswater	Natural
RA Cook Reserve, Bayswater	Shade sail
Battersea Reserve, Morley	Shade sail
Kennedy Reserve, Morley	Natural / shade sail – potential to shift play space into natural shade, pending resources
Rhodes Reserve, Morley	Natural
Ivory Park, Noranda	Shade sail

2024-25	
RESERVE	SHADE TYPE
Flora Reserve, Bayswater	Natural
Headley Place Reserve, Bayswater	Natural
Joan Rycroft Reserve, Bayswater	Natural
Riverside Gardens, Bayswater	Shade sails
Swan Lake Reserve, Bayswater	Shade sail

Alan Hill Reserve, Morley	Natural
Boxhill Reserve, Morley	Natural
Jakobsons Reserve, Morley	Natural
Robert Thompson Reserve, Noranda	Shade sails retained

In an effort to improve shade over play equipment, in line with the strategy and the Council resolution, the City also analyses sites with remaining asset life that require shade sails installed retrospectively. Any such sites are put forward for budget submission, outside of the Play Space Redevelopment Program. Shade sails at Crimea Park, Morley and Bohemia Reserve, Noranda, will be considered in the 2023-24 budget.

#### Future Implementation Plan

The PSS contains a schedule of play space sites for redevelopment from 2025 onwards. The schedule will be updated in the next strategy review, informed by the independent asset audit, which is conducted every three years and is due to be completed in 2025.

### LEGISLATIVE COMPLIANCE

Nil.

### 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.

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
<b>Conclusion</b>	The officer's recommendation is deemed low risk, as there have been no major changes to the original Play Space Strategy.	

### FINANCIAL IMPLICATIONS

The PSS outlines a proposed Play Space Redevelopment Program for identified sites with play equipment that is due to be replaced on a 15-year cycle. Sites will be put forward to Council for consideration as part of the annual budget submission process.

### STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

- Theme: Community
- Goal C1: Create safe and inviting places for people to come together.
- Goal C2: Celebrate multiculturalism, arts and culture by supporting local events and initiatives.
- Goal C3: Maximise the use of the City's facilities and parks by all sections of the community.
- Goal C4: Empower the community by helping them develop social connections.



**CONCLUSION**

The City's first Play Space Strategy was approved by Council in 2019. In order to ensure it remains relevant to the City's future planning and to guide decision-making in the best interests of the community, the strategy will be reviewed every three years. An internal desktop review has been undertaken, mainly for the purposes of updating informing documents and demographic data, and highlighting some of the City's successful play space redevelopments in the last three years. The next review of the strategy is set to occur in 2025.

City of  
**Bayswater**

# Play Space Strategy



bayswater.wa.gov.au

Updated October 2022



## Table of Contents

Acknowledgement.....	4
Executive Summary .....	4
Part 1.....	6
1. Introduction .....	6
1.1. Scope.....	6
1.2. Context .....	7
1.3. City of Bayswater Public Open Space Strategy.....	8
1.4. Resources.....	9
2. Play in general .....	12
2.1 All ages and abilities .....	13
2.1.1 Children .....	13
2.1.2 Adults .....	13
2.1.3 All abilities .....	13
2.2 Trends in play .....	14
2.2.1 Risk .....	14
2.2.2 Bigger play spaces .....	14
2.2.3 Nature play .....	14
2.3 Health and wellbeing.....	15
3. Snapshot of the City.....	15
3.1 Demographics.....	17
3.2 Public Open Space (POS).....	18
4. Play in Bayswater.....	20
4.1 Audit of play spaces .....	20
4.2 Playgrounds .....	20
4.3 Playground provision.....	20
4.4 Play equipment replacement.....	21
4.5 Maintenance regime.....	21
4.6 Additional play infrastructure .....	21
4.7 Other projects .....	21
5. Community opinion .....	22
5.1 Local play spaces .....	22
5.2 Natural environment is key.....	22
5.3 Play types .....	22
5.4 Safety.....	23

5.5	Functionality.....	23
Part 2:	.....	23
6.	Strategic approach.....	23
6.1	Guiding principles .....	23
6.2	Classification hierarchy of Parks and Play Spaces.....	24
6.3	Park infrastructure and design .....	27
6.3.1	Soft fall .....	27
7.	Recommendations .....	30
7.1	Annual Play Space Redevelopments .....	30
7.2	Future Implementation Plan .....	34
7.3	Annual shade program.....	40
8.	Conclusion .....	43
9.	Evaluation and review .....	44
10.	Attachment 1 .....	45

## Acknowledgement

Noongar language interpretation

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

English language interpretation

The City of Bayswater acknowledges the Traditional Custodians of the land, the Whadjuk people of the Noongar Nation, and pays its respects to elders past, present and emerging.

## Executive Summary

The Play Space Strategy was originally identified as an action in the 2017/18 Corporate Business Plan to analyse current play spaces, and guide future planning and provision of play spaces. Council approved the final strategy in July 2019. A review was undertaken in September 2022, to reflect on the outcomes of the strategy, ensure that its guiding principles remained relevant and meaningful, and update the 10 year Implementation Plan (including in Part 2 of the strategy).

In the last three years, costs of equipment, supply and labour have gone up and budget pressures have increased, largely due to the COVID-19 pandemic. Despite these challenges, thirteen play space redevelopments were completed, assisted by the City's *Local Economic and Social Stimulus Package*, State and Federal government funding. Key redevelopments are identified in this document:

- Claughton Reserve nature play and fairy trail, Bayswater
- Gibbney Reserve, Maylands
- Maylands Waterland Redevelopment, Maylands
- Wattle Park – whole-of-park redevelopment, Morley

### What is a play space?

*A place that allows all people, regardless of age or ability, to experience physical and creative play, social interaction and physical activity.*

- *Play spaces can be standalone or co-located with community and sporting facilities; in natural environments, public open space or urban areas*
- *Play spaces accommodate a variety of uses, amenities and elements.*

This definition is the result of preliminary engagement and research into the role that play spaces hold in the City and in people's lives. Previously, the City's policy for play spaces was limited to playgrounds in isolation, and focused primarily on replacement, installation and management of play equipment. Although play can technically happen anywhere, the purpose of this strategy is to build on the analysis provided in the City's Public Open Space Strategy; therefore, the focus is on existing play spaces within parks and reserves.

A comprehensive campaign of engagement activities was conducted between February and November 2018, including online surveys, community drop-in sessions, and ideas sessions with a broad range of community members, including school students. Along with many positive responses and creative ideas for how the City can improve play experiences, other needs highlighted by community members were:

- A broader range of play types and activities outside of the standard plastic play equipment designed for 3 to 10 year olds
- Additional supporting infrastructure around play spaces including shade over play equipment, seating, BBQs and picnic tables
- Improved access to and around play spaces through path networks and connections

- Integration of play into the natural environment
- Mix of play activities to cater for more than one age group in bigger play spaces.

All of the findings were analysed, refined and grouped into focus areas reflecting community feedback, asset management principles, and distribution of play opportunities throughout the City.

Three guiding principles were developed, based on the analysis. These are:

- Quality local provision
- Effective and sustainable asset management
- Annual assessment.

These principles are discussed in this report.

The Play Space strategy recognises the importance of a broad view approach to the planning of play spaces, taking into consideration the environment, and the existing provision of Public Open Space and play experiences offered within a local area.

The strategy includes a 10 year implementation plan. Each year, the City will review this plan and propose a program of play space redevelopments to Council for consideration and budget allocation. Redevelopments will be informed by engagement with the local community and park users. Any proposed redevelopments are subject to change depending on identified local circumstances.

It is anticipated the Play Space Strategy will be reviewed every three years, with a major review in 2029.

## Part 1

### 1. Introduction

The Play Space Strategy (PSS) is the first of its kind for the City, identified as an action in the 2017/18 Corporate Business Plan. The purpose is to provide a framework to guide the planning, design and management of play spaces across the City.

The aims of the PSS are to:

- Be responsive to change and community demand
- Provide a strategic approach to decision-making
- Provide a variety of play experiences in local areas for the whole community to enjoy.

The process for developing the PSS included:

- Assessment of current play spaces to identify gaps and issues and build on the information provided by the City's Public Open Space Strategy
- Extensive engagement with the community to gather data on use, assess demand, generate ideas and determine priorities for future works
- Desktop review and analysis to understand the importance of play, current trends and benchmarking with other local governments
- Audit of 169 parks and reserves in the City, with and without play equipment
- Review of the previous, and development of a new, classification hierarchy for parks and play spaces
- Review of the current Playground Replacement Program
- Developing recommendations for the approach to design, management and provision of play spaces across the City.

#### 1.1. Scope

The term *play space* is interchangeable with 'park' and 'reserve', as it refers to a place where people of all ages go to enjoy nature, socialise, walk their dogs and many other active and passive pursuits.

**The important distinction to make in this strategy is that when considering play spaces, we are referring to more than just the play equipment - we are considering the whole space and the purpose it serves in terms of structured and unstructured play and recreation.** Therefore, the term *play space* considers:

- Parks and reserves
- Nature reserves and foreshore.

In addition to play equipment, the strategy considers the following elements in relation to play:

- Outdoor exercise equipment



- Outdoor accessible multi-use ball courts - public tennis, multi half courts
- Supporting infrastructure - seating, picnic shelters, fencing, shade (natural and sails), BBQs, drinking fountains
- Wheeled facilities - skate parks and BMX tracks
- Footpaths, cycle ways, connections, linkages and path networks in and around parks and reserves, in relation to play spaces.

For the purposes of this strategy, the following are not included:

- School grounds
- Non-city owned land
- Land not deemed useable i.e. road or rail reserve Public Open Space without a usage function.

169 parks in the City are open to the public. Play spaces that are not open to the public are excluded from this strategy. These are:

- Childcare, family and outside school hours care (OSHC) centres
- Community facilities such as libraries and community centres.

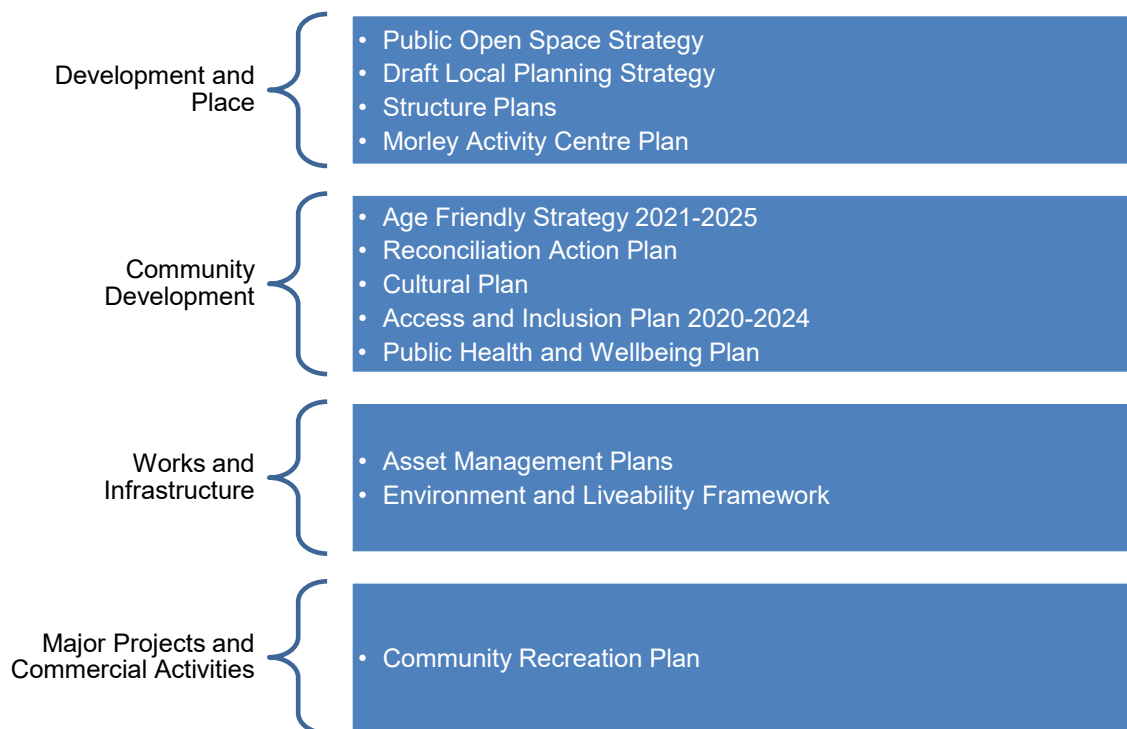
## 1.2. Context

The Strategic Community Plan (SCP) 2021-2031 is the City's principal planning and strategic document, linking the community's aspirations and vision with the Council's strategies. The Play Space Strategy is aligned with the following goals in the current SCP, under the Community theme:

C1 Create safe and inviting places for people to come together

C3 Maximise the use of the City's facilities and parks by all sections of the community

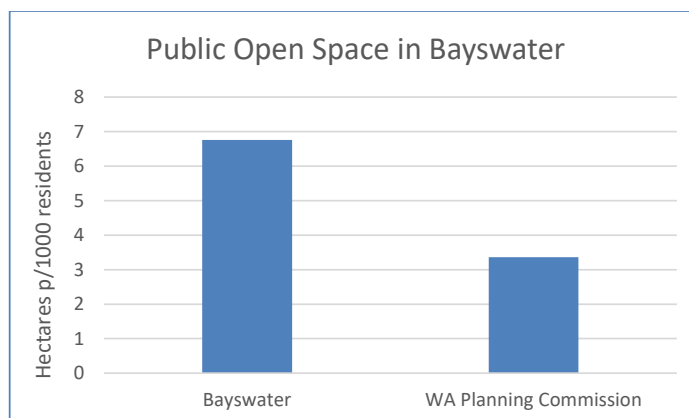
The strategic context of the PSS is very broad due to the universal nature of play and its role in the community as a form of recreation, social activity, community development and physical activity. Consequently, the PSS crosses several strategic areas and is aligned to the following City of Bayswater plans and strategies:



The intention of the PSS is to align with existing strategies and plans, inform the development of new strategies and plans, and guide all complementary projects in parks, reserves and other public open spaces in order to deliver the best outcome to the community.

### 1.3. City of Bayswater Public Open Space Strategy

The Play Space Strategy adds to the information provided in the Public Open Space Strategy. This document outlines all the Public Open Space (POS) within the City of Bayswater - which is all the land in the City that is accessible by the public. Overall, 86% of residential properties within the City are within 300 metres of POS, and all residential properties are within 2 kilometres of a District or Regional Space. The City's POS provision per resident, measuring 6.76 hectares per 1,000 people, far exceeds the recommended amount identified by the Western Australian Planning Commission, which is 3.36 hectares per 1,000 people.



#### 1.4. Resources

The following plans, reports and strategies were reviewed in the preparation of the PSS:

- *'Classification Framework for Public Open Space'* (2012), WA Department of Sport and Recreation
- *'Public Parkland – Planning and Design Guide'* (2014), WA Department of Sport and Recreation
- *'Play Space Guide – Creating valuable places to play and learn outdoors in Western Australian schools'*, UWA Centre for the Built Environment – collaboration with WA schools
- *'Access Guidelines for Parks and Outdoor Spaces Handbook v2'* (2017), Access Institute
- *'Parks and open space: for the health and wellbeing of children and young people'* (2009), Dr Lisa Wood – UWA Centre for the Built Environment and Health and Australian Research Alliance for Children and Youth
- *Healthy Active by Design*, Heart Foundation
- *'SPARC Report – City of Monash'* (2015), Playce.

These documents provided insight into play types, trends and standards.

#### 1.5. Completed Play Space projects

The endorsement of the Play Space Strategy in 2019 signalled a departure from the City's previous approach to play space redevelopments. This also sparked new approaches to community engagement and design of play spaces. The City has undertaken a more holistic and comprehensive approach to park and play space redevelopments, combining these (when resources are available) to achieve maximum efficiency and improved outcomes for the community.

One of the first sites to be redeveloped after the strategy was endorsed; **Claughton Reserve** now boasts imaginative nature play structures, accessible swing, pathways and the City's first fairy trail, inspired by a local resident. The City engaged landscape designers and nature play suppliers to develop the play space, to which the City has now added passive lighting and exercise equipment.







*Redeveloped Claughton Reserve (pictured above)*

**Maylands Waterland** is a much-loved destination playground on the river foreshore, Clarkson Road in Maylands. The City recently completed a \$4.4 million redevelopment of the site, to include dry parkland areas with accessible nature play features, accessible toilets and changerooms, shade, barbecue and picnic facilities, as well as water play elements including splash pad, water creek and wading pool. The whole parkland area including the water play is open and accessible as free entry public open space.



*Redeveloped Maylands Waterland (pictured above)*

**Gibbney Reserve** in Maylands is a district Sporting reserve, adjacent to Maylands Peninsula Primary School. It is a busy reserve, used for organised sport, after school play, dog walking and casual exercise. The engagement for the redevelopment generated significant community involvement and feedback on the draft concept plan, which was highly supported. The project was funded by the Australian Government's Local Roads and Community Infrastructure Program, and



included play elements for multiple age groups and abilities, nature play zones, pathways, seating, shade, barbecue and drink fountain. A cluster of exercise equipment was also installed, in place of previous play equipment.



*Redeveloped Gibbney Reserve, Maylands (pictured above)*

**Wattle Park** in Morley was redeveloped in 2021, funded by the Australian Government's Local Roads and Community Infrastructure Program. The redevelopment of this neighbourhood park was aligned with the city's classification hierarchy, and included pathways, new play equipment, seating, shade and BBQ, and outdoor exercise equipment. Local tree species were also planted to provide natural shade cover, along with native shrubs and hydro-zoning. Local residents came together and decided not to retain the basketball half-court, but to install exercise equipment and kick-about sports goals instead.



*Redeveloped Wattle Park, Morley (pictured above)*

## 2. Play in general

The International Play Association considers play to be *'one of the best means to ensure the maximum potential development of every individual and the communities in which they live. Play stimulates creativity and is essential to the emotional, cognitive and physical development of the whole child, regardless of their level of ability'*.

There are numerous benefits to be gained from engaging in play – physically, mentally, emotionally and socially. There are different types of play and this strategy considers all types as being beneficial, using the following as a general guide:

- Active play, such as jumping, swinging, balancing and climbing
- Physical play such as kicking a ball, riding a bicycle or skateboard
- Creative or Imaginary play such as make-believe games, building cubbies
- Exploratory play such as tree climbing, bushwalks in natural areas, finding bugs, experiencing different textures through a mixture of objects and materials
- Social play such as sand pits, pair or group swings, group play equipment and hopscotch or ball games.

Parents, carers, families and individuals all benefit from parks and play spaces.

## 2.1 All ages and abilities

Types and components of play will differ according to age group and development. Due to the variety of play types and experiences, it is not possible to satisfy all of these in every play space, however the design of play spaces can target certain age groups or, in larger parks and reserves, a combination.

### 2.1.1 Children

Children learn through play, particularly in the early years. Development stages are outlined below:

<b>Age</b>	<b>Development stage</b>
Toddler (1 to 3 years)	Self-awareness Motor skills Speech, comprehension Interest in other children
Early childhood (3 to 6 years)	Fine and gross motor skills Strength improvement Independence, self-control increases Play, creativity and imagination develop
Middle childhood (6 to 12 years)	Logical thinking Memory and language skills Strength and athletic skills develop
Adolescence (12 years +)	Rapid physical change Peer groups help develop self-concept Abstract thinking and scientific reasoning develops

Source: *A Child's World* by Papalia, D.E. and Olds, S.W, USA: McGraw-Hill, 1993.

### 2.1.2 Adults

Use and enjoyment of public open space is a right afforded to everyone and engagement with young and older adults as part of this strategy divulged insights into how they use and would like to use parks and play spaces. Adults engage in different types of play – interacting with their children, grandchildren and friends; physical activity; rest and relaxation – therefore it is important to also consider the needs of adults in play space design.

### 2.1.3 All abilities and inclusive play

A play space for all abilities does not mean we only consider the equipment, nor does it only cater for children with disability. Some of the features of a play space without barriers include:

- Access – continuous path of travel from carparks; to and around seating, picnic tables, play nodes and public toilets
- Signage and wayfinding – clear symbols and language, tactile and Braille elements
- Gates and equipment at various heights and levels to accommodate people sitting or standing
- Accessible play equipment such as slides and swings
- Shade and shelters.

The Play Space Strategy guides the development of play spaces for use by the whole community and aims to provide a variety of spaces for a range of abilities. In 2015, Council resolved that all district and regional playground renewals would include at least one piece of play equipment that is accessible and inclusive for all children. This resolution is reflected in the *Parks and Play Space*



*Classification Hierarchy* (outlined in Part 2 of this strategy), and in the City's Access and Inclusion Plan 2020-2024.

Additionally, as part of the strategy, Council resolved to include accessible pathways in all play space renovations and implement a long-term annual program of shading all play equipment, either naturally, with shade sails or a combination of both.

## **2.2 Trends in play**

Due to several factors such as lifestyle changes, early childhood research, resource availability, and adult perceptions of play spaces, play trends and play space design are continually changing at local, national and international levels. In addition, the emergence of green and other outdoor spaces has resulted in an increase in public artworks, outdoor events, pop-up initiatives, cultural heritage and place making.

It is important to consider these trends, recognising the local context to ensure appropriate planning of play spaces. The intent of this strategy is that it is a living document; flexible and responsive to change.

### **2.2.1 Risk**

There is a wealth of information on risk associated with play. Increasingly, healthy levels of risk and challenge are considered a fundamental part of children's play and development. However, risk must be balanced with safety. The City will adhere to the Australian Standards for Playgrounds when planning, designing and maintaining play equipment.

### **2.2.2 Bigger play spaces**

The trend towards large and diverse destination play spaces is evident on a local scale, evidenced by community expectations and more broadly, in the number of these types of play spaces being developed by local governments in association with developers and partners. Funding these destination play spaces has generally been a result of local government partnerships with LotteryWest, philanthropic funding bodies, and various organisations.

These play spaces demonstrate that play is no longer considered a short visit, or an activity that children generally engage in by themselves. Play spaces are considered to be an experience, sometimes for the whole family, hence emphasis is placed on increased availability of play choices for a variety of age groups, higher level of supporting park infrastructure and facilities for parents, carers and families; and access for all abilities and safety.

### **2.2.3 Nature play**

The trend towards (or in some ways, *back to*) nature play can be observed in many play spaces in a number of settings – urban areas, schools and new residential developments. Accompanying this trend is significant evidence of the benefits to children in terms of learning, appreciation of the natural environment, risk-taking and social development. An abundance of nature play elements, such as loose parts play, and physical elements including rocks for climbing, balance logs and steppers made of recycled materials, provide imaginative and exploratory play for a broad age range. Similarly, interaction with the natural environment – puddles, building cubbies and observing wildlife – provides important experiences for children.

Nature play has been highlighted in all community feedback as something parents, carers and children would like to see in play experiences across the City.

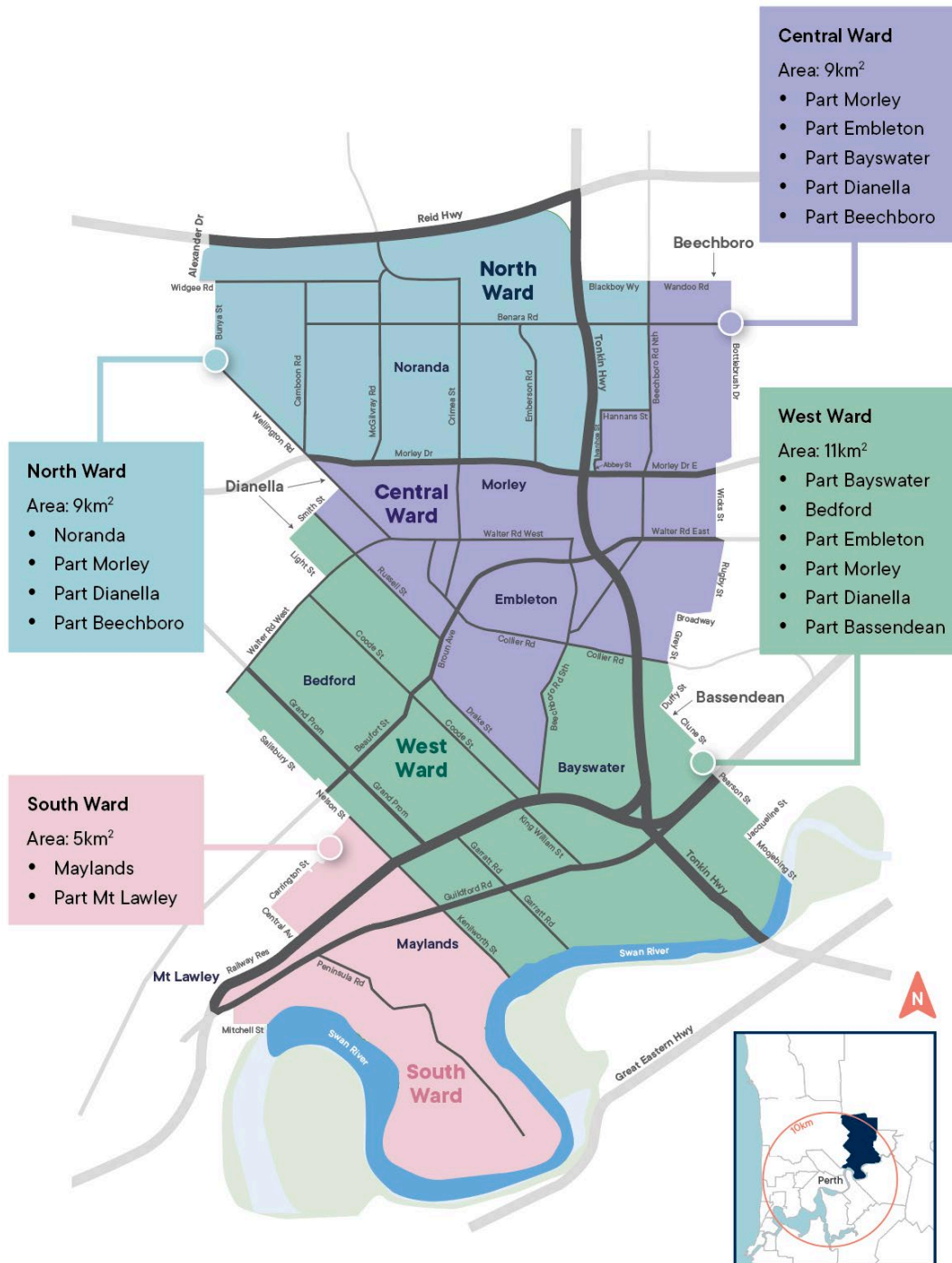
### **2.3 Health and wellbeing**

The City recognises the importance of play spaces for everyone, from toddlers to older people. Play spaces hold an important position in the community as places to socialise, relax, exercise and play. Extensive research has been conducted worldwide into public open space planning and design. A number of studies have shown that in Australia, larger, green spaces encourage people to be physically active. Similarly, if people can safely access high quality parks, the likelihood that the park will be well-used increases.

### **3. Snapshot of the City**

Known as the 'Garden City' the City of Bayswater is located 8 kilometres northeast of Perth, covering an area of 34 square kilometres. The traditional custodians of the land are the Wadjuk Noongar people.

According to the 2021 census, 69,283 residents live in the City of Bayswater and enjoy an abundance of green space and natural areas, including approximately 10 kms of Swan River foreshore.

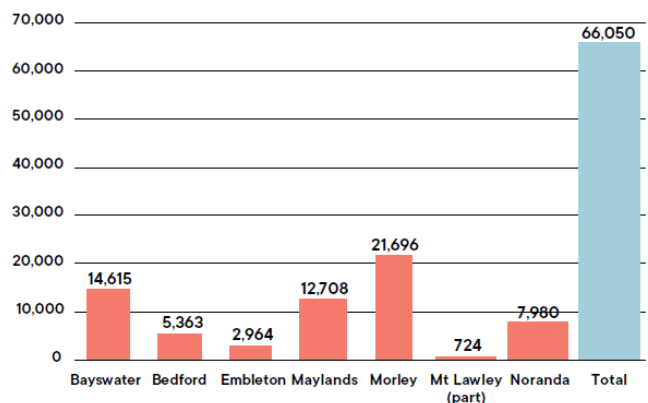


Map 1: Suburb map of City of Bayswater

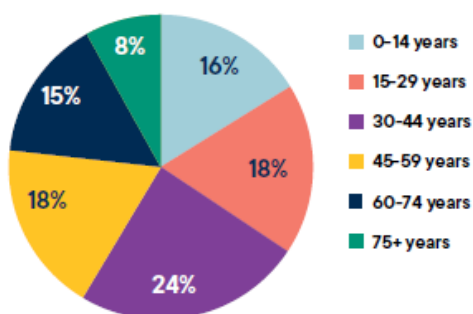
### 3.1 Demographics

The forecast population of the City in 10 years is approximately 72,000 people. The role and function of Public Open Space in the City will become more important, particularly as density increases and more people live in medium and high-rise apartments. As at the 2021 census, 42% of the population was born outside of Australia, and 1.6% of people identified as Aboriginal and/or Torres Strait Islander. Population density continues to be highest in Morley, followed by Bayswater, Maylands and Noranda.

Population (2016 Census)

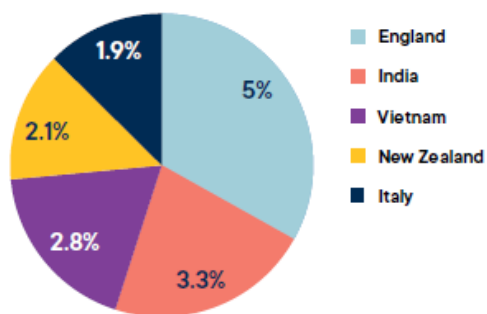


Population by age



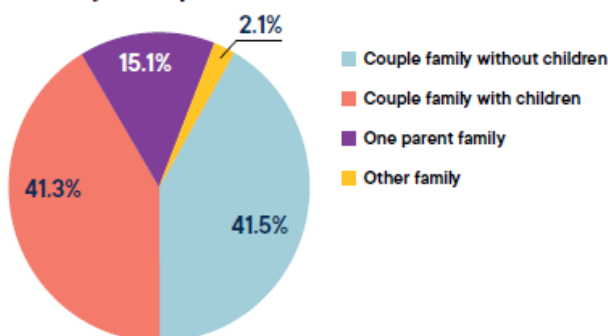
The largest age group is 30-44 year olds. The median age is 38 years.

Country of birth



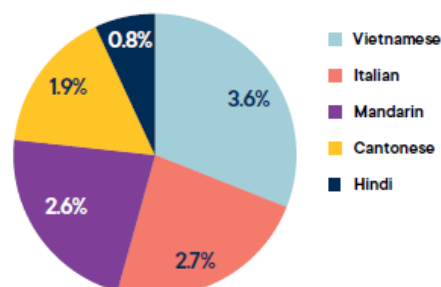
58% of the Bayswater population were born in Australia. The most common countries of birth outside of Australia are shown above.

Family composition



Couple families with children, and couple families without children make up the two largest cohorts in Bayswater.

Languages other than English spoken at home



68.2% of the population only speak English at home. Other languages spoken at home are shown above.

### 3.2 Public Open Space (POS)

All spaces are classified according to function and catchment hierarchy, for the purposes of management and planning. Functions are explained below:

**Sporting** spaces provide a setting for formal or structured sporting activities. Two examples of Sporting spaces are:

Frank Drago Reserve, Bayswater  
Pat O'Hara Reserve, Morley.

**Recreation** spaces provide a setting for informal play, physical activity, recreation and social interaction. The majority of POS in the City has a Recreation function. Two examples of Recreation Spaces are:

Newington Reserve, Morley  
Bardon Park, Maylands.

**Nature** spaces provide a setting for people to enjoy nature and protect local biodiversity. Spaces may be adjacent to reserves and may not be fully accessible to people. Two examples of Nature Spaces are:

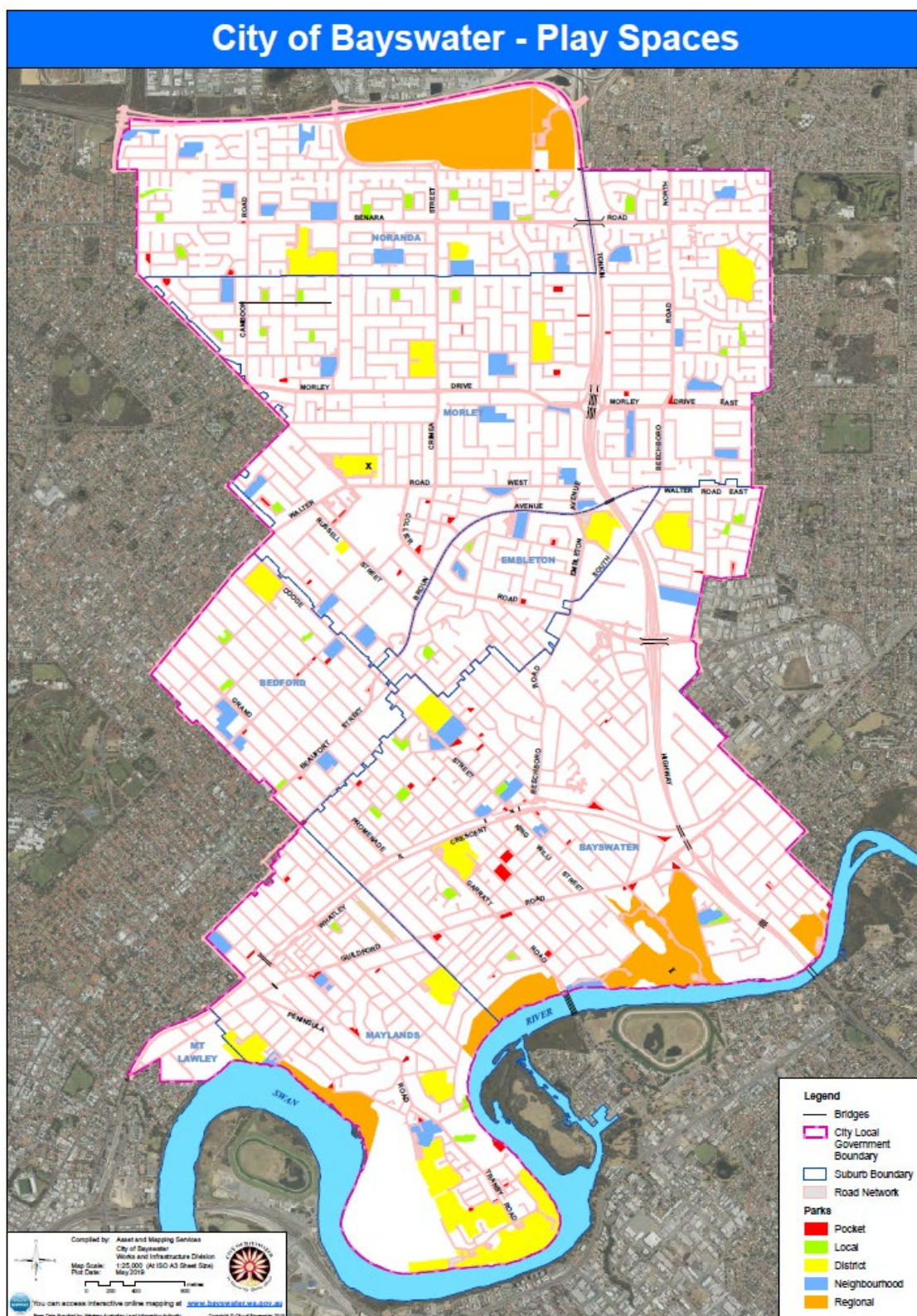
Lightning Swamp Bushland, Noranda  
Riverside Gardens, Bayswater.

Map 2 also shows the spread of Public Open Space across the City by catchment hierarchy (typical size and potential distance a user might travel). Catchment hierarchies form the basis of the City's *Parks and Play Space Classification Hierarchy*. Further detail on the hierarchy can be found on page 13 of this report.

Some inequalities in the distribution of parks and reserves are noted in various pockets of the City. Bayswater, Noranda and Maylands have over the 10% Public Open Space recommended by the State Government's Liveable Neighbourhoods policy, whereas Morley, Bedford and Embleton have less.

In those areas lacking in POS, existing parks and reserves are more important. This presents challenges for planning and design of parks and play spaces, particularly as population density increases.





Map 2: Public Open Space classifications

## 4. Play in Bayswater

The following sections give an overview of play in the City of Bayswater.

### 4.1 Audit of play spaces

Overall, the City has an abundance of parks and play spaces of different shapes and sizes.

In order to form a more comprehensive picture of the play spaces in the City, a site audit assessed 169 parks and reserves according to specific criteria. The purpose of the audit was to provide an overall picture of play space performance in each suburb, highlighting good examples and deficiencies in play space design, layout and function.

The audit showed focus areas for the City to address in the Play Space Strategy, namely:

- **Improve diversity in play opportunities** - due to the high incidence of modular, predominantly plastic play equipment, the range of play types across the City is generally low. The previous approach to play equipment and parks infrastructure asset renewal has resulted in similarities between parks and play spaces and consequently, a lack of varied play experiences for the community.
- **Improve access to and around play elements and spaces** - perimeter pathways, connections and around park furniture such as picnic tables and seating are required to accommodate all users.
- **Utilise a holistic planning approach** – improving the layout of parks and play spaces and combining park asset upgrades, landscaping improvements, pathway connections with play space redevelopments.. could further enhance natural features in the City's parks, and achieve greater outcomes.
- **Focus on quality of provision** - there are opportunities to improve the level and quality of provision for some suburbs (Embleton and Morley in particular) by upgrading spaces and aligning them to their correct classification, taking into account the role that play has in each park or reserve and capitalising on points of difference.

The complete audit report can be found in Appendix 1.

### 4.2 Play spaces

There are 117 play spaces within the City of Bayswater, including those that are attached to community facilities, including childcare centres, and fee-for-access facilities such as Bayswater Waves. This strategy does not include these in its scope, as planning for these play spaces will be determined by management agreements or other circumstances, and may not necessarily conform to the same principles and classification hierarchy. Similarly, development funding for these sites will be determined separately to the annual budget for play space redevelopments and additional external grant funding may be sought.

Therefore, this strategy focuses on 107 play spaces.

### 4.3 Play provision

An accepted ratio for play spaces per head of population does not exist in Western Australia, however it is useful to note for the purposes of benchmarking against other local governments:

LGA	Number of children aged 1-14 years	Number of play spaces (public)	Ratio



<b>City of Bayswater population – 69,238</b>	11,028	107	<b>1 play space p/ 647 residents, or 1 play space p/ 103 children</b>
City of Vincent population – 37,865	5,246	48	1 play space p/ 788 residents, or 1 play space p/109 children
City of Canning – 95,860	17,402	142	1 play space p/ 675 residents, or 1 play space p/ 122 children
City of Belmont population - 42,245	6,723	48	1 play space p/ 880 residents, or 1 play space p/ 140 children

In comparison with other local governments, the ratio of play spaces to children is relatively high in the City of Bayswater.

#### 4.4 Play equipment replacement

The City bases its annual replacement of play equipment on asset management principles. Play equipment replacement is informed by an independent audit commissioned by the City, at a minimum of once every three years. This ensures play equipment is aligned with Australian Standards for safety. It also provides a recommended schedule for replacement, based on the age and condition of the equipment, on a 15-year cycle.

The total replacement cost of play equipment assets in the City, including shade sails and surface is approximately \$5.8 million. The total annual depreciation cost (as at 2021/22) is approximately \$351,000. The City will aim to maintain this level of service through considered replacement of play assets, renovation of current play spaces, and improving the spread of play opportunities for the community.

#### 4.5 Maintenance regime

The City conducts regular inspections of play spaces, according to a specified maintenance regime in accordance with the Australian Standards for Play Equipment. Sand cleansing, and repair and replacement of equipment is carried out on a regular basis to ensure ongoing community safety. Signs are used when maintenance and repairs are underway so the community is aware of how use may be impacted.

