City of
Bayswater

Minutes

Ordinary Council Meeting

22 September 2026

By signing these minutes I certify that they were confirmed at the Ordinary Council Meeting held on Tuesday, 27 October 2026 by resolution of Council

_____

Mayor Filomena Piffaretti
PRESIDING MEMBER

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'. Questions are limited to three per person before other members of the public will be invited to ask their questions. If there is sufficient time, the Presiding member may allow you to ask additional questions if there are no more questions from other members of the public.
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.

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City of
Bayswater

Council Chambers Seating Plan



Jeremy Edwards
CEO



Mayor Filomena Piffaretti

Support staff

West Ward



Cr Donovan MacDonald



Cr Cale Black

Central Ward



Cr Calla Loiacono



Cr Steven Ostaszewskyj



Cr Elli Petersen-Pik
Deputy Mayor



Cr Nat Latter



Cr Anthony Pittaway



Cr Michelle Sutherland

South Ward

North Ward



Ryan Hall
Director, Community Services



Luke Botica
Director, Infrastructure and Assets



Kym Leahy
Director, Corporate Services

Public Gallery (including press)

Nature of Council's Role in Decision Making

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

City of Bayswater Standing Orders Local Law 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 deputee 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 deputee 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.

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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 September 2026.

1 Official Opening

The Presiding Member, Mayor Filomena Piffaretti, declared the meeting open at 7:00pm.

2 Acknowledgement of Country

Mayor Filomena Piffaretti 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, Mayor Filomena Piffaretti 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

Mayor Filomena Piffaretti announced that the City of Bayswater's Community Safety Team had been named the 2026 Ranger Team of the Year in recognition of its exceptional service to the community. The team had assisted vulnerable residents, responded promptly to community safety and wildlife incidents, led the City's recovery response following the Morley Markets fire, supported local businesses through targeted patrols, and connected people experiencing homelessness with support services and essential items.

The Mayor congratulated and thanked the team for combining effective enforcement with empathy, sound judgement and genuine care for the community.

4 Attendance

Members

Mayor Filomena Piffaretti (Presiding Member)

South Ward

Cr Elli Petersen-Pik - Deputy Mayor
Cr Nat Latter

Central Ward

Cr Calla Loiacono
Cr Steven Ostaszewskyj

North Ward

Cr Anthony Pittaway
Cr Michelle Sutherland

West Ward

Cr Cale Black
Cr Donovan MacDonald

Officers

Jeremy Edwards	Chief Executive Officer
Ryan Hall	Director Community Services
Luke Botica	Director Infrastructure and Assets
Catherine Halsall	A/Director Corporate Services
Amanda Albrecht	Manager Governance and Strategy
Rebecca McKrill	Governance Advisor (minute-taker)
Bianca Sandri	Executive Manager Strategic Projects
Adrian Di Nella	A/Manager Property and Economic Development

Observers

Press - 0
Public - 12

4.1 Apologies

Kym Leahy	Director Corporate Services

4.2 Approved Leave of Absence

Councillor	Date of Leave	Authority
Cr Cale Black	15 April 2026 to 14 October 2026	s.2.25(5B) of the *Local Government Act 1995*

Cr Black was on approved leave of absence, however was available to attend the meeting.

4.3 Applications for Leave of Absence

COUNCIL RESOLUTION

That Leave of Absence be granted as follows:

1. **Cr Anthony Pittaway from 29 September 2026 to 2 October 2026 inclusive;**
2. **Cr Nat Latter from 24 September 2026 to 29 September inclusive;**
3. **Cr Elli Petersen-Pik - Deputy Mayor from 30 September 2026 to 5 October 2026 inclusive;**
4. **Cr Cale Black from 25 September 2026 to 29 September 2026 inclusive; and**
5. **Cr Donovan MacDonald from 5 October 2026 to 9 October 2026**

Cr Nat Latter Moved, Cr Cale Black Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

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 Michelle Sutherland	10.1.3	Impartial	I know some of the members of that club.
Cr Cale Black	10.5.2.2.3	Impartial	I am a social member of Bayswater Bowling Club, Bedford Bowling Club and Bayswater Morley District Cricket Club, which are all mentioned in the report.
Cr Nat Latter	10.1.3	Impartial	My business has provided a small donation to the women's social soccer team with the Morley Windmills Club.
Cr Steven Ostaszewskyj	10.1.3	Impartial	I have had an association with the Morley Windmills Sports Club having been a member and committee member. I know people from three Windmills clubs and still keep in contact with people from these clubs. I have met with the Presidents of Morley Windmills Inc, Morley Windmills Sports Club and Morley Windmills Soccer Club to understand their perspective on this matter.
Cr Calla Loiacono	10.5.2.2.3	Impartial	I am the Vice President of the Bedford Morley Cricket Club.

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 before other members of the public are invited to ask their questions. If there is sufficient time, the Presiding Member may allow additional questions if there are no more questions from other members of the public.
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

Name: Aileen O'Rourke, Bayswater
Subject: City Tree Champion Proposal

Question 1

At the 2024 AGM, a resident brought forward a motion proposing a tree champion program. The motion passed, and when it went to Council, the officer recommendation was to explore the creation of a tree champion program that will incorporate members of the City, to support community efforts to increase canopy cover. The second part of the officer recommendation was to provide a report to the September 2024 Council meeting.
We're exploring this issue again and will be approaching Council about it, however I couldn't find the officer's report. I don't know whether that's my bad searching techniques or whether it's something that didn't happen, I just wanted to know if there was a report to Council?

Response 1

Council supported the Officer's recommendation to create a Tree Champion Program to support increased tree canopy and to provide a report with recommendations to the September 2024 Council Meeting. Development of the program was intended to be led by the City's Urban Forest Officer, and the report was consequently delayed due to the extended recruitment process for that position.

The Tree Champion Program remains under development, with current work being undertaken by the City's Urban Forest Officer. An update on progress of this initiative, along with other urban forest and canopy-related initiatives, is scheduled to be presented to Council in October 2026.

Name: Sandra Kift, Bayswater
Subject: Safe Routes Implementation Plan

Question 1

In 2022-2023 the Kenilworth Street and Darby Street intersection was part of the Safe Routes to School Implementation Plan. Because the intersection is at a lower point, the more secure way to cross is via a substandard median located approximately 100 meters towards Bayswater.

School children from the cluster of social housing at the end of Kenilworth Street, toward Whatley Crescent, must cross Guildford Road on their way to Maylands Peninsula Primary School. My husband Mark and I have raised the issue of the substandard median strip several times over the last three years with the City of Bayswater (meetings with Transport Infrastructure Manager Fatima al Gahmini and Senior Project Manager Tom Stacey) and with Main Roads, in the hope that the median strip would be updated.

Unfortunately, the most recent Active Transport Advisory Group Meeting Minutes do not mention the Kenilworth Street/Darby Street intersection or the substandard median strip. Can you please provide an update on these?

Response 1

Guildford Road, from kerb to kerb, is managed by Main Roads WA. As a result, the City cannot undertake or arrange works on the road, including widening the median at Kenilworth Street/Darby Street. However, the City can advocate to Main Roads WA by identifying the need for, and importance of, improvements to areas under its control.

The City has secured a Blackspot grant for a new pedestrian crossing on Guildford Road between Ferguson Street and Grafton Road. The Safe Routes to School Implementation Plan supported this funding application, although it does not determine the exact location of the crossing. The final location will be confirmed this financial year following engineering design review and public consultation.

The Kenilworth Street/Darby Street median will be noted as an item for consideration in future Active Transport Advisory Group minutes.

Question 2

At the last JDAP meeting in March, the DA application for a 24/7 high-impact fuel station development at 321 Guildford Road — the site adjacent to the Kenilworth Street/Darby Street intersection — was discussed. The applicant has since forwarded an updated design on a larger footprint.
During the March JDAP meeting, the City of Bayswater (Fatima al Gahmini) stated that a signalised crossover is proposed for Guildford Road and that the area near the site is one of the options the City is considering. Is this still the case, and will the City of Bayswater make a similar statement for the next JDAP hearing?