#### 4.6 Additional play infrastructure

The City maintains 14 outdoor half and full size courts (tennis, basketball etc.), and replaces them when necessary in accordance with asset management principles and community demand. In addition, outdoor exercise equipment is installed at 19 reserves. An example of physical play infrastructure is Russell St Park in Morley, which includes a Ninja Warrior obstacle course suitable for pre-teens and young adults. There are two skate parks in the City - Crimea Reserve in Morley and Wotton Reserve in Bayswater. The City also has a small BMX circuit in bushland adjacent to the Lightning Park Recreation Centre.

The City aims to diversify the current physical play infrastructure through renovation, renewal and addition of elements for all ages and abilities, such as parkour apparatus, multi-courts and hit-up walls. These changes will generally occur at larger neighbourhood, district and regional reserves, in line with the City's Community Recreation Plan 2022-2032.

#### 4.7 Other types of play spaces

Parks and play spaces have a variety of uses including place activation, community events and festivals. The aim of this strategy is to guide planning to make sure community spaces are as flexible as possible to accommodate the changing needs of local communities. Over recent years, parks and reserves in Morley, Maylands, Bayswater and Noranda town centres have become

important spaces used by the local community to help people connect, support local economies and host events. One example of a successful place-making project in Noranda Town Centre is the Noranda Nook, an inclusive nature play space including swing, water and sand play under natural shade, with native planting, reading corner and table tennis table. This was a community-led project, supported by the Noranda Town Centre Activation Plan.



*Noranda Nook (pictured above)*

## **5. Community opinion**

The development of the Play Space Strategy was shaped by community feedback. Throughout the development of the strategy, over 400 people participated online, in interviews, at workshops and drop-in sessions. The full report is included in Appendix 2, and a summary of findings is provided below.

### **5.1 Local play spaces**

Residents in the City of Bayswater highly value their play spaces for a number of reasons. It is imperative the City takes into account the whole community when renewing current play spaces. It is evident that local spaces that are conveniently located within close proximity to people's houses are highly valued and used for children's play, dog walking, community/social activities and exercise. There are unique differences between suburbs and communities which must be highlighted and valued in planning and provision. Ensuring residents have access to a range of different sizes and types of play spaces in their local area will be an important part of the strategy.

### **5.2 Natural environment is key**

The natural environment and open space are important to the overall experience for children and their parents or carers. This matches industry trends concerning nature and water play. For primary school aged children, the most popular play spaces across all age groups are nature-based, with either specific nature play elements, or play in the natural environment.

### **5.3 Play types**

A comprehensive program of engagement activities with school age children provided valuable insight into preferred activities and types of play spaces. Play activities showed a clear trend

towards adventure and challenge, namely climbing, building cubbies and exploring. Older age groups showed a preference for physical play using multi-courts, skate parks and bike tracks, and hanging out with friends. Swings and flying foxes continue to be popular with 8-10 year olds. Survey results from parents and carers identified requests for safe and enclosed play opportunities for toddlers, and a mix of play activities to cater for more than one age group in bigger play spaces.

#### **5.4 Safety**

Results also highlighted issues concerning child safety, specifically enclosed play spaces for children in parks designated as off leash dog exercise areas. The City has stipulated that dogs must be on a lead within 20 metres of a playground, for the safety of children, and in accordance with the *Dog Act 1976*, dog owners must have control of their dogs at all times.

#### **5.5 Functionality**

People of all ages and abilities enjoy parks and play spaces across the City. Suitable and accessible parks infrastructure including seating, picnic tables, shade and public toilets are important for people's enjoyment of the site. Improved access to facilities and play spaces through path networks and connections is important to ensure the whole community can enjoy them.

### **Part 2:**

## **6. Strategic approach**

This section of the strategy brings together the information that has been analysed and refined throughout the development process. This section comprises:

- Guiding principles
- A classification hierarchy for parks and play spaces
- Parks infrastructure and design elements
- Recommendations.

### **6.1 Guiding principles**

The future planning and development of play spaces will be based on three guiding principles. These are:

#### **6.1.1 Quality local provision**

In order to improve the balance of play experiences in the City's parks, the broader context of the park and its various functions must be considered. The City aims to provide a variety of play experiences in local areas in liaison with the local community users. In pocket parks, this may include meeting spaces for local residents with smaller amounts of modest play equipment, a community garden or similar community-driven initiatives. Similarly, local parks that have modular play equipment may be better suited to natural play elements, such as balancing logs, tree stumps or sand play.

A cornerstone of this strategy is that play is not just about children - play spaces are used by everyone. Families, older people, carers, teenagers and people with disability use play spaces in a number of ways. Play opportunities need to offer variety, interest and challenge for a broad range of ages, supported by parks infrastructure to facilitate a mix of uses, such as seating, picnic shelters, pathways and BBQs.

### 6.1.2 Effective and sustainable asset management

The City owns and manages many play assets. Regular review of play assets is required to achieve well-designed and high-functioning play spaces for the community, and to maintain appropriate service levels. When play equipment reaches the end of its useful life and is no longer suitable, or there is an oversupply of similar equipment in a local area, decisions will be made with the community for the design and use of the play space. These decisions will be guided by the *Parks and Play Space Classification Hierarchy* (outlined below in 6.2).

### 6.1.3 Annual priorities

In conjunction with an independent condition audit commissioned every three to five years, an annual assessment process will help determine implementation priorities. Criteria will include:

- Community profile i.e. demographics
- Surrounding environment i.e. existing parks, reserves and play opportunities in the area
- Available budget.

Collaboration with other service areas to plan, design and implement play spaces and complementary infrastructure will play a vital role in the process.

This approach does not negate the City's ability to respond to community requests for park and play space developments outside of the annual program of play space redevelopments. The purpose of this strategic approach is to remain flexible and responsive to community need.

## 6.2 Classification hierarchy of Parks and Play Spaces


The Play Space Strategy is based on the theory that play can occur anywhere. In practice, it is necessary to apply parameters for a strategic and consistent approach to planning.

The hierarchy is informed by the State Government's *Classification Framework for Public Open Space (2012)*, which was developed by the previous Department of Sport and Recreation. The purpose of the hierarchy is to guide redevelopments and make sure park and play spaces reflect the intended level of use (the full hierarchy can be viewed in Attachment 1). The hierarchy can be used to achieve a level of consistency between the opportunities available to residents in all suburbs. A summary of each hierarchical level, associated examples of play and park infrastructure, and estimated range of costs can be found below:

### 6.2.1 Pocket park

*'Extension of my backyard'*


- The City has a total of 59 pocket parks, and 18 of these have play equipment
- The purpose of a pocket park is a short visit for rest, relaxation or play
- The size of a pocket park is generally less than 0.4 hectares; 300m walk from home
- Estimated cost range for a pocket play space renovation is \$40,000 - \$60,000.

 <p><i>Nellie Tant Reserve, Bayswater</i></p>	<p>Pocket play components:</p> <ul style="list-style-type: none"> <li>• Basic/nature play elements, depending on proximity to main roads.</li> </ul> <p>Pocket park infrastructure:</p> <ul style="list-style-type: none"> <li>• Shade (natural/shade sail)</li> <li>• Accessible pathways</li> <li>• Seating</li> <li>• Basic landscaping.</li> </ul>
--	--

### 6.2.2 Local park

*'A place to meet the street'*

- The City has a total of 37 local parks, and 30 of these have play equipment
- The purpose of a local park is a short visit for play, recreation, rest or relaxation
- The size of a local park is generally between 0.4 to 1 hectare; 400m walk from home
- Estimated cost range for a local play space renovation is \$60,000 to \$75,000.

 <p><i>Feredy Street Reserve, Embleton</i></p>	<p>Play components:</p> <ul style="list-style-type: none"> <li>• Cater for a limited age range</li> <li>• 1 to 2 types of play e.g. nature play elements, modular equipment, climbing frame, swings.</li> </ul> <p>Park infrastructure:</p> <ul style="list-style-type: none"> <li>• Shade (natural/shade sail)</li> <li>• Accessible pathways</li> <li>• Seating</li> <li>• Basic landscaping.</li> </ul>
---	--

### 6.2.3 Neighbourhood park

*'Heart of the community'*

- The City has a total of 47 neighbourhood parks, and 35 of these have play equipment
- The intended purpose of a neighbourhood park is a medium-length visit for community and social activity, such as picnics, dog walking, sport, recreation, and play
- The size of a neighbourhood park is generally between 1 and 5 hectares; 800m walk from home
- Estimated cost range for a neighbourhood play space renovation is \$75,000 to \$90,000.



 <p><i>Wattle Park, Morley</i></p>	<p>Play components:</p> <ul style="list-style-type: none"> <li>• Cater for a broader age range of children and /or adults</li> <li>• Mix of play opportunities and types, e.g. outdoor multi-courts, skate elements, adult exercise equipment.</li> </ul> <p>Park infrastructure:</p> <ul style="list-style-type: none"> <li>• Shade (natural/shade sail)</li> <li>• Accessible pathways</li> <li>• Seating</li> <li>• Picnic shelter</li> <li>• Drink fountain with dog bowl (where appropriate)</li> <li>• Barbecue (where appropriate)</li> <li>• Lighting</li> <li>• Landscaping.</li> </ul>
---	--

#### 6.2.4 District park

*'Mix of sport and play'*

- The City has a total of 17 district parks, and 14 of these have play equipment
- The purpose of a district park is, in most cases, organised sport with some recreation and/or nature function
- Visit length will vary depending on sporting function, and activities include dog walking, exercise and children's play
- The size of a district park ranges from 5 to 15 hectares; 1-2 km walk from home
- Estimated cost range for a district play space renovation will be between \$75,000 and \$120,000.

 <p><i>Wotton Reserve, Embleton</i></p>	<p>Play components:</p> <ul style="list-style-type: none"> <li>• Dependent on the sporting function and space available.</li> </ul> <p>Park infrastructure:</p> <ul style="list-style-type: none"> <li>• Shade (natural/shade sail)</li> <li>• Accessible pathways</li> <li>• Seating</li> <li>• Picnic shelter (where appropriate)</li> <li>• Drink fountain with dog bowl (where appropriate)</li> <li>• Barbecue (where appropriate)</li> <li>• Lighting.</li> </ul>
--	---

### 6.2.5 Regional park

*'Super-sized reserve'*

- The City has a total of nine regional parks, and seven of these have play equipment
- The purpose of a regional play space is dependent on specific use. Regional parks and reserves can accommodate important sport or nature functions, such as Lighting Park and Riverside Gardens
- Accommodate important biodiversity principles and environmental management where possible
- The size of a regional park varies, servicing the whole of the City and neighbouring local government areas
- Estimated cost range for a regional play space renovation is \$120,000 +.

 <p><i>Cloughton Reserve, Bayswater</i></p>	<p>Play components:</p> <ul style="list-style-type: none"> <li>• Diverse, servicing different ages and abilities in a large enough area to enable multiple activities and users</li> <li>• Accessible play elements.</li> </ul> <p>Park infrastructure:</p> <ul style="list-style-type: none"> <li>• Shade (natural and/or shade sail)</li> <li>• Accessible pathways</li> <li>• Seating</li> <li>• Picnic shelter</li> <li>• Drink fountain (with dog bowl where appropriate)</li> <li>• Barbecue</li> <li>• Lighting.</li> </ul>
---	--

### 6.3 Park infrastructure and design

The *Parks and Play Space Classification Hierarchy* outlined above identifies essential and optional park elements for each classification, based on the use and function of the space. It is important to provide a range of elements, based on the unique characteristics and location of the park and play space. As a general guide, the following park elements will be included at the appropriate level:

#### 6.3.1 Soft fall

According to the Australian standard, all play equipment over 600mm in height requires a minimum of 300mm of some type of soft fall. The majority of play spaces will have sand or mulch. Higher level play spaces (neighbourhood and above) may contain rubber soft fall or a mix of surfaces, depending on the surrounding environment, type of play and feedback from the community.



### **6.3.2 Drink fountains**

Drink fountains with dog bowls have been placed in parks and reserves that are designated as off leash dog exercise areas. Installing drink fountains will be considered at district, neighbourhood and regional level play spaces, taking into account water availability and lifecycle costs.

### **6.3.3 Fencing**

Fencing around toddler play areas will be considered in situations where a barrier is required between the play space and hazards, such as the Swan River at Riverside Gardens play space, or at parks that are designated as off leash dog exercise areas. Enclosed play spaces for younger children can allow for separation from play equipment targeted at older age groups. Fencing of play areas at most levels of the hierarchy will be considered, taking into account the location, surrounding environment, site characteristics and park classification.

### **6.3.4 Seating**

It is important to provide adequate seating in parks and play spaces to cater for parents and carers watching their children, older people, and others wanting to enjoy watching the world go by. Design will vary, depending on the usage of the park, level of play space and community input. At a minimum, two seats should be available in all parks and play spaces, in adequate shade.

### **6.3.5 Picnic shelters**

These are generally not considered essential infrastructure at pocket or local parks and play spaces, if adequate seating and shade is provided. At neighbourhood level and above, visits tend to be longer and therefore often warrant a picnic shelter. If a BBQ is installed at a park (generally neighbourhood level and above), a picnic shelter is ideally located within close proximity, connected by an accessible pathway.

### **6.3.6 Barbecues**

Parks and reserves classified as neighbourhood or district may have a barbecue, depending on the location. In the case of district reserves with a sporting function, there may be constraints on the space available. Some neighbourhood level reserves may benefit from a barbecue if desired by the local community. Regional level reserves may include one or more barbecues, preferably with access to seating/picnic shelter and bin. Installation of barbecues will take into account electrical supply and lifecycle costs.

### **6.3.7 Pathways and connections**

Pathways in parks and around play spaces have a dual purpose:

- Facilitate a path of travel between points, such as carpark to play space, or seating/picnic area to barbecue
- Integration into the play space in accordance with the site characteristics or theme, such as nature play areas or bicycle tracks.

In both instances, accessibility must be considered, therefore choices concerning the material used will depend on the specific requirements of the space. Materials may include concrete, asphalt, crushed limestone, rubber or pavers.

### **6.3.8 Public toilets**

The City aims to provide public toilets at all district and regional reserves. Some parks are in close proximity to public toilet facilities in town centres or community facilities. In the case of pocket and local level parks intended for short visits, public toilets are generally not installed.

### **6.3.9 Car parking**

Bigger parks and reserves often have an increased travel time to get to and encourage a longer stay, so these warrant the need for car parks - either on-street or verge parking, or a dedicated off street car park. District and Regional level parks and reserves will have a dedicated car park including Australian Council for Rehabilitation of Disabled (ACROD) bays, in accordance with the relevant standards.

### **6.3.10 Shade**

In Perth's climate, shade in play spaces is vital. A number of parks and reserves have established, large-canopy trees, however not all of these trees adequately shade play equipment. The high incidence of plastic play equipment in play spaces can exacerbate heat, particularly at certain times of the day. It is a challenge to naturally shade play equipment, and some species of tree can drop significant amounts of leaf litter and there is potential for falling branches. Trees and the anticipated shade cover will be considered in the location of play equipment and seating.

The City is committed to ensuring all play equipment is adequately shaded, either naturally, with a shade sail or a combination of both.

### **6.3.11 Additional infrastructure**

The City aims to provide spaces in parks and reserves that appeal to the broader community by planning and designing elements in a way that creates a sense of place and offers points of difference. If resources permit and the location is deemed appropriate, design of play spaces may include public artwork, themed and/or recycled play equipment, wayfinding and street furniture.

### **6.3.12 Access and inclusion**

The City of Bayswater is committed to furthering the principles and objectives of the Disability Services Act and ensuring that the community is accessible for, and inclusive of, people with disability, their families and carers. The City's Access and Inclusion Plan 2020-2024 is designed to meet the requirements of the *Disability Services Act 1993*. In addition to the Act, legislation such as the Building Code of Australia and Access to Premises Standard under the Disability Discrimination Act, also relate to planning for access and inclusion at facilities and in public open spaces.

The City will aim to ensure that all City facilities and infrastructure and pedestrian facilities in parks and reserves comply with minimum access standards as required by Australian Standards on Access and Mobility (ie. AS 1428 suite) and are physically accessible and safe. Upgrades to park infrastructure will provide access for people with disability through thoughtful planning and design to enable access by the whole community. An example of this is picnic shelters that incorporate an extended end with adequate space for a person seated in a wheelchair to move underneath. In addition, the concrete pad surrounding the picnic shelter should be large enough for adequate circular movement of a pram, wheelchair or go-kart.

## 7. Recommendations

This section provides recommendations for the City's play spaces over a ten-year period, in three areas:

- Annual Play Space Redevelopments, focussing on the parks and reserves with play equipment due for replacement in the next three years
- Future Implementation Plan (2025-2035) for all remaining play spaces
- Annual Shade Program

### 7.1 Annual Play Space Redevelopments

This table contains the first three years' of redevelopments, based on the estimated year of replacement. This list is a guide and does not prevent the City from responding to community requests for park and play infrastructure developments outside of the annual program.

#### 2022/23 financial year

The following sites are included in the City's 2022/23 budget. Comments and recommended actions are based on preliminary analysis and preliminary engagement to date:

<i><b>Park name</b></i>	<i><b>Suburb</b></i>	<i><b>Classification</b></i>	<i><b>Dog off leash exercise area?</b></i>	<i><b>Shade requirement – Natural or shade sail</b></i>	<i><b>Comments</b></i>	<i><b>Recommended action</b></i>	<i><b>Budgeted Municipal funding \$</b></i>
Birkett Reserve	Bedford	Local	N	Shade sail (existing)	Existing rubber softfall. Community to inform level and type of play equipment	Enhance landscaping and natural shade. Potential to reduce area of rubber softfall to allow additional play equipment	\$100,000
Lower Hillcrest Reserve	Bayswater	District	Y	Natural	Popular local play space used by nearby residents and Hillcrest Primary school children. Existing play space at Upper Hillcrest.	Maintain level within potential constraints imposed by Drake St path placement. Await outcome of Drake St pathway project before	\$60,000

						opening community engagement.	
Feredy Reserve	Embleton	Local	Y	Shade sail (existing)	Situated in drainage basin with sloping ground. Accessible pathway not viable. Basic play upgrade only	Maintain current local level. Current shade sails and natural shade provided.	\$65,000
Kelvin/Sherwood Reserve	Maylands	Pocket	N	Natural	Limited space, minor play and landscaping required.	Maintain current level of green space/basic play	\$30,000

In the case of the sites proposed for redevelopment in 2023/24 and 2024/25, an estimated range has been applied to each play space, based on anticipated level of service as guided by the *Parks and Play Space Classification Hierarchy*.

**2023/24\***

<b>Park name</b>	<b>Suburb</b>	<b>Classification</b>	<b>Dog off leash exercise area?</b>	<b>Shade requirement – natural or shade sail</b>	<b>Comments</b>	<b>Recommended action</b>	<b>Estimated \$ range</b>
Gobba Lake	Bayswater	Local	N	Shade sail	Friends of Gobba Lake group involvement with concept plan drafted in 2019.	Liaise with Friends of group in relation to half court, shade sail and play space.	\$60,000-\$75,000
Toowong Reserve	Bayswater	Local	N	Natural	Potential to relocate play to take advantage of natural shade.	Seating required.	\$60,000-\$75,000
RA Cook Reserve	Bedford	District	Y	Shade sail	Busy sporting reserve.	Consider adjacent water catchment in planning. Potential for shade sail – lacking natural shade.	\$75,000-\$120,000
Battersea Reserve	Morley	Neighbourhood	N	Natural	Community request for shade sail over play equipment. Additional	Potential to enhance play, incorporating natural elements. Could liaise with	\$75,000-\$90,000

					nature play elements installed in mulch pit in 2019.	local residents and/or school students in design.	
Kennedy Reserve	Morley	Pocket	N	Natural	Small, well-landscaped, lacking shade. Limited budget required.	Maintain. Close to Rudloc and RA Cook Reserves.	\$40,000-\$60,000
Rhodes Reserve	Morley	Local	N	Natural	Play space lacking shade and accessibility. Area well provisioned for parks.	Maintain. Could consider goals pending community demand. Grassed area approx. 50m x 60m.	\$60,000-\$75,000
Ivory Park	Noranda	Local	Y	Natural	Current outdoor court. Reserve is lacking passive surveillance. Sloping ground, difficult to access.	Maintain. Recent landscaping and hydro-zoning around play space and seating areas.	\$75,000-\$90,000

2024/25\*

<b>Park name</b>	<b>Suburb</b>	<b>Classification</b>	<b>Dog off leash exercise area?</b>	<b>Shade requirement – natural or shade sail</b>	<b>Comments</b>	<b>Recommended action</b>	<b>Estimated \$ range</b>
Flora Reserve	Bayswater	Local	N	Shade sail / natural	Potential for nature play, adult exercise equipment / active play elements. Lacks pathways and seating. Facilitate connection to McWhae Gardens	Enhance. Potential for Drainage for Liveability program. Space for active play / soccer goals.	\$60,000-\$75,000
Headley Place Reserve	Bayswater	Pocket	N	Natural	Investigate proximity to road and position of play equipment	Maintain. Consider nature play elements in linear design in tree shade.	\$40,000-\$60,000
Joan Rycroft Reserve	Bayswater	Neighbourhood	Y	Natural	Reserve used for overflow soccer training.	Enhance. Requires pathways and seating.	\$75,000-\$90,000

Riverside Gardens	Bayswater	Regional	Y	Shade sails	Part of larger concept plan incorporating Hinds Reserve	Potential for external funding and larger play / recreation redevelopment.	TBA (depends on funding for larger project)
Swan Lake Reserve	Bayswater	Local	N	Shade sail	Liaise with Friends of Group; potential to improve the space.	Maintain. Liaise with Sustainability, Environment and Waste team.	\$60,000-\$75,000
Bardon Park (Lower)	Maylands	District	N	Natural	Potentially part of larger redevelopment plan to construct walkway and transform ponds into living stream.	TBA	TBA (part of a larger budget)
Alan Hill Reserve	Morley	Local	N	Natural	Exercise equipment installed in 2019; ball court removed.	Potential to incorporate natural elements into surrounding environment	\$60,000-\$75,000
Boxhill Reserve	Morley	Local	N	Natural	Ball court replaced in 2018/19	Maintain. Requires connecting pathways, seating.	\$60,00-\$75,000
Jakobsons Reserve	Morley	Local	N	Natural	Develop relationship and access to adjacent reserve. Established trees, adjacent to drainage site (revitalised).	Maintain. Potential to shift play space to the larger reserve and install a shade sail / connect to adjacent water ways	\$60,000-\$75,000
Robert Thompson Reserve	Noranda	Neighbourhood	N	Shade sails (existing)	Exercise equipment (4 stations) installed in 2020/21. More variety requested in play equipment – innovation, nature play. Expand to include more shaded seating; water play; fenced; shade.  Play Equipment Spinner fixed in August 2022.	One of the City's most popular reserves, particularly for young children. Consider Noranda Nook.	\$100,000+

\*Programs are subject to budget approval and available resources.

## 7.2 Future Implementation Plan

The following plan is proposed to guide play space redevelopments in the remaining period to 2037. The plan was informed by the original play equipment audit, taking into account community feedback during the initial engagement phases. **Estimated play equipment replacement date** has been determined by the independent audit, conducted in 2022. The year of replacement is subject to change, depending on condition and available resources. The next audit is anticipated to occur in 2025.

**Recommended actions** are noted as follows:

- **Maintain** - Maintain the play space at the specified classification level. Play equipment to be replaced and play space redeveloped in line with the estimated replacement date, based on community feedback and further analysis
- **Enhance** - Enhance play space to bring it up to classification level and align with the *Parks and Play Space Classification Hierarchy*. Play equipment to be replaced and play space redeveloped in line with the estimated replacement date, based on community feedback and further analysis.

These recommended actions are preliminary, based on information to date. Further planning and analysis will occur prior to the estimated year of replacement, along with community engagement.

<b>Park suburb and name</b>	<b>Classification</b>	<b>Dog off leash exercise area?</b>	<b>Estimated play equipment replacement</b>	<b>Comments from community feedback</b>	<b>Recommended action</b>
<b>Bayswater</b>					
Alf Brooks Park	Pocket	N	2034/35	Increase tree canopy, improve connectivity and replace play elements at existing level. Retain shade sail.	Maintain
Bert Wright Park	Neighbourhood	N	2031/32	Popular park for events; future projects will further activate community use. Outdoor multi-court	Maintain
Donald Way Reserve	Local	N	2026/27	Address pathway and connection.	Maintain
Frank Drago Reserve	District (Sporting)	Y	NIL	Reserve does not currently contain a play space; future development of the site may include play equipment	Enhance



Gordon Reserve	Pocket	N	2032/33	Play equipment upgraded in 17/18	Maintain
Halliday Park	Neighbourhood (Sporting)	Y	2032/33	Play equipment upgraded in 17/18	Maintain
Hamilton Reserve	Pocket	N	2028/29	Potential for adult exercise; consider tree issues and leaf litter. High dependence area	Maintain
Hinds Reserve	Neighbourhood	N	2030/31	Site included in broader concept plan for Riverside and Hinds Reserve foreshore redevelopment. May be combined with Riverside works in 2024/25.	Enhance
Houghton Park	District (Sporting)	N	2026/27	Site has potential for play variety e.g., nature play elements, adult exercise equipment. Outdoor multi-court.	Enhance
Nellie Tant Reserve (formerly The Strand Reserve)	Pocket	N	2024/35	Re-named to honour Nellie Tant, first female councillor in Bayswater. Future redevelopments to align with Pocket level.	Maintain
Norco Way Reserve	Pocket	N	2030/31	Explore potential to develop the space for community initiatives. Improve maintenance level	Maintain
Paterson Reserve	Local	N	2031/32	Explore potential to develop the space with adjacent school students and residents.	Maintain
Upper Hillcrest Reserve	District (Sporting)	Y	2032/33	Play equipment upgraded in 17/18. Investigate potential to combine with Lower Hillcrest.	Maintain

<b>Park suburb and name</b>	<b>Classification</b>	<b>Dog off leash exercise area?</b>	<b>Play equip. replacement due</b>	<b>Comments</b>	<b>Recommended action</b>
<b>Bedford</b>					
Alan Lehmann Reserve	Local	Y	2032/33	Play equipment upgraded in 17/18. Play space well-utilised by kindergarten.	Maintain
Beaufort Park	Neighbourhood	N	2031/32	Dependant on sporting function	Maintain
Browns Lake Reserve	Neighbourhood	N	2025/26	Wayfinding to assist links to Rudloc Reserve and Nora Hughes.	Maintain
Grand Promenade Reserve	Neighbourhood (Sporting)	N	2027/28	Potential to activate space with play areas around the perimeter, BBQ, community events space. Outdoor multi-court	Maintain
Gummary Reserve	Local	N	2028/29	Play equipment to be improved	Maintain.
York Reserve	Pocket	N	2025/26	Enhance natural shade through planting and improve connectivity to play elements. Potential for sand play.	Maintain

<i><b>Park suburb and name</b></i>	<i><b>Classification</b></i>	<i><b>Dog off leash exercise area?</b></i>	<i><b>Play equip. replacement due</b></i>	<i><b>Comments</b></i>	<i><b>Recommended action</b></i>
<b>Embleton</b>					
Broun Park	Neighbourhood	Y	2030/31	Potential for engaging, nature-based play space to complement natural assets. Good location to attract families and children (adjacent to Bayswater Waves). Investigate a staged process of upgrading play space including pathway network and access from carpark and local streets; picnic, seating, BBQ; play nodes for 2-3 age groups.	Enhance
McKenzie Reserve	Neighbourhood	N	2032/33	Play equipment upgraded in 17/18	Maintain
Ockley Square Reserve	Pocket	N	2026/27	Build community initiatives	Maintain
Wotton Reserve	District (Sporting)	N	2031/32	Future placement will depend on skate park project and facility upgrades.	Maintain

<i><b>Park suburb and name</b></i>	<i><b>Classification</b></i>	<i><b>Dog off leash exercise area?</b></i>	<i><b>Play equip. replacement due</b></i>	<i><b>Comments</b></i>	<i><b>Recommended action</b></i>
<b>Maylands</b>					
Bardon Park (upper)	District	Y	2029/30	Potential to combine two play spaces, enhancing current play spaces / expanding area, based on outcome of redevelopment plan.	Enhance
Bath Street Reserve	Local	N	2027/28	Park currently provides a high level of service and interest due to site location and topography.	Maintain
Charles Reserve	Local	N	2027/28	Potential to improve play equipment and infrastructure to complement the surrounding environment.	Maintain
Clarkson Reserve	District	N	2031/32	Consider in broader planning of Maylands Peninsula.	Enhance
De Lacy Reserve	District (Sporting)	Y	2032/33	Play equipment upgraded in 2018/19	Maintain
Gibbney Reserve West	District (Sporting)	Y	2035/36	Current climbing net to remain (2015), additional play installed in 2021/22.	Maintain
Lake Bungana	District	N	2031/32	Consider in development of Brickworks Park	Maintain
Margaret Reserve	Pocket	N	2030/31	Park and play improvements community led.	Maintain
Maylands Foreshore	Regional/District	N	TBA	Pending stage 2 works Maylands Waterland. Potential for BBQ, seating, picnic, play upgrade	Enhance

Maylands Waterland	Regional	N	2037/38	Asset life applies to play equipment within the park only; water play elements based on a different asset plan.	Maintain
Plowmans Park	Local	N	2027/28	Well-designed and maintained local space for surrounding residents.	Maintain
Puntie Crescent Reserve	Pocket	N	2032/33	Play equipment upgraded in 2017/18	Maintain
Shearn Memorial Park	Neighbourhood (Sporting)	Y	2029/30	Reserve used as a quasi dog park; bunker leased to women's hub. Anticipate high community interest and involvement in play space redevelopment.	Maintain
The RISE	Neighbourhood	N	2025/26	Surveillance and activation could be improved. Ample shade over play equipment.	Maintain

<i><b>Park suburb and name</b></i>	<i><b>Classification</b></i>	<i><b>Dog off leash exercise area?</b></i>	<i><b>Play equip. replacement due</b></i>	<i><b>Comments</b></i>	<i><b>Recommended action</b></i>
<b>Morley</b>					
Abinger Reserve	Neighbourhood	Y	2028/29	Consider play space for future placement of basketball court	Enhance
Arbor Park	District	Y	2025/26	Basketball court removed and extra exercise equipment installed 19/20. Play space redevelopment to complement the Our Park Our Place developments – dog agility equipment, nature elements, landscaping and native planting.	Enhance
Charlwood Reserve	Local	N	2026/27	Requires significant tree planting and landscaping for shade.	Maintain
Chesney Reserve	Pocket	N	2033/34	Play equipment upgraded in 2018/19	Maintain
Crimea Park	District (Sporting)	Y	2029/30	Potential to expand skate park to include mini ramp. Shade to be installed over play equipment. Current outdoor court. Consider mix of play elements depending on community input	Maintain
Crowhurst Reserve	Local	N	2027/28	Established trees providing decent shade; scope to develop from existing pathway	Maintain
Emberson Reserve	District (Sporting)	N	2026/27	Potential for improved play, parks infrastructure and shade to complement usage	Enhance
Farnham Reserve	Local	N	2031/32	Play equipment upgraded in 2016/17	Maintain
Fedders Reserve	Pocket	N	2031/32	Play equipment upgraded in 2016/17	Maintain
FJ Beals Park	Neighbourhood (Sporting)	Y	2028/29	Used for overflow sporting activities.	Maintain

Gus Weimar Park	Local	N	2035/36	Play space redevelopment in 2019	Maintain
Hampton Square Reserve	Neighbourhood	Y	2030/31	BBQ requested by local residents. Install barbecue in close proximity to existing seating, picnic shelter and play equipment. Outdoor court upgraded in 2018/19.	Maintain
Jakobsons Reserve (North)	Pocket	N	2024/25	Develop relationship and access to adjacent reserve. Established trees; play equipment to requires shade	Maintain
Kanimbla Reserve	Local	N	2025/26	Potential for play equipment to cater for young children, depending on community input	Maintain
Mahogany Reserve	Local	N	2035/36	Play space redeveloped in 2021	Maintain
Moses Saunders Park	Local	N	2026/27	Potential to connect play spaces in a 'tour' through wayfinding and connecting pathways - Arbor, Moses Saunders, Gus Weimar, Allan Hill, Newington	Maintain
Newington Reserve	Neighbourhood	N	203/32	Path for riding bikes; bench seat on opposite side of playground. Fences around playground for safety	Enhance
Pat O'Hara Reserve	District (Sporting)	Y	2035/36	Play space redeveloped in 2020	Maintain
Peters Place Reserve	Neighbourhood	N	2026/27	Play equipment could be upgraded to complement Living Stream and revegetation.	Enhance
Rudloc Reserve	Neighbourhood	Y	2028/29	Play for broader age range of children requested – toddler and older children due to close proximity to John Forrest Secondary College. Enhance with seating, barbecue, play nodes and connectivity.	Enhance
Russell Street Reserve	District	N	2032/33	Ninja play equipment, with some play elements for younger children. Broader use of space to be considered in play space redevelopments.	Enhance
Shadwell Reserve	Neighbourhood	Y	2033/34	Play equipment upgraded in 18/19. Increase natural shade, consider bike paths and connectivity.	Enhance
Silverwood Reserve	Pocket	N	2031/32	Liaise with childcare centre.	Maintain
Stanbury Reserve	Pocket	N	2035/36	Play space redeveloped in 2021.	Maintain
Tom Cameron Park	Neighbourhood	N	2026/27	Needs upgrading for use by children in the area; lighting to be improved.	Enhance
Trewin Park	Local	N	2030/31	Play equipment to be shaded	Maintain
Waltham Reserve	Neighbourhood	N	2033/34	Play space redeveloped in 2019	Maintain
Wattle Reserve	Neighbourhood	N	2035/36	Play space redeveloped in 2021.	Maintain
Weld Square Reserve	Neighbourhood	Y	2031/32	Play equipment to be more challenging - cater for older kids. Improve community safety.	Enhance

<b>Park suburb and name</b>	<b>Classification</b>	<b>Dog off leash exercise area?</b>	<b>Play equip. replacement due</b>	<b>Comments</b>	<b>Recommended action</b>
<b>Noranda</b>					
Belstead Reserve	Local	Y	2035/36	Play space developed as part of City's COVID stimulus funding package, as a whole-of-park redevelopment.	Maintain
Bohemia Park	Neighbourhood	Y	2033/34	Play equipment upgraded in 18/19	Maintain
Bramwell Reserve	Local	N	2033/34	Play equipment upgraded in 18/19	Maintain
Corderoy Reserve	Local	Y	2028/29	Large under-utilised area; more planting and shade required	Maintain
Deschamp Reserve	Neighbourhood	Y	2026/27	Liaise with neighbouring primary school students	Maintain
Fitzpatrick Reserve	Local	Y	2032/33	Play equipment upgraded in 17/18	Maintain
Holden Reserve	Local	Y	2031/32	Large under-utilised area; could make use of existing trees for shaded seating and pathways	Maintain
Kirkpatrick Reserve	Neighbourhood	Y	2025/26	BBQ and lighting; good local meeting place. Fenced playground, shade, seating, coffee	Enhance
Lightning Park Recreation Centre	Regional (Sporting)	N	2022/23	Play space will consider main sporting use and available space	Maintain
Logan Reserve	Pocket	N	2031/32	Potential for community garden allotments	Maintain
Luderman Park	Neighbourhood	Y	2033/34	Play equipment upgraded in 18/19	Maintain
McPherson Reserve	Neighbourhood	N	2032/33	Play equipment upgraded in 17/18	Maintain
Millerick Reserve	Neighbourhood	Y	2027/28	Play space could be enhanced to reflect neighbourhood level.	Enhance
Nederpelt Reserve	Local	N	2027/28	Current outdoor court. Consider court provision in the area before replacing	Maintain
Noranda Avenue Reserve	Pocket	N	2032/33	Play equipment upgraded in 17/18. Consider fence for safety.	Maintain
Noranda Nook	Pocket	N	2036/37	Liaise with surrounding clubs and Noranda Vibes in relation to any play space redevelopments in future	Maintain
Noranda Sporting Complex (SE corner)	District (Sporting)	N	2030/31	Liaise with user clubs and stakeholders in the first instance to determine location and type of play.	Maintain
Noranda Sporting Complex (SW corner)	District (Sporting)	N	2034/35	Play space redeveloped in 2019	Maintain
Sherbrooke Reserve	Local	N	2027/28	Consider safety aspect of play in close proximity to Benara Rd	Maintain
Strutt Reserve	Neighbourhood	N	2031/32	Some issues with dogs off leash. Request for BBQ and exercise equipment stations. Current outdoor court.	Maintain

### 7.3 Annual shade program

At the Ordinary Council Meeting held on 26 March 2019, Council resolved to include an action in the Play Space Strategy to:

*'Develop a long-term program to progressively shade all of the City's playgrounds, including through the use of shade sails and/or the planting of large canopy trees close to play equipment (where it is possible).'*

The following program has been developed based on detailed analysis of current natural shade cover of play equipment, using the City's LIDAR data capture (Light Detection and Ranging) in the City Spatial Portal. The system, developed in February 2018, allows observation of shadows cast from nearby trees over a 24-hour period. Supporting information has been sourced from 'The Shade Handbook: A practical guide for shade development in Western Australia' (2012).

To inform the Annual Shade Program, data was collected on natural shade cover of play equipment between 9am and 6pm in the month of January, including:

- Duration of natural shade (hours)
- Times of natural shade e.g. 4pm to 6pm
- Partial or full shade over play equipment.

The data does not show the extent of coverage by shade sails, only tree shadow. Therefore, it was not possible to glean the benefit provided by shade sails alone.

As at the 2022 review:

- **19** play spaces currently have shade sails. Depending on the location of the play, height and position of shade sails and nearby trees, the sails may or may not provide full shade. Approximately half of the play spaces with shade sails also benefit from at least two hours of natural shade from nearby trees, generally in the afternoon between 1pm and 6pm.
- The total number of play spaces recommended for tree planting to increase natural shade over play equipment (as at 2022 review) is **61**. Tree planting is recommended at sites with shade sails as well in some cases, to provide additional shade where necessary.
- The total number of play spaces recommended for shade sails in future play space redevelopments that do not currently have them (as at 2022 review) is **22**.

#### 7.3.1 Natural shade

Seedlings will be planted, rather than mature trees, as younger trees develop a stronger root system more quickly. The growth period could be between five and ten years to reach maturity and provide optimal shade over play equipment. Species selection is based on a range of factors including soil type, surrounding environment, consideration for biodiversity and improving fauna habitat. Specialist advice from the City's arborist recommended seedlings be planted rather than mature age trees to ensure a faster growth rate, providing optimal shade within a shorter period of time. In addition to planting trees specifically to shade play equipment, trees will be planted at identified sites to support existing shade sail coverage of play equipment.

#### 7.3.2 Shade sail

Sizes of shade sails vary, depending on the size of the play space, height of equipment and the required shade coverage. The amount of shade provided also depends on the angle and height of the sail. Depending on the location of the play space, there will be times of day when the equipment cannot be shaded to full capacity. Existing shade sails are positioned in such a way as to protect users during peak UV periods - generally 12pm to 1pm, when the sun is directly overhead.

### 7.3.3 Costs

Costs illustrated below are based on the average price from several suppliers for the supply and installation of various shade sail sizes. Ongoing costs are based on historical information and an average rate from several suppliers. The City has an annual agreement with a supplier to remove and repair shade sails in winter months. This is important to prevent damage in unpredictable weather conditions.

<b>Park Classification</b>	<b>Shade requirement</b>	<b>Install Cost</b>	<b>Ongoing Annual Maintenance Cost</b>
Pocket	1 medium shade sail OR	\$15,000	\$270
	2 trees	\$840	<i>NIL – initial cost covers supply, planting, mulching, watering for the first 3 years</i>
Local	1 large shade sail OR	\$20,000	\$340
	2 – 3 trees	\$840 - \$1,260	<i>NIL – initial cost covers supply, planting, mulching, watering for the first 3 years</i>
Neighbourhood	2 small shade sails OR	\$25,000	\$470
	3 trees	\$1,260	<i>NIL – initial cost covers supply, planting, mulching, watering for the first 3 years</i>
District	3 medium shade sails OR	\$30,000	\$680
	2 – 3 trees	\$840 - \$1,260	<i>NIL – initial cost covers supply, planting, mulching, watering for the first 3 years</i>
Regional	5 medium shade sails OR	\$60,000	\$1200
	4+ trees	Min \$1,680+	<i>NIL – initial cost covers supply, planting, mulching, watering for the first 3 years</i>

### 7.3.4 Decision criteria

Based on the data analysis, shade type will be determined by the criteria shown below:



<b>Criteria</b>	<b>Outcome</b>	<b>Rationale</b>
Existing shade sail	Shade sail	Existing shade sails will not be removed; they will be replaced when they have reached the end of their useful life. Additional trees can also be planted to further increase shade.
Current shade is limited - 0 to 2 hours per day	Shade sail	Generally indicates a lack of surrounding trees therefore shade sail is required
Play space / equipment prevents natural planting	Shade sail	Natural planting may be restricted by certain factors including: <ul style="list-style-type: none"> <li>• Placement near a sporting reserve</li> <li>• Housing in close proximity / obstruction of residents' view</li> <li>• Adjacent roads / foreshore</li> <li>• Underground services</li> <li>• Overhead power lines.</li> </ul>
Current shade will be complemented by additional planting - 3+ hours full shade per day	Natural	Planting will complement current shade over time
Play equipment / play space design prevents shade sail	Natural	Height e.g. climbing net, or flying fox; location of play space is on undulating or sloping ground
Current shade is adequate – more than 5 hours full shade per day	NIL required	Shade over play equipment is sufficient

### 7.3.5 Implementation

It is recommended that, where shade sails have been identified for installation over existing play equipment, that this takes place in conjunction with the planned play space redevelopments. This will allow for maximum flexibility in shade design and coverage when planning the overall site and play equipment placement. It is anticipated the cost of shade sails will be funded separately each year, in accordance with annual budget approvals.

Tree planting will commence immediately at reserves identified for natural shade. Costs are covered by existing identified budgets such as the street tree planting program. Sites to be planted will be prioritised by size and level of usage over a two to five year period subject to stock and planting capacity.

Each year (commencing 2020/21), a program of sites to be redeveloped will be submitted for Council consideration in the draft budget based on the following information:

- Site, location and classification level
- Shade type – sail or natural
- Anticipated schedule of implementation

2022/23

Park name	Suburb	Classification	Shade type
Birkett Street Reserve	Bedford	Local	Shade sail - retained
Lower Hillcrest Reserve	Bayswater	District	Natural – play equipment in full shade most of the day
Feredy Reserve	Embleton	Local	Shade sail - retained
Kelvin/Sherwood Reserve	Maylands	Pocket	Natural – play equipment in full shade most of the day

#### 2023/24

Park name	Suburb	Classification	Shade type
Gobba Lake	Bayswater	Local	Existing shade sail
Toowong Reserve	Bayswater	Local	Natural
RA Cook Reserve	Bedford	District	Shade sail
Battersea Reserve	Morley	Neighbourhood	Natural – play equipment partially shaded
Kennedy Reserve	Morley	Pocket	Natural / shade sail – potential to shift play space into natural shade (pending budget)
Rhodes Reserve	Morley	Local	Natural
Ivory Park	Noranda	Local	Shade sail

#### 2024/25

Park name	Suburb	Classification	Shade type
Flora Reserve	Bayswater	Local	Natural – potential to shift play space into natural shade (pending budget)
Headley Place Reserve	Bayswater	Pocket	Natural
Joan Rycroft Reserve	Bayswater	Neighbourhood	Natural
Riverside Gardens	Bayswater	Regional	Shade sails
Swan Lake Reserve	Bayswater	Local	Shade sail
Bardon Park (Lower)	Maylands	District	TBA – dependant on larger park redevelopment
Alan Hill Reserve	Morley	Local	Natural – park full of established trees
Boxhill Reserve	Morley	Local	Natural
Jakobsons Reserve	Morley	Local	Natural
Robert Thompson Reserve	Noranda	Neighbourhood	Shade sails – retained

## 8. Conclusion

The Play Space Strategy was developed in response to an identified need for strategic direction in the planning and design of play spaces in the City of Bayswater. It is the result of comprehensive community engagement, data collection and analysis, and was influenced by current research and trends. It was then refined into three guiding principles:

- Quality local provision
- Effective and sustainable asset management
- Annual priorities.

The *Parks and Play Space Classification Hierarchy* is a valuable tool to guide the planning of the function and hierarchy of parks and reserves, taking into consideration the role that play has in a park - along with other purposes including exercise, recreational activities and family gatherings. Analysis of these factors, the surrounding environment, existing provision in the local area, and demographic profile, will assist the City to make strategic decisions for play that benefit the whole community.

## 9. Evaluation and review

This strategy is a living document, adaptable to change and subject to regular review. The first desktop review was completed in 2022, primarily to update informing documents for the strategy, provide information on the outcomes of the first three years, and update cost ranges for play space redevelopments.

It is important to measure the success of the Play Space Strategy to ensure that the City adheres to the guiding principles and provides play spaces that are aligned with community expectations.

Measures of success include:

- The community is engaged in the planning and design of play spaces
- Appropriate resources are allocated to play space redevelopments each year
- Shade over play equipment is included in every play space redevelopment
- Accessible pathways are included in every play space redevelopment
- The *Parks and Play Space Classification Hierarchy* is used as a guide for all play space redevelopments and other infrastructure works in parks and reserves

Reporting will include:

- Regular updates to the City's Executive team
- Reports to Council on play space redevelopments, lessons learned and challenges to be addressed
- Regular updates to the community through the City's online engagement platform, 'Engage Bayswater', social media and other communication mechanisms.

## 10. Attachment 1

# Parks and Play Space Classification Hierarchy

City of Bayswater  
61 Broun Avenue, Morley WA 6062 | PO Box 467, Morley WA 6943 | P: (08) 9272 0622 | F: (08) 9272 0665 | mail@bayswater.wa.gov.au | www.bayswater.wa.gov.au



	Pocket Park	Local Park	Neighbourhood Park	District Park	Regional Park
<b>Catchment Area</b>	Approx. 300m walk from home	400m walk from home	800m walk from home	1 – 2 km from home	Whole of City, service neighbouring LGAs
<b>Site characteristics</b>	<ul style="list-style-type: none"> <li>Less than 0.4 ha in size</li> <li>Most often used as Recreation and/or Nature space</li> <li>Intended for short visits for rest and relaxation</li> <li>Assist in preservation of local biodiversity and natural environment</li> </ul>	<ul style="list-style-type: none"> <li>Generally 0.4 ha to 1 ha in size</li> <li>Recreation and/or Nature function</li> <li>Responsive to natural features</li> <li>Good passive surveillance</li> <li>Assist in preservation of local biodiversity and natural environment</li> </ul>	<ul style="list-style-type: none"> <li>Generally 1 to 5ha in size</li> <li>Recreation and social focus for community</li> <li>Provide a variety of features including bushland, play infrastructure, sporting infrastructure (if appropriate)</li> <li>Sport, Recreation or Nature function/s</li> <li>Responsive to natural features</li> <li>Good passive surveillance</li> <li>Assist in preservation of local biodiversity and natural environment</li> </ul>	<ul style="list-style-type: none"> <li>Generally 5 to 15ha in size</li> <li>Primarily used for organised sport with some Recreation and/or Nature function</li> <li>Service several neighbourhood areas</li> <li>Located centrally to maximise accessibility</li> <li>Located on district distributor roads with public transport</li> <li>Good passive surveillance</li> <li>Safe pedestrian and cycling connections</li> </ul>	<ul style="list-style-type: none"> <li>Services one or more geographical region/s</li> <li>Well connected by major road and public transport networks</li> <li>Accommodate important Sport and Recreation functions as well as significant conservation and/or environmental features</li> <li>Accommodate biodiversity principles and environmental management goals where possible</li> </ul>
<b>Play characteristics</b>	<ul style="list-style-type: none"> <li>Basic play infrastructure or nature play elements may be provided, depending on proximity to main roads, surveillance and size.</li> <li>May reflect local character, community-led initiatives aligned with City policies for Public Open Space</li> <li>Intended for short visits</li> </ul>	<ul style="list-style-type: none"> <li>Basic level play infrastructure, nature play elements or exercise equipment</li> <li>May reflect local character, community-led initiatives aligned with City policies for Public Open Space</li> <li>Intended for short visits</li> </ul>	<ul style="list-style-type: none"> <li>Extensive play opportunities and choices for different age groups including a mix of types</li> <li>Intended for medium length visits by surrounding residents</li> </ul>	<ul style="list-style-type: none"> <li>Play opportunities dependant on sporting infrastructure and space availability</li> <li>Visit length generally dependant on sporting use/outside sporting hours exercise, dog walking and children's play</li> </ul>	<ul style="list-style-type: none"> <li>Diversity of play opportunities for different ages and abilities</li> <li>Area should be large enough to enable multiple activities, play types and users simultaneously</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>Safe pedestrian and cycling connections</li> <li>Accessible pathways</li> </ul>	<ul style="list-style-type: none"> <li>Safe pedestrian and cycling connections</li> <li>Accessible pathways</li> <li>Sand or mulch soft fall</li> </ul>	<ul style="list-style-type: none"> <li>Safe pedestrian and cycling connections</li> <li>Accessible pathways</li> <li>Accessible seating and picnic furniture</li> <li>Accessible play elements</li> <li>Sand and/or mulch soft fall</li> <li>Lighting – general security and pathways</li> </ul>	<ul style="list-style-type: none"> <li>Safe pedestrian and cycling connections</li> <li>Accessible pathways</li> <li>Accessible seating and picnic furniture</li> <li>Accessible play elements</li> <li>Sand and/or mulch soft fall</li> <li>Lighting – general security, pathways and play areas</li> </ul>	<ul style="list-style-type: none"> <li>Safe pedestrian and cycling connections</li> <li>Accessible pathways</li> <li>Accessible seating and picnic furniture</li> <li>Mix of accessible play elements</li> <li>Mix of surfaces, including sand, mulch and rubber soft fall</li> <li>Lighting – general security, pathways and play areas</li> </ul>
<b>Shade/shelter</b>	Natural/shade sail	Natural/shade sail	Natural/shade sail	Natural and/or shade sail	Natural and shade sails
<b>Supporting Infrastructure</b>	<ul style="list-style-type: none"> <li>Seating</li> <li>Bin</li> </ul>	<ul style="list-style-type: none"> <li>Seating</li> <li>Bin</li> <li>Picnic shelter (negotiable)</li> </ul>	<ul style="list-style-type: none"> <li>Seating node/s</li> <li>Picnic shelter</li> <li>Bins</li> <li>Drink fountain (with dog bowl)</li> <li>BBQ (negotiable)</li> </ul>	<ul style="list-style-type: none"> <li>Seating node/s</li> <li>Picnic shelter (where appropriate)</li> <li>Bins</li> <li>Drink fountain (with dog bowl)</li> <li>BBQ (negotiable)</li> </ul>	<ul style="list-style-type: none"> <li>Multiple seating and picnic shelter nodes</li> <li>Bins</li> <li>Drink fountains (with dog bowl)</li> <li>BBQs</li> </ul>
<b>Public Toilets</b>	Not required	Not required	Negotiable, depending on surrounding provision	Required	Required (fully accessible)
<b>Parking</b>	Not required	Street or Verge (as appropriate)	Street or Verge	Car park required (minimum 5 bays)	Car park required with ACROD bays
<b>Fencing</b>	Negotiable (depending on hazards)	Negotiable (depending on hazards)	Negotiable (depending on hazards, separation of areas)	Negotiable (depending on hazards, separation of areas)	May apply to some play areas for separation; hazard-dependant

**10.6 Sub Committee Reports****10.6.1 Aged Care Governance Committee Meeting - 20 October 2022****10.6.1.1 Aged Care Capital And Operating Budget 2022/23 - Juniper**

<b>Responsible Branch:</b>	Financial Services
<b>Responsible Directorate:</b>	Corporate and Strategy
<b>Authority/Discretion:</b>	Executive/Strategic Legislative
<b>Voting Requirement:</b>	<b><i>ABSOLUTE MAJORITY REQUIRED</i></b>
<b>Attachments:</b>	1. CONFIDENTIAL - Budget Report to City of Bayswater Year Ending 30 June 2023 [ <b>10.6.1.1.1</b> - 26 pages]
<b>Refer:</b>	Item 10.6.2.1 OCM 24/08/21

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

- (e) *a matter that if disclosed, would reveal —*
- (iii) *information about the business, professional, commercial or financial affairs of a person.*

**SUMMARY**

Juniper (Uniting Church Homes) has been managing the City's aged care sites since 2006, and under the terms of that agreement Juniper provided the City with a budget for the next financial year, which was presented for consideration at the Aged Care Governance Committee.

Since 1 July 2022, the parties have operated under a Heads of Agreement for acquisition of the sites and those matters are reported separately through the Aged Care Asset Divestment Committee.

Under the terms of the Heads of Agreement, Juniper has prepared a 12-month budget from the period ending 1 July 2022 to 30 June 2023 for the City's residential care facilities (RCF's) and independent living units (ILU's). Juniper will continue to operate the sites on a 'business as usual' approach, until such time as the transfer of the sites is completed. The implications of the new funding model which will be effective from October 2023, as well as the ongoing challenges for the sector, have been considered in the income and expenditure.

**COUNCIL RESOLUTION****(COMMITTEE/OFFICER'S RECOMMENDATION TO COUNCIL)****That Council**

- Receives and approves the Aged Care Budget for the period ending 30 June 2023 as follows:**
  - RCF total income of \$12,009,332 and expenditure of \$11,571,579; and**
  - ILU total income of \$574,574 and expenditure of \$499,171;**
- Notes the appropriate recognition of estimates for each account in the relevant aged care funds as per Attachment 1, which have been based on the impending changes to the Australian Government funding model and care requirements, as well as the ongoing challenges for the aged care sector generally.**

**Cr Dan Bull Moved, Cr Sally Palmer Seconded****CARRIED BY AN ABSOLUTE MAJORITY: 8/1**

**For:** *Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen Pik, Cr Dan Bull and Cr Giorgia Johnson.*

**Against:** *Cr Michelle Sutherland.*

**BACKGROUND***Management Agreement*

The management agreement with Juniper operated from 2006 and as part of that management agreement, Juniper developed the draft Budget for the aged care operations. The Management Agreement was initially due to expire on 30 June 2021 after both option terms had been applied. It was extended to 31 December 2021 and again to 30 June 2022 by two Deeds of Variation and Extension, pending the outcomes of strategic decisions to divest the City's aged care sites. That has since been replaced by a Heads of Agreement between the parties under which Juniper is continuing to operate the sites on behalf of the City pending the acquisition of the sites, which is the subject of a separate report through the Aged Care Asset Divestment Committee.

The budget has always been based on the not-for-profit model, whereby any surplus at the end of the financial year is transferred to the City's aged care reserves to meet future costs.

*Residential Care Facilities Budgets*

The Report prepared by Juniper explains the assumptions and market conditions that have been considered in the development of the annual budgets for each of the residential care facilities (RCF's) and independent living units (ILU's) as per **Attachment 1**.

The City's residential care facilities (RCF's) must comply with the *Commonwealth Aged Care Act 1997* and the *Quality of Care Principles 2014* which include eight aged care quality standards.

The independent living units (ILU's) operate under the *Western Australian Retirement Villages Act 1992* and subsidiary regulations.

The aged care budget income for the RCF is made up of residential accommodation deposits (RADs) and daily accommodation deposits (DAPs) which are the two forms of entry charge to the facilities. The entry payment is determined through an assessment process and, under current legislation, residents can elect to pay by either method, or a combination thereof. The distinction is that the RAD is an upfront lump sum payment, whereas the DAP is paid on a day-to-day basis. Some residents elect to pay a mix of the two i.e., a partial upfront deposit, and the rest through a daily payment.

Residential accommodation deposits are in effect, a standard room price determined by the facility provider based on quality, location and features of the facility.

The Daily Accommodation Deposit is simply that amount paid periodically.

One of the determining factors is that under recent aged care reforms, the resident must be left with a minimum asset value of 2.25 times the basic age pension at the time of entry. Those issues are taken into consideration when assessing an incoming resident's financial capacity to pay an upfront deposit. In the event of a shortfall, the resident can choose to use the DAP as a means for funding the difference.

Other income for the facilities comes from Australian Government care subsidies.

The budgeted RCF income and expenditure budgeted for the period ending 30 June 2023 is:

<b>INCOME</b>	<b>\$</b>
City of Bayswater Hostel	
Direct care fees and subsidies	7,608,952
Indirect Income	219,000
Carramar Hostel	
Direct care fees and subsidies	4,017,130
Indirect Income	164,250
<b>Total Income</b>	<b>12,009,332</b>
<b>EXPENDITURE</b>	
City of Bayswater Hostel	
Direct care salaries including compliance	(3,689,494)
Direct care other	(322,800)
Hospitality and administration	(3,465,678)
Indirect care expenditure	(2,361)
<b>Total</b>	<b>(7,480,333)</b>
Carramar Hostel:	
Direct care salaries including compliance	(2,498,461)
Other direct care expenditure	(143,688)
Hospitality and administration	(1,447,748)
Indirect expenditure	(1,349)
<b>Total</b>	<b>(4,091,246)</b>
<b>Total Expenditure</b>	<b>(11,571,579)</b>
<b>Surplus</b>	<b>437,753</b>

Expenditure includes staff salaries, with an additional component in 2022/23 for ensuring compliance with the care targets. As well as the direct costs of providing care, maintenance, associated and indirect costs including a recoupable component for Juniper's overheads.

#### Independent Living Unit Budgets

In keeping with the retirement villages legislation, residents at each site have been provided with the proposed new budgets for their service charges.

The City's own budget for the ILUs provides for operating costs which, under the retirement village's legislation, cannot be recovered through the fortnightly services charges to the residents.

Under the retirement villages legislation, 100% occupancy must be funded, and any income loss through vacancies is funded by the provider (i.e., the City). The occupancy last year was:



The occupancy is currently:

Independent living units	Current Occupancy	Budget requirement
Carramar (52 units)	90.38% (5 vacancies)	100%
Noranda Village (12 units)	100% (no vacancies)	100%
Salisbury Retreat (8 units)	75% (2 vacancies)	100%

Factors for consideration when attracting new residents include the age of the sites relative to other provider's sites, any refurbishment requirements on vacancy and the prevailing market conditions.

The ILU Budget is based on income from entry bonds, which are an upfront lump sum payment. A percentage of the bond is retained each year for up to eight years on average, which is the legislative limit. The balance is preserved and refunded, either to the family or to the resident depending on the circumstances. Expenditure includes having a management presence on site management, routine maintenance and repairs and utility charges not recoverable from the residents, as well as a component for Juniper's overheads.

The total ILU income and expenditure for the period ending 30 June 2023 is forecast to be break-even:

Income	\$
<b>Carramar Village</b>	
Fees from residents	264,688
City of Bayswater contribution for vacant units and other income	-
Indirect income	120,000
<b>Subtotal</b>	<b>384,688</b>
<b>Salisbury Retreat</b>	
Fees from residents	41,741
City of Bayswater contribution for vacant units and other income	14,197
Indirect income	21,420
<b>Subtotal</b>	<b>77,358</b>
<b>Noranda Retreat</b>	
Income from Residents	51,888
City of Bayswater contribution for vacant units and other income	30,520
Indirect income	30,120
<b>Subtotal</b>	<b>112,528</b>
<b>TOTAL INCOME</b>	<b>574,574</b>
<b>Expenditure</b>	<b>\$</b>

<b>Carramar Village</b>	
Repairs, maintenance and other operating	(163,974)
Administration	(100,312)
Indirect Expenditure	(50,879)
<b>Subtotal</b>	<b>(315,165)</b>
<b>Salisbury Retreat</b>	
Repairs, maintenance and other operating	(33,475)
Administration	(22,463)
Indirect expenditure	(16,000)
<b>Subtotal</b>	<b>(71,938)</b>
<b>Noranda Retreat</b>	
Repairs, maintenance and other operating	(50,920)
Administration	(31,488)
Indirect expenditure	(29,660)
<b>Subtotal</b>	<b>(112,068)</b>
<b>TOTAL EXPENDITURE</b>	<b>(499,171)</b>
<b>NET SURPLUS</b>	<b>75,403</b>

## EXTERNAL CONSULTATION

Juniper has provided the residents of the ILUs with the proposed budgets for their respective sites as required under the regulations.

## OFFICER'S COMMENTS

The City's aged care sites operate on a not-for-profit basis, whereby any surplus at the end of the financial year is transferred to reserves for future capital works and asset replacement requirements. Due to timing, the City estimates aged care requirements for the purposes of developing the City's overall draft budget, and adjustments are made through the mid-year budget review process to reflect the any additional information.

### Implications of new funding model for RCF's Operating (Carramar and City of Bayswater Hostel)

A large portion of the total funding for residential aged care is provided by the Australian Government, and is paid directly to the City of Bayswater on behalf of the residents. This is designed to help meet the costs of providing accommodation and related services such as meals, cleaning, laundry and air-conditioning for the residents in their care.

Subsidies are income-assessed so that residents who can afford to contribute to the cost of their care and accommodation do so. The current basic subsidy amount paid by the Australian Government is based on a resident's classification under an assessment system called the Aged Care Funding Instrument (ACFI) and this year the government is currently contributing \$216.80, as the starting point for entry. That includes the \$10 food subsidy introduced last year.

In October 2023, the Australian Government will move to the Australian National Aged Care Classification Funding Model (AN-ACC) which will replace the ACFI. Under that new funding model, the average contribution to care will be \$225, including the \$10 food subsidy.

While that will be a slight increase with the new funding model taking effect in October, operators are under cost pressure for high moving consumables due to CPI which is currently at 7.6%, COVID-19 and also competition for staff which has required over-award payments as part of the attraction and retention strategies.

The recommendations of the Royal Commission into Aged Care Standards and Quality include a targeted 40 minutes per day of nursing time and 200 minutes of overall care, which will have a significant effect on rostering of staff although individual site targets may vary according to their respective case mix and care needs.

The Committee has been advised by Juniper in the past few meetings that the costs of providing care have been increasing over time relative to the subsidies provided by the Australian Government, and Juniper's report for this period indicates that the situation is unlikely to improve in the short term, despite the new funding model. However, there may be significantly more funding released by the Australian Government over the next four years.

Juniper's covering report to the budget for the period ending 30 June 2023 also highlights some of the other factors affecting residential and home for the aged care sector generally, including the complex regulatory environment and the effects of COVID-19.

Juniper has previously advised the Committee of the pressure on RCF cash flows due to the recent legislative changes which provide for greater choices for residents to enter the facilities by RADs or DAPs, or a combination thereof. While that choice is positive for the consumer, it creates some cash-flow issues as the proportion of DAPs has been steadily increasing.

The main issue in trying to establish a budget under the new AN-ACC funding model is the lack of data, and with all of those factors to consider, a surplus of \$437,753 is predicted.

#### Capital and non-recurrent items (all sites)

No specific capital works or significant equipment upgrades have been identified as part of the budget process. However, it has been standing practice to set aside funds in the City's aged care reserves for any such requirements which may be identified during the year by Juniper, and accordingly, that has been provided in the City's adopted 2022/23 budget.

#### Aged Persons Homes Prudential Reserve

The City is required to maintain sufficient liquidity for paying out any entry bonds or RAD's on exit of the residents, and that is the subject of a separate report. No reserve adjustments are required to maintain the City's 10% liquidity strategy for 2022/23.

#### Aged Care Asset Divestment Project

Provision has been made in the City's 2022/23 for completing the divestment project, including the associated legal expenses and aged care industry consultancy work.

#### Social Housing (Mertome Gardens)

A separate operating report has been provided on the Mertome Gardens agreement with Hall and Prior and the requirements for the 2022/23 operating budget.

## LEGISLATIVE COMPLIANCE

The RCF's operate under the Commonwealth *Aged Care Act 1997* and the *Quality of Care Principles 2014* which include eight aged care quality standards.

The independent living units (ILU's) operate under the *Western Australian Retirement Villages Act 1992* and subsidiary regulations, as well as the *Fair Trading (Retirement Villages Code) Regulations 2014*.

## 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.

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
<b>Conclusion</b>	A 'business as usual' budget has been developed by Juniper for the period ending 30 June 2023, based on the new AN-ACC funding model, targeted care time and ongoing challenges for the sector. A capital budget has not been developed; however, the City has set funds aside in the 2022/23 budget as contingency from the aged care reserves.	

## FINANCIAL IMPLICATIONS

The 2022/23 Aged Care Budget proposed by Juniper provides for the continued operation of the City of Bayswater's RCF and ILU services in accordance with applicable statutory obligations for these facilities.

## 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 Management Agreement between the City and Juniper has come to an end; however, the City and Juniper are continuing to operate on a 'business as usual' basis under a Heads of Agreement while the divestment process is being completed. Juniper has provided a budget for the period 1 July 2022 to 30 June 23 which reflects the impending changes to the way that the Australian government subsidies are calculated. Allowances have also been made for the targeted care time to be allocated to each resident and the associated rostering requirements. Cost pressures on consumables continue to be an issue, as well as competition for care staff and those issues have also been considered.

A small surplus position for 2022/23 is predicted for the residential care facilities of \$437,753 and \$75,403 for the independent living units, however the long-term position should improve when the

promised Australian Government funding increases come into effect over the next four years. A break-even position is predicted for the independent living units. No capital budget has been developed as no major capital improvements are required at this time. As a contingency, the City has already provided for any significant unbudgeted requirements that may come up during the financial year.

**10.6.1.2 Residential Care Facilities - Compliance With Prudential Standards 2022/23**

<b>Responsible Branch:</b>	Strategic Projects
<b>Responsible Directorate:</b>	Corporate and Strategy
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority
<b>Attachments:</b>	Nil
<b>Refer:</b>	Item 10.6.2: OCM 24.8.2021

**SUMMARY**

The City owns and operates several residential care facilities and independent living retirement villages.

Residents entering the residential care facilities (RCF's) have a choice of paying by accommodation bonds, refundable accommodation deposits, or a combination thereof.

The Australian Government sets the prudential standards for RCF's. As the Approved Provider, the City is required to maintain sufficient liquidity to refund the accommodation bonds or refundable deposits, which are anticipated to become due and payable in the next twelve months. Juniper maintains similar liquidity for its own sites.

The City developed its Management Practice: *City of Bayswater Residential Aged Care Services – Compliance with Prudential Standards* in 2018, and a minor review of that was done in 2019.

The Management Practice determines the minimum liquidity requirements for each forthcoming year. The established practice has been to hold an amount equivalent to 10% of total accommodation bonds and refundable deposit liabilities (the liabilities) in the Aged Persons' Homes - Prudential Requirements Reserve for RCF.

In the event that the City determines that any adjustments are required to maintain the 10% liquidity, recommendations are made to Council to approve by Absolute Majority the transfer of the required funds from the Aged Care Reserve.

The calculations for determining the required amounts are based on the total liabilities for accommodation bonds and refundable accommodation deposits (RADs) as at the end of the financial year.

The amount of liquidity determined for the 2022/23 financial year is \$1,023,266.

The closing balance of the RCF Prudential Compliance Reserve is \$1,153,635 before interest earnings, and therefore there is no requirement for any adjustments for 2022/23.

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

**That Council notes:**

- 1. The City will continue the established practice of maintaining the Aged Persons' Homes - Prudential Requirements Reserve for RCF's of at least 10 percent of anticipated liabilities.**
- 2. No transfers are required in 2022/23 from the Aged Care Reserve to the Aged Persons' Homes - Prudential Requirements Reserve for RCF's, or for the ILU's.**

**3. The liquidity strategy of 10 percent is consistent with Juniper's practices for its own sites.**

**Cr Dan Bull Moved, Cr Sally Palmer Seconded**

**CARRIED: 8/1**

**For:** *Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen Pik, Cr Dan Bull and Cr Giorgia Johnson.*

**Against:** *Cr Michelle Sutherland.*

**BACKGROUND**

The Commonwealth Government regulates the aged care standards and funding of services for residential care facilities.

For purposes of compliance, the City is the Approved Provider for Carramar and the City of Bayswater Hostel. The prevailing legislation is the *Aged Care Act 1997*. Under section 96-1 of the Act, the Minister can make specific principles, and the *Fees and Payments Principles 2014* set four prudential standards for aged care providers:

- Liquidity Standard
- Records Standard
- Disclosure Standard
- Governance Standard

Approved Providers are required to submit an Annual Prudential Compliance Statement (APCS) to the Australian Government Department of Health within four months of the end of the financial year to demonstrate compliance with the four prudential standards.

The Liquidity Standard requires the Approved Provider to maintain sufficient liquidity for the refund of any accommodation bond and refundable deposit balances expected to fall due in the next 12 months. A written Liquidity Management Strategy is required which identifies:

- The amount to be held to ensure that there are sufficient funds to refund bonds as they fall due;
- The factors considered in determining the minimum level; and
- The form of liquidity.

Approved Providers must also develop an Investment Management Strategy to ensure that arrangements are in place to make informed and prudent decisions on the investment of refundable deposits or bonds, to assess the risks of financial investments, and respond to changing risk.

That strategy is appended to the City's Management Practice '*City of Bayswater Residential Aged Care Services – Compliance with Prudential Standards*'.

The Management Practice sets out the requirements for meeting the four standards and includes the investment strategy for determining the appropriate amount to be held in the Aged Persons' Homes - Prudential Requirements Reserve.

The City's investment strategy for aged care accommodation bonds and refundable deposits is also included in the Management Practice, and is aligned to the City's general investment policy



that prohibits certain types of investments. The monthly reporting to Council of investment activity includes the aged care portfolio.

In previous years, the strategy has been to maintain 10% liquidity of the total accommodation bonds and refundable deposits in the Aged Persons' Homes - Prudential Requirements Reserve for RCF's. The most recent audited financial statements are used to guide the liquidity requirement.

The City also owns and operates three ILU's (Carramar, Noranda and Salisbury) which are subject to the *Retirement Villages Act 1992* and its subsidiary regulations.

The fourth site, Mertome Gardens, operates under a separate structure as it only provides rental accommodation.

The ILU legislation sets the requirements for holding and releasing entry contributions but does not stipulate that a prudential reserve is to be created. For good governance however, the City applies the same reserve strategy of 10% as for the RCF's.

### EXTERNAL CONSULTATION

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

### OFFICER'S COMMENTS

It has been established practice to preserve the accumulated liquidity fund to build capacity to meet future liabilities, rather than just maintaining the minimum requirement, and that approach has been supported previously by the Committee.

The residents of the independent living units (ILU's) pay entry contributions, and those are not subject to the prudential reserve requirements. For good governance however, funds are also allocated in the Aged Persons' Homes - Prudential Requirements Reserve to cover anticipated ILU refunds.

The following factors have been considered in determining the minimum level of liquidity for 2022/23:

1. For the most recent audited period (the financial year ending 30 June 2021), the liability balances were:

Type	No. of Residents	Amount \$
Accommodation bonds	4	937,623
Refundable accommodation deposits	39	9,295,036
<b>Total</b>	<b>43</b>	<b>10,232,659</b>

2. During the financial year ending 30 June 2021, there were 14 refunds to residents at a total value of \$4,153,031. The average payout was \$296,645. Receipts from new residents totalled \$3,480,663.
3. The average accommodation bond held during that period was \$234,406.
4. The average refundable accommodation deposit held during that period was \$238,334.
5. The average time taken to replace departing residents is considered when determining the required adjustments to maintain liquidity. Consideration is also given to whether incoming residents are likely to pay by daily accommodation payments, which they can choose to do, or by RAD's which are a lump sum, as those factors have a bearing on cash flow.
6. As the total liabilities for the year ending 30 June 2021 were \$10,232,659, the recommended prudential reserve for 2021/22 would be \$1,023,266 (10%). The balance of the Aged

Persons' Homes - Prudential Requirements Reserve for RCF's as at 30 June 2021 was \$1,153,635, and therefore no adjustments are required for 2022.

Authorised term deposits as per the City's Investment Policy will support the Aged Persons' Homes - Prudential Requirements Reserve. The above calculations do not factor in investment earnings.

A minor review of the management practice was included in the prudential reserve report adopted by Council at its meeting of 4 June 2019, and as there have been no legislative or practice changes since then, the management practice is still valid for current operations.

There are no prudential reserve requirements for ILU's, as they are subject to different legislation, however the City applies the same strategy for good governance and no adjustments are required to the current liquidity provisions for ILU's.

## LEGISLATIVE COMPLIANCE

The prudential standards for residential care facilities are set out in the *Fees and Payments Principles 2014* which were introduced under section 96-1 of the national *Aged Care Act 1997*.

Independent living units are subject to the *Retirement Villages Act 1992* and the subsidiary Retirement Villages Regulations 1992 as well as the Code of Fair Practice for Retirement Villages, which was made under the provisions of the *Fair Trading Act 2010*.

## 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.

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
<b>Conclusion</b>	No adjustments are required to the RCF Prudential Compliance Reserve in order for the City to meet its governance obligations for the operation of RCF's, and similarly, no adjustments are required for maintaining liquidity for ILU liabilities. The report is therefore presented to Council for information only.	

## FINANCIAL IMPLICATIONS

Nil.

## STRATEGIC IMPLICATIONS

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

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

**CONCLUSION**

As an Approved Provider of residential aged care services, the City must maintain prudential standards including maintaining sufficient liquidity for anticipated refunds of bonds and deposits within the next twelve months. The City's management practice sets out the framework for meeting the prudential standards, including the liquidity and investment strategies.

The established strategy has been to maintain liquidity at 10% of total accommodation bonds and refundable deposits based on aged care industry principles and advice from Juniper.

The balance of the Aged Persons' Homes - Prudential Requirements Reserve for RCF's is above the minimum requirement, and therefore no adjustments are required.

A similar approach is applied to managing the ILU's entry contribution liabilities, and similarly no adjustments are required to the prudential reserve account for those.

**10.6.1.3 Update On Aged Care Governance Framework**

<b>Responsible Branch:</b>	Business Services
<b>Responsible Directorate:</b>	Corporate and Strategy
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority
<b>Attachments:</b>	1. CONFIDENTIAL - Verbal Briefing Oct 2022 [10.6.1.3.1 - 1 page]
<b>Refer:</b>	Item 10.6.1: OCM 29/6/2021 Item 10.6.2.3: OCM 24/8/2021

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

- (e) *a matter that if disclosed, would reveal —*
- (iii) *information about the business, professional, commercial or financial affairs of a person.*

**SUMMARY**

The Committee has previously been advised that the City's two residential aged care facilities are subject to three-yearly accreditation visits which are conducted by the Aged Care Quality and Safety Commission ("the Commission"). The independent living facilities are subject to the separate retirement villages legislation and are therefore not part of that process.

Juniper manages the aged care facilities on behalf of the City, and have developed governance reports in line with the current Australian Government Aged Care Quality standards to provide assurance that the City's obligations (as the Approved Provider) are being met.

At its meeting of 2 March 2021, the Committee was provided with an update on the work by Juniper to adapt all site processes and procedures to the current standards, which has been reported on a 'traffic light' system. At that meeting, Juniper also provided an updated report on performance against clinical indicators in response to an earlier request by the Committee for that type of reporting. Those reports were endorsed by Council at its Ordinary meeting of 23 March 2021.

Updates to those reports were provided to the Committee in 2021. Due to timing, Juniper has not provided a detailed report for 2022, but will provide an overview of how operations are tracking against the clinical indicators, noting any exceptions, and will also provide an overview of any outstanding issues and current challenges.

The key issue at this time is to provide assurance to the Committee and Council that, as that the City and Juniper are now operating under a Heads of Agreement pending the divestment of the aged care facilities to Juniper, the financial and clinical governance will continue unchanged until that process is finalised.

***Mr David Fisher provided a verbal overview on clinical governance issues and general operating challenges. This has been attached to these minutes as Attachment 1.***

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

**That Council:**

- Notes the overview provided by Juniper on clinical governance issues, including any exceptions to the acceptable range and general operating challenges and also notes that;**

2. Notes the financial and clinical governance will continue under the Heads of Agreement until such time as the divestment is completed.

Cr Dan Bull Moved, Cr Sally Palmer Seconded

CARRIED UNANIMOUSLY: 9/0

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

## BACKGROUND

In order for residential aged care facilities to receive Australian Government funding, they must maintain their accreditation against the Aged Care Quality and Safety Standards. Up until 2019, there were four such standards, and that changed in July 2019 to eight standards which cover a range of topics which consider not only direct care needs, but the level of involvement by the consumer in determining their own care needs and support requirements.

This was a significant shift to a consumer centred care model which makes the accreditation process somewhat more complex than under the old standards.

The accreditation process is conducted on a rolling three-yearly basis, and both of the City's residential care facilities have since been accredited under the 'new' standards. The City of Bayswater Hostel is accredited to January 2024 and the Carramar residential care facility is accredited to June 2023.

To ensure that the City is meeting its own governance obligations as the Approved Provider for the two sites, a governance framework was developed in 2020 with input from specialist aged care consultants. Juniper has been providing reports to the City's Aged Care Governance Committee which are essentially a self-assessment of compliance against the standards and mandated requirements, accompanied by detailed reports for each residential care site against the clinical indicators specifically requested by the Committee.

The management agreement with Juniper has since lapsed, however the parties are continuing to operate under a Heads of Agreement, pending the divestment of the sites.

## EXTERNAL CONSULTATION

Juniper has developed clinical indicator reports at the request of the Committee. Some earlier advice was given to the City by specialist consultants (Ansell Strategic and Aged Care Management Australia) on the respective obligations of the City as the Approved Provider and the managing organisation under the standards and the related aged care legislation.

## OFFICER'S COMMENTS

Juniper has been providing separate reports on the performance by the City of Bayswater Hostel and Carramar residential care facility against clinical indicators, and it should be noted that from 1 July 2021, there have been will additional quality indicators that service providers must report against, and those have been reported to the Aged Care Quality and Safety Commission since October 2021.

Juniper's reports have provided detailed data for the reporting period on issues such as falls, medications, infection incidents and other health related issues, unplanned weight loss and behaviour related incidents.

The standard reporting metric reporting for measuring the number of reported incidents is "per 1000 occupied bed days".

Due to the timing of the Committee agenda, Juniper will provide an overview **(verbal report only)** of how the site residential care facilities are tracking against those indicators requested by the Committee as well as the mandated Australian Government indicators for falls, unexplained weight loss, skin wounds and so on, and will highlight any particular areas where results are outside the accepted range

Juniper will also provide an overview of the current challenges for the sites and how they are being managed, including enforcing site protocols for COVID-19 and flu vaccinations for visitors to the sites.

## LEGISLATIVE COMPLIANCE

The prevailing legislation is the *Aged Care Act 1997*. The Commission commenced on 1 January 2019 with a range of functions specified in the *Aged Care Quality and Safety Commission Act 2018*. On 1 July 2019, the eight Aged Care Quality Standards came into effect, and apply to the City's two residential care facilities, Carramar in Morley and the City of Bayswater Hostel in Embleton. The City's other aged care sites are independent living retirement villages which are subject to separate legislation.

## 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.

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
<b>Conclusion</b>	Updates on performance indicators have been provided by Juniper for both of the City's residential care facilities. The low risk assessment reflects that the Committee is only requested to note that Juniper has provided an overview of site performance against the requested and mandated indicators.	

## FINANCIAL IMPLICATIONS

Nil.

## STRATEGIC IMPLICATIONS

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

Theme: Leadership and Governance

Aspiration: Open, accountable and responsive service.

Outcome L1: Accountable and good governance.

**CONCLUSION**

The City has obligations as the governing body ('approved provider') under the eight current Aged Care Governance Standards for its two residential care facilities, and Juniper's reporting is intended to provide assurance that the City's aged care sites are meeting the governance requirements set by the Aged Care Quality Commission.

Juniper has been providing reports on their performance against indicators requested by the Committee, and a separate report using a traffic light system to demonstrate that compliance with the new standards. Due to timing, a verbal overview of current status will be provided in the current agenda, noting any exceptions to the agreed ranges for any indicators. The main purpose of the report is to assure Council that the governance reporting will be maintained while the City and Juniper finalise the negotiations for divestment of the aged care facilities, as the parties are now operating under a Heads of Agreement.