Response 2

No. The City has since secured a Blackspot grant for a new pedestrian crossing on Guildford Road between Ferguson Street and Grafton Road. The options being considered are both at least 150 metres from the development site and do not warrant consideration as part of the JDAP process.

Name: Carmine Zollo, Morley
Subject: Verge Bond

Question 2

How much does 1 metre of curb cost to repair?

Response 2

Luke Botica, Director Infrastructure and Assets advised that the cost is dependent on how much damage occurred to the curb; and provided the following general cost information:

Supply and lay in-situ concrete Kerbing (barrier, mountable, semi-mountable)

- 0-5m $85/m
- 5-10m $80/m
- 10-20m $75/m
- 20-50m $50/m
- 50-150m $40/m
- 150m+ $25/m
- Flush Kerbing add $25/m

Kerb removal

- 0-100m $80/m
- 100m+ $30/m

Preparation of new base for laying, which is generally completed by the City of Bayswater, is $75/m.

Name: Harvey Tonkin, Noranda
Subject: Childcare Centre on Camboon Road

Question 2

Do the Rangers supervise the disabled parking bays?

Response 2

Ryan Hall, Director Community Services confirmed that Rangers do monitor disabled parking bays. It was also noted that the City has some private property monitoring and enforcement arrangements.

Question 3

Is there any criteria by which they penalise people? A few years ago at Bankwest, someone used 3 disabled parking bays, and I was standing with a Ranger who wouldn't penalise them.

Response 3

Ryan Hall, Director Community Services confirmed that there are criteria, and consideration is given to whether there is clear signage, whether markings on the ground are legible and whether a permit is displayed. The City must collect evidence in case it is challenged in Court.

Question 4

Is it possible to get a copy of that? Is it written into a document that they work on?

Response 4

Ryan Hall, Director Community Services confirmed that they are outlined in the City's Local Laws, which are publicly available, the City can also provide it directly.
Enforcement provisions relating to parking in designated parking areas for people with disabilities are governed by the *Local Government (Parking for People with Disabilities) Regulations 2014*.
Before taking any enforcement action, officers are trained to confirm that the parking area is correctly identified and that the vehicle is not displaying a valid permit.

Any enforcement action remains at the discretion of the attending officer and must be supported by sufficient evidence of an alleged offence to ensure that any action taken is lawful, reasonable and defensible. While the Regulations do not prescribe a specific enforcement process, this approach assists officers in gathering sufficient evidence before determining whether enforcement action is appropriate.

6. Identification of authorised vehicle

(1) An authorised vehicle must be identified by displaying a disability parking permit in a prominent position and in a manner that enables the expiry date and permit number to be clearly visible from the front exterior of the vehicle.

(2) A person, other than the holder of a disability parking permit, must not identify or purport to identify a vehicle in accordance with subregulation (1). (in Simple terms A person must not display a disability parking permit unless they are the permit holder).

7. Standing or parking in permit parking area

A person must not, in a permit parking area, stand or park a vehicle other than an authorised vehicle.

Penalty

The modified penalty prescribed for offences under regulations 6(2) and 7 is **$500**

6.2 Public Question Time

Public Question Time commenced at 7:07pm.

The following questions were submitted in writing and were in relation to items on the agenda:

Name: Wendy Garstone, Bayswater
Subject: Item 10.5.2.2.1 Policy Review: Street Verges

Question 1

At the ABF we were told that funds to cut holes in 21 synthetic verges would come from the Verge Tree budget. I assume that plastic cutting, digging out the sub-base, disposal of both, replacing the area with soil and officer time in liaising with residents and undertaking the work will not be cheap. What is the approximate cost to the City for creating 21 holes in synthetic turf to allow for either tree planting or as a setback to existing trees?