## 10.6.2 Planning and Heritage Policy Review and Development Committee - 8 November 2022

### 10.6.2.1 Planning Policy Review - Local Heritage Fund Policy

<b>Responsible Branch:</b>	Development and Place
<b>Responsible Directorate:</b>	Community and Development
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Draft Local Heritage Fund Policy Adopted for Advertising - Track Changes [<b>10.6.2.1.1</b> - 6 pages]</li> <li>2. Proposed Revised Local Heritage Fund Policy After Advertising - Track Changes [<b>10.6.2.1.2</b> - 2 pages]</li> <li>3. Proposed Revised Local Heritage Fund Policy [<b>10.6.2.1.3</b> - 2 pages]</li> <li>4. Summary of Submissions [<b>10.6.2.1.4</b> - 1 page]</li> </ol>
<b>Refer:</b>	Item 10.6.2.2: OCM 27.07.2021

### SUMMARY

Council consideration is sought in relation to the final approval of the draft modified Local Heritage Fund Local Planning Policy.

Council at its Ordinary Meeting held 27 July 2021 adopted the draft modified Local Heritage Fund Policy for public advertising. The modified policy intends to provide a clearer process for the Local Heritage Fund in relation to the maintenance, conservation and improvement of heritage buildings, contained within the City's Scheme Heritage List.

Five submissions were received during the consultation period. There were four submissions in support, one comment, with two requesting that the amount of funding be increased. A minor modification is recommended by officers to clarify a common question they are asked during the application process.

### COUNCIL RESOLUTION

#### **(COMMITTEE/OFFICER'S RECOMMENDATION TO COUNCIL)**

That Council adopts the modified Local Heritage Fund Policy as contained in Attachment 3 to this report.

Cr Sally Palmer Moved, Cr Elli Petersen-Pik Seconded

**CARRIED: 8/1**

**For:** *Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen Pik, Cr Dan Bull and Cr Giorgia Johnson.*

**Against:** *Cr Michelle Sutherland.*

### BACKGROUND

Council at its Ordinary Council Meeting held 27 July 2021, considered the proposed modifications to the heritage fund policy, and resolved as follows:

*"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."*

Following Council's resolution, the City undertook a review of the Community Grants program, which included the Local Heritage grants. The review has now been finalised and the Local Heritage Fund Policy is to remain its own separate policy. In light of this, the proposed amended policy proceeded to advertising.

## EXTERNAL CONSULTATION

The City advertised the proposed modified policy in accordance with Council's resolution for a period of 21 days from 28 July 2022 to 18 August 2022, by way of:

- Notification in the Perth Now newspaper on 28 July 2022;
- Information being placed on the City's engagement website, Engage Bayswater; and
- Hard copies of the draft modified policy made available for inspection at the City's Civic Centre and libraries.

Five submissions were received during the consultation period. There were four submissions in support, and one comment, with two requesting that the amount of funding be increased. Refer to **Attachment 4** for the summary of submissions.

## OFFICER'S COMMENTS

### Submissions Matters

#### Submissions Supporting

The key comments from the submissions which supported the proposed policy is that heritage should be protected.

Places included in the Scheme Heritage List are afforded protection under the *Heritage Act 2018*, City of Bayswater Town Planning Scheme No.24 and State Planning Policy 3.5 – Historic Heritage Conservation. The City's Heritage Fund Policy assists in ensuring places included on the Scheme Heritage List are adequately maintained to conserve historical cultural significance.

#### General Comments

Comments were made that the \$4,000 grant available was insufficient, and should be increased, with one submission suggesting that \$10,000 grants were more appropriate. This comment was based on the current funding level having not been increased since the policy was initially adopted.

The total funding available each year is considered and allocated during each year's budget process, for the past five years a total of \$20,000 has been allocated each year.

As a part of the application process the City has received mixed feedback on the level of funding provided. Some applicants consider the funding is too low while others advise they are pleased to receive any grant provided. Since the City adopted the Local Heritage Survey in 2020 the City receives an average of seven applications per year (five have been received for 2022/23 to date). Due to the level of funding and maximum grants on average five applications have been approved each year. In light of the above the maximum grant amount within the proposed policy is recommended to remain \$4,000. It is considered that increasing the maximum amount would likely reduce the amount of grants approved per year.

#### Modifications to the Policy

The proposed modified Local Heritage Fund Policy, updates the existing policy in accordance with the current City of Bayswater policy format. It has also been updated to include a purpose, objectives, a policy scope, and updates to the requirements. The modified purpose and requirements are aligned with the intent of the existing policy, with adjustments to the wording to improve readability and futureproof it insofar as possible.

A minor addition to the modified Policy is proposed, to clarify that works that have commenced prior to receiving funding approval do not qualify for heritage funding. This has been included as it is a common question City officers are asked by applicants during the application process. It will ensure that the works that are to be covered by the grant will create a good heritage outcome worthy of a grant, and supported by the City. It also ensures that there is a genuine need for a grant to be accessed to afford the works. Having this clearly articulated in the policy will also prevent works proceeding without an approved grant, and then finding out they are not eligible.

Having regard to the above, and the generally supportive submissions received during the community consultation process, a minor modification regarding commencement of works is proposed to the advertised policy.

### **LEGISLATIVE COMPLIANCE**

Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the procedure for amending a local planning policy.

### **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.

<b>Officer's Recommendation</b>	<b>That Council adopts the modified Local Heritage Fund Policy as contained in Attachment 3 to this report.</b>	
<b>Risk Category</b>	<b>Adopted Risk Appetite</b>	<b>Risk Assessment Outcome</b>
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
<b>Conclusion</b>	<p>It is considered that this option has a low risk as it aids in reducing confusion around the policy and makes it more user friendly, as it updates the administration process and removes information which is no longer necessary.</p> <p>If the City does not adopt the draft modified LPP it is considered there would be a moderate risk to the City's strategic direction as the existing policy requires updating to align with the City's current policy template. There is a moderate</p>	

	service delivery risk as the proposed modified policy provides greater clarity for how the process occurs and separates out the application process for businesses and residents, which will assist in reducing the amount of queries received to outline the process. It is also considered that there is moderate community and stakeholder risk due to the current policy being difficult to use, as it contains information which is considered not relevant and is outdated.
--	---

## FINANCIAL IMPLICATIONS

The following financial implications are applicable:

**Item 1:** Publishing of public notice of the adoption of the modified Local Heritage Fund Policy.

**Asset Category:** N/A

**Source of Funds:** Municipal

**LTFP Impacts:** Not itemised in the LTFP

**Notes:** Nil

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING 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 2021-2031, the following applies:

Theme: Environment and Liveability

Goal E1: Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.

It is considered that the proposed modified policy will assist to protect and conserve heritage listed properties within the City of Bayswater and ensure the ongoing maintenance and conservation of heritage buildings. This will assist with delivering appealing streetscapes along with a high-quality built environment.

## CONCLUSION

The proposed modified policy is considered to be consistent with the City's updated policy format, incorporates various improvements and clarifies provisions to enhance its ease of use and effectiveness. In light of this and having regard to the comments in response to the submission received, it is recommended that Council adopts the proposed modified Local Heritage Fund Policy for final approval.

# Local Heritage Fund Policy



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



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:

1. Facilitate restoration works that are in keeping with the buildings heritage and character.
2. Ensure the preservation 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 properties located within the City of Bayswater that are included on the Scheme Heritage List. These funds are available to both residential and commercial properties.

## Requirements

### Eligibility

Projects that involve the repair or maintenance of buildings included on the Scheme Heritage List are eligible to apply for heritage funding. 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 Scheme Heritage List, within the area of Town Planning Scheme No. 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 Permitted Works, below.

### Permitted Works

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 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; and
- (g) [Works that have commenced prior to receiving funding approval.](#)

### 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 cannot be used towards the payment 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	

# Local Heritage Fund Policy



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:

1. Facilitate restoration works that are in keeping with the buildings heritage and character.
2. Ensure the preservation 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 properties located within the City of Bayswater that are included on the Scheme Heritage List. These funds are available to both residential and commercial properties.

## Requirements

### Eligibility

Projects that involve the repair or maintenance of buildings included on the Scheme Heritage List are eligible to apply for heritage funding. 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 Scheme Heritage List, within the area of Town Planning Scheme No. 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 Permitted Works, below.

### Permitted Works

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 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; and
- (g) Works that have commenced prior to receiving funding approval.

### 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 cannot be used towards the payment 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	

Summary of Submissions

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
1.	Support	I occupy a property in the area.	<ul style="list-style-type: none"> <li>I don't have a protected property, but I think it's good that heritage is protected and funded.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
2.	Support	I am a private citizen who has an interest in the area.	<ul style="list-style-type: none"> <li>I'd like to see all heritage properties and heritage facilities, including natural heritage, maintained in a principled, organised and efficient way to ensure that future generations have full benefit of City of Bayswater's historical legacy.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Places included in the Scheme Heritage List are afforded protection under the <i>Heritage Act 2018</i>, City of Bayswater Town Planning Scheme No.24 and State Planning Policy 3.5 – Historic Heritage Conservation. The City's Heritage Fund Policy assists in ensuring places included on the Scheme Heritage List are adequately maintained to conserve historical cultural significance.</li> </ul>
3.	Comment	I own a property in the area.	<ul style="list-style-type: none"> <li>An increase in the funding applied for restoration/maintenance is needed given increase in the cost for building works.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The total funding available each year is considered and allocated during each year's budget process, for the past five years a total of \$20,000 has been allocated each year. The maximum amount available is addressed in the 'Level of Funding Available' section of the policy. The City has not recommended that the funding available be modified, as the current funding amount provides the City with the ability to provide assistance with several grants per year.</li> </ul>
4.	Support	I own a property in the area.	<ul style="list-style-type: none"> <li>My house is over 100 years old but is not listed on the heritage inventory. My interest in heritage, however, extends beyond my own property as I regard the conservation of historic buildings as essential to Bayswater and Maylands. My key concern is that the funds available for property owners of listed buildings is far too low: Indeed, I believe that the \$4,000 currently available has not changed since the policy was introduced, many years ago. I believe a contribution of \$10,000 by the City to owners of listed buildings would be far more in keeping with today's pricing. A review, at the very least, is required. As well as more active promotion of this scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. As above, increasing the amount of funding available is not within the scope of the review of the Policy, and is considered as part of the annual budget process. The current funding amount provides the City with the ability to provide assistance with several grants per year.</li> </ul>
5.	Support	I occupy a property in the area.	<ul style="list-style-type: none"> <li>No comments.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>



**10.6.2.2 Planning Policy Review - Trees On Private Land And Street Verges Policy**

<b>Responsible Branch:</b>	Development and Place
<b>Responsible Directorate:</b>	Community and Development
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Draft Trees on Private Land and Street Verge Policy Adopted for Advertising - Track Changes [<b>10.6.2.2.1</b> - 6 pages]</li> <li>2. Proposed Trees on Private Land and Street Verges After Advertising - Track Changes [<b>10.6.2.2.2</b> - 5 pages]</li> <li>3. Proposed Trees on Private Land and Street Verges Policy [<b>10.6.2.2.3</b> - 6 pages]</li> <li>4. Summary of Submissions [<b>10.6.2.2.4</b> - 10 pages]</li> </ol>
<b>Refer:</b>	Item 10.6.1.5: OCM 28.06.2022

**SUMMARY**

Council consideration is sought in relation to the final approval of the draft modified Trees on Private Land and Street Verges Local Planning Policy.

Council at its Ordinary Meeting held 28 June 2022, adopted for public advertising the proposed modified Trees on Private Land and Street Verges Policy. The draft modified policy provides guidance on trees which are to be planted or proposed to be removed and replaced on private land and within the street verges of the City, as part of a development application and/or subdivision application. The purpose of the policy is to outline the requirements for providing, maintaining, protecting, and removing trees on private land and within the street verge.

The proposed modified policy was advertised for a period of 26 days. Six submissions were received during the consultation period, comprising two in support, one which did not support or object, and three objecting to the policy. Having regard to the comments provided modifications are proposed to the advertised policy.

**COMMITTEE/OFFICER'S RECOMMENDATION TO COUNCIL**

That Council adopts the modified Trees on Private Land and Street Verges Policy as contained in Attachment 3 to this report.

Cr Filomena Piffaretti, Mayor Moved, Cr Steven Ostaszewskyj Seconded

***Cr Dan Bull proposed the following amendment:***

**AMENDMENT**

That Council adopts the modified Trees on Private Land and Street Verges Policy as contained in Attachment 3 to this report, with the following amendments;

- (a) In point 2 under the heading 'Requirements for Trees on Street Verges', after the words 'removing the existing tree', the words 'and the utility provider or other authority must pay such amounts to the City of Bayswater as directed by the City of Bayswater' are inserted;
- (b) In point 3 under the heading 'Requirements for Trees on Street Verges', after the words 'removing the existing tree', the words 'and the landowner must pay such amounts to the City of Bayswater as directed by the City of Bayswater' are inserted.

***As the amendment was accepted by the mover and seconder, it became part of the substantive motion***

**COUNCIL RESOLUTION**

That Council adopts the modified Trees on Private Land and Street Verges Policy as contained in Attachment 3 to this report, with the following amendments;

- (a) In point 2 under the heading 'Requirements for Trees on Street Verges', after the words 'removing the existing tree', the words 'and the utility provider or other authority must pay such amounts to the City of Bayswater as directed by the City of Bayswater' are inserted;
- (b) In point 3 under the heading 'Requirements for Trees on Street Verges', after the words 'removing the existing tree', the words 'and the landowner must pay such amounts to the City of Bayswater as directed by the City of Bayswater' are inserted.

*Note: At the Committee meeting it was identified that some of the tracked changes approved by the Committee were not carried through from Attachment 1 into the subsequent Attachments 2 and 3. This administrative oversight has been corrected accordingly in the attachments presented to Council.*

**Cr Filomena Piffaretti, Mayor Moved, Cr Steven Ostaszewskyj Seconded**

**CARRIED: 8/1**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Cr Michelle Sutherland.

**REASON FOR CHANGE**

***Council changed the Committee/officer's recommendation to clarify the intent of the wording for the policy to enable the City to require the service agency, utility or landowner to pay compensation for the removal of existing trees.***

**BACKGROUND**

Council at its Ordinary Council Meeting held 28 June 2022, considered the proposed modifications to the Trees on Private Land and Street Verges policy, and resolved as follows:

*"That Council adopts for public advertising the proposed modified Trees on Private Land and Street Verges Policy as contained in Attachment 3 to this report with the following further amendments:*

1. *Clause 2 under the 'Requirement for Trees on Street Verges' section be changed to read as follows:*  
*"A tree may be removed in accordance with Clause 1 for development and/or for works undertaken for a utility provider or other authority which requires development approval, excluding State Government major projects. When this occurs the City of Bayswater will seek compensation from the utility provider or other authority for the amenity (Helliwell) valuation of the tree, plus the cost of removing the existing tree."*
2. *The following new clause be added to the 'Requirement for Trees on Street Verges' section:*  
*"A tree may be removed in accordance with Clause 1 for development and/or for works undertaken by a landowner or developer which requires development approval, excluding State Government major projects. When this occurs, the City of Bayswater will seek compensation from the landowner for the amenity (Helliwell) valuation of the tree, plus the cost of removing the existing tree."*
3. *The remaining clauses under the 'Requirement for Trees on Street Verges' section be reordered and renumbered to reflect the new clause.*

4. *The first paragraph under the 'Introduction' section be changed to read as follows:*

*"The City of Bayswater's tree canopy coverage is approximately 14.5% based on the light detection and ranging calculation undertaken in 2021. The City has made a commitment to increase canopy coverage to 20% by the year coverage by 2030, with middle-term specific targets of 16% by 2025 and 18% by 2027 in order to increase the level of benefits derived from having trees within the urban environment."*

## EXTERNAL CONSULTATION

The proposed modified policy was amended to incorporate the modifications contained in the above 28 June 2022 Council resolution. The City advertised the proposed modified policy in accordance with Council's resolution for a period of 26 days from 25 August 2022 to 19 September 2022, by way of:

- Notification in the Perth Now newspaper on 25 August 2022;
- Information being placed on the City's engagement website, Engage Bayswater; and
- Hard copies of the draft modified policy made available for inspection at the City's Civic Centre and libraries.

Six detailed submissions were received during the consultation period. Two supported the policy, one did not support or object as they provided general comments, and three objected to the policy. Refer to **Attachment 4** for the summary of submissions.

## OFFICER'S COMMENTS

### Submission Matters

#### *Submissions Supporting*

The key comments from submissions which supported the proposed policy related to the policy being a step in the right direction for the City. These submissions also raised suggestions that the City should be planting more trees on verges and within parks.

It is noted that the policy relates to development on private land and any impacts that a development may have on street trees within the adjoining verge. The planting of trees within parks is not covered by the policy as this is considered to fall outside the scope of what a local planning policy can cover.

#### *Submissions Objecting*

The key comments outlined within the objections received related to the trees being planted under power lines, the potential for trees to drop branches and damage individuals and property, the carbon footprint associated with establishing trees, and the impact that the trees can have on reducing sightlines for vehicles and pedestrians. Additionally, comments were received in relation to trees casting shade over solar panels, which will have an adverse impact with respect to climate change and the production of carbon dioxide.

In response, the City has tree planting guidelines which outline the types of trees which are permitted to be planted under power lines. The trees considered appropriate have been determined with consideration being given to the mature height of the trees to prevent conflict with the power lines above. Further to this, the selection of appropriate tree species takes into consideration the ongoing success of the trees intended to be planted. Consideration has been given to tree species that require less maintenance including maintenance implications, particularly concerning those maintaining trees in road reserves.

The planting of trees is not only undertaken to reduce the City's carbon footprint, however this is one of the benefits. The planting of trees can have many lasting benefits to the community, including

- visual amenity;
- reducing air pollution and carbon dioxide;
- controlling storm water;
- mitigating wind and noise;
- improving biodiversity;
- providing habitat;
- shading and reducing UV exposure;
- enhancing sense of place and wellbeing;
- carbon sequestration;
- increasing property values; and
- encouraging outdoor activity.

The policy requires trees to be planted a minimum of 2m clear of driveways to ensure sightlines are maintained. These visual truncations align with the visual truncations required within developments in accordance with the Australian Standards AS2890.1.

There are a number of factors which can contribute to improving the impact of developments on the environment. There is the ability for trees to be planted on sites which do not overshadow solar panels on an adjoining property. The combined impact of using solar panels, with the micro climate produced by the planting of trees will have a greater impact on developments. The planting of trees will assist with creating micro climates and cooling areas, which solar panels do not address.

#### *General Comments*

Comments were raised in a submission which did not directly support or object to the policy in its current form. The comments related to the need to develop more stringent provisions which mandate the protection of trees on private land whether or not it is being developed. Under the current planning framework the City can only require the protection of trees if the tree is located on the City's Significant Tree Register.

A number of changes to the policy have been recommended to assist in providing greater clarity and to provide greater protection to trees on private land. The recommended changes to provide greater clarity have been amended in the policy, however the planning framework does not allow for all changes to be incorporated at this point.

The changes which are not recommended to be included in the policy relate to the need to require the retention of all trees at a State Government level and to prohibit the removal of trees as part of the subdivision process. As the City is not the decision maker for subdivisions, the policy can only encourage the retention of trees on-site as part of a subdivision. The City can (and does) recommend conditions of subdivision approval relating to the retention of trees however it is at the discretion of the Western Australian Planning Commission to determine the appropriate conditions of subdivision approval.

Additionally, the submission requested that trees are unable to be removed without approval from the City. This is due to there being the ability for individuals to remove trees if it is done prior to lodging a development application or prior to/during any subdivision works. This is not

recommended to be included in the policy as, the removal of vegetation is not considered development under the *Planning and Development Act 2005*.

The above is a summary of the detailed submission which was received in relation to the proposed modified policy. For the detailed summary of the submission and the officer's response to each item raised, please refer to submission number 6 in **Attachment 4**.

#### Officer Conclusion

The City's current Trees on Private Land and Street Verges Policy outlines the number of trees required and the provisions for planting, removing and replacing trees on private land and within street verges within the City, as part of a development application. It is considered that the proposed modified Trees on Private Land and Street Verges Policy will provide greater clarity on what the City will consider through the amended provisions as it aligns with the updated Urban Tree Planting and Maintenance Policy. The purpose of the policy has been updated to stipulate that it is in place to ensure landowners are aware of their obligations, to increase the tree canopy within the City, and improve the neighbourhood amenity, character and sense of place.

Minor modifications have been made to the policy following the advertising period to reorder the definitions so that they are listed in alphabetical order and to add the relevant Strategies, Policies and Guidelines under the related documents.

Additionally, a new clause 1 (g) under the requirements for 'Trees on Street Verges' section has been included, as this clause was included under the 'Tree Removal' section under the recently adopted Urban Tree Planting and Maintenance Policy. It is considered this modification is necessary for consistency between the two policies.

It is also proposed to include a new clause 4 under the 'Requirements for Trees of Street Verges' section. The proposed clause 4 relates to at least one street tree being provided where space is available. This clause was in the original version of the policy and is considered to have been inadvertently removed. It is considered this clause is required to ensure verge trees are replaced when removed, or new trees are planted if there was not a verge tree prior to development. This clause only applies if space is available.

#### **LEGISLATIVE COMPLIANCE**

Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the procedure for amending a local planning policy.

#### **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.

<b>Officer's Recommendation</b>	<b>That Council adopts the modified Trees on Private Land and Street Verges Policy as contained in <u>Attachment 3</u> to this report.</b>	
<b>Risk Category</b>	<b>Adopted Risk Appetite</b>	<b>Risk Assessment Outcome</b>
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

<b>Conclusion</b>	<p>It is considered that this option has a low risk as it is consistent with the existing policy and aligns with the updated Urban Tree Planting and Maintenance Policy. The proposed modified policy also aids in reducing red tape, as there will be consistent provisions relating to trees being planted and/or removed.</p> <p>In the event Council choose not to proceed with this option it is considered there is a moderate community and stakeholder, and service delivery risk as the policy will not be consistent with the updated Urban Tree Planting and Maintenance Policy, which will result in inconsistencies to the City's approach to trees.</p>
-------------------	---

## FINANCIAL IMPLICATIONS

The following financial implications are applicable:

**Item 1:** Publishing of public notice of the adoption of the modified Trees on Private Land and Street Verges Policy.

**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	\$400	-	-	-	-	-	\$14,000

## STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

**Theme:** Environment and Liveability

**Goal E1:** Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.

It is considered that the proposed modified Trees on Private Land and Street Verges Policy will ensure that the local character and/or amenity of an area is maintained, whilst communicating the provisions in a clear and simple manner.

## CONCLUSION

The proposed modified policy is considered to be consistent with the City's updated policy format, aligns with the Urban Tree Planting and Maintenance Policy, incorporates various improvements and clarifies provisions to enhance its ease of use and effectiveness. In light of this and having regard to the comments in response to the submission received, it is recommended that Council adopts the proposed modified Trees on Private Land and Street Verges Policy for final approval.

# Trees on Private Land and Street Verges Policy



Responsible Division	<del>Planning and Development Services</del> <b>Community and Development</b>
Responsible Business Unit/s	<del>Planning Services</del> <b>Development and Place</b>
Responsible Officer	<b>Manager Development and Place</b>
Affected Business Unit/s	<b>Development and Place</b>

## Purpose

To outline the requirements for providing, maintaining, protecting and removing trees on private land and **within** the street verge. **These requirements outline obligations applicable to the landowner associated with** during the development of land ~~or residential subdivision~~ in the City of Bayswater.

~~To emphasize that the removal of trees is to be avoided unless absolutely necessary.~~

**To increase the tree canopy and improve the neighbourhood amenity, character and sense of place.**

## Objectives

To:

1. Assist with achieving the City of Bayswater's objective to increase **the** tree canopy coverage to **20% by the year 2025** by **implementing controls that will promote the protection of trees** ~~increasing tree canopy coverage~~ on private and public land.
2. Mitigate the urban heat island effect, reduce air pollution, improve groundwater quality and contribute to wildlife habitats, biodiversity and ecological corridors.
3. Assist with community comfort through **the provision of shade**, ~~and the reduction of glare~~, provide **improved** neighbourhood amenity, character and sense of place, and provide visual screening and privacy.
4. Provide a diverse range of tree sizes and species to enhance visual interest and to assist with providing a more resilient urban forest.
5. **Mitigate** ~~Prevent~~ tree diseases and excessive shade through the adequate separation of trees, facilitate diversity in the age, size and species of trees throughout the City of Bayswater, and to encourage the retention of 'trees worthy of retention' and the planting of 'large trees'.

## Introduction

The City of Bayswater's ~~Urban Forestry Strategy~~ indicates that **tree** canopy ~~tree~~ coverage is approximately 13.2% **14.5% based on the light detection and ranging calculation undertaken in 2021**. The City has made an aspirational commitment to increase canopy coverage to 20% by the year 2025 in order to increase the ~~level of~~ benefits derived from having trees within the urban environment.

~~A significant proportion of Trees in the urban areas~~ **are** being lost due to infill development **and this can have**, which if no intervention is undertaken, will have significant impacts on the community and **the respective** urban areas.

## Definitions

**Tree growth zone** - An exclusion zone around a tree, which assists in the protection, growth and ongoing health of a tree.

At and below ground level, the tree growth zone is to comprise soil and other water permeable materials that aid in the health and growth of the tree.

A trafficable water permeable surface can encroach within the tree growth zone of new trees; provided that suitable provision is made to prevent ground compaction and tree root damage. If trafficable water permeable surfaces are proposed within the tree growth zone a report by a 'suitably qualified landscape architect' or a suitably qualified and currently practising arborist, at the expense of the applicant, is required detailing requirements to ensure tree roots will not be compacted or damaged.

**Tree worthy of retention** - Existing trees on private property that:

- (a) are considered by the City of Bayswater to be healthy specimens with ongoing viability; and
- (b) are considered by the City of Bayswater to be species that are not included on an applicable weed register or are an unsuitable tree species; and
- (c) are at least 3m in height; and/or
- (d) have a trunk with a diameter of at least 100mm at 1m from the ground; and/or
- (e) have two or more trunks and the aggregate of their individual diameter at 1m above ground is at least 200mm; and/or
- (f) have a canopy with a diameter of at least 3m.

The City of Bayswater may require an arborist report to be prepared by a suitably qualified and currently practising arborist, at the expense of the applicant, to verify if a tree is considered worthy of retention.

**Standard tree** - A species of tree that has the potential to grow to at least 4m in height and has a minimum size of at least 35 litres when planted.

**Large tree** - A species of tree that has the potential to grow to at least 12m in height and has a minimum size of at least 35 litres when planted.

**Hard surface** - Any surface that does not readily allow for drainage, and the penetration and attaching of anchoring tree roots.

**Suitably qualified landscape architect** - A landscape architect currently registered with the Australian Institute of Landscape Architects or a similar association.

## Scope

1. The requirements in this policy apply to all development applications, where the approximate cost of the proposed development is:
  - (a) \$100,000 or more for residential developments; and



- (b) \$200,000 or more for non-residential and mixed use developments, excluding those involving only a change of use or internal works.
- 2. Any development that does not meet the thresholds specified in Clause 1, **including State Government major projects and subdivision applications**, is to ~~still~~ have consideration ~~for~~ of the objectives and ~~some~~ provisions contained in this policy, at the discretion of the City of Bayswater.

## Requirements

### Requirements for Trees on Private Property

1. 'Standard trees' are to be provided at a rate of one tree for every 350m<sup>2</sup> of site area (rounded to the nearest whole number). ~~At least~~ **with a minimum of** one 'standard tree' is to be provided on each site **which is less than 350m<sup>2</sup> in area**.
2. The total number of **'standard trees'** required in Clause 1 may be reduced by one, for each 'tree worthy of retention' that is retained or relocated elsewhere on the site, or **for each** 'large tree' that is provided. Where a 'tree worthy of retention' is proposed to be retained or relocated on the site and it is a 'large tree', the total number of trees required in Clause 1 may be reduced by two.
3. **A tree which is being retained is to be protected while development occurs in accordance with AS4970.2009 'Protection of Trees on Development Sites'.**
4. A 'tree growth zone' is required around the entire base of all new trees or existing trees that are to be retained on the site, ~~measured at~~ **as follows**:
  - (a) a minimum radius of 2m for a 'standard tree'; and
  - (b) a minimum radius of 3.5m for a 'large tree'.
5. No structure is to encroach within the 'tree growth zone', above or below ground level. The 'tree growth zone' is to be contained completely on the site, except for 'trees worthy of retention'.
6. If the 'tree growth zone' is situated on top of a 'hard surface', a report by a suitably qualified **and** currently practising consulting arborist is required, at the expense of the applicant. **The arborist report is to demonstrate** ~~confirming~~ that the design of the 'tree growth zone' ~~is appropriate to allow~~ **will provide sufficient space for** the tree to grow to maturity, to the satisfaction of the City of Bayswater.
7. The trunks of all proposed new trees are to be adequately separated from the trunks **of** other trees, to the satisfaction of the City of Bayswater.
8. The trunks of all trees are to be located outside of any required minimum outdoor living area dimensions required ~~in~~ **under** the Residential Design Codes, except for the trunks of 'trees worthy of retention' when they are retained.
9. In relation to open air car parking areas in non-residential **and mixed use** developments, 'standard trees' that provide shade cover are to be provided at a minimum rate of 1 tree per 4 bays. The number of trees required in Clause 1 can be used to provide the shade trees.
10. A 'tree worthy of retention' may only be relocated elsewhere on the site or on the adjacent street verge, where a report by a suitably qualified **and** currently practising consulting arborist is provided, **at the expense of the applicant**. **The arborist report is to** ~~detailing~~ the new location of the tree and **demonstrate** how the tree will be kept in good health prior to, during and after the relocation, to the satisfaction of the City of Bayswater.

If a 'tree worthy of retention' dies as a direct consequence of development works, within one year of the development being completed, or the tree being relocated, the landowner will be liable to replace the tree, to the satisfaction of the City of Bayswater.

### Requirements for Trees for State Government Major Projects and Subdivision Applications

1. State Government major projects involving the removal of a tree worthy of retention on City controlled land will be subject to a tree replacement ratio of five replacement trees per tree removed.
2. In relation to all residential subdivisions, the City of Bayswater in its referral response will request condition(s) for trees worthy of retention to be retained on any decision made by the determining authority.
3. Clauses 3 to 10 under 'Requirement for Trees on Private Property' are applicable to all State Government major projects and subdivision applications.

### Requirements for Trees on Street Verges

1. Trees on the street verge are to be retained, unless in the opinion of the City of Bayswater:
  - (a) The tree is dead;
  - (b) Where ~~There is~~ an unacceptable level of risk ~~that~~ exists within the tree's structure and remedial techniques cannot rectify;
  - (c) The tree is suffering from a disease where remedial techniques will not prevent further spread of the disease, and the removal will be of benefit to other trees around it;
  - (d) The tree is causing significant damage to infrastructure, ~~and modification to the infrastructure or tree is impractical~~, and suitable documented evidence ~~to support this~~ is provided by a suitably qualified ~~and~~ currently practising arborist; ~~and/or~~
  - (e) ~~To facilitate the placement of a permanent vehicle access crossing as a last resort, where there is no other viable option.~~
  - (f) ~~There is an imminent safety risk to people, property and/or infrastructure; and/or~~
  - (g) ~~The removal is approved under a crossover approval granted by the City of Bayswater. Such removal may be subject to conditions of the crossover approval granted in accordance with the City of Bayswater crossovers policy.~~
2. ~~In the event that the removal of a tree on the street verge is warranted and has been approved by the City of Bayswater in accordance with Clause 1, the land owner or developer may be responsible for:~~
  - (a) ~~The removal of the tree, including engaging a qualified contractor and any costs or claims that may arise from the removal of the tree; and~~
  - (b) ~~The payment of a fee in accordance with the City of Bayswater's fees and charges for the loss of the tree's visual, physical, environmental and ecological amenity value. The Helliwell System is to be used to determine the tree's visual, physical, environmental and ecological amenity value, to the satisfaction of the City of Bayswater. The fee will be used by the City of Bayswater to plant additional trees in the same suburb as the subject development site.~~

3. ~~If no street trees exist or a street tree is to be removed with regard to Clause 1, at least one new 'standard tree' is to be provided, by the land owner or developer, on the verge adjacent to the site, where space is available, to the satisfaction of the City of Bayswater.~~
4. ~~Where a tree is removed for development and/or for works undertaken for a utility provider or other authority which requires development approval, excluding State Government major projects, then the City of Bayswater will seek compensation for the amenity (Helliwell) valuation of the tree, plus the cost of removing the existing tree, and the cost of arranging provision of a replacement tree(s) and three years' maintenance.~~
5. ~~In addition to Clause 3, the City of Bayswater may require Additional trees~~ **may be required** ~~to be provided, where space is available, to the satisfaction of the City of Bayswater.~~
6. A minimum 2m setback is to be provided from the edge of any street tree trunk, and any crossover/driveway. ~~and The trunks of all proposed new trees are to be adequately separated from the trunks of other trees, to the satisfaction of the City of Bayswater.~~

### Alternative Design Solution

An alternative design solution that varies any of the requirements contained in this policy will only be considered in exceptional circumstances; ~~where~~ **Written justification is to be provided by a 'suitably qualified landscape architect' or 'consulting arborist', demonstrating that** the alternative design is consistent with the objectives of the policy ~~and is justified in a report prepared by a 'suitably qualified landscape architect', to the satisfaction of the City of Bayswater.~~

### Tree Maintenance and Replacement

1. All new trees on a site and on the street verge are to be planted and watered (via reticulation or other similar method) for the first two summers by the land owner ~~or developer~~, to the satisfaction of the City of Bayswater.
2. In the event that a tree is in poor health and needs to be removed, it is to be replaced with an adequate replacement tree by the owner or developer, to the satisfaction of the City of Bayswater.
3. **All retained and new trees on the site and on the street verge are to be adequately maintained and kept in good health in accordance with AS4970.2009 'Protection of Trees on Development Sites'.**

### Information to be Submitted with a Development and Subdivision Applications

Plans for all development and subdivision applications that are subject to this policy are to indicate:

1. The location and species of all trees proposed to be retained that are 'trees worthy of retention' on the site and all existing trees within the street verge that may be impacted by the proposed development or subdivision;
2. The location of all proposed new trees on the site and on the street verge;
3. The location of all proposed 'tree growth zones'; and
4. Additional elevations may be required, to the satisfaction of the City of Bayswater, indicating the potential size and canopy spread of all retained or proposed trees on the site and on the street

verge, at maturity in relation to any existing or proposed structures or any retained or proposed trees.

## Related Legislation

This policy is adopted under **all Local Planning Schemes in force within** the City of Bayswater, ~~its town planning schemes~~, in accordance with Schedule 2, **Part 2**, ~~Clause 4~~ of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

## Related Documentation

Nil

Relevant Delegations	
Council Adoption	12 June 2018
Reviewed / Modified	22 September 2020
Reviewed / Modified	
Reviewed / Modified	

# Trees on Private Land and Street Verges Policy



Responsible Division	Community and Development
Responsible Business Unit/s	Development and Place
Responsible Officer	Manager Development and Place
Affected Business Unit/s	Development and Place

## Purpose

To outline the requirements for providing, maintaining, protecting and removing trees on private land and within the street verge. These requirements outline obligations applicable to the landowner associated with the development of land in the City of Bayswater.

To increase the tree canopy and improve the neighbourhood amenity, character and sense of place.

## Objectives

To:

1. Assist with achieving the City of Bayswater's objective to increase the tree canopy coverage by implementing controls that will promote the protection of trees on private and public land.
2. Mitigate the urban heat island effect, reduce air pollution, improve groundwater quality and contribute to wildlife habitats, biodiversity and ecological corridors.
3. Assist with community comfort through the provision of shade, reduction of glare, improved neighbourhood amenity, character and sense of place, and provide visual screening and privacy.
4. Provide a diverse range of tree sizes and species to enhance visual interest and to assist with providing a more resilient urban forest.
5. Prevent tree diseases and excessive shade through the adequate separation of trees, facilitate diversity in the age, size and species of trees throughout the City of Bayswater, and to encourage the retention of 'trees worthy of retention' and the planting of 'large trees'.

## Introduction

The City of Bayswater's tree canopy coverage is approximately 14.5% based on the light detection and ranging calculation undertaken in 2021. The City has made a commitment to increase canopy coverage to 20% by the year 2030, with middle-term specific targets of 16% by 2025 and 18% by 2027 in order to increase the level of benefits derived from having trees within the urban environment.

Trees in urban areas are being lost due to infill development and this can have significant impacts on the community and the respective urban areas.

## Definitions

**Hard surface** - Any surface that does not readily allow for drainage, and the penetration and attaching of anchoring tree roots.

**Large tree** - A species of tree that has the potential to grow to at least 12m in height and has a minimum size of at least 35 litres when planted.

**Standard tree** - A species of tree that has the potential to grow to at least 4m in height and has a minimum size of at least 35 litres when planted.

**Suitably qualified landscape architect** - A landscape architect currently registered with the Australian Institute of Landscape Architects or a similar association.

**Tree growth zone** - An exclusion zone around a tree, which assists in the protection, growth and ongoing health of a tree.

At and below ground level, the tree growth zone is to comprise soil and other water permeable materials that aid in the health and growth of the tree.

A trafficable water permeable surface can encroach within the tree growth zone of new trees; provided that suitable provision is made to prevent ground compaction and tree root damage. If trafficable water permeable surfaces are proposed within the tree growth zone a report by a 'suitably qualified landscape architect' or a suitably qualified and currently practising arborist, at the expense of the applicant, is required detailing requirements to ensure tree roots will not be compacted or damaged.

**Tree worthy of retention** - Existing trees that:

- (a) are considered by the City of Bayswater to be healthy specimens with ongoing viability; and
- (b) are considered by the City of Bayswater to be species that are not included on an applicable weed register or are an unsuitable tree species; and
- (c) are at least 3m in height; and/or
- (d) have a trunk with a diameter of at least 100mm at 1m from the ground; and/or
- (e) have two or more trunks and the aggregate of their individual diameter at 1m above ground is at least 200mm; and/or
- (f) have a canopy with a diameter of at least 3m.

The City of Bayswater may require an arborist report to be prepared by a suitably qualified and currently practising arborist, at the expense of the applicant, to verify if a tree is considered worthy of retention.

## Scope

1. The requirements in this policy apply to all development applications where the approximate cost of the development is:
  - (a) \$100,000 or more for residential developments; and
  - (b) \$200,000 or more for non-residential and mixed-use developments, excluding those involving only a change of use or internal works.
2. Any development that does not meet the thresholds specified in Clause 1, including State Government major projects and subdivision applications, is to have consideration of the objectives and provisions contained in this policy, at the discretion of the City of Bayswater.

## Requirements

### Requirements for Trees on Private Property

1. 'Standard trees' are to be provided at a rate of one tree for every 350m<sup>2</sup> of site area (rounded to the nearest whole number), with a minimum of one 'standard tree' to be provided on each site which is less than 350m<sup>2</sup> in area.

2. The total number of 'standard trees' required in Clause 1 may be reduced by one, for each 'tree worthy of retention' that is retained or relocated elsewhere on the site, or for each 'large tree' that is provided. Where a 'tree worthy of retention' is proposed to be retained or relocated on the site and it is a 'large tree', the total number of trees required in Clause 1 may be reduced by two.
3. A tree which is being retained is to be protected while development occurs in accordance with AS4970.2009 'Protection of Trees on Development Sites'.
4. A 'tree growth zone' is required around the entire base of all new trees or existing trees that are to be retained on the site, as follows:
  - (a) a minimum radius of 2m for a 'standard tree'; and
  - (b) a minimum radius of 3.5m for a 'large tree'.
5. No structure is to encroach within the 'tree growth zone', above or below ground level. The 'tree growth zone' is to be contained completely on the site, except for 'trees worthy of retention'.
6. If the 'tree growth zone' is situated on top of a 'hard surface', a report by a suitably qualified and currently practicing consulting arborist is required, at the expense of the applicant. The arborist report is to demonstrate that the design of the 'tree growth zone' will provide sufficient space for the tree to grow to maturity, to the satisfaction of the City of Bayswater.
7. The trunks of all proposed new trees are to be adequately separated from the trunks other trees, to the satisfaction of the City of Bayswater.
8. The trunks of all trees are to be located outside of any required minimum outdoor living area dimensions required under the Residential Design Codes, except for the trunks of 'trees worthy of retention' when they are retained.
9. In relation to open air car parking areas in non-residential and mixed-use developments, 'standard trees' that provide shade cover are to be provided at a minimum rate of 1 tree per 4 bays. The number of trees required in Clause 1 can be used to provide the shade trees.
10. A 'tree worthy of retention' may only be relocated elsewhere on the site or on the adjacent street verge, where a report by a suitably qualified and currently practicing consulting arborist is provided, at the expense of the applicant. The arborist report is to detail the new location of the tree and demonstrate how the tree will be kept in good health prior to, during and after the relocation, to the satisfaction of the City of Bayswater.

If a 'tree worthy of retention' dies as a direct consequence of development works, within one year of the development being completed, or the tree being relocated, the landowner will be liable to replace the tree, to the satisfaction of the City.

### Requirements for Trees for State Government Major Projects and Subdivision Applications

1. State Government major projects involving the removal of a tree worthy of retention on City controlled land will be subject to a tree replacement ratio of 5 replacement trees per tree removed.
2. In relation to all residential subdivisions, the City of Bayswater in its referral response will request condition(s) for trees worthy of retention to be retained on any decision made by the determining authority.
3. Clauses 3 to 10 under 'Requirement for Trees on Private Property' are applicable to all State Government major projects and subdivision applications.

### Requirements for Trees on Street Verges

1. Trees on the street verge are to be retained, unless in the opinion of the City of Bayswater:
  - (a) The tree is dead;
  - (b) There is an unacceptable level of risk that exists within the tree's structure and remedial techniques cannot rectify;
  - (c) The tree is suffering from a disease where remedial techniques will not prevent further spread of the disease, and the removal will be of benefit to other trees around it;
  - (d) The tree is causing significant damage to infrastructure, and modification to the infrastructure or tree is impractical, and suitable documented evidence to support this is provided by a suitably qualified and currently practising arborist;
  - (e) There is an imminent safety risk to people, property and/or infrastructure; and/or
  - (f) The removal is approved under a crossover approval granted by the City of Bayswater. Such removal may be subject to conditions of the crossover approval granted in accordance with the City of Bayswater crossovers policy.
  - (g) The removal is approved under a subdivision approval granted by the Western Australian Planning Commission. Such removal may be subject to conditions in accordance with those approvals.
2. A tree may be removed in accordance with Clause 1 for development and/or for works undertaken for a utility provider or other authority which requires development approval, excluding State Government major projects. When this occurs the City of Bayswater will seek compensation from the utility provider or other authority for the amenity (Helliwell) valuation of the tree, plus the cost of removing the existing tree.
3. A tree may be removed in accordance with Clause 1 for development and/or for works undertaken by a landowner or developer which requires development approval, excluding State Government major projects. When this occurs, the City of Bayswater will seek compensation from the landowner for the amenity (Helliwell) valuation of the tree, plus the cost of removing the existing tree.
4. If no street trees exist or a street tree is to be removed with regard to Clause 1, at least one new 'standard tree' is to be provided, by the landowner or developer, on the verge adjacent to the site, where space is available, to the satisfaction of the City of Bayswater.
5. Additional trees may be required to be provided, where space is available, to the satisfaction of the City of Bayswater.
6. A minimum 2m setback is to be provided from the edge of any street tree trunk, and any crossover/driveway. The trunks of all proposed new trees are to be adequately separated from the trunks of other trees, to the satisfaction of the City of Bayswater.

### Alternative Design Solution

1. An alternative design solution that varies any of the requirements contained in this policy will only be considered in exceptional circumstances. Written justification is to be provided by a 'suitably qualified landscape architect' or 'consulting arborist', demonstrating that the alternative design is consistent with the objectives of the policy, to the satisfaction of the City of Bayswater.



### Tree Maintenance and Replacement

1. All new trees on the site and on the street verge are to be planted and watered (via reticulation or other similar method) for the first two summers by the land owner, to the satisfaction of the City of Bayswater.
2. In the event that a tree is in poor health and needs to be removed, it is to be replaced with an adequate replacement tree by the owner or developer, to the satisfaction of the City of Bayswater.
3. All retained and new trees on the site and on the street verge are to be adequately maintained and kept in good health in accordance with AS4970.2009 'Protection of Trees on Development Sites'.

### Information to be Submitted with a Development and Subdivision Applications

Plans for all development and subdivision applications that are subject to this policy are to indicate:

1. The location and species of all trees proposed to be retained that are 'trees worthy of retention' on the site and all existing trees within the street verge that may be impacted by the proposed development or subdivision;
2. The location of all proposed new trees on the site and on the street verge;
3. The location of all proposed 'tree growth zones'; and
4. Additional elevations may be required, to the satisfaction of the City of Bayswater, indicating the potential size and canopy spread of all retained or proposed trees on the site and on the street verge, at maturity in relation to any existing or proposed structures or any retained or proposed trees.

### Related Documentation

Nil

- [Urban Forest Strategy](#)
- [Significant Tree Register for Private Land Policy](#)
- [Urban Tree Planting and Maintenance Policy](#)
- [Crossover Policy](#)
- [Tree Planting 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*.

Relevant Delegations	
Council Adoption	12 June 2018
Reviewed / Modified	22 September 2020
Reviewed / Modified	
Reviewed / Modified	



# Trees on Private Land and Street Verges Policy

Responsible Division	Community and Development
Responsible Business Unit/s	Development and Place
Responsible Officer	Manager Development and Place
Affected Business Unit/s	Development and Place

## Purpose

To outline the requirements for providing, maintaining, protecting and removing trees on private land and within the street verge. These requirements outline obligations applicable to the landowner associated with the development of land in the City of Bayswater.

To increase the tree canopy and improve the neighbourhood amenity, character and sense of place.

## Objectives

To:

1. Assist with achieving the City of Bayswater's objective to increase the tree canopy coverage by implementing controls that will promote the protection of trees on private and public land.
2. Mitigate the urban heat island effect, reduce air pollution, improve groundwater quality and contribute to wildlife habitats, biodiversity and ecological corridors.
3. Assist with community comfort through the provision of shade, reduction of glare, improved neighbourhood amenity, character and sense of place, and provide visual screening and privacy.
4. Provide a diverse range of tree sizes and species to enhance visual interest and to assist with providing a more resilient urban forest.
5. Prevent tree diseases and excessive shade through the adequate separation of trees, facilitate diversity in the age, size and species of trees throughout the City of Bayswater, and to encourage the retention of 'trees worthy of retention' and the planting of 'large trees'.

## Introduction

The City of Bayswater's tree canopy coverage is approximately 14.5% based on the light detection and ranging calculation undertaken in 2021. The City has made a commitment to increase canopy coverage to 20% by the year coverage by 2030, with middle-term specific targets of 16% by 2025 and 18% by 2027 in order to increase the level of benefits derived from having trees within the urban environment.

Trees in urban areas are being lost due to infill development and this can have significant impacts on the community and the respective urban areas.

## Definitions

**Hard surface** - Any surface that does not readily allow for drainage, and the penetration and attaching of anchoring tree roots.

**Large tree** - A species of tree that has the potential to grow to at least 12m in height and has a minimum size of at least 35 litres when planted.

**Standard tree** - A species of tree that has the potential to grow to at least 4m in height and has a minimum size of at least 35 litres when planted.

**Suitably qualified landscape architect** - A landscape architect currently registered with the Australian Institute of Landscape Architects or a similar association.

**Tree growth zone** - An exclusion zone around a tree, which assists in the protection, growth and ongoing health of a tree.

At and below ground level, the tree growth zone is to comprise soil and other water permeable materials that aid in the health and growth of the tree.

A trafficable water permeable surface can encroach within the tree growth zone of new trees; provided that suitable provision is made to prevent ground compaction and tree root damage. If trafficable water permeable surfaces are proposed within the tree growth zone a report by a 'suitably qualified landscape architect' or a suitably qualified and currently practising arborist, at the expense of the applicant, is required detailing requirements to ensure tree roots will not be compacted or damaged.

**Tree worthy of retention** - Existing trees that:

- (a) are considered by the City of Bayswater to be healthy specimens with ongoing viability; and
- (b) are considered by the City of Bayswater to be species that are not included on an applicable weed register or are an unsuitable tree species; and
- (c) are at least 3m in height; and/or
- (d) have a trunk with a diameter of at least 100mm at 1m from the ground; and/or
- (e) have two or more trunks and the aggregate of their individual diameter at 1m above ground is at least 200mm; and/or
- (f) have a canopy with a diameter of at least 3m.

The City of Bayswater may require an arborist report to be prepared by a suitably qualified and currently practising arborist, at the expense of the applicant, to verify if a tree is considered worthy of retention.

## Scope

1. The requirements in this policy apply to all development applications where the approximate cost of the development is:
  - (a) \$100,000 or more for residential development; and
  - (b) \$200,000 or more for non-residential and mixed use development, excluding those involving only a change of use or internal works.
2. Any development that does not meet the thresholds specified in Clause 1, including State Government major projects and subdivision applications, is to have consideration of the objectives and provisions contained in this policy, at the discretion of the City of Bayswater.

## Requirements

### Requirements for Trees on Private Property

1. 'Standard trees' are to be provided at a rate of one tree for every 350m<sup>2</sup> of site area (rounded to the nearest whole number), with a minimum of one 'standard tree' to be provided on each site which is less than 350m<sup>2</sup> in area.
2. The total number of 'standard trees' required in Clause 1 may be reduced by one, for each 'tree worthy of retention' that is retained or relocated elsewhere on the site, or for each 'large tree' that is provided. Where a 'tree worthy of retention' is proposed to be retained or relocated on the site and it is a 'large tree', the total number of trees required in Clause 1 may be reduced by two.
3. A tree which is being retained is to be protected while development occurs in accordance with AS4970.2009 'Protection of Trees on Development Sites'.
4. A 'tree growth zone' is required around the entire base of all new trees or existing trees that are to be retained on the site, as follows:
  - (a) a minimum radius of 2m for a 'standard tree'; and
  - (b) a minimum radius of 3.5m for a 'large tree'.
5. No structure is to encroach within the 'tree growth zone', above or below ground level. The 'tree growth zone' is to be contained completely on the site, except for 'trees worthy of retention'.
6. If the 'tree growth zone' is situated on top of a 'hard surface', a report by a suitably qualified and currently practising consulting arborist is required, at the expense of the applicant. The arborist report is to demonstrate that the design of the 'tree growth zone' will provide sufficient space for the tree to grow to maturity, to the satisfaction of the City of Bayswater.
7. The trunks of all proposed new trees are to be adequately separated from the trunks of other trees, to the satisfaction of the City of Bayswater.
8. The trunks of all trees are to be located outside of any required minimum outdoor living area dimensions required under the Residential Design Codes, except for the trunks of 'trees worthy of retention' when they are retained.
9. In relation to open air car parking areas in non-residential and mixed use developments, 'standard trees' that provide shade cover are to be provided at a minimum rate of 1 tree per 4 bays. The number of trees required in Clause 1 can be used to provide the shade trees.
10. A 'tree worthy of retention' may only be relocated elsewhere on the site or on the adjacent street verge, where a report by a suitably qualified and currently practising consulting arborist is provided, at the expense of the applicant. The arborist report is to detail the new location of the tree and demonstrate how the tree will be kept in good health prior to, during and after the relocation, to the satisfaction of the City of Bayswater.

If a 'tree worthy of retention' dies as a direct consequence of development works, within one year of the development being completed, or the tree being relocated, the landowner will be liable to replace the tree, to the satisfaction of the City.

### Requirements for Trees for State Government Major Projects and Subdivision Applications

1. State Government major projects involving the removal of a tree worthy of retention on City controlled land will be subject to a tree replacement ratio of 5 replacement trees per tree removed.

2. In relation to all residential subdivisions, the City of Bayswater in its referral response will request condition(s) for trees worthy of retention to be retained on any decision made by the determining authority.
3. Clauses 3 to 10 under 'Requirement for Trees on Private Property' are applicable to all State Government major projects and subdivision applications.

### Requirements for Trees on Street Verges

1. Trees on the street verge are to be retained, unless in the opinion of the City of Bayswater:
  - (a) The tree is dead;
  - (b) There is an unacceptable level of risk that exists within the tree's structure and remedial techniques cannot rectify;
  - (c) The tree is suffering from a disease where remedial techniques will not prevent further spread of the disease, and the removal will be of benefit to other trees around it;
  - (d) The tree is causing significant damage to infrastructure, and modification to the infrastructure or tree is impractical, and suitable documented evidence to support this is provided by a suitably qualified and currently practising arborist;
  - (e) There is an imminent safety risk to people, property and/or infrastructure; and/or
  - (f) The removal is approved under a crossover approval granted by the City of Bayswater. Such removal may be subject to conditions of the crossover approval granted in accordance with the City of Bayswater crossovers policy.
  - (g) The removal is approved under a subdivision approval granted by the Western Australian Planning Commission. Such removal may be subject to conditions in accordance with those approvals.
2. A tree may be removed in accordance with Clause 1 for development and/or for works undertaken for a utility provider or other authority which requires development approval, excluding State Government major projects. When this occurs the City of Bayswater will seek compensation from the utility provider or other authority for the amenity (Helliwell) valuation of the tree, plus the cost of removing the existing tree.
3. A tree may be removed in accordance with Clause 1 for development and/or for works undertaken by a landowner or developer which requires development approval, excluding State Government major projects. When this occurs, the City of Bayswater will seek compensation from the landowner for the amenity (Helliwell) valuation of the tree, plus the cost of removing the existing tree.
4. If no street trees exist or a street tree is to be removed with regard to Clause 1, at least one new 'standard tree' is to be provided, by the landowner or developer, on the verge adjacent to the site, where space is available, to the satisfaction of the City of Bayswater.
5. Additional trees may be required to be provided, where space is available, to the satisfaction of the City of Bayswater.
6. A minimum 2m setback is to be provided from the edge of any street tree trunk, and any crossover/driveway. The trunks of all proposed new trees are to be adequately separated from the trunks of other trees, to the satisfaction of the City of Bayswater.

### Alternative Design Solution

An alternative design solution that varies any of the requirements contained in this policy will only be considered in exceptional circumstances. Written justification is to be provided by a 'suitably qualified

landscape architect' or 'consulting arborist', demonstrating that the alternative design is consistent with the objectives of the policy, to the satisfaction of the City of Bayswater.

### Tree Maintenance and Replacement

1. All new trees on a site and on the street verge are to be planted and watered (via reticulation or other similar method) for the first two summers by the land owner, to the satisfaction of the City of Bayswater.
2. In the event that a tree is in poor health and needs to be removed, it is to be replaced with an adequate replacement tree by the owner or developer, to the satisfaction of the City of Bayswater.
3. All retained and new trees on the site and on the street verge are to be adequately maintained and kept in good health in accordance with AS4970.2009 'Protection of Trees on Development Sites'.

### Information to be Submitted with Development and Subdivision Applications

Plans for all development and subdivision applications that are subject to this policy are to indicate:

1. The location and species of all trees proposed to be retained that are 'trees worthy of retention' on the site and all existing trees within the street verge that may be impacted by the proposed development or subdivision;
2. The location of all proposed new trees on the site and on the street verge;
3. The location of all proposed 'tree growth zones'; and
4. Additional elevations may be required, to the satisfaction of the City of Bayswater, indicating the potential size and canopy spread of all retained or proposed trees on the site and on the street verge, at maturity in relation to any existing or proposed structures or any retained or proposed trees.

### Related Documentation

- Urban Forest Strategy
- Significant Tree Register for Private Land Policy
- Urban Tree Planting and Maintenance Policy
- Crossover Policy
- Tree Planting 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*.

Relevant Delegations	
Council Adoption	12 June 2018
Reviewed / Modified	22 September 2020

Reviewed / Modified	
Reviewed / Modified	

Summary of Submissions

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
1.	Support	I own a property in the area.	<ul style="list-style-type: none"> <li>The City should increase its annual plantings of trees on verges and in parks by double, if not triple, the number of trees currently planted.</li> </ul>	<ul style="list-style-type: none"> <li>The policy relates to development on private land and any impacts that a development may have on street trees within the adjoining verge. The planting of additional trees on the verge is considered outside the scope of what a local planning policy can cover. However, residents can request the planting of a street tree through the City.</li> </ul>
			<ul style="list-style-type: none"> <li>Key or popular walking routes should be identified, with the City focusing tree planting in these locations.</li> </ul>	<ul style="list-style-type: none"> <li>The planting of trees along popular walking routes is not covered by the policy as this falls outside the scope of what a local planning policy can cover.</li> </ul>
			<ul style="list-style-type: none"> <li>In parks there should be more trees, especially, taller native trees, including jarrah, marri and tuart.</li> </ul>	<ul style="list-style-type: none"> <li>The planting of trees within parks is not covered by the policy as this falls outside the scope of what a local planning policy can cover.</li> </ul>
2.	Support	I own a property in the area.	<ul style="list-style-type: none"> <li>No comment</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
3.	Object	I own a property in the area.	<ul style="list-style-type: none"> <li>There is a lot of tree plantings under power lines which Council is watering via its watering truck to ensure that the plans become established. However, it appears that the species being planted include eucalypts, which are not appropriate as they grow rapidly and are vulnerable to dropping branches.</li> </ul>	<ul style="list-style-type: none"> <li>The City has tree planting guidelines which outlines the types of trees which are permitted to be planted under power lines. The trees considered appropriate include eucalyptus species, with consideration being given to the mature height of the trees to prevent conflict with the power lines above.</li> </ul>
			<ul style="list-style-type: none"> <li>Once established these trees will be a constant maintenance burden as the foliage nears live power lines, will present a risk which could result in damage to individuals or property.</li> </ul>	<ul style="list-style-type: none"> <li>The selection of appropriate tree species takes into consideration the ongoing success of the trees intended to be planted. Consideration has been given to tree species that require less maintenance, and the safety of those maintaining trees in road reserves.</li> </ul>
			<ul style="list-style-type: none"> <li>If this is being done as a climate change initiative to reduce our carbon footprint this is not the right approach. The carbon footprint associated with establishment and maintenance of new trees greatly exceeds the benefits.</li> </ul>	<ul style="list-style-type: none"> <li>The modified policy is not only in response to climate change issues, it is also for the overall amenity of the area. The planting of trees can have many lasting benefits to the community, including:                             <ul style="list-style-type: none"> <li>visual amenity;</li> </ul> </li> </ul>



No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<ul style="list-style-type: none"> <li>○ reducing air pollution and carbon dioxide;</li> <li>○ controlling storm water;</li> <li>○ mitigating wind and noise;</li> <li>○ improving biodiversity;</li> <li>○ providing habitat;</li> <li>○ shading and reducing UV exposure;</li> <li>○ enhancing sense of place and wellbeing;</li> <li>○ carbon sequestration;</li> <li>○ increasing property values; and</li> <li>○ encouraging outdoor activity.</li> </ul>
			<ul style="list-style-type: none"> <li>• Consideration should be given to the increased risk that tree planting has on sightlines for vehicles, cyclist, and pedestrians.</li> </ul>	<ul style="list-style-type: none"> <li>• The policy requires trees to be planted a minimum of 2m clear of driveways to ensure sightlines are maintained. These visual truncations align with the visual truncations required within developments in accordance with the Australian Standards AS2890.1.</li> </ul>
4.	Object	I own a property in the area.	<ul style="list-style-type: none"> <li>• Garratt road is an exceedingly busy road and it is bounded by footpaths, which results in there being no opportunities to plant trees. The policy does not assists in solving the current footpath problem.</li> </ul>	<ul style="list-style-type: none"> <li>• The policy relates to development on private land and any impacts that a development may have on street trees within the adjoining verge. Issues associated with footpaths is outside the scope of what a local planning policy can cover.</li> </ul>
5.	Object	I own a property in the area.	<ul style="list-style-type: none"> <li>• This policy is not a positive step for the environment as it inadvertently increases greenhouse gas production by the shading of solar panels, and it also increases the risk of death, injury, and damage from falling trees, branches, and roots.</li> </ul>	<ul style="list-style-type: none"> <li>• The modified policy is not only in response to climate change issues, it is also for the overall amenity of the area. The planting of trees can have many lasting benefits to the community, including: <ul style="list-style-type: none"> <li>○ visual amenity;</li> <li>○ reducing air pollution and carbon dioxide;</li> <li>○ controlling storm water;</li> <li>○ mitigating wind and noise;</li> </ul> </li> </ul>

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				<ul style="list-style-type: none"> <li>○ improving biodiversity;</li> <li>○ providing habitat;</li> <li>○ shading and reducing UV exposure;</li> <li>○ enhancing sense of place and wellbeing;</li> <li>○ carbon sequestration;</li> <li>○ increasing property values; and</li> <li>○ encouraging outdoor activity.</li> </ul> <ul style="list-style-type: none"> <li>• The selection of appropriate tree species takes into consideration the ongoing success of the trees intended to be planted. Consideration has been given to tree species that require less maintenance, and safety of the community.</li> </ul>
			<ul style="list-style-type: none"> <li>• Climate change is real, and the City needs to look into implementing requirements which are effective in combating it.</li> </ul>	<ul style="list-style-type: none"> <li>• The City has prepared a Sustainability in Design local planning policy to assist in reducing the impact developments have on the environment. Currently the policy covers cools roofs and biophilic design however, additional chapters are being researched and developed.</li> </ul>
			<ul style="list-style-type: none"> <li>• Consideration is to be given to the increase in extreme weather events and the impact that they have on trees causing damage.</li> </ul>	<ul style="list-style-type: none"> <li>• The selection of appropriate tree species takes into consideration the ongoing success of the trees intended to be planted. Consideration has been given to tree species that require less maintenance, and the safety of council workers or contractors maintaining trees in road reserves and safety of the community.</li> </ul>
			<ul style="list-style-type: none"> <li>• The City needs to focus on the reduction of carbon dioxide emissions which occur from development. There is a large percentage of fossil fuel generated from electricity and a properly working, unshaded solar system can generate non-CO2 producing electricity, which is the equivalent of planting dozens if not hundreds of trees every year.</li> </ul>	<ul style="list-style-type: none"> <li>• There are a number of factors which can contribute to improving the impact of developments on the environment. There is the ability for trees to be planted on sites which do not overshadow solar panels on an adjoining property. The combined impact of using solar panels, with the micro climate produced by the planting of tree will have a</li> </ul>

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
				greater impact on developments. The planting of trees will assist with creating micro climates and cooling areas, which solar panels do not address.
			<ul style="list-style-type: none"> <li>If one tree is planted and shades a house's solar panels it results in an increase of CO2 emissions as fossil fuels will be burnt for electricity, which would otherwise have been solar powered. This would then need to be offset by the planting of many trees every year.</li> </ul>	<ul style="list-style-type: none"> <li>There is the ability for trees to be planted on sites which do not overshadow solar panels on an adjoining property. The planting of trees will assist with creating micro climates and cooling areas, which solar panels do not address.</li> </ul>
			<ul style="list-style-type: none"> <li>Requiring trees to grow to at least 4m will have an adverse impact on development as lots are becoming smaller. The policy will increase the likelihood of trees shading solar panels.</li> </ul>	<ul style="list-style-type: none"> <li>State Planning Policy 7.3 – Residential Design Codes of Western Australia Volume 1 (R-Codes) requires a tree to be planted for each house whereby the 4m height is the height of a standard tree which is a provision of the policy. There is the ability for developers to locate trees so that they do not overshadow solar panels within their development site or on adjoining properties.</li> </ul>
			<ul style="list-style-type: none"> <li>For the City to combat climate change in the most effective way, it should prohibit the planting of shade-producing trees anywhere near houses to ensure solar panels are not shaded</li> </ul>	<ul style="list-style-type: none"> <li>The City cannot prohibit the planting of trees, as there is a requirement for trees to be planted under the Residential Design -Codes.</li> </ul>
			<ul style="list-style-type: none"> <li>The policy is mandating the planting of trees that grow between 4m to 12m tall. Trees of this size need to be kept safely away from houses and infrastructure (like power lines, fences, and roads). This would ensure that when the trees eventually fall or lose limbs (due to extreme weather events or other causes) the damage is minimal. This could be accommodated by requiring trees to be setback a minimum of the anticipated maximum height from houses and infrastructure to minimise both damage and risk to individuals and property.</li> </ul>	<ul style="list-style-type: none"> <li>The City has tree planting guidelines which outlines the types of trees which are appropriate to be planted. The selection of appropriate tree species takes into consideration the ongoing success of the trees intended to be planted. Consideration has been given to tree species that require less maintenance, and safety of the community.</li> </ul>

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
			<ul style="list-style-type: none"> <li>The root systems of trees can cause significant damage underground. Not planting trees near houses, fences, sewerage lines, other utilities, and of course roads is essential to minimise damage resulting from tree roots.</li> </ul>	<ul style="list-style-type: none"> <li>The City has tree planting guidelines which outlines the types of trees which are appropriate to be planted. Consideration has been given to the appropriate tree species including the type of root systems to prevent damage.</li> </ul>
6.	Comment	I own a property in the area.	<ul style="list-style-type: none"> <li>Owners can circumvent the requirements of the policy by removing trees before a development application is submitted which is a significant flaw in the policy.</li> <li>This policy does not provide any comment on or direction to stakeholders regarding the protection of trees on private land that are not impacted by a current development proposal. This does little to protect trees which are on private land which is not currently being developed.</li> <li>It is time for Local Governments to work together to place pressure on the State Government to create tree protection laws through regulatory reform. This is the only way that the WA community will obtain adequate protection of the urban forest.</li> <li>What the City is doing to advocate to the State Government on behalf of the community, and its own Urban Forest Strategy, to resolve issues that are impacting all Local Government area regarding the Urban Forest in Western Australia.</li> </ul>	<ul style="list-style-type: none"> <li>The City's planning framework only permits the City to require the retention of trees on properties if the tree is listed on the City's Significant Tree Register.</li> <li>The planning framework only permits the City to protect trees on properties if the tree is listed on the City's Significant Tree Register.</li> <li>Noted.</li> <li>The City has developed local planning policies to support the implementation of the Urban Forest Strategy. The local planning policies have been developed to have the maximum impact which can occur under the current planning framework. The City has advocated for increase tree requirements to be included in the State planning documents such as the Residential Design Codes (R-Codes).</li> </ul>

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
			<ul style="list-style-type: none"> <li>Title does not clearly identify what the purpose of this policy is or clearly distinguish it from other City of Bayswater tree policies. Suggestion is to change the title to clearly identify this policy.</li> </ul>	<ul style="list-style-type: none"> <li>It is considered that the title 'Trees on Private Land and Street Verges Policy' is appropriate and clear that it relates to trees on private land and on the adjoining verges.</li> </ul>
			<ul style="list-style-type: none"> <li>The first sentence is misleading as it implies that it will address all issues regarding trees on all private land lots and all street verges.</li> </ul>	<ul style="list-style-type: none"> <li>The policy addresses the requirements for providing, maintaining, protecting and removing trees on private land and within the street verge as a part of development, therefore the opening sentence is considered appropriate.</li> </ul>
			<ul style="list-style-type: none"> <li>The order of the words 'providing, maintaining, protecting and removing' do not help comprehension, the order seems scrambled because it does not reflect the preferred order of consideration of these options. It is suggested that these words are reordered, starting with the preferred option (protect) and ending with the least preferred option (removal).</li> </ul>	<ul style="list-style-type: none"> <li>The wording is considered consistent with previous versions of the policy and other documents produced by the City.</li> </ul>
			<ul style="list-style-type: none"> <li>Objective 1 states that the City 'will promote' the protection of trees which indicates a gesture, not a commitment. It is suggested that the policy is amended to state that the City requires the protection of trees on public land where possible as per this policy.</li> </ul>	<ul style="list-style-type: none"> <li>The City is unable to require the protection and retention of all trees on private land. There are also circumstances where the design of a development requires the removal of a street tree as there is no alternative solution which would result in the retention of the street trees. In light of this the City is making a commitment to retain trees where it is possible.</li> </ul>
			<ul style="list-style-type: none"> <li>If the policy is only assisting with increasing tree canopy, then objective 2 is disingenuous.</li> </ul>	<ul style="list-style-type: none"> <li>The policy is not only trying to increase the tree canopy as the planting of trees can have many lasting benefits to the community such as increased biodiversity and urban heat island effect mitigation.</li> </ul>
			<ul style="list-style-type: none"> <li>It is suggested that objectives 2 and 3 are located in the introduction.</li> </ul>	<ul style="list-style-type: none"> <li>Objectives 2 and 3 are considered appropriate as objectives as they are outlining the intent of what the policy is aiming to achieve.</li> </ul>

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
			<ul style="list-style-type: none"> <li>It is recommended that development application landscape plan includes the proposed species for new trees, so that City officers can assess the suitability of the species for the location.</li> </ul>	<ul style="list-style-type: none"> <li>The City requires landscape plans to be provided with Development Applications in accordance with the provisions of the R-Codes and the City's local planning policies. Landscape plans are required to show the area which are being landscaped and the proposed vegetation species.</li> </ul>
			<ul style="list-style-type: none"> <li>Where excessive shade is a problem, and what is the intent of preventing this from occurring.</li> </ul>	<ul style="list-style-type: none"> <li>The intent is for consideration to be given to where trees are planted on properties so that the trees do not overshadow solar panels or prevent natural light in to living areas.</li> </ul>
			<ul style="list-style-type: none"> <li>Why are separate canopies being suggested through the adequate separation of trees? A natural forest has connected and layered canopies.</li> </ul>	<ul style="list-style-type: none"> <li>The adequate separation of trees will ensure that the trunks are not located close together to block required sightlines for vehicle and pedestrian safety. Additionally, it will ensure trees are able to grow without compromising the health of another tree.</li> </ul>
			<ul style="list-style-type: none"> <li>The City should include a species list to guide applicants.</li> </ul>	<ul style="list-style-type: none"> <li>The City has developed a Tree Planting Guideline.. This document can be utilised to assist residents with selecting the appropriate tree species to plant.</li> </ul>
			<ul style="list-style-type: none"> <li>It is recommended that the City rewords 'light detection and ranging calculation' as people may not know what this means.</li> </ul>	<ul style="list-style-type: none"> <li>Light detection and ranging calculation is the process which was used to calculate the City's tree canopy in 2021. The terms cannot be renamed as they are the process which were undertaken.</li> </ul>
			<ul style="list-style-type: none"> <li>Suggest listing each defined term in alphabetical order to assist anyone searching for a specific definition.</li> </ul>	<ul style="list-style-type: none"> <li>The policy has been updated to reflect this change.</li> </ul>
			<ul style="list-style-type: none"> <li>The use of 'zone' in the tree growth zone is misleading as the word zone is defined as an area of land, whereas it is being used to describe an area plus its depth. It is also recommended that the first sentence clarifies that this zone is below the surface.</li> </ul>	<ul style="list-style-type: none"> <li>The definition outlines that the zone refers to the area beneath the ground and clarifies what is included in the term. Further this wording is consistent with the terminology used by the State Government in their planning documents.</li> </ul>

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
			<ul style="list-style-type: none"> <li>A landscape architect's report will without doubt need to include and refer to a report made by a qualified arborist. It is an arborist who has the skills to assess the tree size, health, and species, its location, and the proposed building form against the proposed use of paving over the tree growth zone.</li> </ul>	<ul style="list-style-type: none"> <li>The City' employs arborists who provide comments on development applications and review the plans submitted.</li> </ul>
			<ul style="list-style-type: none"> <li>The City should not be defining trees as standard. Calling a tree that is just higher than a large shrub a 'standard tree' is incorrect. The use of the term 'standard' in the policy implies that a small tree is an adequate contribution to the urban forest. It is recommended that the minimum heights of tree are increased to maximise urban canopy opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>The policy has been developed whereby there have been no concerns raised by the arborists in relation to the terms used or the minimum heights stated.</li> </ul>
			<ul style="list-style-type: none"> <li>The use or context of the term 'hard surface' in this policy is not clear.</li> </ul>	<ul style="list-style-type: none"> <li>The term hard surface has been defined as it is referred to under the Requirements for Trees on Private Property. This is to allow for landscaping to be provided over various levels of a development.</li> </ul>
			<ul style="list-style-type: none"> <li>The policy should refer to the City's guide on how to choose a healthy tree, species selection and how to plant a healthy tree.</li> </ul>	<ul style="list-style-type: none"> <li>The City has a Tree Planting Guideline available via the City's website. This document can be utilised to assist residents with selecting the appropriate tree species to plant.</li> </ul>
			<ul style="list-style-type: none"> <li>There is a difference between the R-Codes requiring an area of 2m x 2m, and the policy requiring a radius of 2m and 3.5m</li> </ul>	<ul style="list-style-type: none"> <li>The R-Codes relate to the planting area whereas the local planning policy includes the root system and the area required for growth to occur which is underground.</li> </ul>
			<ul style="list-style-type: none"> <li>Where trees are removed as part of State Government major project, where will the replacement trees will be planted.</li> </ul>	<ul style="list-style-type: none"> <li>The location of where tree will be planted will be negotiated with the State Government. It would be recommended that the trees are replaced on site, where it is achievable.</li> </ul>
			<ul style="list-style-type: none"> <li>Will developers need to provide proof of tree planting before gaining subdivision clearance, or before getting verge bond back.</li> </ul>	<ul style="list-style-type: none"> <li>To clear any conditions of subdivision, the applicant is to demonstrate that the conditions of approval have been met.</li> </ul>

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
			<ul style="list-style-type: none"> <li>Will the city be able to use LIDAR to check if trees to be planted are being maintained.</li> </ul>	<ul style="list-style-type: none"> <li>The City will undertake checks on the tree canopy, when checking how it is progressing alongside the targets which have been developed. However, this is unable to occur on each development site as there are insufficient resources to undertake this work.</li> </ul>
			<ul style="list-style-type: none"> <li>If a tree is impacting the service provider's ability to undertake their work, is the service provider legally required to compensate the LGA for the Helliwell value of the tree.</li> </ul>	<ul style="list-style-type: none"> <li>The City will seek compensation from the utility provider or other authority for the amenity (Helliwell) valuation of the tree, plus the cost of removing the existing tree.</li> </ul>
			<ul style="list-style-type: none"> <li>It is recommended that the City requires additional street trees to be planted if there is space available.</li> </ul>	<ul style="list-style-type: none"> <li>The policy includes a clause which states 'Additional trees may be required to be provided, where space is available, to the satisfaction of the City of Bayswater.' In accordance with this clause the City may require more street trees where appropriate.</li> </ul>
			<ul style="list-style-type: none"> <li>It is suggested that when a report is provided by a landscape architect, it is required to be supported by a report from an arborist.</li> </ul>	<ul style="list-style-type: none"> <li>The City's officers will review the report submitted. The review will include a review of the document by the City's staff who are appropriately qualified.</li> </ul>
			<ul style="list-style-type: none"> <li>Is it intended that where a tree is to be removed it is required to be replaced with a new tree, whether or not it is on the site or located within the street verge.</li> </ul>	<ul style="list-style-type: none"> <li>Yes, if a tree which is required under the policy need to be removed, it is required to be replaced.</li> </ul>
			<ul style="list-style-type: none"> <li>Requiring all trees involved in new developments to be cared for and kept in good health by the owners is a positive step, and shows a commitment to a healthy urban forest.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
			<ul style="list-style-type: none"> <li>Requiring a retained tree to be kept in good health is effectively granting them significant tree status as per the significant tree policy. Is this correct and will they be added to the register.</li> </ul>	<ul style="list-style-type: none"> <li>For a tree to be placed on the City's Significant Tree Register it required a nomination and consent from the landowner, along with any potentially impacted adjoining landowners, not all trees considered to be in good health will be considered significant trees.</li> </ul>



No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
			<ul style="list-style-type: none"> <li>Are new trees on site required to be maintained long term, and if they die, are they to be replaced. Will this requirement be transferred to subsequent owners? This will need to be very clearly conditioned in the approval conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Development approvals run with the land and the obligation for the conditions to be met are the responsibility of the landowner, this includes adhering with approved landscaping plans.</li> </ul>
			<ul style="list-style-type: none"> <li>Standard Development Application plans are required to show all existing trees on the site. This should be included in the policy.</li> </ul>	<ul style="list-style-type: none"> <li>The R-Codes require tree to be shown on the site where they exceed 3m in height. This is the same requirement by the Department of Planning, Lands and Heritage for survey plans submitted as part of a subdivision application. As it is covered under other documentation the inclusion of this information would only double up information and is not considered necessary.</li> </ul>
			<ul style="list-style-type: none"> <li>The need to provide details regarding the potential size of trees indicates that there is a concern about trees being near buildings.</li> </ul>	<ul style="list-style-type: none"> <li>In some circumstances there may be a concern in relation to the size of a tree, the submission of elevations which indicate the size of the tree will ensure that the development will not impact on the tree and vice versa.</li> </ul>
			<ul style="list-style-type: none"> <li>It is suggested that the following documents are included as related documents:                             <ul style="list-style-type: none"> <li>Urban Forest strategy;</li> <li>Significant Tree Policy;</li> <li>Crossovers Policy;</li> <li>Urban Tree Planting and Maintenance Policy;</li> <li>Bayswater website video: How to select a healthy tree for planting;</li> <li>Bayswater website video: How to plant a tree;</li> <li>City of Bayswater Tree Planting Guideline; and</li> <li>Species list.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The related documentation has been updated to include the City's Strategy, policies and guidelines.</li> </ul>

**10.6.2.3 Planning Policy Review - Signage Policy**

<b>Responsible Branch:</b>	Development and Place
<b>Responsible Directorate:</b>	Community and Development
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority
<b>Attachments:</b>	1. Draft Signage Policy Adopted for Advertising - Track Changes [ <b>10.6.2.3.1</b> - 9 pages] 2. Proposed Signage Policy [ <b>10.6.2.3.2</b> - 9 pages] 3. Summary of Submissions [ <b>10.6.2.3.3</b> - 1 page]
<b>Refer:</b>	Item 10.6.2.2: OCM 23.08.2022

**SUMMARY**

Council consideration is sought in relation to the final approval of the draft modified Signage Local Planning Policy.

Council at its Ordinary Meeting held 23 August 2022 adopted for public advertising the proposed modified Signage Policy. The modified policy provides updated guidance on the display and erection of signs to ensure that any signage relates to the uses, services and products on a site whilst maintaining the local amenity and public safety.

The proposed modified policy was advertised for a period of 22 days. One submission was received during the consultation period which did not support or object, but provided general comments on the policy. Having regard to this, no modifications are proposed to the policy.

**OFFICER'S RECOMMENDATION**

That Council adopts the modified Signage Policy as contained in Attachment 2 to this report.

**COUNCIL RESOLUTION****(COMMITTEE RECOMMENDATION TO COUNCIL)**

That Council adopts the modified Signage Policy as contained in Attachment 2 to this report subject to the following amendments:

- Point 5 under 'General Requirements' being modified to read as follows:  
'Digital, animated and illuminated signs shall not:  
(a) Incorporate lighting which exceeds the maximum luminance as prescribed in the relevant Australian Standards and/or guidelines.  
(b) Incorporate flashing, intermittent or running lights.'
- The following new section being added:  
'Related Documentation  
Main Roads Western Australia's *Policy and Application Guidelines for Advertising Signs Within and Beyond State Road Reserves*, as amended or similar.'

Cr Michelle Sutherland Moved, Cr Steven Ostaszewskyj Seconded

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

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer,  
Cr Josh Eveson, Cr Michelle Sutherland,  
Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and  
Cr Georgia Johnson.

**Against:**     *Nil.*

## **BACKGROUND**

Council at its Ordinary Council Meeting held 23 August 2022, considered the proposed modifications to the signage policy to incorporate the provisions of the Sponsorship Signage on Reserves, and resolved as follows:

*"That Council:*

- 1.    Revokes the Sponsorship Signage on Reserves Policy as contained in Attachment 1 to this report.*
- 2.    Adopts for public advertising the proposed modified Signage Policy as contained in Attachment 4 to this report."*

## **EXTERNAL CONSULTATION**

The City advertised the proposed modified policy in accordance with Council's resolution for a period of 22 days from 15 September 2022 to 7 October 2022, by way of:

- Notification in the Perth Now newspaper on 15 September 2022;
- Information being placed on the City's engagement website, Engage Bayswater; and
- Hard copies of the draft modified policy made available for inspection at the City's Civic Centre and libraries.