Response 1

The works are expected to be undertaken by the City's internal tree planting teams as part of the annual tree planting program. The City currently plants approximately 3,200 trees each year under this program, and the 21 locations represent a relatively small component of this program.

The estimated cost of procuring, planting and maintaining a verge tree for its first three years is approximately $500 to $750 per tree. Where synthetic turf is present, there may be some additional work required to cut and remove the turf and, where necessary, remove compacted base material and replace it with suitable soil. The incremental cost of this work is expected to be minor and able to be absorbed within the existing verge tree planting program.

Accordingly, a separate cost estimate has not been prepared for creating the 21 openings. The works would be funded from the Verge Tree budget as they directly support new verge tree planting or the provision of an appropriate setback around existing verge trees.

Subject: Item 10.1.3 Partial Disposal of Lot 2, No. 60 Embleton Avenue, Embleton (Wotton Reserve)

Question 2

To preface, I am not against changing land use from public open space to other purposes such as housing. I am asking for transparency around all changes including State led infrastructure and development projects that impact parks and reserves.

When will the City create a Public Open Space Strategy and Plan that outlines how the public open space asset is provided across the City's suburbs now and into the future,

including the provision of new public open spaces for areas with poor amenity?

Response 2

Public open space plays an important role in the liveability, health and wellbeing of our communities, and the City recognises the importance of planning for both current and future needs in a transparent and strategic way.

The preparation of a Public Open Space Strategy has been on hold while the City awaited updated direction from the State Government regarding public open space planning. This followed the advertising and subsequent deferral of the draft WAPC *Operational Policy 2.3 - Planning for Public Open Space*.

In December 2025, the WAPC released its *Position Statement: Public Open Space*, with a transition period extending until December 2027. The City is currently considering the resources and timing required to commence preparation of a new Public Open Space Strategy from 2027.

When developed, the Strategy will provide an opportunity to take a broader and longer-term view of public open space across the City, including how existing parks and reserves are distributed, future community needs, areas where access or amenity may be limited, and opportunities to improve the open space network as our community grows and changes.

In the meantime, the City will continue to assess public open space needs through its planning processes and strategic projects to help ensure our communities have access to quality open space opportunities.

Name: Kathryn Lance, Maylands
Subject: Item 10.5.2.2.1 Policy Review: Street Verges

Question 1

Has the City considered microplastics and nano plastics as a potential environmental and health issue?

Response 1

Yes. The City is aware that synthetic turf is a plastic-based product and that its use has the potential to contribute to the release of microplastics into the environment.

Synthetic turf is also a product that is widely used in both public and private settings. The potential environmental impacts, together with the practical benefits and disadvantages of its use on verges, form part of the matters for Council to consider in its deliberations on the proposed policy this evening.

Question 2

Given that artificial turf is a plastic based product that can deteriorate through UV exposure, heat and normal wear, has the City specifically investigated the potential release of microplastics and nano plastics from artificial turf over its full service life?

Response 2

The City has not undertaken a specific technical investigation into the release of microplastics or nanoplastics from synthetic turf over its full-service life.

As outlined in Response 1, the City acknowledges that synthetic turf is a plastic-based product and has the potential to release microplastics. This potential environmental impact is one of the matters that may be considered by Council in determining the proposed policy.

Question 3

What evidence does the council have that artificial turf will not release microplastics or nano plastics into the environment over its entire service life, and can you provide the independent testing supporting that conclusion?

Response 3

The City has not concluded that synthetic turf will not release microplastics or nanoplastics over its service life and therefore does not hold independent testing supporting such a conclusion.

As outlined above, the City acknowledges the potential for synthetic turf to release microplastics into the environment. The proposed policy does not represent a finding by the City that synthetic turf is free from potential environmental impacts.

Name: Aileen O'Rourke
Subject: Item 10.5.2.2.1 Policy Review: Street Verges

Question 1

At the Agenda Briefing Forum last week it was stated that there were ' only' sixty verges with artificial turf in Bayswater. How has this figure been calculated? Could there be more?