One detailed submission was received during the consultation period which did not support or object as they provided general comments relating to signage across the City being brought in-line with the provisions of the policy. Refer to **Attachment 3** for the summary of submission.

## **OFFICER'S COMMENTS**

The key comments provided in the submission outlined that there is currently a proliferation of signs along King William Street, Bayswater, which detract from the amenity of the locality. The submission requested that the policy include a provision which requires existing development to update their signage and bring it in line with the policy.

In response it is noted that the policy does not stipulate a maximum number of signs. Rather the policy has been developed to allow businesses to erect signage without development approval, where the signage complies with the provisions of the policy. As each development would be assessed on its own merits, there is the potential for a tenancy to have multiple signs. In the instance the signs on a development has been approved by the City under the relevant policies at the time of the approval, then the City is unable to enforce that the signage is altered to comply with an updated policy. Any proposed changes to the signage on a development will be assessed under the current planning framework.

The submission does not provide comment in relation to the Sponsorship Signage provisions which are being incorporated into the existing Signage Policy, rather it is raising concerns with the signs of developments along King William Street. However, concerns in relation to the extent of signage erected on a property are to be made in writing if it is believed that it has occurred without the relevant approvals. In such cases, the City will investigate the matter and provide a specific response in relation to the concerns and undertake compliance action as necessary.

Additionally, King William Street is within the Bayswater Redevelopment area which is under the planning control of DevelopmentWA. In the event the modified policy is endorsed by Council it will not apply along King William Street as DevelopmentWA have their own set of planning controls including policies which apply within the area.

The proposed modification to incorporate the Sponsorship Signage provisions into the Signage Policy is considered to reduce duplication of policies and ensure information is easier to find and more understandable for applicants. In light of this, no modifications are proposed to the draft modified Signage Policy.

## LEGISLATIVE COMPLIANCE

Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the procedure for amending a local planning policy.

## 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 adopts the modified Signage Policy as contained in Attachment 2 to this report.	
Risk Category	Adopted Risk Appetite	Risk Assessment Outcome
Strategic Direction	Moderate	Low
Reputation	Low	Low
Governance	Low	Low
Community and Stakeholder	Moderate	Low
Financial Management	Low	Low
Environmental Responsibility	Low	Low
Service Delivery	Low	Low
Organisational Health and Safety	Low	Low
Conclusion	It is considered that this option has a low risk as it aids in reducing red tape, as signage which complies with the policy would be exempt from requiring a development approval.	

## FINANCIAL IMPLICATIONS

The following financial implications are applicable:

**Item 1:** Publishing of public notice of the adoption of the modified Signage Policy.

**Asset Category:** N/A

**Source of Funds:** Municipal

**LTFP Impacts:** Not itemised in the LTFP

**Notes:** Nil

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING 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 2021-2031 (as amended), the following applies:

Theme: Environment and Liveability

Goal E1: Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.

It is considered that the proposed draft Signage Policy will ensure that signs do not detract from the local character and/or amenity of the area, whilst communicating the provisions in a clear and simple manner.

**CONCLUSION**

The proposed modified policy is considered to be consistent with the City's updated policy format, incorporates various improvements and clarifies provisions to enhance its ease of use and effectiveness. In light of this and having regard to the comments in response to the submission received, it is recommended that Council adopts the proposed modified Signage Policy for final approval.

# Signage Policy



Responsible Division	Community and Development
Responsible Business Unit/s	Development and Place
Responsible Officer	Manager Development and Place
Affected Business Unit/s	Development and Place

## Purpose

The purpose of this policy is to provide guidance on the display and erection of signs, to ensure that any signage relates to the uses, services and products on the site whilst maintaining the local amenity and public safety.

## Objectives

The objectives of this policy are to:

1. Ensure that the display and erection of signs is consistent with the development, and will not detract from the local character and/or amenity of the area.
2. Avoid a proliferation of signs to prevent streetscapes from becoming cluttered and to protect the amenity of the City of Bayswater.
3. Improve streetscapes along major roads and within town centres.
4. Encourage the consideration of signage requirements in the planning and design of commercial, industrial and mixed use developments.
5. Ensure that signs do not cause obstruction or hinder access for pedestrians, cyclists and/or motor vehicles.
6. Ensure that signs are not objectionable, discriminatory and/or offensive, in the opinion of the City of Bayswater.
7. Ensure that signs only relate to businesses, products and/or services located on, or available from the lot on which they are located.

## Scope

1. This policy applies to the display and/or erection of signs on all land zoned or reserved under Local Planning Scheme No. 24 (Scheme).
2. This policy does not extend to road reserves (roads, verges, footpaths, etc.), which are subject to the City of Bayswater Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law.
3. Where there is any inconsistency between this policy and the City of Bayswater's Town Planning Scheme then the provisions within the Town Planning Scheme shall prevail.
4. In accordance with Clause 61(1)(a) and (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), development approval is not required for signs that:
  - (a) are temporary election signs, subject to the conditions outlined within the Regulations;

- (b) relate to changes to an existing sign that has been erected or installed on a site, subject to the conditions outlined within the Regulations;
  - (c) relate to the replacement of a sign where the sign was subject to a development approval or exempt from the requirement for development approval;
  - (d) are identified as exempted signs under Appendix 8 of the Scheme; or
  - (e) comply with the General Requirements and Specific Requirements of this policy.
5. Where a sign does not require development approval under this policy, it should be noted that it does not exempt applicants from the requirement to obtain any other necessary approvals, including a building permit.
  6. Where a sign that is not prescribed in the policy and not exempt from requiring development approval is proposed, it will be considered on its merits.
  7. Development approval is required for the display and erection of a sign where:
    - (a) The development site is:
      - (i) Entered on the register of Heritage Places under the *Heritage of Western Australia Act 1990*;
      - (ii) The subject of an order under the *Heritage of Western Australia Act 1990 Part 6*;
      - (iii) Included on a heritage list prepared in accordance with the City of Bayswater town planning scheme(s);
      - (iv) Within an areas designated under the town planning scheme(s) as a heritage area; and/or
      - (v) The subject of a heritage agreement entered into under *Heritage of Western Australia Act 1990 section 29*.
    - ~~(b) The sign is a permanent sponsorship sign, including an electronic scoreboard or dedicated electronic display, which are subject to the City of Bayswater Sponsorship Signage on Reserves Policy.~~
    - (b) The sign is inconsistent with the general requirements of this policy and/or the specific requirements pertaining to the sign types detailed below.
  8. Signs will not be supported if they are to be displayed or erected within 1.5m of any part of a crossover or street truncation.

## Definitions

**Bulk** is the accumulative effect of the arrangement, volume, size and shape of a sign and/or structure to a building or group of buildings.

**Character** is the combination of the particular characteristics or qualities of a place. These include the rhythm, scale and visual amenity of buildings which contribute to the existing streetscapes.

**Context** is the specific character, quality, and physical characteristics of a building's setting.

**Corporate Branding** is a company's logo, slogan, or symbol(s) that represent their products or services.

**First Party Advertising** is advertising relating to the occupant(s) of the site on which the advertising is located.

**Proliferation** is an increase in the number or amount of signs on a site resulting in clutter and having an undue impact on the amenity of the area.

**Scale** is the size of a sign or addition to a building and its proportional relationship with its surrounding buildings in the locality.

**Second Party Advertising** is advertising relating to the goods or services offered on the site on which the advertising is located.

**Sign** is a display and/or a structure erected to display a business/occupant of a site and the nature of the business undertaken or its goods and services offered.

**Third Party Advertising** is advertising not relating to the goods or services offered on the site on which the advertising is located.

**Visual Amenity** is all the visual factors which assist in forming the character of an area and contributing to its current and likely future amenity.

Unless otherwise defined above, words and expressions in this policy are as defined in Appendix 1 of the City of Bayswater Local Planning Scheme No. 24 (the Scheme), the *Planning and Development Act 2005*, *Planning and Development (Local Planning Schemes) Regulations 2015* or the *State Planning Policy 7.3 – Residential Design Codes of WA (R-Codes)*. All definitions for each of the sign types are included under the Specific Requirements of the policy.

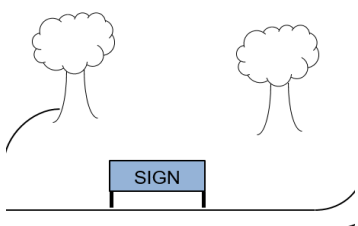
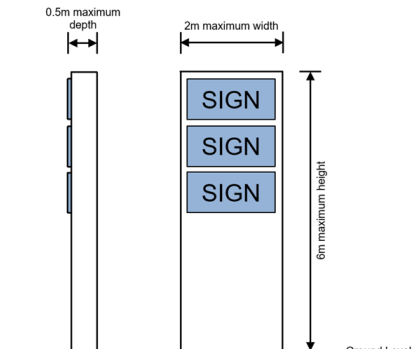
## General Requirement

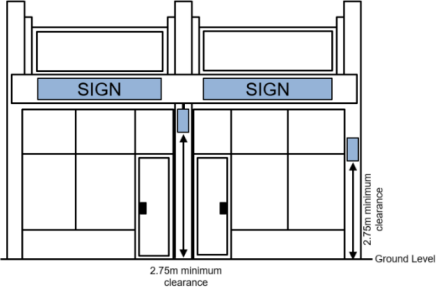
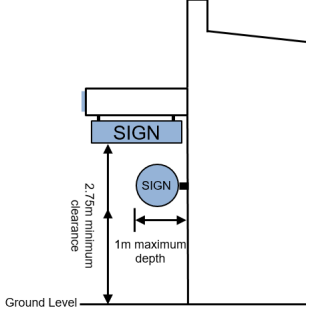
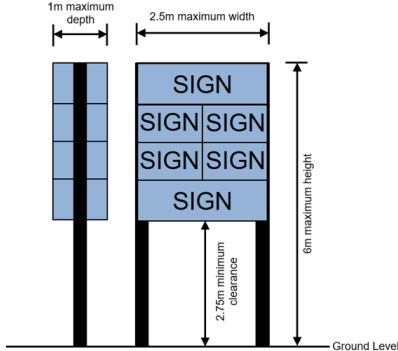
1. Signs will not be approved on residential properties where it does not relate to a relevant home based business unless otherwise provided for in this policy or the Scheme.
2. Where a non-residential land use has been approved on land zoned Residential under the Scheme, signage proposals will be assessed against the criteria under the Specific Requirements of the policy.
3. Signs on an individual lot shall generally be limited to those affixed to buildings and a single freestanding sign. Additional freestanding signs may be considered where they are necessary for wayfinding/directional purposes.
4. All signs shall be designed and located in a manner that:
  - (a) Does not detract from, or compromise the character and/or form of any building, including but not limited to its architectural features, detailing and openings.
  - (b) Does not detract from, or compromise the character of an established streetscape.
  - (c) Does not detract from, or compromise the character of any heritage place or precinct.
  - (d) Does not detract from the aesthetics of a park or other land used by the public for recreation.
  - (e) Does not obstruct lines of sight required for the safety of pedestrians, cyclists and/or motor vehicles.
  - (f) Does not obscure, or create the possibility of it being confused with traffic signs or signals.
  - (g) Does not obstruct pedestrian movement or compromise pedestrian safety.
  - (h) Does not obstruct vehicle movement or compromise traffic safety.
  - (i) Does not obstruct access to or from any door, fire escape or window.


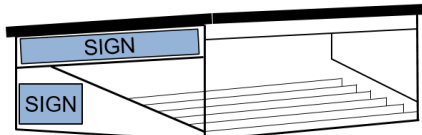


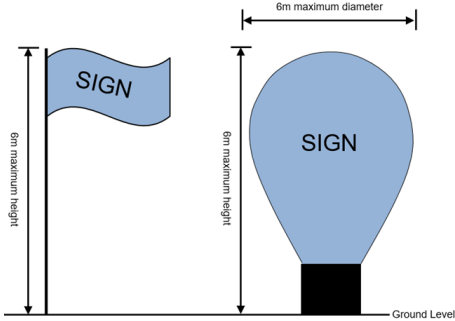
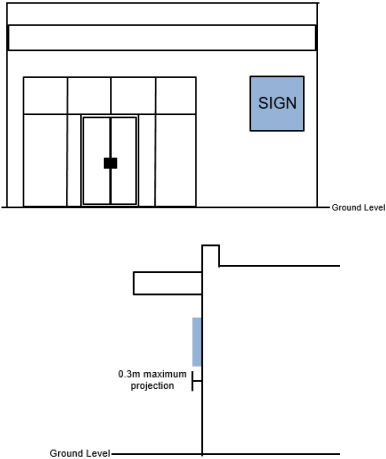
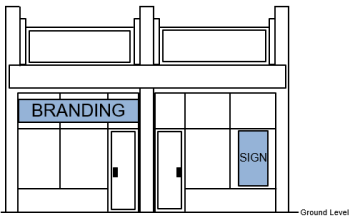
- (j) Does not obstruct views of a river, lake, or other feature of natural beauty from outside the building or lot.
  - (k) Does not impact an existing tree, including a street tree.
  - (l) Does not obstruct visual truncations by being located within 1.5m of any part of a crossover or street truncation.
5. Digital, animated and illuminated signs shall not:
- (a) Incorporate lighting that exceeds a maximum luminance of:
    - (i) 6000 cd/m<sup>2</sup> during hours of full daylight;
    - (ii) 600 cd/m<sup>2</sup> at dawn and dusk; and
    - (iii) 300 cd/m<sup>2</sup> during hours of darkness.
  - (b) Incorporate flashing, intermittent or running lights.
6. All signs that project from a building or are freestanding shall have a minimum clearance of 2.75m above ground level. A lesser clearance may be permitted where a sign is contained wholly within a landscaped area and it will not compromise lines of sight required for the safety of pedestrians, cyclists and/or motor vehicles.
7. All signs shall be designed and written in a competent, professional manner.
8. Signs shall not contain any material that is objectionable, discriminatory and/or offensive, in the opinion of the City of Bayswater.
9. Signs associated with new commercial, industrial or mixed use developments with multiple tenancies are to be guided by a wider signage strategy for the site.
10. Signs which contain any of the following third party advertising components will not be approved on private land, unless **it relates to a sponsorship sign or is** otherwise approved by the City of Bayswater under a signage strategy:
- (a) The name, logo, or symbol of a company or other organisation that does not substantially occupy the site or development on which the sign is proposed to be located; or
  - (b) A product or service not provided on the site on which the sign is proposed to be located; or
  - (c) Signs for an activity or event not occurring on the site on which the advertisement is located.

## Specific Requirements

Sign Type, Definition and Example	Specific Requirements
<p><b>Community and Local Government Event Sign</b></p> <p>A sign which is a temporary non-illuminated sign that advertises non-profit, short-term events such as a fete, fair, or festival occurring for a community organisation or the local government.</p> 	<p>A promotional community and local government event sign is to be:</p> <ol style="list-style-type: none"> <li>Located on the site of the event or at the property of the community organisation or local government holding the event.</li> <li>Limited to a maximum of 1 sign per frontage on a lot.</li> <li>A maximum of 10m<sup>2</sup> in area.</li> <li>Exhibited for no more than 30 days prior to the event occurring and is to be removed within 7 days of the event.</li> </ol>
<p><b>Monolith Sign</b></p> <p>A sign that is not attached to a building or any other structure and with its largest dimension being vertical. Such a sign may consist of a number of modules and is generally uniform in shape from ground level to the top of the sign.</p> 	<p>A monolith sign is to be:</p> <ol style="list-style-type: none"> <li>Located on a site with a site area less than 2,000m<sup>2</sup> and a lot frontage greater than 40m.</li> <li>Limited to one sign per lot frontage.</li> <li>A maximum of 6m above ground level.</li> <li>A maximum of 2m in width.</li> <li>A maximum of 0.5m in depth.</li> <li>Setback a minimum of 1m from the side and rear lot boundaries.</li> <li>A maximum of 5m<sup>2</sup> in area per sign for each tenancy on the lot.</li> <li>Prohibited within the Residential zone.</li> <li>First party advertising.</li> <li>Prohibited where there is an existing hoarding sign or pylon sign on the same lot.</li> </ol>
<p><b>Projecting Sign</b></p> <p>A sign:</p> <ol style="list-style-type: none"> <li>attached to a projection (such as a veranda) or projects more than 300mm from a wall of the building below the eaves or ceiling height; and/or</li> <li>painted or fixed to the face or return fascia of an awning and includes signs attached to the underside of an awning or verandah (other than fascia or return end), as well as</li> </ol>	<p>A projecting sign is to be:</p> <ol style="list-style-type: none"> <li>Limited to one sign per tenancy.</li> <li>Provided with a minimum clearance of 2.75m from the ground level where it is attached to the underside of an awning/verandah or projects out from a wall.</li> <li>Contained within the dimensions of the awning/verandah where it is attached to the fascia of the awning/verandah.</li> <li>A maximum projection of 1m from the wall.</li> </ol>

Sign Type, Definition and Example	Specific Requirements
<p>signs attached above or projecting from a verandah.</p>  	<ul style="list-style-type: none"> <li>(e) A maximum of 2m<sup>2</sup> in area.</li> <li>(f) No higher than the top of the wall.</li> <li>(g) First or second party advertising.</li> <li>(h) Be constructed of shatter proof glass where it attached to the underside of an awning/verandah or projects out from a wall.</li> </ul>
<p><b>Pylon Sign</b></p> <p>A sign supported on one or more piers, not attached to a building or other structure.</p> 	<p>A pylon sign is to be:</p> <ul style="list-style-type: none"> <li>(a) Located on a site with a site area less than 2,000m<sup>2</sup> and a lot frontage greater than 40m.</li> <li>(b) Limited to one sign per lot frontage.</li> <li>(c) Provided with a minimum clearance of 2.75m and a maximum clearance of 6m from the ground level.</li> <li>(d) A maximum of 6m above ground level.</li> <li>(e) A maximum of 2.5m in width.</li> <li>(f) A maximum of 1m in depth.</li> <li>(g) A maximum of 5m<sup>2</sup> in area per sign for each tenancy on the lot.</li> <li>(h) Setback a minimum of 1m from the side and rear lot boundaries.</li> <li>(i) Prohibited within the Residential zone.</li> <li>(j) First party advertising.</li> </ul>

Sign Type, Definition and Example	Specific Requirements
	(k) Prohibited where there is an existing hoarding sign or monolith sign on the same lot.
<b>Reserve Sign</b> A sign erected on land reserved under the Scheme.  	A reserve sign is to be: (a) For the purpose of identifying the site.
<b>Sponsorship Sign</b> A sign that is fixed securely to a building/structure or freestanding on a reserve and used for the sponsorship of various sporting clubs, recreation groups and community-based organisations. The term includes an electronic scoreboard or dedicated electronic display.  	A sponsorship sign can be third party advertising and it is to be: (a) Limited to two signs per reserve. (b) Located on the reserve which is leased or used by the sporting club/recreation group/community-based organisation. (c) Fixed to a building/structure within the reserve, excluding the external fencing to the reserve. (d) A maximum of 10m <sup>2</sup> in area per sign. (e) Where a sign is located on City of Bayswater land and/or affixed to a City building or structure, the location is agreed to by the City and provision is to be made to permit inspection and maintenance of the subject building or structure.
<b>Tethered Sign</b> A sign that is suspended from or tethered to any structure, pole or tree (with or without supporting framework) and made of paper, fabric, plastic or similar materials. The term includes inflatables, banners, flags or the like.	A tethered sign is to be: (a) Limited to one sign per lot. (b) Prohibited within the Residential zone. (c) A maximum of 6m above ground level. (d) A maximum of 6m in diameter. (e) Located within the lot boundaries of the property to which the sign relates. (f) First or second party advertising. (g) Secured in position in accordance with any requirements of the City of Bayswater. (h) Located so as not to obstruct or impede the reasonable use of a thoroughfare or access to a place by any person.

Sign Type, Definition and Example	Specific Requirements
	<p>(i) Erected for a maximum period of 21 days at no less than 3 monthly intervals, unless otherwise approved by the City.</p>
<p><b>Wall Sign</b></p> <p>A signboard or panel which is affixed to or adjoining the wall of a business premises, which does not exceed the lowest point of the eaves or ceiling of the building.</p> 	<p>A wall sign is to be:</p> <ul style="list-style-type: none"> <li>(a) A maximum of 25% of the wall or 10m<sup>2</sup> in area, whichever is the lesser.</li> <li>(b) Limited to one sign per tenancy on a lot.</li> <li>(c) Projecting a maximum of 0.3m from the face of the wall.</li> <li>(d) No higher than the top of the wall.</li> <li>(e) First or second party advertising.</li> </ul>
<p><b>Window Sign/Corporate Branding</b></p> <p>A sign or corporate branding affixed to either the interior or exterior of the glazed area of a window.</p> 	<p>A window sign/corporate branding is to be:</p> <ul style="list-style-type: none"> <li>(a) A maximum of 25% of the total area of all windows facing a street.</li> <li>(b) Designed in a manner that allows interaction and casual surveillance between the interior functions of the building and the street.</li> <li>(c) First party advertising.</li> </ul>

## Signs Not Considered Suitable

The following signs are not considered suitable within the City of Bayswater:

1. Bill posting, other than on designated community noticeboards or in the form of event posters displayed in the windows of hotels, shops, restaurants, small bars or the like.  
Bill posting is the sticking, painting or stencilling of any bill, poster or placard on any building, fence, wall, hoarding, signpost, pole, awning or any other structure so as to be visible to any person in a street, reserve, public place or other land.
2. Bunting, other than on a temporary basis for an approved event.
3. Bunting is thin strips of material used for decorative purposes or to highlight a location.
4. Third-party advertising signs.
5. Hoarding (Billboard) Signs.
6. Hoarding (billboard) signs are a detached structure other than a monolith or pylon sign, with its largest dimension being horizontal. The sign is erected for the sole purpose of displaying a sign or signs, and shall include a poster panel, a wall panel or an illuminated panel.
7. Trailer-mounted variable messaging signs, other than on a temporary basis for an approved event.
8. Trailer-mounted variable messaging is signs utilising electronic displays that can be programmed to display a number of varying messages and mounted on trailers that are capable of being towed by a motor vehicle.
9. Motor vehicles carrying temporary or fixed signs or advertising material and parked in a location to serve primarily as a sign.
10. Signs in excess of 0.2m<sup>2</sup> in residential zones, unless otherwise approved by the City of Bayswater.

## Sign Strategies

The applicant is to submit a sign strategy for proposed sign(s) in the following situations:

1. The lot has a site area greater than 4,000m<sup>2</sup>.
2. There is three or more tenancies on the site.
3. Significant redevelopment of the site is proposed.
4. The lot comprises more than one lot frontage to a street, reserve or the like.

## 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*.

Relevant Delegations	TP-D01
Council Adoption	24 May 2022
Modified	

# Signage Policy



Responsible Division	Community and Development
Responsible Business Unit/s	Development and Place
Responsible Officer	Manager Development and Place
Affected Business Unit/s	Development and Place

## Purpose

The purpose of this policy is to provide guidance on the display and erection of signs, to ensure that any signage relates to the uses, services and products on the site whilst maintaining the local amenity and public safety.

## Objectives

The objectives of this policy are to:

1. Ensure that the display and erection of signs is consistent with the development, and will not detract from the local character and/or amenity of the area.
2. Avoid a proliferation of signs to prevent streetscapes from becoming cluttered and to protect the amenity of the City of Bayswater.
3. Improve streetscapes along major roads and within town centres.
4. Encourage the consideration of signage requirements in the planning and design of commercial, industrial and mixed use developments.
5. Ensure that signs do not cause obstruction or hinder access for pedestrians, cyclists and/or motor vehicles.
6. Ensure that signs are not objectionable, discriminatory and/or offensive, in the opinion of the City of Bayswater.
7. Ensure that signs only relate to businesses, products and/or services located on, or available from the lot on which they are located.

## Scope

1. This policy applies to the display and/or erection of signs on all land zoned or reserved under Local Planning Scheme No. 24 (Scheme).
2. This policy does not extend to road reserves (roads, verges, footpaths, etc.), which are subject to the City of Bayswater Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law.
3. Where there is any inconsistency between this policy and the City of Bayswater's Town Planning Scheme then the provisions within the Town Planning Scheme shall prevail.
4. In accordance with Clause 61(1)(a) and (b) of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations), development approval is not required for signs that:
  - (a) are temporary election signs, subject to the conditions outlined within the Regulations;

- (b) relate to changes to an existing sign that has been erected or installed on a site, subject to the conditions outlined within the Regulations;
  - (c) relate to the replacement of a sign where the sign was subject to a development approval or exempt from the requirement for development approval;
  - (d) are identified as exempted signs under Appendix 8 of the Scheme; or
  - (e) comply with the General Requirements and Specific Requirements of this policy.
5. Where a sign does not require development approval under this policy, it should be noted that it does not exempt applicants from the requirement to obtain any other necessary approvals, including a building permit.
  6. Where a sign that is not prescribed in the policy and not exempt from requiring development approval is proposed, it will be considered on its merits.
  7. Development approval is required for the display and erection of a sign where:
    - (a) The development site is:
      - (i) Entered on the register of Heritage Places under the *Heritage of Western Australia Act 1990*;
      - (ii) The subject of an order under the *Heritage of Western Australia Act 1990 Part 6*;
      - (iii) Included on a heritage list prepared in accordance with the City of Bayswater town planning scheme(s);
      - (iv) Within an areas designated under the town planning scheme(s) as a heritage area; and/or
      - (v) The subject of a heritage agreement entered into under *Heritage of Western Australia Act 1990 section 29*.
    - (b) The sign is inconsistent with the general requirements of this policy and/or the specific requirements pertaining to the sign types detailed below.
  8. Signs will not be supported if they are to be displayed or erected within 1.5m of any part of a crossover or street truncation.

## Definitions

**Bulk** is the accumulative effect of the arrangement, volume, size and shape of a sign and/or structure to a building or group of buildings.

**Character** is the combination of the particular characteristics or qualities of a place. These include the rhythm, scale and visual amenity of buildings which contribute to the existing streetscapes.

**Context** is the specific character, quality, and physical characteristics of a building's setting.

**Corporate Branding** is a company's logo, slogan, or symbol(s) that represent their products or services.

**First Party Advertising** is advertising relating to the occupant(s) of the site on which the advertising is located.

**Proliferation** is an increase in the number or amount of signs on a site resulting in clutter and having an undue impact on the amenity of the area.



**Scale** is the size of a sign or addition to a building and its proportional relationship with its surrounding buildings in the locality.

**Second Party Advertising** is advertising relating to the goods or services offered on the site on which the advertising is located.

**Sign** is a display and/or a structure erected to display a business/occupant of a site and the nature of the business undertaken or its goods and services offered.

**Third Party Advertising** is advertising not relating to the goods or services offered on the site on which the advertising is located.

**Visual Amenity** is all the visual factors which assist in forming the character of an area and contributing to its current and likely future amenity.

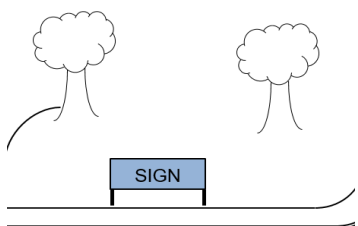
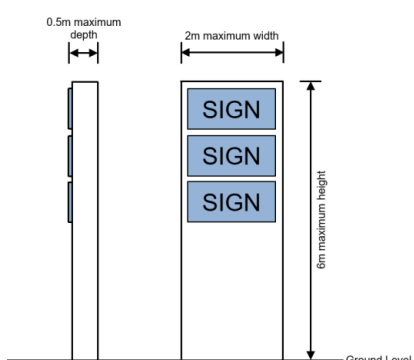
Unless otherwise defined above, words and expressions in this policy are as defined in Appendix 1 of the City of Bayswater Local Planning Scheme No. 24 (the Scheme), the *Planning and Development Act 2005*, *Planning and Development (Local Planning Schemes) Regulations 2015* or the *State Planning Policy 7.3 – Residential Design Codes of WA (R-Codes)*. All definitions for each of the sign types are included under the Specific Requirements of the policy.

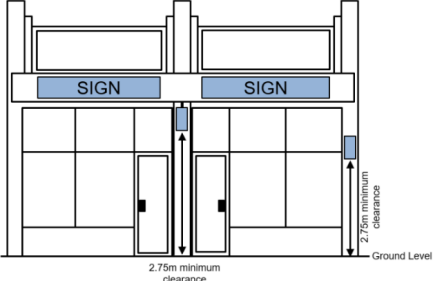
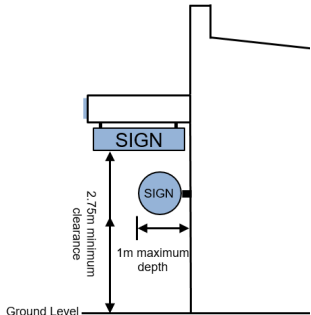
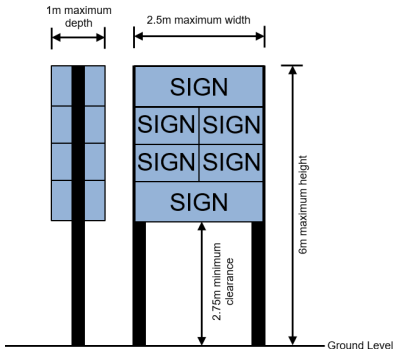
## General Requirements


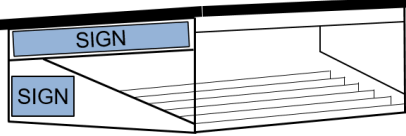
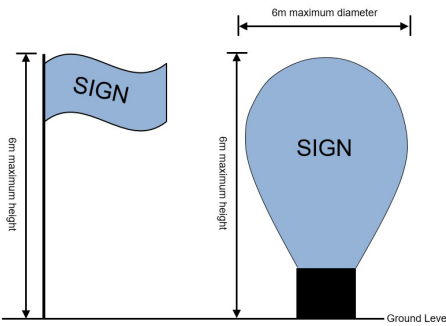
1. Signs will not be approved on residential properties where it does not relate to a relevant home based business unless otherwise provided for in this policy or the Scheme.
2. Where a non-residential land use has been approved on land zoned Residential under the Scheme, signage proposals will be assessed against the criteria under the Specific Requirements of the policy.
3. Signs on an individual lot shall generally be limited to those affixed to buildings and a single freestanding sign. Additional freestanding signs may be considered where they are necessary for wayfinding/directional purposes.
4. All signs shall be designed and located in a manner that:
  - (a) Does not detract from, or compromise the character and/or form of any building, including but not limited to its architectural features, detailing and openings.
  - (b) Does not detract from, or compromise the character of an established streetscape.
  - (c) Does not detract from, or compromise the character of any heritage place or precinct.
  - (d) Does not detract from the aesthetics of a park or other land used by the public for recreation.
  - (e) Does not obstruct lines of sight required for the safety of pedestrians, cyclists and/or motor vehicles.
  - (f) Does not obscure, or create the possibility of it being confused with traffic signs or signals.
  - (g) Does not obstruct pedestrian movement or compromise pedestrian safety.
  - (h) Does not obstruct vehicle movement or compromise traffic safety.
  - (i) Does not obstruct access to or from any door, fire escape or window.
  - (j) Does not obstruct views of a river, lake, or other feature of natural beauty from outside the building or lot.

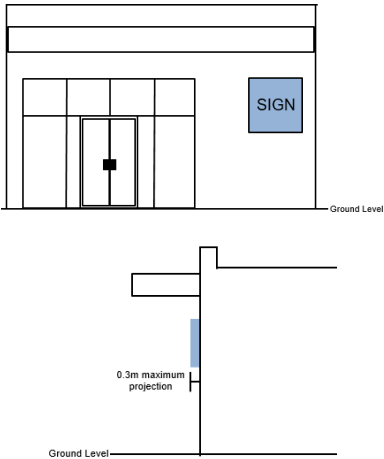
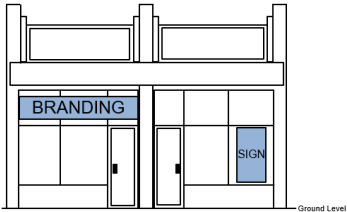
- (k) Does not impact an existing tree, including a street tree.
  - (l) Does not obstruct visual truncations by being located within 1.5m of any part of a crossover or street truncation.
5. Digital, animated and illuminated signs shall not:
    - (a) Incorporate lighting that exceeds a maximum luminance of:
      - (i) 6000 cd/m<sup>2</sup> during hours of full daylight;
      - (ii) 600 cd/m<sup>2</sup> at dawn and dusk; and
      - (iii) 300 cd/m<sup>2</sup> during hours of darkness.
    - (b) Incorporate flashing, intermittent or running lights.
  6. All signs that project from a building or are freestanding shall have a minimum clearance of 2.75m above ground level. A lesser clearance may be permitted where a sign is contained wholly within a landscaped area and it will not compromise lines of sight required for the safety of pedestrians, cyclists and/or motor vehicles.
  7. All signs shall be designed and written in a competent, professional manner.
  8. Signs shall not contain any material that is objectionable, discriminatory and/or offensive, in the opinion of the City of Bayswater.
  9. Signs associated with new commercial, industrial or mixed use developments with multiple tenancies are to be guided by a wider signage strategy for the site.
  10. Signs which contain any of the following third party advertising components will not be approved on private land, unless it relates to a sponsorship sign or is otherwise approved by the City of Bayswater under a signage strategy:
    - (a) The name, logo, or symbol of a company or other organisation that does not substantially occupy the site or development on which the sign is proposed to be located; or
    - (b) A product or service not provided on the site on which the sign is proposed to be located; or
    - (c) Signs for an activity or event not occurring on the site on which the advertisement is located.

## Specific Requirements

Sign Type, Definition and Example	Specific Requirements
<p><b>Community and Local Government Event Sign</b></p> <p>A sign which is a temporary non-illuminated sign that advertises non-profit, short-term events such as a fete, fair, or festival occurring for a community organisation or the local government.</p> 	<p>A promotional community and local government event sign is to be:</p> <ol style="list-style-type: none"> <li>Located on the site of the event or at the property of the community organisation or local government holding the event.</li> <li>Limited to a maximum of 1 sign per frontage on a lot.</li> <li>A maximum of 10m<sup>2</sup> in area.</li> <li>Exhibited for no more than 30 days prior to the event occurring and is to be removed within 7 days of the event.</li> </ol>
<p><b>Monolith Sign</b></p> <p>A sign that is not attached to a building or any other structure and with its largest dimension being vertical. Such a sign may consist of a number of modules and is generally uniform in shape from ground level to the top of the sign.</p> 	<p>A monolith sign is to be:</p> <ol style="list-style-type: none"> <li>Located on a site with a site area less than 2,000m<sup>2</sup> and a lot frontage greater than 40m.</li> <li>Limited to one sign per lot frontage.</li> <li>A maximum of 6m above ground level.</li> <li>A maximum of 2m in width.</li> <li>A maximum of 0.5m in depth.</li> <li>Setback a minimum of 1m from the side and rear lot boundaries.</li> <li>A maximum of 5m<sup>2</sup> in area per sign for each tenancy on the lot.</li> <li>Prohibited within the Residential zone.</li> <li>First party advertising.</li> <li>Prohibited where there is an existing hoarding sign or pylon sign on the same lot.</li> </ol>
<p><b>Projecting Sign</b></p> <p>A sign:</p> <ol style="list-style-type: none"> <li>attached to a projection (such as a veranda) or projects more than 300mm from a wall of the building below the eaves or ceiling height; and/or</li> <li>painted or fixed to the face or return fascia of an awning and includes signs attached to the underside of an awning or verandah (other than fascia or return end), as well as</li> </ol>	<p>A projecting sign is to be:</p> <ol style="list-style-type: none"> <li>Limited to one sign per tenancy.</li> <li>Provided with a minimum clearance of 2.75m from the ground level where it is attached to the underside of an awning/verandah or projects out from a wall.</li> <li>Contained within the dimensions of the awning/verandah where it is attached to the fascia of the awning/verandah.</li> <li>A maximum projection of 1m from the wall.</li> </ol>

Sign Type, Definition and Example	Specific Requirements
<p>signs attached above or projecting from a verandah.</p>  	<ul style="list-style-type: none"> <li>(e) A maximum of 2m<sup>2</sup> in area.</li> <li>(f) No higher than the top of the wall.</li> <li>(g) First or second party advertising.</li> <li>(h) Be constructed of shatter proof glass where it attached to the underside of an awning/verandah or projects out from a wall.</li> </ul>
<p><b>Pylon Sign</b></p> <p>A sign supported on one or more piers, not attached to a building or other structure.</p> 	<p>A pylon sign is to be:</p> <ul style="list-style-type: none"> <li>(a) Located on a site with a site area less than 2,000m<sup>2</sup> and a lot frontage greater than 40m.</li> <li>(b) Limited to one sign per lot frontage.</li> <li>(c) Provided with a minimum clearance of 2.75m and a maximum clearance of 6m from the ground level.</li> <li>(d) A maximum of 6m above ground level.</li> <li>(e) A maximum of 2.5m in width.</li> <li>(f) A maximum of 1m in depth.</li> <li>(g) A maximum of 5m<sup>2</sup> in area per sign for each tenancy on the lot.</li> <li>(h) Setback a minimum of 1m from the side and rear lot boundaries.</li> <li>(i) Prohibited within the Residential zone.</li> <li>(j) First party advertising.</li> <li>(k) Prohibited where there is an existing hoarding sign or monolith sign on the same lot.</li> </ul>

Sign Type, Definition and Example	Specific Requirements
<p><b>Reserve Sign</b></p> <p>A sign erected on land reserved under the Scheme.</p> 	<p>A reserve sign is to be:</p> <ul style="list-style-type: none"> <li>(a) For the purpose of identifying the site.</li> </ul>
<p><b>Sponsorship Sign</b></p> <p>A sign that is fixed securely to a building/structure or freestanding on a reserve and used for the sponsorship of various sporting clubs, recreation groups and community-based organisations. The term includes an electronic scoreboard or dedicated electronic display.</p> 	<p>A sponsorship sign can be third party advertising and it is to be:</p> <ul style="list-style-type: none"> <li>(a) Limited to two signs per reserve.</li> <li>(b) Located on the reserve which is leased or used by the sporting club/recreation group/community-based organisation.</li> <li>(c) Fixed to a building/structure within the reserve, excluding the external fencing to the reserve.</li> <li>(d) A maximum of 10m<sup>2</sup> in area per sign.</li> <li>(e) Where a sign is located on Council land and/or affixed to a Council building or structure, the location is agreed to by the City and provision is to be made to permit inspection and maintenance of the subject building or structure.</li> </ul>
<p><b>Tethered Sign</b></p> <p>A sign that is suspended from or tethered to any structure, pole or tree (with or without supporting framework) and made of paper, fabric, plastic or similar materials. The term includes inflatables, banners, flags or the like.</p> 	<p>A tethered sign is to be:</p> <ul style="list-style-type: none"> <li>(a) Limited to one sign per lot.</li> <li>(b) Prohibited within the Residential zone.</li> <li>(c) A maximum of 6m above ground level.</li> <li>(d) A maximum of 6m in diameter.</li> <li>(e) Located within the lot boundaries of the property to which the sign relates.</li> <li>(f) First or second party advertising.</li> <li>(g) Secured in position in accordance with any requirements of the City of Bayswater.</li> <li>(h) Located so as not to obstruct or impede the reasonable use of a thoroughfare or access to a place by any person.</li> <li>(i) Erected for a maximum period of 21 days at no less than 3 monthly intervals, unless otherwise approved by the City.</li> </ul>

Sign Type, Definition and Example	Specific Requirements
<p><b>Wall Sign</b></p> <p>A signboard or panel which is affixed to or adjoining the wall of a business premises, which does not exceed the lowest point of the eaves or ceiling of the building.</p>  <p>The diagram shows a front elevation of a building with a sign labeled 'SIGN' on the right wall. Below it, a side elevation shows the sign projecting from the wall, with a dimension line indicating a '0.3m maximum projection' from the ground level.</p>	<p>A wall sign is to be:</p> <ol style="list-style-type: none"> <li>A maximum of 25% of the wall or 10m<sup>2</sup> in area, whichever is the lesser.</li> <li>Limited to one sign per tenancy on a lot.</li> <li>Projecting a maximum of 0.3m from the face of the wall.</li> <li>No higher than the top of the wall.</li> <li>First or second party advertising.</li> </ol>
<p><b>Window Sign/Corporate Branding</b></p> <p>A sign or corporate branding affixed to either the interior or exterior of the glazed area of a window.</p>  <p>The diagram shows a front elevation of a building with 'BRANDING' on a large window and a 'SIGN' on a smaller window to the right. A ground level line is indicated at the bottom.</p>	<p>A window sign/corporate branding is to be:</p> <ol style="list-style-type: none"> <li>A maximum of 25% of the total area of all windows facing a street.</li> <li>Designed in a manner that allows interaction and casual surveillance between the interior functions of the building and the street.</li> <li>First party advertising.</li> </ol>

## Signs Not Considered Suitable

The following signs are not considered suitable within the City of Bayswater:

- Bill posting, other than on designated community noticeboards or in the form of event posters displayed in the windows of hotels, shops, restaurants, small bars or the like.

Bill posting is the sticking, painting or stencilling of any bill, poster or placard on any building, fence, wall, hoarding, signpost, pole, awning or any other structure so as to be visible to any person in a street, reserve, public place or other land.

- Bunting, other than on a temporary basis for an approved event.

Bunting is thin strips of material used for decorative purposes or to highlight a location.

3. Third-party advertising signs.
4. Hoarding (Billboard) Signs.
5. Hoarding (billboard) signs are a detached structure other than a monolith or pylon sign, with its largest dimension being horizontal. The sign is erected for the sole purpose of displaying a sign or signs, and shall include a poster panel, a wall panel or an illuminated panel.
6. Trailer-mounted variable messaging signs, other than on a temporary basis for an approved event.
7. Trailer-mounted variable messaging is signs utilising electronic displays that can be programmed to display a number of varying messages and mounted on trailers that are capable of being towed by a motor vehicle.
8. Motor vehicles carrying temporary or fixed signs or advertising material and parked in a location to serve primarily as a sign.
9. Signs in excess of 0.2m<sup>2</sup> in residential zones, unless otherwise approved by the City of Bayswater.

## Sign Strategies

The applicant is to submit a sign strategy for proposed sign(s) in the following situations:

1. The lot has a site area greater than 4,000m<sup>2</sup>.
2. There is three or more tenancies on the site.
3. Significant redevelopment of the site is proposed.
4. The lot comprises more than one lot frontage to a street, reserve or the like.

## 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*.

Relevant Delegations	TP-D01
Council Adoption	24 May 2022
Modified	

**Summary of Submissions**

No.	Support / Object / Comment	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
1.	Comment	I own a property in the area.	<ul style="list-style-type: none"> <li>The proposed modified Signage Policy does not provide specifics as to how many signs are allowed per building per street frontage.</li> <li>There are businesses along King William Street, Bayswater, which are overt examples of 'proliferation/clutter/bulk', and anti 'visual amenity/character'.</li> <li>The policy should include a provisions for any existing signage to progressively be brought in-line with current policy, giving each business a reasonable time-frame to comply.</li> </ul>	<ul style="list-style-type: none"> <li>The policy has been developed with provision which allow business to erect signage without development approval where it complies with the provisions of the local planning policy. As each development would be assessed on its own merits there is not set maximum number of signs which s business can erect.</li> <li>Concerns in relation to development being undertaken without the relevant approvals can be raised with the City for the City to investigate and undertake action to ensure compliance.</li> <li>The City is unable to enforce existing developments to comply with the policy where the development has previously occurred with a valid approval and in accordance with the policies which were in place at the time. Any changes to a development will be assessed under the current planning framework.</li> </ul>



### 10.6.2.4 Planning Policy Review - Car Parking In The Town Planning Scheme No. 24 Area

<b>Responsible Branch:</b>	Development and Place
<b>Responsible Directorate:</b>	Community and Development
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>Existing Car Parking in the Town Planning Scheme No. 24 Area Policy [10.6.2.4.1 - 4 pages]</li> <li>Car Parking in the Town Planning Scheme No. 24 Area Policy Track Changes [10.6.2.4.2 - 8 pages]</li> <li>Draft Car Parking Dispensation Policy [10.6.2.4.3 - 7 pages]</li> </ol>
<b>Refer:</b>	Item 11.1.8: OCM 19.04.2011

#### **CR SALLY PALMER DECLARED AN PROXIMITY INTEREST**

*In accordance with section 5.60b of the Local Government Act 1995, Cr Sally Palmer declared a proximity interest in this item as her residence is opposite to the lot number described in the item. At 8:47pm, Cr Palmer withdrew from the Council Chambers and did not participate in consideration or voting on this item.*

#### **CR MICHELLE SUTHERLAND DECLARED AN PROXIMITY INTEREST**

*In accordance with section 5.60b of the Local Government Act 1995, Cr Michelle Sutherland declared a proximity interest in this item as she owns property in the Bayswater townsite. At 8:47pm, Cr Sutherland withdrew from the Council Chambers and did not participate in consideration or voting on this item.*

#### **SUMMARY**

Council consideration is sought in relation to the proposed modifications to the City's existing Car Parking in the Town Planning Scheme No. 24 Area local planning policy.

The existing policy provides guidance on how the City will consider dispensations to the minimum on-site car parking standards for non-residential developments, located within a town centre or within a close proximity to high frequency public transport.

It has been determined that the policy is still necessary, due to the need to provide guidance on how parking dispensations will be determined within the City. The policy also aids in reducing red tape, as it provides clear parameters around where the City will consider a dispensation.

The proposed modified policy will bring it in line with the current City policy format, improve readability and futureproof it insofar as possible.

#### **OFFICER'S RECOMMENDATION**

That Council adopts for public advertising the proposed Car Parking Dispensation Policy as contained in Attachment 3 to this report.

#### **COUNCIL RESOLUTION**

##### **(COMMITTEE RECOMMENDATION TO COUNCIL)**

That Council adopts for public advertising the proposed Car Parking Dispensation Policy as contained in Attachment 3 to this report subject to the following amendments:

1. The penultimate and final paragraphs under 'Scope' being modified to state as follows:

**'This policy does not apply to residential development within the areas identified in Clause 1 of this scope section.**

....

**Any development that does not meet the threshold specified in Clause 1 of this scope section.....'**

*Note: At the Committee meeting it was identified that the tracked change to the Policy heading was not carried through from Attachment 2 into the subsequent Attachment 3. This administrative oversight has been corrected accordingly in the Attachment 3 presented to Council.*

**Cr Steven Ostaszewskyj Moved, Cr Josh Eveson Seconded**

**CARRIED UNANIMOUSLY: 7/0**

**For:** *Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.*

**Against:** *Nil.*

## **BACKGROUND**

The City has a large number of local planning policies, to guide better development within the City. City officers are undertaking an ongoing review of the existing local planning policies, in order to improve the City's policy framework and reduce the red tape associated with development applications.

The need to provide guidance on the dispensation available to the minimum car parking standards within the City remains current. However, the policy requires some modifications to reflect all town centres within the City, address the DevelopmentWA redevelopment area, and provide clarity on how the dispensation is assessed.

The Car Parking in the Town Planning Scheme No. 24 Area Policy was previously modified on 1 March 2016, however this only related to updating the format and branding of the document. Prior to this, the last detailed review of the Car Parking in the Town Planning Scheme No. 24 Area Policy occurred in 2011, and the policy was adopted on 19 April 2011.

## **EXTERNAL CONSULTATION**

In the event that Council adopts the proposed modified planning policy for the purpose of advertising for public comment, the policy will be advertised in accordance with the requirements of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for at least 21 days by way of:

- Notification being published in the local newspaper(s);
- Information being placed on the City's engagement website; and
- Hard copies of the draft modified policy being made available for inspection at the City of Bayswater Civic Centre and libraries.

## **OFFICER'S COMMENTS**

The City's current Car Parking in the Town Planning Scheme No. 24 Area Policy identifies the locations in which the City will consider a dispensation to the minimum on-site car parking standards. It is considered that the proposed modified policy will provide greater clarity on where

the City will consider car parking dispensations through amended provisions which clarify the City's working practices.

The proposed modified policy is contained in **Attachment 3**, and updates the existing policy in accordance with the current City of Bayswater policy format. The policy has also been updated to reflect the changes which have occurred through the METRONET development of the Bayswater Train Station.

The proposed modified policy has been updated to include revised objectives, a policy scope, new definitions, and updates to the policy provisions. The modified purpose and requirements are aligned with the intent of the existing policy, with adjustments to the wording to improve readability, update the document, and futureproof it insofar as possible. A summary of the key changes made to each section of the policy are summarised below.

The title of the policy has been updated to 'Car Parking Dispensation Policy' to reflect the intent of the policy, which is to provide guidance on the reduction of car parking in town centres and within close proximity to high frequency public transport. The current title of the policy implies that all car parking provisions are stipulated within the policy, however this is not correct. It is considered that the updated title will assist in creating a document which is more user friendly.

#### Objectives

A new series of six objectives have been added to the draft modified policy. The objectives of the draft modified policy are derived from the purpose identified in the existing policy. They reinforce that the policy aims to ensure that developments are provided with adequate parking on-site based of their location in context to the City's town centres and their proximity to high frequency public transport.

#### Scope

The existing policy includes a 'Policy Statement' section which has been updated to 'Scope' in the draft modified policy, in accordance with the City's current policy format. The scope clarifies that the policy applies to non-residential development, including change of use applications, within the City's town centres. Additionally, the scope clearly outlines that the three town centres are Bayswater, Maylands and Noranda.

The Morley activity centre is not included within the scope of this policy. As a part of the Morley Activity Centre Structure Plan and subsequent scheme amendment to the City's Town Planning Scheme No. 24 the Morley activity centre already has reduced car parking requirement when compared with the rest of the City. The existing dispensations for the Morley activity centre were based on the area being considered an activity centre and its proximity to public transport, therefore it is not considered necessary to provide further dispensations under this policy.

#### Definitions

The definitions in the draft modified policy have been included to provide clarity on the town centres. Additional definitions, such as proximity to high frequency public transport, and existing traditional development, have been included to assist applicants with understanding the application and requirements of the policy. To clearly define the boundaries of the town centres maps have been included as attachments. The definition of high frequency public transport has been updated to align with the definition under the State Planning Policy 7.3 – Residential Design Codes of Western Australia.

#### Policy Provisions

The current policy provisions are considered unclear on whether or not development sites which are located in a town centre and within close proximity to high frequency public transport are able

to obtain both dispensations. The City has given consideration to allowing both dispensations to encourage development within these areas. In order to provide greater clarity on this, a new clause has been added to state that lots within a town centre and within proximity to high frequency public transport are only eligible for the greater of the two dispensations to ensure that lots do not 'double dib' resulting in too greater reduction in car parking.

Additionally, there is a new provision which clarifies that if a land use is not included within Table No.1 then any dispensation will be considered on its merits and with reference to the closest standard identified in the table. This is consistent with the City's current practice, but clarifies it for users of the policy.

The provisions have also been modified to industrial developments to receive car parking dispensations. Given that a number of the City's industrial areas are within close proximity to high frequency public transport it was considered appropriate to allow for car parking dispensations for industrial uses.

## LEGISLATIVE COMPLIANCE

Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the procedure for amending a local planning policy.

## 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 adopts for public advertising the proposed Car Parking Dispensation Policy as contained in Attachment 3 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
<b>Conclusion</b>	<p>It is considered that this option has a low risk as the modified policy consistent with the intent of the existing policy and the development applications which have been determined by the City. The draft modified policy also aids in reducing red tape, as it clearly outlines when a parking dispensation can be applied to a development and it provides greater clarity on how the policy is to be implemented.</p> <p>In the event Council choose not to proceed with the officer's recommendation it is considered there is a moderate risk to community and stakeholder relationships, and service delivery as the new policy is more readable for stakeholders.</p>	

## FINANCIAL IMPLICATIONS

The following financial implications are applicable:

**Item 1:** Advertise the proposed modified draft policy

**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	\$600	-	-	-	-	-	\$14,000

## STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031 (as amended), the following applies:

Theme: Vibrancy

Goal V1: Plan for increased business opportunities around transport nodes.

It is considered that the proposed draft Car Parking Dispensation Policy will assist in encouraging non-residential development within the town centres which are easily accessed via a range of transport types, and industrial development within close proximity to high frequency public transport.

## CONCLUSION

The proposed draft modified policy is considered to be consistent with the City's updated policy format, incorporates various improvements, and clarifies provisions to enhance its ease of use and effectiveness.

In light of the above, it is recommended that the proposed Car Parking Dispensation local planning policy is adopted by the Council for public advertising.

## CARPARKING IN THE TOWN PLANNING SCHEME NO. 24 AREA POLICY

Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services



### PURPOSE:

To provide dispensation on the minimum on-site car parking standards for non-residential developments that are located in town (activity) centres or close to high frequency public transport.

### OBJECTIVES:

1. To recognise that different on-site car parking standards are appropriate for developments located in town (activity) centres or close to high frequency public transport.
2. To encourage businesses, local services and employment generators to locate in town (activity) centre locations and close to high frequency public transport.
3. To balance the provision of sufficient on-site car parking with the need to encourage pedestrians and promote alternative transport methods.

### INTRODUCTION:

Car parking is an important land use. However, too much car parking in an area can sometimes be as detrimental as too little car parking, as car parking areas have the potential to affect the character, amenity and vibrancy of a place and/or the feasibility and affordability of the use and development of land.

The "right" amount of car parking for a particular area depends on numerous factors, such as the local context, the vision for an area, the density of development and surrounding land uses, accessibility for pedestrians and alternative transport options available (such as public transport or cycling).

This policy recognises that:

1. Less on-site car parking is generally required for the use and/or development of land within town (activity) centres or close to high frequency public transport routes. These areas usually have better public transport, cycling or walking options available and have a greater mix of land uses so that a number of tasks can be combined into one trip (reducing the need for multiple vehicle trips).
2. A higher level of on-site car parking provision is generally required in other areas that are designed around and more dependent on vehicle transportation.
3. Traditional town centres have a different character to suburban commercial areas, based on shops built up to the street, a greater focus on pedestrians and car parking positioned at the rear of a site. This policy encourages the retention of traditional character buildings and encourages new developments to complement the town centre environment.



**POLICY STATEMENT:**

1. This policy applies to all non-residential land use and/or development within the Town Planning Scheme No. 24 (TPS 24) area.
2. This policy does not apply to car parking associated with residential development nor industrial development. Car parking for residential development is to be provided in accordance with the Residential Design Codes (as amended), unless otherwise approved by the City of Bayswater. Car parking for industrial development is to be provided in accordance with Table No. 2 of Town Planning Scheme No. 24, unless otherwise approved by the City.
3. Car parking for non-residential land use(s) and/or development(s) located in a town (activity) centre or close to high frequency public transport is to be provided in accordance with Table No. 1 of this policy, unless otherwise approved by the City.
4. Car parking for non-residential land use(s) and/or development(s) that are not located in a town (activity) centre or close to high frequency public transport is to be provided in accordance with Table No. 2 of Town Planning Scheme No. 24, unless otherwise approved by the City.

**Table No. 1 – On-Site Car Parking Requirements for Non-Residential Developments Located in a Town (Activity) Centre or Close to High Frequency Public Transport**

Non-Residential Land Use and/or Development Type	Maylands and Bayswater Town Centres Refer to Notes	Lots Close to High Frequency Public Transport Refer to Notes
<b>Existing Traditional Development</b> (refer to the definition and notes)	On-site parking provision to the extent possible	On-site parking provision to the extent possible
<b>Community Uses</b> Child care day care centre; educational establishment or place of public worship.	25% dispensation on TPS 24 standards	10% dispensation on TPS 24 standards
<b>Food and Entertainment Uses</b> Cinema, fast food outlet, hotel, lunch bar, market, restaurant, small bar, tavern or theatre.	50% dispensation on TPS 24 standards	25% dispensation on TPS 24 standards
<b>Health Uses</b> Consulting rooms (medical), health studio, hospital, medical centre or recreation facility.	25% dispensation on TPS 24 standards	10% dispensation on TPS 24 standards
<b>Office Uses</b> Office.	40% dispensation on TPS 24 standards	20% dispensation on TPS 24 standards
<b>Retail Uses</b>	50% dispensation	25% dispensation



<b>Gross Leasable Area equal to or less than 300m<sup>2</sup></b> Amusement parlour, betting agency, convenience store, exhibition centre, market, shop or showroom.	on TPS 24 standards	on TPS 24 standards
<b>Retail Uses</b>	25% dispensation	10% dispensation
<b>Gross Leasable Area greater than 300m<sup>2</sup></b> Amusement parlour, betting agency, convenience store, exhibition centre, market, shop or showroom.	on TPS 24 standards	on TPS 24 standards

*Notes to Table No. 1*

- a) *The Maylands Town Centre is defined as any lot within the Maylands Activity Centre Zone plus Lot 10, No. 221 Railway Parade, Maylands and Lot 12, No. 223 Railway Parade, Maylands.  
The Bayswater Town Centre is defined as any lot within 400 metres walking distance of Bayswater Train Station.*
  - b) *Proximity to high frequency public transport is defined as:*
    - (i) *Any lot within 400 metres walking distance of a train station (other than Bayswater or Maylands train stations); or*
    - (ii) *Any lot within 100 metres walking distance of a high frequency bus route. The only high frequency bus route currently recognised by this policy is the bus route operating along Beaufort Street/Brown Avenue between Nelson Street, Bedford and Russell Street, Morley.*
  - c) *Existing traditional development is defined as shops (or the like), generally built in a town centre environment before 1950 in the traditional style (for example - nil setback to the street, awnings covering footpaths). Changes of use and minor redevelopment of these sites are to provide on-site car bays to the extent reasonably possible given the existing building fabric. Major redevelopments of these sites, defined as the addition of more than 100m<sup>2</sup> of additional floorspace, require on-site car parking provision in accordance with Table No. 1 of this policy (non-existing traditional development standards).*
  - d) *Dispensation for on-site car parking for land uses and/or developments that are located within the Maylands or Bayswater town centres or close to high frequency public transport, but that are not specified in Table No. 1 of this policy, will be determined based on the merits of the application with reference to the closest applicable standard.*
  - e) *On-site car parking requirements are to be rounded up to the nearest whole number.*
5. Car parking areas are to be designed in accordance with relevant Australian Standards.
  6. Car parking areas should be provided at the rear of a development throughout the TPS 24 area wherever possible, in order to reduce the impact of vehicle parking areas on the amenity, character and vibrancy of the streetscape. The street setback and front landscaping requirements contained in TPS 24 may be varied or waived (where required) in order to provide for car parking at the rear of a development.
  7. Where on-site car parking for customers and/or staff is not clearly visible from the street, appropriate signage is to be provided to indicate where parking is located.





**DEFINITIONS:**

*Nil*

**RELATED LEGISLATION:**

Clauses 2.6 and 8.4 of Town Planning Scheme No. 24 (as amended)

**RELATED DOCUMENTATION:**

*Nil*

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	19 April 2011
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	
Reviewed / Modified	Date	



## CAR PARKING IN THE TOWN PLANNING SCHEME NO. 24 AREA **DISPENSATION** POLICY

Responsible Division	Planning <b>Community</b> and Development Services
Responsible Business Unit/s	Planning Services <b>Development and Place</b>
Responsible Officer	Planning-Manager <b>Development and Place</b>
Affected Business Unit/s	Planning Services <b>Development and Place</b>



### PURPOSE:

The purpose of this policy is to provide the parameters for considering a dispensation on the minimum number of required on-site car parking standards **bays** for non-residential developments, ~~that~~ **which** are located in **within a** town centres or ~~close~~ **within proximity** to high frequency public transport.

### OBJECTIVES:

The objectives of this policy are to:

- ~~To Recognise that different on-site car parking standards are appropriate for developments located in town (activity) centres or close to high frequency public transport.~~
  - Development with a town centre;**
  - Development within proximity to high frequency public transport; and/or**
  - A traditional development outside a town centres and not within proximity to high frequency public transport.**
- ~~To Encourage businesses, local services, and employment generators to locate in town (activity) centres~~ **locations and close within proximity** to high frequency public transport.
- Ensure an appropriate amount of car parking is provided within town centres and within proximity to high frequency public transport.**
- Ensure the extent of car parking provided on site reflects the car parking demand of business.**
- Facilitate improve streetscapes along major roads and within town centres and within proximity to high frequency public transport.**
- ~~To balance the provision of sufficient on-site car parking with the need to encourage pedestrians and promote alternative forms of transport methods (walking, cycling, and public transport) within the town centres and within proximity to high frequency public transport.~~

### INTRODUCTION:

~~Car parking is an important land use. However, too much car parking in an area can sometimes be as detrimental as too little car parking, as car parking areas have the potential to affect the character, amenity and vibrancy of a place and/or the feasibility and affordability of the use and development of land.~~



The “right” amount of car parking for a particular area depends on numerous factors, such as the local context, the vision for an area, the density of development and surrounding land uses, accessibility for pedestrians and alternative transport options available (such as public transport or cycling).

This policy recognises that:

1. Less on-site car parking is generally required for the use and/or development of land within town (activity) centres or close to high frequency public transport routes. These areas usually have better public transport, cycling or walking options available and have a greater mix of land uses so that a number of tasks can be combined into one trip (reducing the need for multiple vehicle trips).
2. A higher level of on-site car parking provision is generally required in other areas that are designed around and more dependent on vehicle transportation.
3. Traditional town centres have a different character to suburban commercial areas, based on shops built up to the street, a greater focus on pedestrians and car parking positioned at the rear of a site. This policy encourages the retention of traditional character buildings and encourages new developments to complement the town centre environment.

#### **POLICY STATEMENT: SCOPE**

This policy applies to all non-residential land use and/or development including change of use applications and non-residential portions of mixed used developments, within the following locations:

1. A town centre, which is
  - (a) Bayswater Town Centre;
  - (b) Maylands Town Centre; or
  - (c) Noranda Town Centre.
2. Proximity to high frequency public transport; and/or
3. A traditional development outside a town centre, and not within proximity to high frequency public transport.

This policy does not apply to car parking associated with residential development nor industrial development. Car parking for residential development is to be provided in accordance with the Residential Design Codes (as amended), unless otherwise approved by the City of Bayswater. Car parking for industrial development is to be provided in accordance with Table No. 2 of Town Planning Scheme No. 24, unless otherwise approved by the City within the areas specified in Clause 1.

Any development that does not meet the thresholds specified in Clause 1, is to provide car parking on-site in accordance with the provisions of the City of Bayswater Town Planning Scheme No. 24, unless otherwise approved by the City.

#### **REQUIREMENTS**

1. Car parking for non-residential land use(s) and/or development(s) located in a town (activity) centre or close within proximity to high frequency public transport is to be provided in accordance with Table No. 1 of this policy, unless otherwise approved by the City.



1. ~~Car parking for non-residential land use(s) and/or development(s) that are not located in a town (activity) centre or close to high frequency public transport is to be provided in accordance with Table No. 2 of Town Planning Scheme No. 24, unless otherwise approved by the City.~~
2. Car parking for a change of use and/or development of an existing traditional development, outside a town centre and not within proximity to high frequency public transport, are to be provided on site bays to the extent reasonably possible given the existing building fabric.
3. Dispensations for on-site car parking for land uses which are not specified in Table No. 1 of this policy, will be determined based on the merits of the application with reference to the closest applicable standard.
4. Lots which are located within a town centre and with proximity to high frequency public transport are only eligible for the greater of the two dispensations in Table No. 1 of this policy.
5. On-site car parking requirements are to be rounded up to the nearest whole number.

**Table No. 1 – On-site Car Parking Requirements for Non-Residential Developments Located within a Town Centre or within Proximity to High Frequency Public Transport**

Non-Residential Land Use and/or Development Type	Maylands and Bayswater Development within a Town Centre – Bayswater, Maylands, and Noranda Refer to Notes	Development Lots Close within Proximity to High Frequency Public Transport Refer to Notes
<b>Existing Traditional Development</b> (refer to the definition and notes)	On-site parking provision to the extent possible See Notes 1 and 2	On-site parking provision to the extent possible See Notes 1 and 2
<b>Community Uses</b> Child care day care centre; educational establishment or place of public worship.	25% dispensation on TPS 24 standards	10% dispensation on TPS 24 standards
<b>Food and Entertainment Uses</b> Cinema, fast food outlet, hotel, lunch bar, market, restaurant, small bar, tavern or theatre.	50% dispensation on TPS 24 standards	25% dispensation on TPS 24 standards
<b>Health Uses</b> Consulting rooms (medical), health studio, hospital, medical centre or recreation facility.	25% dispensation on TPS 24 standards	10% dispensation on TPS 24 standards
<b>Office Uses</b> Office.	40% dispensation on TPS 24 standards	20% dispensation on TPS 24 standards
<b>Retail Uses</b> <b>Gross Leasable Area equal to or less than 300m<sup>2</sup></b> Amusement parlour, betting agency, convenience store, exhibition centre, market, shop or showroom.	50% dispensation on TPS 24 standards	25% dispensation on TPS 24 standards
<b>Retail Uses</b> <b>Gross Leasable Area greater than 300m<sup>2</sup></b> Amusement parlour, betting agency, convenience store, exhibition centre, market, shop or showroom.	25% dispensation on TPS 24 standards	10% dispensation on TPS 24 standards



<b>Industrial Uses</b> Builders Yard, Factory, Industry, Light Industry, Service Industry, Showroom, Storage yard, Warehouse.	20% dispensation on TPS 24 standards	10% dispensation on TPS 24 standards
---	---	---

**Notes**

1. Applications for a change of use and/or minor redevelopment (no more than 100m<sup>2</sup> of additional floorspace) of an existing traditional development are to provide on-site car bays to the extent reasonably possible given the existing building fabric.
2. Major redevelopment (more than 100m<sup>2</sup> of additional floorspace) of existing traditional development is to provide car parking on-site in accordance with Table 1 of this policy, unless otherwise approved by the City.

**Notes to Table No. 1**

- i. ~~The Maylands Town Centre is defined as any lot within the Maylands Activity Centre Zone plus Lot 10, No. 221 Railway Parade, Maylands and Lot 12, No. 223 Railway Parade, Maylands.~~  
~~The Bayswater Town Centre is defined as any lot within 400 metres walking distance of Bayswater Train Station.~~
  - ii. ~~Proximity to high frequency public transport is defined as:~~
    1. ~~Any lot within 400 metres walking distance of a train station (other than Bayswater or Maylands train stations); or~~
    2. ~~Any lot within 100 metres walking distance of a high frequency bus route. The only high frequency bus route currently recognised by this policy is the bus route operating along Beaufort Street/Brown Avenue between Nelson Street, Bedford and Russell Street, Morley.~~
  - iii. ~~Existing traditional development is defined as shops (or the like), generally built in a town centre environment before 1950 in the traditional style (for example - nil setback to the street, awnings covering footpaths). Changes of use and minor redevelopment of these sites are to provide on-site car bays to the extent reasonably possible given the existing building fabric. Major redevelopments of these sites, defined as the addition of more than 100m<sup>2</sup> of additional floorspace, require on-site car parking provision in accordance with Table No. 1 of this policy (non-existing traditional development standards).~~
  - iv. ~~Dispensation for on-site car parking for land uses and/or developments that are located within the Maylands or Bayswater town centres or close to high frequency public transport, but that are not specified in Table No. 1 of this policy, will be determined based on the merits of the application with reference to the closest applicable standard.~~
  - v. ~~On-site car parking requirements are to be rounded up to the nearest whole number.~~
6. Car parking areas are to be designed in accordance with relevant Australian Standards.
  7. Car parking areas should be provided at the rear of a development throughout the TPS 24 area wherever possible, in order to reduce the impact of vehicle parking areas on the amenity, character and vibrancy of the streetscape. The street setback and front landscaping requirements contained in TPS 24 may be varied or waived (where required) in order to provide for car parking at the rear of a development.
  8. Where on-site car parking for customers and/or staff is not clearly visible from the street, appropriate signage is to be provided to indicate where parking is located.

**DEFINITIONS:**

*Nil*

**Bayswater Town Centre** is any lot within the area identified on the map in Attachment 1.



**Existing traditional development** is shops (or the like), generally built in a town centre environment before 1950 in the traditional style (for example – nil setback to the street, awnings covering footpaths).

**Maylands Town Centre** is any lot within the area identified on the map in Attachment 2.

**Noranda Town Centre** is any lot within the area identified on the map in Attachment 3.

**Payment-in-lieu** is the payment made for the provision of car parking, instead of providing the minimum number of physical on-site car parking spaces required by the Scheme.

**Proximity to high frequency public transport** is defined as any lot within:

- (i) 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or
- (ii) 250m of a high frequency bus route, or multiple bus routes that, if combined, have timed stops every 15 minutes during weekday peak periods (7–9am and 5–7pm), measured in a straight line from along any part of the bus route to any part of the lot.

#### RELATED LEGISLATION:

Clauses 2.6 and 8.4 of Town Planning Scheme No. 24 (as amended)

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*.

#### RELATED DOCUMENTATION:

*Nil*

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	19 April 2011
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	
Reviewed / Modified	Date	









Maylands Town Centre Map





Noranda Town Centre Map





# Car Parking Dispensation Policy

Responsible Division	Community and Development
Responsible Business Unit/s	Development and Place
Responsible Officer	Manager Development and Place
Affected Business Unit/s	Development and Place

## Purpose

The purpose of this policy is to provide parameters for considering a dispensation on the minimum number of required on-site car parking bays for non-residential developments, which are located within a town centre or within proximity to high frequency public transport.

## Objectives

The objectives of this policy are to:

1. Recognise that different on-site car parking standards are appropriate for:
  - (a) Development within a town centre;
  - (b) Development within proximity to high frequency public transport; and
  - (c) A traditional development outside a town centre and not within proximity to high frequency public transport.
2. Encourage businesses, local services, and employment generators to locate in town centres and within proximity to high frequency public transport.
3. Ensure an appropriate amount of car parking is provided within town centres and within proximity to high frequency public transport.
4. Ensure the extent of car parking provided on site reflects the car parking demand of business.
5. Facilitate improved streetscapes along major roads and within town centres and within proximity to high frequency public transport.
6. Encourage alternative forms of transport (walking, cycling, and public transport) within the town centres and within proximity to high frequency public transport.

## Scope

This policy applies to all non-residential development including change of use applications and non-residential portions of mixed used developments, within the following locations:

1. A town centre which is
  - (a) Bayswater Town Centre;
  - (b) Maylands Town Centre; or
  - (c) Noranda Town Centre;
2. Proximity to high frequency public transport; and/or
3. A traditional development outside a town centre and not within proximity to high frequency public transport.



This policy does not apply to residential within the areas specified in Clause 1.

Any development that does not meet the thresholds specified in Clause 1, is to provide car parking on-site in accordance with the provisions of the City of Bayswater Town Planning Scheme No. 24 (TPS 24), unless otherwise approved by the City.

## Definitions

**Bayswater Town Centre** is any lot within the area identified on the map in [Attachment 1](#).

**Existing traditional development** is shops (or the like), generally built in a main street environment before 1950 in the traditional style (for example – nil setback to the street, awnings covering footpaths).

**Maylands Town Centre** is any lot within the area identified on the map in [Attachment 2](#).

**Noranda Town Centre** is any lot within the area identified on the map in [Attachment 3](#).

**Payment-in-lieu** is the payment made for the provision of car parking, instead of providing the minimum number of physical on-site car parking spaces required by TPS 24.

**Proximity to high frequency public transport** is defined as any lot within:

- (a) 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or
- (b) 250m of a high frequency bus route, or multiple bus routes that, if combined, have timed stops every 15 minutes during weekday peak periods (7–9am and 5–7pm), measured in a straight line from along any part of the bus route to any part of the lot.

## Requirements

1. Car parking for non-residential land use(s) and/or development(s) located in a town centre or within proximity to high frequency public transport is to be provided in accordance with Table 1 of this policy, unless otherwise approved by the City.
2. Car parking for a change of use and/or development of an existing traditional development outside a town centre and not within proximity to high frequency public transport, are to be provided on site to the extent reasonably possible given the existing building fabric.
3. Dispensations for on-site car parking for land uses which are not specified in Table 1 of this policy, will be determined based on the merits of the application with reference to the closest applicable standard.
4. Lots which are located within a town centre and with proximity to high frequency public transport are only eligible for the greater of the two dispensations in Table No. 1 of this policy.
5. On-site car parking requirements are to be rounded up to the nearest whole number.



**Table 1: On-site Car Parking Requirements for Non-Residential Developments Located within a Town Centre or within Proximity to High Frequency Public Transport**

Non-Residential Land Use and/or Development Type	Development within a Town Centre – Bayswater, Maylands, and Noranda	Development within Proximity to High Frequency Public Transport
<b>Existing Traditional Development</b>	See Notes 1 and 2	See Notes 1 and 2
<b>Community Uses</b> Child care day care centre; educational establishment or place of public worship.	25% dispensation on TPS 24 standards	10% dispensation on TPS 24 standards
<b>Food and Entertainment Uses</b> Cinema, fast food outlet, hotel, lunch bar, market, restaurant, small bar, tavern or theatre.	50% dispensation on TPS 24 standards	25% dispensation on TPS 24 standards
<b>Health Uses</b> Consulting rooms (medical), health studio, hospital, medical centre or recreation facility.	25% dispensation on TPS 24 standards	10% dispensation on TPS 24 standards
<b>Office Uses</b> Office.	40% dispensation on TPS 24 standards	20% dispensation on TPS 24 standards
<b>Retail Uses</b> <b>Gross Leasable Area equal to or less than 300m<sup>2</sup></b> Amusement parlour, betting agency, convenience store, exhibition centre, market, shop or showroom.	50% dispensation on TPS 24 standards	25% dispensation on TPS 24 standards
<b>Retail Uses</b> <b>Gross Leasable Area greater than 300m<sup>2</sup></b> Amusement parlour, betting agency, convenience store, exhibition centre, market, shop or showroom.	25% dispensation on TPS 24 standards	10% dispensation on TPS 24 standards
<b>Industrial Uses</b> Builders Yard, Factory, Industry, Light Industry, Service Industry, Showroom, Storage yard, Warehouse,	20% dispensation on TPS 24 standards	10% dispensation on TPS 24 standards

**Notes**

1. Applications for a change of use and/or minor redevelopment (no more than 100m<sup>2</sup> of additional floorspace) of an existing traditional development are to provide on-site car bays to the extent reasonably possible given the existing building fabric.
2. Major redevelopment (more than 100m<sup>2</sup> of additional floorspace) of existing traditional development is to provide car parking on-site in accordance with Table 1 of this policy, unless otherwise approved by the City.

**Related Documentation**

Nil.

**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*.

Relevant Delegations	
Council Adoption	19 April 2011
Reviewed / Modified	1 March 2016
Reviewed / Modified	
Reviewed / Modified	



**Bayswater Town Centre Map**





Maylands Town Centre Map





Noranda Town Centre Map





**10.6.2.5 Planning Policy Review - Cash In Lieu Of Car Parking Policy**

<b>Responsible Branch:</b>	Development and Place
<b>Responsible Directorate:</b>	Community and Development
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>Existing Cash in Lieu of Car Parking Policy [10.6.2.5.1 - 3 pages]</li> <li>Cash in Lieu of Car Parking Policy Track Changes [10.6.2.5.2 - 4 pages]</li> <li>Draft Payment in Lieu of Car Parking Policy [10.6.2.5.3 - 3 pages]</li> </ol>
<b>Refer:</b>	Nil

**CR SALLY PALMER DECLARED AN PROXIMITY INTEREST**

*In accordance with section 5.60b of the Local Government Act 1995, Cr Palmer declared a proximity interest in this item as her residence is opposite the lot number described in the item. Cr Palmer had already withdrawn from the Council Chambers from the previous item and did not participate in consideration or voting on this item.*

**SUMMARY**

Council consideration is sought in relation to the proposed modifications to the City's existing local planning policy relating to the payment of cash-in-lieu of car parking bays.

The existing policy provides guidance on how the City calculates the payment of cash-in-lieu for car parking shortfalls. The purpose of the policy is to ensure that cash-in-lieu is calculated and applied to developments in a fair and equitable manner.

It has been determined that the policy is still necessary, due to the need to provide guidance on the provision of cash-in-lieu of parking within the City. The policy also aids in reducing red tape, as it provides clear parameters around where the City will consider the payment of cash-in-lieu and how it is calculated.

The proposed modified policy will bring it in line with the current City policy format, improve readability and futureproof it insofar as possible.

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

That Council adopts for public advertising the proposed Payment-in-Lieu of Car Parking Policy as contained in Attachment 3 to this report.

Cr Josh Eveson Moved, Cr Steven Ostaszewskyj Seconded

**CARRIED UNANIMOUSLY: 8/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

**At 8:53pm, Cr Sally Palmer returned to the meeting.**

## BACKGROUND

The City has a large number of local planning policies, to guide better development within the City. City officers are undertaking an ongoing review of the existing local planning policies, in order to improve the City's policy framework and reduce the red tape associated with development applications.

The need to provide guidance on the payment of cash-in-lieu of car parking within the City remains current. However, the policy requires some modifications to reflect the changes which have been gazetted as part of the State Government's Planning Reform.

The Cash in Lieu of Car Parking Policy was previously modified on 1 March 2016, however this only related to updating the format and branding of the document. Prior to this, the last detailed review of the Cash in Lieu of Car Parking Policy occurred in 2011, and the updated policy was adopted on 19 April 2011.

On 8 June 2021, the Department of Planning, Lands and Heritage (DPLH) published the following method of calculation for determining the payment-in-lieu of parking amount in the Government Gazette, which became operational on 1 July 2021:

- Infrastructure cost per m<sup>2</sup> x 15m<sup>2</sup> x parking space shortfall.

## EXTERNAL CONSULTATION

In the event that Council adopts the proposed modified Cash in Lieu of Car Parking policy for the purpose of advertising for public comment, the policy will be advertised in accordance with the requirements of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for at least 21 days by way of:

- Notification being published in the local newspaper(s);
- Information being placed on the City's engagement website; and
- Hard copies of the draft modified policy being made available for inspection at the City of Bayswater Civic Centre and the City's libraries.

## OFFICER'S COMMENTS

The City's current Cash in Lieu of Car Parking Policy identifies the locations in which the City will consider the payment of cash-in-lieu of car parking. It is considered that the proposed modified policy will provide greater clarity on what the City will consider through the amended provisions. Additionally, the purpose of the policy has been updated to remove reference to the City's superseded Town Planning Scheme No. 23.

The proposed modified policy, as contained in **Attachment 3** to this report, updates the existing policy in accordance with the current City of Bayswater policy format. The policy has also been updated to reflect the changes implemented as part of the Planning Reform undertaken by the DPLH, and the Western Australian Planning Commission (WAPC).

The proposed modified policy has been updated to include objectives, a policy scope, new definitions, and updates to the policy provisions. The modified purpose and requirements are aligned with the intent of the existing policy, with adjustments to the wording to improve readability, update the document, and futureproof it insofar as possible. A summary of the key changes made to each section of the policy are summarised below.

### Objectives

A new series of seven objectives have been added to the draft modified policy. The objectives of the draft modified policy are derived from the purpose identified in the existing policy. They reinforce that the policy aims to ensure that developments are provided with adequate parking on-site based on their location in context to the City's town / activity centres.

The majority of the objectives reflect the intent of the original policy. However objective 5 and 7 relate to the alternative forms of transport and improvements to streetscapes. In accordance with the WAPC's changes, cash-in-lieu funds may be used to encourage alternative modes of transport / streetscape upgrades and these objectives have been included to reflect this.

### Scope

The existing policy includes a 'Policy' section which has been updated to 'Scope' in the draft modified policy, in accordance with the City's current policy format. The scope clarifies that the policy applies to non-residential development, including change of use applications, within the City's town / activity centres. Additionally, the scope clearly outlines that there are four town / activity centres being Bayswater, Maylands, Morley, and Noranda.