Response 1

The figure of approximately 60 verges has been estimated by City operations staff based on their observations while undertaking day-to-day activities across the City and their knowledge of the local area. It is not based on a formal audit.

Accordingly, the actual number of verges containing artificial turf may be higher or lower than the current estimate. An exact figure could only be determined through a City-wide audit.

Question 2

After the clarification that artificial turf was not an acceptable verge treatment (in July 2024), what actions did the Council take to inform the community of the policy change?

Response 2

Following the clarification in July 2024, the City updated the verge information on its website and amended the City's Verge Treatment Application and Self-Assessment Form to reflect that artificial turf was not an acceptable verge treatment.

Question 3

The policy states that the verge treatment must be 50% permeable. Does that

(a) include the base layer; and

(b) how will permeability be tested at installation and then after a number of years?

Response 3

The 50% permeability requirement is intended as a general safeguard to maintain reasonable infiltration across the verge area and reduce the potential for additional stormwater runoff.

The overall risk is considered relatively low, as individual verges form only part of a much larger drainage catchment containing a range of permeable surfaces. Accordingly, a single verge with lower permeability would generally be unlikely to have a material impact on the performance of the broader drainage catchment.

The City does not propose to routinely undertake physical permeability testing at installation or in subsequent years. Compliance would generally be assessed having regard to the proposed materials and installation method. Where a particular installation is considered likely to create a drainage or runoff issue, alternative drainage measures, such as small soak wells, may be required to the satisfaction of the City.

Name: Georgina Ker , Bedford
Subject: Item 10.5.2.2.1 Policy Review: Street Verges

Question 1

Does the City collect any data about the reason for verge tree deaths? (For example, reached end of natural life, heat stress, vandalism, failure to thrive.)

Response 1

The City maintains records for its verge trees, including information regarding the cause of a tree's death where this can reasonably be determined. However, in many cases there is insufficient or inconclusive evidence to identify a definitive cause of death.

Question 2

Does the City keep any notes on the environment in which dead verge trees died - for example, paved verge, artificial lawn verge?

Response 2

The City does not routinely record the surrounding verge treatment or environment as part of its tree records. However, where particular site conditions are considered relevant to the health or death of a tree, this information may be noted as part of the assessment.

Question 3

Under this proposed policy, if a verge tree dies after the adjacent property owner has chosen to encase it in plastic (artificial lawn), who pays for the replacement of the verge tree and what is the estimation of that cost per tree (including the additional watering and maintenance supplied in the first two years)?

Response 3

The proposed policy requires an area extending at least one metre from the base of a verge tree to be free of synthetic lawn and other non-permeable treatments and to be maintained with mulch or woodchips.

Where a verge complies with the policy and a tree subsequently dies, the City would be responsible for replacing the tree as part of its normal street tree management program.

Where synthetic lawn or another non-compliant treatment has been installed within the required tree protection area and is considered to have contributed to the death of the tree, the City may require the property owner to rectify the non-compliant verge treatment and seek reimbursement of the costs associated with replacing and establishing the tree.

The estimated cost of replacing and establishing a verge tree, including watering and maintenance during the establishment period of three years, is approximately $500 to $750 per tree.

The following questions were submitted in writing and were not in relation to items on the agenda:

Name: Matthew Morgan, Baywater
Subject: Community road safety concerns for Maylands Peninsula Primary School

Question 1

The Gilbert Street cul-de-sac in lieu of a footpath is not proceeding due to residents on Goldmead Street fearing increased rat running on their Street. This is a major set back for the Safe Routes to School for Maylands Peninsula Primary School. Why is the City of Bayswater not considering plans to close off the link between Goldmead and Darby Street to eliminate Goldmead Street residents concerns of rat running and still allow Gilbert Street to become a cul-de-sac?

Response 1

At its Ordinary Meeting held on 26 May 2026, Council considered a report on this matter (Item 10.3.1.3) and resolved, in part, as follows:

"Defers progression of the Gilbert Street and Rosher Place cul-de-sac project, pending completion of the Low-Cost Urban Road Safety Program (LCURS) treatments in the surrounding network, to allow a further assessment of the effects of LCURS and changes to traffic behaviour."