### Definitions

The definitions in the draft modified policy have been included to provide clarity on what areas are included in the town / activity centres. Additional definitions, such as infrastructure cost and payment-in-lieu, have been included to assist applicants with understanding the requirements of the policy.

### Policy Provisions

The term cash-in-lieu has been changed to payment-in-lieu to ensure that the terms used within the City's policy aligns with the terms used by the DPLH and WAPC. This will ensure consistency across documents and increase the readability of the policy, as well as enhancing its ease of use and effectiveness. In light of this, the title of the policy has also been updated from cash-in-lieu to payment-in-lieu.

The payment-in-lieu calculation has been updated to reflect the method of calculation which was published in the Government Gazette, as follows:

- Infrastructure cost per m<sup>2</sup> x 15m<sup>2</sup> x parking space shortfall.

In accordance with the gazetted method of calculation the City is required to use a 15m<sup>2</sup> area. The 15m<sup>2</sup> area represents a 50% discount to a car parking space and manoeuvring area of 30m<sup>2</sup>.

The infrastructure cost lump sum is to be established at the commencement of the Payment-in-Lieu of Parking Plan and is to be based on the cost per square metre to construct a car parking space and manoeuvring area of 30m<sup>2</sup>.

The City's officers have established that the infrastructure cost per square metre to construct a car parking bay within the City is \$200. This cost is based on recent parking projects which have been undertaken within the City, and includes the cost of construction, landscaping and drainage. The financial contribution per car parking bay is therefore  $\$200 \times 15\text{m}^2 = \$3,000$ .

A number of other modifications have been made to the provisions wording to make them easier to read.

### Next Steps

In accordance with recent modifications to the State Planning Framework, the City is required to have a 'Payment-in-Lieu of Parking Plan' in place by the end of June 2023, to continue to require payment-in-lieu of parking. This plan outlines the purposes for which payment in lieu of car parking will be used in the areas(s) identified and how money collected will be administered. The State framework allows for policies, such as the Payment-in-Lieu of Parking Policy, to be developed to supplement the plan.

The 'Payment-in-Lieu of Parking Plan' is scheduled to be considered by Council at the December 2022 Ordinary Council Meeting, and for the attached policy and the plan to be advertised concurrently. It is intended that both documents will be adopted concurrently prior to end of June 2023.

Given that the plan identifies how the money collected will be spent while the policy outlines the locations and method of calculation it is not considered that any modifications to either document will have significant impact on the other.

### LEGISLATIVE COMPLIANCE

Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the procedure for amending a local planning policy.

### 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 adopts for public advertising the proposed Payment-in-Lieu of Car Parking Policy as contained in Attachment 3 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
<b>Conclusion</b>	<p>It is considered that this option has a low risk as the modified policy consistent with the intent of the existing policy. The modifications bring the policy into alignment with the State Governments Planning Reform with respect to the payment-in-lieu of providing on site non-residential car parking, under Part 9A of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>In the event Council choose not to proceed with the officer's recommendation it is considered there is a high service delivery risk as the City will no longer be able to collect payment-in-lieu of parking if the policy does not align with the State Government requirements by June 2023.</p>	

### FINANCIAL IMPLICATIONS

The following financial implications are applicable:

**Item 1:** Advertise the proposed modified draft policy

**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	\$600	-	-	-	-	-	\$14,000

## STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031 (as amended), the following applies:

Theme: Vibrancy

Goal V1: Plan for increased business opportunities around transport nodes.

It is considered that the proposed draft Payment-in-Lieu of Car Parking Policy will assist in encouraging the development of non-residential buildings within the town / activity Centres, which are easily accessed via a range of transport types.

## CONCLUSION

The proposed draft modified policy is considered to be consistent with the City's updated policy format, incorporates various improvements, and clarifies provisions to enhance its ease of use and effectiveness.

In light of the above, it is recommended that the proposed Payment-in-Lieu of Car Parking local planning policy is adopted by the Council for public advertising.

## CASH IN LIEU OF CARPARKING POLICY

Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services



### Introduction

This policy is pursuant to Section 4.6 of Town Planning Scheme No 23 and Section 8.4 of Town Planning Scheme No 24, which deal with car parking and access. This policy provides the parameters for which cash-in-lieu of on-site car parking may be taken for non-residential development within the Town Planning Scheme No. 23 Scheme Area, the Bayswater Town Centre and the Maylands Town Centre.

The policy should not be seen as replacing the developer's responsibility to provide on-site parking, but rather as a mechanism to enable otherwise desirable developments for which the full amount of parking cannot be provided on site, to proceed.

### Policy

1. This policy applies to non-residential development, including change of use applications within:
  - a) Town Planning Scheme No. 23 (TPS 23) Scheme Area;
  - b) The Bayswater Town Centre, which is defined as any lot wholly within 400metres of the Bayswater Railway Station; and
  - c) The Maylands Town Centre which is defined as any lot within the Maylands Activity Centre Zone plus Lot 10, No. 221 Railway Parade, Maylands and Lot 12, No. 223 Railway Parade, Maylands.
2. This policy does not apply to residential or industrial development in the areas noted in Clause 1.
3. The City of Bayswater has a commitment to providing additional or upgraded car parking in the areas noted in Clause 1. The additional or upgraded car parking may be partly or solely funded by cash in lieu of car parking contributions.

### On-Site Car Parking Provision

4. On-site car parking is to be provided as follows:
  - TPS 23*
    - a) In accordance with an approved car parking policy for the area or otherwise as required in Table 1 - Car Parking Requirements of TPS 23.
  - Bayswater and Maylands Town Centres*
    - b) In accordance with Policy No. TP-P 1.9 – 'Car Parking in the Town Planning Scheme No. 24 Area'.



5. Where an application proposes a shortfall in the required number of on-site car parking bays noted in Clause 4, the City may require a cash in lieu of car parking contribution(s) to be made for some or all of the on-site car parking shortfall.
6. The City will not accept cash in lieu of car parking contribution(s) where it considers that the required car parking could instead be provided on-site.

Cash in Lieu of Car Parking Contribution

7. Cash in lieu of car parking contributions are to be based on the following:
  - a) The value of the land required to accommodate the car parking bay shortfall, relevant manoeuvring and vehicle access areas; plus
  - b) The construction cost of a multi-level car parking station including all associated driveways, landscaping and infrastructure.
8. The area of a typical car parking bay and its associated manoeuvring area is assumed to be 21.25m<sup>2</sup>.
9. The cash in lieu of car parking contribution is based on the following formula:

<b>Cash in lieu contribution rate per car bay</b>  <small>(specified in the Schedule of Fees and Charges)</small>	<b>X</b>	<b>Shortfall in the number of on-site car bays</b>  <small>(based on TPS or parking policy requirements)</small>	<b>X</b>	<b>Percentage of parking shortfall applicable</b>  <small>(determined by Council resolution)</small>
<b>=</b>				
<div style="border: 1px solid black; padding: 10px; display: inline-block;"> <b>Total Financial Contribution</b> </div>				

10. The cash in lieu of car parking contribution is to be paid in accordance with the rate specified in the City's Schedule of Fees and Charges.

Application of Funding

11. Cash in lieu of car parking contributions are to be held by the City in separate accounts based on the geographical location of the contribution(s).

Parking Payments in Other Sites/Areas

12. For sites or areas that are not specified in Clause 1, cash in lieu of car parking is not applicable.
13. Where an application proposes a shortfall in the required number of on-site car parking bays and cash in lieu of car parking is not applicable, the City may require:
  - a) If considered practical by the City, the construction by the developer of on-street car parking bays, associated landscaping and street trees for some or all of the on-site car parking shortfall; or



- b) A cost recovery payment from the developer equal to the construction cost of on-street car parking bays and associated landscaping and street trees for some or all of the on-site car parking shortfall; or
  - c) A combination of the construction and payment of on-street car parking bays as outlined in Clauses 13 a) and 13 b).
14. Developer payments noted in Clause 13 are to only be used to construct on-street car parking bays, associated landscaping and street trees in the immediate vicinity of the relevant site.
15. The developer is responsible for the preparation of detailed designs for the required on-street car parking bays and associated landscaping and street trees to the satisfaction of the City.

**RELATED LEGISLATION:**

Clauses 3.1 and 4.6 of Town Planning Scheme No. 23 (as amended)  
 Clauses 2.6 and 8.4 of Town Planning Scheme No. 24 (as amended)

**RELATED DOCUMENTATION:**

*Nil.*

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	19 April 2011
Reviewed / Modified	Date	20 November 2012
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	





**CASH PAYMENT IN LIEU OF CAR PARKING POLICY**

Responsible Division	Planning <del>Community</del> and Development Services
Responsible Business Unit/s	Planning Services <del>Development and Place</del>
Responsible Officer	Planning Manager <del>Development and Place</del>
Affected Business Unit/s	Planning Services <del>Development and Place</del>

**Introduction Purpose**

This policy is pursuant to Section 4.6 of Town Planning Scheme No. 23 and Section 8.4 of Town Planning Scheme No 24, which deal with car parking and access. ~~The purpose of this policy is to~~ provides the parameters for which ~~each~~ ~~payment~~-in-lieu of on-site car parking may be taken for non-residential development within the Town Planning Scheme No. 23 Scheme Area, the Bayswater Town Centre and the Maylands Town Centre ~~City of Bayswater~~.

The policy should not be seen as replacing the developer's responsibility to provide on-site parking, but rather as a mechanism to enable otherwise desirable developments, for which the full amount of parking cannot be provided on site, to proceed.

**Objectives**

The objectives of this policy are to:

1. Assist non-residential developments with a shortfall of car parking by accepting a payment-in-lieu of parking.
2. Facilitate the development of publicly accessible car parking bays.
3. Ensure an appropriate amount of car parking is provided within town / activity centres.
4. Ensure the extent of car parking provided on site reflects the car parking demand of businesses.
5. Facilitate improve streetscapes along major roads and within town / activity centres.
6. Provide for the equitable charging of payment-in-lieu of parking contributions.
7. Encourage alternative forms of transport (walking, cycling, and public transport) within the town / activity centres.

**Policy Scope**

1. This policy applies to non-residential development, including change of use applications, within ~~the City's town / activity centres which are:~~
  - a) Town Planning Scheme No. 23 (TPS 23) Scheme Area;
  - b) The Bayswater Town Centre, which is defined as any lot wholly within 400metres of the Bayswater Railway Station; and
  - c) The Maylands Town Centre; which is defined as any lot within the Maylands Activity Centre Zone plus Lot 10, No. 221 Railway Parade, Maylands and Lot 12, No. 223 Railway Parade, Maylands.



- d) ~~Morley Activity Centre; and~~
  - e) ~~Noranda Town Centre.~~
2. This policy does not apply to residential or industrial development ~~within~~ the areas noted ~~specified~~ in Clause 1.
  3. The City of Bayswater has a commitment to providing additional or upgraded car parking in the areas noted in Clause 1. The additional or upgraded car parking may be partly or solely funded by cash in lieu of car parking contributions.

### Definitions

**Bayswater Town Centre** is any lot within the area identified on the map in Attachment 1.

**Infrastructure Cost** is the cost to construct a car parking space and includes the engineering and design, materials, labour costs, landscaping, line marking, draining and retaining.

**Maylands Town Centre** is any lot within the area identified on the map in Attachment 2.

**Morley Town Centre** is any lot within the area identified on the map in Attachment 3.

**Noranda Town Centre** is any lot within the area identified on the map in Attachment 4.

**Payment-in-lieu** is the payment made for the provision of car parking, instead of providing the minimum number of physical on-site car parking spaces required by the City of Bayswater Town Planning Scheme No. 24 (TPS 24).

### On-Site Car Parking Provision Requirements

1. On-site Car parking is to be provided as follows: ~~on site in accordance with TPS 24 and the Car Parking Dispensation Policy.~~

#### TPS 23

- a) ~~In accordance with an approved car parking policy for the area or otherwise as required in Table 1 – Car Parking Requirements of TPS 23.~~

#### Bayswater and Maylands Town Centres

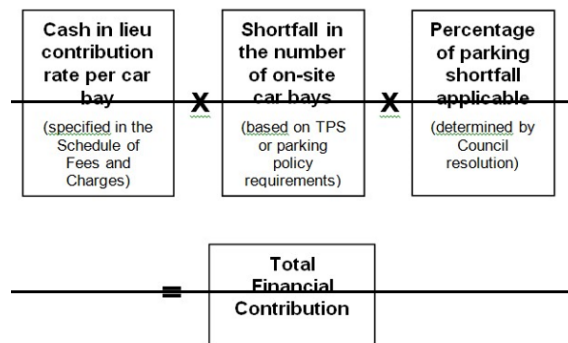
- b) ~~In accordance with Policy No. TP-P 1.9 – ‘Car Parking in the Town Planning Scheme No. 24 Area’.~~
2. Where an application proposes a shortfall in the ~~required~~ number of on-site car parking bays noted in ~~required under~~ Clause 4 1, the City may require a cash ~~payment~~-in-lieu of car parking contribution(s) to be made for some of ~~or all of~~ the on-site car parking shortfall.
  3. The City may not accept a cash ~~payment~~-in-lieu of car parking contribution(s) where it considers that the required car parking could ~~instead~~ be provided on-site.

### Cash ~~Payment~~-in-lieu of Car Parking Contribution

1. Cash ~~Payment~~-in-lieu of car parking contributions are to be based on the following: ~~infrastructure cost per square metre to construct a car parking space and manoeuvring area of 30m<sup>2</sup> per bay constructed.~~



- a. ~~The value of the land required to accommodate the car parking bay shortfall, relevant manoeuvring and vehicle access areas; plus~~
  - b. ~~The construction cost of a multi-level car parking station including all associated driveways, landscaping and infrastructure.~~
2. ~~The area of a typical car parking bay and its associated manoeuvring area is assumed to be 21.25m<sup>2</sup>.~~
  3. A 50% discount to a car parking space and manoeuvring space of 30m<sup>2</sup> is to be applied to the calculation.
  4. The infrastructure cost to construct a car parking space within any town/ activity centre in the City of Bayswater is \$200 per square metre.
  5. The cash payment-in-lieu of car parking contribution is based on the following formula:  
Infrastructure cost per m<sup>2</sup> x 15m<sup>2</sup> x car parking space shortfall



6. ~~The cash in lieu of car parking contribution is to be paid in accordance with the rate specified in the City's Schedule of Fees and Charges.~~

Application of Funding

7. ~~Cash in lieu of car parking contributions are to be held by the City in separate accounts based on the geographical location of the contribution(s).~~
8. The purpose for which the payment-in-lieu will be applied, and the financial administration of the funds received, will occur in accordance with the City's Payment-in-lieu of Parking Plan.

Parking Payments in Other Sites/Areas Shortfalls Outside of Town / Activity Centres

1. ~~For sites or areas that are not non-residential development on land located outside of the town / activity Centres specified in Clause 1 above, the cash payment-in-lieu of car parking is not applicable.~~
2. Where an application proposes a car parking shortfall in the required number of on-site car parking bays and cash payment-in-lieu of car parking is not applicable, the City may consider alternative options. require:-



- a. If considered practical by the City, the construction by the developer of on-street car parking bays, associated landscaping, and street trees for some or all of the on-site car parking shortfall; or
  - b. a cost recovery payment from the developer equal to the construction cost of on-street car parking bays, and associated landscaping, and street trees for some or all of the on-site car parking shortfall; or
  - c. a combination of the construction and payment of on-street car parking bays as outlined in Clauses 13 a) and 13 b).
3. Developer payments noted **stipulated** in Clause 13 **2 above** are to only be used to construct on-street car parking bays, associated landscaping, and street trees in the immediate vicinity of the relevant site.
4. The developer is responsible for the preparation of detailed designs for the required on-street car parking bays, and associated landscaping, and street trees, to the satisfaction of the City.

**RELATED LEGISLATION:**

~~Clauses 3.1 and 4.6 of Town Planning Scheme No. 23 (as amended)~~

~~Clauses 2.6 and 8.4 of Town Planning Scheme No. 24 (as amended)~~

**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*.**

**RELATED DOCUMENTATION:**

*Nil.*

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	19 April 2011
Reviewed / Modified	Date	20 November 2012
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	



# Payment-in-Lieu of Car Parking Policy



Responsible Division	Community and Development
Responsible Business Unit/s	Development and Place
Responsible Officer	Manager Development and Place
Affected Business Unit/s	Development and Place

## Purpose

The purpose of this policy is to provide the parameters for which payment-in-lieu of on-site car parking may be taken for non-residential development within the City of Bayswater.

The policy should not be seen as replacing the developer's responsibility to provide on-site parking, but rather as a mechanism to enable otherwise desirable developments, for which the full amount of parking cannot be provided on site, to proceed.

## Objectives

The objectives of this policy are to:

1. Assist non-residential developments with a shortfall of car parking by accepting a payment-in-lieu of parking.
2. Facilitate the development of publicly accessible car parking bays.
3. Ensure an appropriate amount of car parking is provided within town / activity centres.
4. Ensure the extent of car parking provided on site reflects the car parking demand of business.
5. Facilitate improve streetscapes along major roads and within town centres / activity centres.
6. Provide for the equitable charging of payment-in-lieu of parking contributions.
7. Encourage alternative forms of transport (walking, cycling, and public transport) within the town / activity centres.

## Scope

1. This policy applies to non-residential development, including change of use applications, within the City's town / activity centres which are:
  - (a) Bayswater Town Centre;
  - (b) Maylands Town Centre;
  - (c) Morley Activity Centre; and
  - (d) Noranda Town Centre.
2. This policy does not apply to residential development within the areas specified in Clause 1.

## Definitions

**Bayswater Town Centre** is any lot within the area identified on the map in Attachment 1.

**Infrastructure Cost** is the cost to construct a car parking space and includes the engineering and design, materials, labour costs, landscaping, line marking, draining and retaining.

**Maylands Town Centre** is any lot within the area identified on the map in Attachment 2.

**Morley Activity Centre** is any lot within the area identified on the map in Attachment 3.

**Noranda Town Centre** is any lot within the area identified on the map in Attachment 4.

**Payment-in-lieu** is the payment made for the provision of car parking, instead of providing the minimum number of physical on-site car parking spaces required by the City of Bayswater Town Planning Scheme No. 24 (TPS 24).

## On-site Car Parking Requirements

1. Car parking is to be provided on site in accordance with TPS 24 and the Car Parking Dispensation Policy.
2. Where an application proposes a shortfall in the number of on-site car parking bays required under Clause 1, the City may require a payment-in-lieu of parking contribution to be made for some of the on-site car parking shortfall.
3. The City will not accept a payment-in-lieu of parking contribution where it considers that the required car parking could be provided on-site.

## Payment-in-Lieu of Car Parking

1. Payment-in-lieu of car parking contributions are to be based on the infrastructure cost per square metre to construct a car parking space and manoeuvring area of 30m<sup>2</sup>.
2. A 50% discount to a car parking space and manoeuvring space of 30m<sup>2</sup> is to be applied to the calculation.
3. The infrastructure cost to construct a car parking space within any town / activity centre the City of Bayswater is \$200 per square metre.
4. The payment-in-lieu of parking contribution is based on the following formula:

**Infrastructure cost per m<sup>2</sup> x 15m<sup>2</sup> x car parking space shortfall**

5. The purpose for which the payment-in-lieu will be applied, and the financial administration of the funds received, will occur in accordance with the City's Payment-in-lieu of Parking Plan.

## Parking Shortfalls Outside of Town / Activity Centres

1. For non-residential development on land located outside of the town / activity centres specified in Clause 1 above, the payment-in-lieu of parking is not applicable, unless otherwise approved by the City.
2. Where an application proposes a car parking shortfall and payment-in-lieu of car parking is not applicable, the City may consider alternative options.
3. Developer payments stipulated in Clause 2 above are to only be used to construct on-street car parking bays, associated landscaping, and street trees in the immediate vicinity of the relevant site.
4. The developer is responsible for the preparation of detailed designs for the required on-street car parking bays, associated landscaping, and street trees, to the satisfaction of the City.

## Related Documentation

Nil

## 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*.

Relevant Delegations	
Council Adoption	19 April 2011
Reviewed / Modified	20 November 2012
Reviewed / Modified	1 March 2016
Reviewed / Modified	

**10.6.2.6 Proposed Modification To Planning Policy Review Schedule**

<b>Responsible Branch:</b>	Development and Place
<b>Responsible Directorate:</b>	Community and Development
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority
<b>Attachments:</b>	1. Modification to Policy Review Schedule [10.6.2.6.1 - 3 pages]
<b>Refer:</b>	Item 10.6.2.5: OCM 23.08.2022

**SUMMARY**

Council consideration is sought in relation to modifying the planning policy review schedule, mainly with respect to the new chapters to the City's Sustainability in Design Policy. The policy review will bring the policies in line with the future planning framework which will be released in the coming months, and align with draft changes to the National Construction Code.

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

That Council endorses the proposed modified planning policy review schedule as contained in Attachment 1 to this report.

Cr Michelle Sutherland Moved, Cr Steven Ostaszewskyj Seconded

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

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

**BACKGROUND**

The City has a large number of local planning policies, to guide better development within the City. City officers are undertaking an ongoing review of the existing local planning policies, in order to improve the City's policy framework and reduce the red tape associated with development applications.

A review schedule was prepared which outlined the priorities associated with the planning policy review, and it was presented to Council at its Ordinary Meeting held 22 February 2022. Council resolved to endorse the planning policy review schedule.

A subsequent report was prepared to postpone the review of the Sustainability in Design Policy until the November 2022 Committee meeting, as an announcement had been released in relation to proposed changes under the National Construction Code which would impact on the draft policy provisions.

Council at its Ordinary Meeting held 23 August 2022, considered a modification to the review schedule timeframes and resolved as follows:

*"That Council endorses the proposed modified planning policy review schedule as contained in Attachment 1 to this report."*



**EXTERNAL CONSULTATION**

Any new or amended local planning policy as a result of the policy review process will be advertised in accordance with the requirements of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**OFFICER'S COMMENTS**

The City currently has a local planning policy relating to sustainability in design, which is used to guide development within the City. City officers had previously prepared a review schedule of the existing local planning policies, in order to prioritise when each policy is due to be reviewed. The review of the next chapters in the Sustainability in Design Policy was scheduled to be presented to the November Planning and Heritage Policy Review and Development Committee meeting.

The Sustainability in Design Policy was adopted on 24 May 2022 and it currently comprises two chapters relating to cool roofs and biophilic design. This policy is intended to comprise different chapters to further improve and promote sustainable development within the City. The chapters which were being investigated related to water sensitive urban design and energy efficiency.

In developing these chapters there have been concerns raised internally about the effectiveness of the proposed new measures and the consequential impacts on developers and making the application process too difficult by adding more requirements and restrictions.

Additionally, as previously advised the City is aware that the National Construction Code is currently being reviewed to increase sustainable design requirements. The details of the outcomes of the review that will be implemented in Western Australia have not been released and it is considered that it may be beneficial to wait until further information is known about the review to ensure that the City's policy does not replicate or be inconsistent with legislated requirements.

Additionally, the Department of Planning, Lands and Heritage has advised that the release of the Medium Density Code will be released in the coming months. It is understood that there are significant changes from the draft version of the document which may impact on the City's approach to sustainable design. In light of this it is recommended that the City holds off reviewing the City's policy until the Medium Density Code has been released.

Following the release of the Medium Density Code and further details about the National Construction Code the City can develop provisions which do not replicate those proposed at a State level.

Accordingly, it is recommended that the timeframe for the additional chapters is amended to allow for further consideration to be given to the changes to the National Construction Code and the Medium Density Code. It is anticipated that the further chapters to the policy will be able to be presented to the Planning and Heritage Policy Review and Development Committee in early 2023. The revised schedule does not stipulate a date for the review as it is dependent on the 2023 Committee Schedule and the release of the Medium Density Code and the changes under the National Construction Code, which are due to be released in the near future.

**LEGISLATIVE COMPLIANCE**

Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the procedure for amending a local planning policy.

## 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 endorses the proposed modified planning policy review schedule as contained in Attachment 1 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
<b>Conclusion</b>	<p>It is considered that there is a low risk to the City in the event Council endorses the amended review timeframe of the Sustainability in Design Policy. This ensure that the City's officers have considered the impact that the proposed policies will have on the developers, and the current planning process. Additionally, this will ensure that the policies align with the future planning framework and the future changes to the National Construction Code and the Medium Density Code.</p> <p>In the event Council do not proceed with this option there is a moderate risk to the City's community and stakeholder, reputation, as any provisions may make development more difficult, by increasing costs and timeframes. Additionally, it may have a moderate service delivery risk as it will increase the amount of time required by City officers to assess the applications.</p>	

## FINANCIAL IMPLICATIONS

Not applicable.

## STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031 (as amended), the following applies:

Theme: Community

Goal C1: Create safe and inviting places for people to come together.

Theme: Environment and Liveability

Goal E1: Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.

Theme: Vibrancy

Goal V4: Support businesses across the City to grow and thrive.

The policies will provide guidance on the type of development which can occur, whilst ensuring that the City continues to maintain the amenity and vibrancy of its neighbourhoods and town centres. The policies will also provide the community with more accurate guidance which does not conflict with provisions applicable under other documentation or legislation.

## CONCLUSION

In light of the above, it is recommended that Council endorses the modified policy review schedule which includes an amended review timeframe in relation to the further chapters of the Sustainability in Design Policy.

**Proposed Modified Planning Policy Review Schedule**

Policy	Date Reviewed	Comment	Priority	Proposed Review Timeframe
Mobile Food Vehicles Policy	12 April 2018	It is considered that there have been no significant issues raised with the policy however a Notice of Motion adopted by Council at its Ordinary Meeting held 25 January 2022 seeks to comprehensively review the policy.	High priority	May 2022 Committee*
Major Town Centre Events Policy	18 April 2017	It is considered that this policy is required to be reviewed to align with the community grants review, it is not strictly speaking a local planning policy and is to be rescinded accordingly. The new community grants program is intended to be effective from mid-2022 and it would be appropriate for the new community grants policy to align with this timeframe.	High priority	May 2022 Committee *
Short Term Accommodation Policy	20 June 2017	It is considered that there have been no significant issues raised with the policy however the City is investigating whether this policy is required to be updated in light of the recent draft <i>Planning for Tourism Position Statement</i> and draft Guidelines released by the Department of Planning, Lands and Heritage.	High priority	Early 2023 – Date dependent on Committee Schedule and outcome of the Department of Planning, Lands and Heritage's Planning for Tourism Position Statement
Sponsorship Signage on Reserves Policy	23 July 2003	It is considered that there have been no significant issues raised with the policy however the City is investigating whether this policy can be rescinded, once the modified signage policy is adopted. It is proposed that the provisions are to be incorporated into the signage policy to consolidate all signage information into the one policy.	High priority	August 2022 Committee *

Sustainability Policy	N/A	This policy is intended to comprise different chapters and it is currently considered to be a high priority. A draft policy comprising chapters on cool roofs and biophilic design is included in a separate report. The policy is then proposed to develop additional chapters to further improve and promote sustainable development within the City.	High priority	Cool Roofs and Biophilic Design - February 2022 Committee *  Water Sensitive Urban Design and Energy Efficiency – Early 2023 – Date dependent on Committee Schedule and outcome of the changes to the National Construction Code and the release of the Department of Planning, Lands and Heritage's Medium Density Code.
Carparking in the Town Planning Scheme No.24 Area Policy  Cash in Lieu of Carparking Policy	19 April 2011  20 November 2012	The City is currently undertaking a holistic review of car parking requirements as a part of the Local Planning Scheme review and in light of the recently released Position Statement on Cash-in-lieu by the Department of Planning, Lands and Heritage. The City's policies are required to align with the State Government guide by mid-2023.	High priority	November 2022 Committee
Heritage Policies  Refunding of Planning and Building Fees Policy; and  Flexible Application of Statutory Requirements for Buildings Contained Within the City's Heritage List Policy	24 October 2006  24 October 2006	The overall policy has not been reviewed in a significant amount of time. It is considered that there have been no significant issues raised with the policies however there is the potential to combine with the above heritage places policy. This would result in there being one policy which contains all the relevant heritage policies, which assist in making the document more user friendly.	Moderate priority	Early 2023 – Date dependent on Committee Schedule

Diversity in Housing Types Policy	N/A	It is considered that this policy is low priority as there is no external demand for these housing types currently. This policy would be created to provide guidance and provisions for different housing types, including but not limited to:  Intergenerational housing; Tiny houses; and Affordable housing.	Low priority	Early to mid-2023 – Date dependent on Committee Schedule
Character Protection Areas Policy	22 September 2015	It is considered that there have been no significant issues raised with the policy however the policy is to be updated to align with current formatting of the City's local planning policies. It is considered beneficial to review the content of the policy at this time to ensure it contains relevant provisions to achieve the purpose of the policy.	Low priority	Early to mid-2023 – Date dependent on Committee Schedule
Naming of Parks, Reserves, Streets and Infrastructure Policy	15 August 2017	It is considered that there have been no significant issues raised with the policy however the City is investigating whether this policy can be rescinded and used as an internal practice. It is noted that this process is guided by a State Government policy as well. Additionally, a new policy relating to dual naming is to be developed in accordance with the City's Reconciliation Action Plan.	Moderate priority	Early 2023 – Date dependent on Committee Schedule
Percent for Public Art Policy	7 November 2017	It is considered that there have been no significant issues raised with the policy however the policy is awaiting the development of a Public Art Strategy, which is currently being developed in-house. Once the Public Art Strategy has been developed and endorsed by Council, work will commence on updating the policy in accordance with the recommendations of the Strategy.	Low priority	Late 2023 – Date dependent on Committee Schedule

\* Review / drafting of policy complete

**11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****11.1 Cr Elli Petersen-Pik - Installation Of Fencing Around Playground**

<b>Responsible Branch:</b>	Project Services
<b>Responsible Directorate:</b>	Major Projects and Commercial Activities
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	1. Proposed Draft Future Concept Plan - Charles Reserve [11.1.1 - 1 page]

In accordance with clause 5.3(1) of the City of Bayswater's *Standing Orders Local Law 2021*, Cr Elli Petersen-Pik raised the following motion:

**MOTION**

***"That Council requests the Chief Executive Officer, for the purpose of increasing children's safety, to include the installation of fencing around the playground area located between Charles Street and Belgrave Street, for consideration as part of the mid-year budget review."***

**Cr Elli Petersen-Pik Moved, Cr Sally Palmer Seconded**

Cr Elli Petersen-Pik proposed a minor amendment to the motion, to add the following words:

***", to be funded from Cash-in-Lieu Public Open Space funds."***

***The Presiding Member accepted the amendment as a minor amendment in accordance with clause 5.3 (7) of the City of Bayswater Standing Orders, and it became part of the substantive motion.***

**COUNCIL RESOLUTION**

***"That Council requests the Chief Executive Officer, for the purpose of increasing children's safety, to include the installation of fencing around the playground area located between Charles Street and Belgrave Street, for consideration as part of the mid-year budget review, to be funded from Cash-in-Lieu Public Open Space funds."***

**Cr Elli Petersen-Pik Moved, Cr Sally Palmer Seconded**

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

**REASON FOR CHANGE**

***As cash-in-lieu (CIL) of public open space funds can be utilised for fencing, and there are sufficient CIL funds available in the vicinity of Charles Reserve, Maylands, CIL funds should be utilised for this purpose.***

## 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

Charles Reserve in Maylands is a unique, linear configuration of Public Open Space, measuring just over 9,000 square metres, and classified as a Local park, according to the City's *Parks and Play Space Classification Hierarchy*. Charles Reserve is located in a pocket of Maylands that offers limited Public Open Space, in comparison with other parts of the City, pictured below:



Image: Charles Reserve and Plowmans Park, Maylands

The nearest adjacent park, Plowmans Park, is approximately 250 metres away and is also classified as a Local park. The play equipment in both Plowmans Park and Charles Reserve is due to be replaced in the 2027-28 financial year.

In recent years, the City has received complaints from local residents about the play space located within Charles Reserve. Most comments relate to the age of the equipment, the quality and cleanliness of the sand softfall, vandalism and poor access. The City has responded to these complaints by replacing seating, planting additional trees and installing a connecting pathway to improve access to the play space from the street. These improvements were completed on the basis that the play equipment is nearing the end of its useful life, and will require replacement in the 2027-28 financial year. The City's Landscape Architect has also prepared a draft concept plan (**Attachment 1**) for Charles Reserve that includes a pathway spanning the length of the reserve, and additional native planting to enhance the useability of the space and accommodate future play nodes.

The City's Play Space Strategy recommends fencing of play equipment in situations where a play space is located near a hazard, such as a busy road or a body of water, and in larger parks such as Robert Thompson Reserve in Noranda or Riverside Gardens, Bayswater, to facilitate safe toddler play as well as equipment for older children. Should a fence be installed around the current play space at Charles Reserve, taking into account tree protection zones, this would likely cost between \$15,000 to \$20,000 and solidify the future location of a play space. Any future park redevelopment could utilise a fenced play area for younger children, with additional play / exercise nodes throughout the linear reserve, in accordance with the draft concept plan provided. The future configuration of the play space will also be informed by the available budgets and community engagement outcomes conducted prior to any redevelopment taking place.

## LEGISLATIVE COMPLIANCE

Nil.

## FINANCIAL IMPLICATIONS

The following financial implications are applicable:

**Item 1:** Fencing - Charles Street Reserve

**Asset Category:** New

**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	20,000	500	500	Nil	20	20,000	Nil

## STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2021-2031, the following applies:

Theme: Community

Goal C1: Create safe and inviting places for people to come together.

Goal C3: Maximise the use of the City's facilities and parks by all sections of the community.

## CONCLUSION

Charles Reserve is a Local play space, according to the City's *Park and Play Space Classification Hierarchy* and is due to be redeveloped in 2027-28. The reserve is a unique, linear shape, with various options for future play redevelopments. Fenced play equipment is generally recommended in play spaces located adjacent to hazards, such as busy roads and water bodies or as a design feature to facilitate play for multiple ages and abilities. Typically, fencing would not be included in this situation. Should a fence be installed prior to redevelopment, there are options to configure the play space in such a way as to provide safe play for toddlers within the fenced area, based on community feedback and available budgets.



CONCEPT PLAN

DRAFT



- KEY**
- Proposed native feature planting
  - Proposed compacted gravel path
  - Proposed trees
  - Existing trees
  - Existing turf
  - Proposed bench seat
  - Existing bench seat
  - Existing picnic shelter
  - Proposed mow edge
  - Proposed timber bollards
  - Existing maintenance gate
- Notes**
- All significant existing trees to be retained & protected.
  - Playspace not included in these works.
  - Trees proposed within verge beneath power-lines not to exceed 5m height at maturity.

Indicative Concept Only 1:1000 @ A3



City of Bayswater  
Charles St Reserve - Proposed Landscape Concept Plan

Date: 6.4.22 | Revision: A | Drawn: K.Tanner

## 12 QUESTIONS FROM MEMBERS WITHOUT NOTICE

### 12.2 Question From Members Without Notice

**Cr Steven Ostaszewskyj**

#### Question 1

**Is the City able to provide an update on the progress of the expansion of the Bayswater Men's Shed into the storage area which is behind their current location?**

#### Response 1

Mr Luke Botica, Director Works and Infrastructure replied that he had received advice that all the materials in the storage part of the shed had been removed. The City is just waiting for the carpenters to come in and put in the partitions.

**Cr Elli Petersen-Pik**

#### Question 1

**The City now has policy for the mandatory replacement of verge trees. With regards to the various dead verge trees that were removed during the last several months, why haven't those trees been replaced?**

#### Response 1

Mr Luke Botica, Director Works and Infrastructure took the question on notice.

#### Question 2

**In regards to the consultation that we are currently undertaking about the ward review, I noticed that any person can submit or lodge feedback on our Engage Bayswater website and that feedback is not connected to any specific address, which means that any person can submit 100 submissions from different computers - how is the City managing this issue?**

#### **CR DAN BULL DECLARED A FINANCIAL INTEREST**

***In accordance with section 5.60A of the Local Government Act 1995, Cr Dan Bull declared a financial interest in this question as he is the chair of the Local Government Advisory Board. At 9:01pm, Cr Bull withdrew from the Council Chambers.***

#### Response 2

Ms Amanda Albrecht, Manager Governance, Organisational Planning and Development advised that the City hadn't identified any misuse of the system and from looking at the submissions, it didn't appear to the City that anyone was abusing the process. The question was then taken on notice with regards to how the City is managing that from a system perspective.

#### Question 3

**How would the City know if there is misuse if it's not a requirement to put in any name or address?**

#### Response 3

Ms Amanda Albrecht, Manager Governance, Organisational Planning and Development took the question on notice.

*At 9:03pm Cr Dan Bull returned to the meeting.*

**13 NEW BUSINESS OF AN URGENT NATURE**

Nil.

**14 MEETING CLOSED TO THE PUBLIC**

**COUNCIL RESOLUTION**

That the meeting be closed to the public and the recording be suspended.

Cr Josh Eveson Moved, Cr Dan Bull Seconded

**CARRIED: 7/2**

***For: Cr Filomena Piffaretti, Mayor, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Dan Bull and Cr Giorgia Johnson.***

***Against: Cr Steven Ostaszewskyj and Cr Elli Petersen-Pik.***

*At 9:04pm, the meeting closed to the public and the recording was suspended.*

**14.1 Matters For Which The Meeting May Be Closed****14.1.1 Aged Care Asset Divestment Meeting - 20 October 22****14.1.1.1 Update On Divestment Of The City's Aged Care Assets**

<b>Responsible Branch:</b>	Governance and Strategy
<b>Responsible Directorate:</b>	Corporate and Strategy
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority
<b>Attachments:</b>	Nil
<b>Refer:</b>	Item 14.1.1: OCM 24/08/2021 Item 14.1.2: OCM 7/12/2021 Item 13.3.1: OCM 22/03/2022

**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:*

- (e) a matter that if disclosed, would reveal —
  - (iii) information about the business, professional, commercial or financial affairs of a person,

The meeting was adjourned at 10:11pm and resumed at 10:21pm.

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

That the recommendation as contained in the "Confidential Report" be adopted.

Cr Dan Bull Moved, Cr Sally Palmer Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

**14.1.2 Mertome Gardens Operating Reports**

<b>Responsible Branch:</b>	Strategic Projects
<b>Responsible Directorate:</b>	Corporate and Strategy
<b>Authority/Discretion:</b>	Executive/Strategic Legislative
<b>Voting Requirement:</b>	Simple Majority
<b>Attachments:</b>	Nil.
<b>Refer:</b>	Item 14.1.3: OCM 24.8.2021

**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:*

- (e) *a matter that if disclosed, would reveal —*  
       (iii) *information about the business, professional, commercial or financial affairs of a person,*

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

That the recommendation as contained in the "Confidential Report" be adopted.

Cr Dan Bull Moved, Cr Sally Palmer Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:**       *Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.*

**Against:**   *Nil.*

**14.1.3 Request for Management Agreement Variation**

<b>Responsible Branch:</b>	Recreation and Commercial Activities
<b>Responsible Directorate:</b>	Major Projects and Commercial Activities
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority Required

**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:***

- (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;*
- (e) *a matter that if disclosed, would reveal —*
  - (ii) *information that has a commercial value to a person; or*
  - (iii) *information about the business, professional, commercial or financial affairs of a person,*

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

That the recommendation as contained in the attached "Confidential Report" be adopted.

Cr Dan Bull Moved, Cr Sally Palmer Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

**COUNCIL RESOLUTION**

That the meeting be reopened to the public and the recording be resumed.

Cr Dan Bull Moved, Cr Steven Ostaszewskyj Seconded

**CARRIED UNANIMOUSLY: 9/0**

**For:** Cr Filomena Piffaretti, Mayor, Cr Steven Ostaszewskyj, Cr Sally Palmer, Cr Josh Eveson, Cr Michelle Sutherland, Cr Catherine Ehrhardt, Deputy Mayor, Cr Elli Petersen-Pik, Cr Dan Bull and Cr Giorgia Johnson.

**Against:** Nil.

*At 10:31pm, the meeting was reopened to the public and the recording resumed.*

**14.2 Public Reading Of Resolutions That May Be Made Public**

**15 CLOSURE**

There being no further business to discuss, the Chairperson, Cr Catherine Ehrhardt, Deputy Mayor, declared the meeting closed at 10:31pm.