Consistent with this resolution, the City is not proposing further changes to traffic access within the surrounding network, including the Goldmead Street/Darby Street connection, until the LCURS treatments have been completed and their effects on traffic movements can be assessed.

The LCURS treatments for the Maylands Precinct are expected to be completed by the end of the 2026/27 financial year, with the City scheduled to assess their effectiveness in 2028/29. The outcomes of that assessment can then inform consideration of any further traffic management measures in the area.

Question 2

At 24 February 2026 Council meeting, it was stated to reduce rat running the traffic light "timings can be adjusted to provide only minimum green for traffic existing Stone Street that allows only few vehicles at a time" essentially forcing cars to idle to disincentivise rat-running. Given that idling vehicles increase carcinogenic exhaust pollutants to nearby residents, why did the City of Bayswater not advocate for restricted movement traffic calming instead of relying traffic signals to reduce rat running?

Response 2

The proposed traffic signals are an accepted traffic management treatment within an urban environment and are subject to the approval of Main Roads WA (MRWA).

The primary purpose of the proposed signals is to improve safety at the Stone Street/Garratt Road intersection, particularly for vehicles turning right into and out of Stone Street. Signal timings can also be managed to regulate the amount of traffic entering and exiting Stone Street while continuing to provide access for legitimate local traffic.

Restricted movement treatments, such as road closures or diverters, were not preferred as they would also restrict legitimate local traffic movements and may redistribute traffic to other local streets rather than reduce traffic within the broader road network.

The City therefore considered that the proposed signals provide an appropriate means of improving intersection safety and managing traffic movements while maintaining local access.

Question 3

At the August 2026 ordinary meeting, when asked if the City of Bayswater had even requested Main Roads WA to reduce the speed limit on Garratt Road, the council conceded "No the City has not formally requested Main Roads WA to reduce the posted speed limit on Garratt Road". Given the community requests through the Stone Street community survey, can the City of Bayswater formally request Main Roads to reduce the posted speed limit on Garratt Road?

Response 3

Yes. The City can formally request that Main Roads WA (MRWA) consider reducing the posted speed limit on Garratt Road.

Garratt Road is classified as a District Distributor A road, with two traffic lanes in each direction and a function of carrying relatively high volumes of traffic. The current posted speed limit is 60 km/h.

MRWA has previously advised the City to generally limit speed zone review requests to locations where there is a reasonable prospect of the request being supported. Based on the road classification, configuration and function of Garratt Road, City officers consider it unlikely that MRWA would support a reduction from 60 km/h to 50 km/h.

For this reason, officers have not recommended that the City formally request a speed limit reduction on Garratt Road.

Name: Bruce Rollerson, Maylands
Subject: Illegal Parking Enforcement

Question 1

In August, the City of Bayswater issued fines for parking infringements to parents dropping their children to Maylands Peninsula Primary School (MPPS). At the same time, cars parked on the footpath on Swan View Terrace, a route to the school for pupils walking or cycling, were given warnings or allowed to remain there all day by the Rangers, despite there being ample legal parking within 20 metres.
What guidance is given to Rangers on the use of discretion? That is, under what circumstances will Bayswater residents hear "it is not legal to park there, here is a fine", and when will they hear "it is not legal to park there, but please stay as long as you like"?

Response 1

The City adopts a balanced and proportionate approach to compliance and enforcement. Officers are expected to exercise professional judgement, taking into account factors such as public safety, the level of risk or obstruction created, the circumstances of the offence, previous compliance history, and the most effective way to achieve compliance.

While education and voluntary compliance are often effective, enforcement action may be undertaken where required to address safety risks, repeated non-compliance, or ongoing issues.

Question 2

MPPS has limited parking and no choice when pupils must arrive and leave. The only way of alleviating parking issues around the school is if pupils travel to school by alternate means than motor vehicles. Parents are less likely to allow their children to walk or cycle to school if the footpath is not safe. Why is the CoB exacerbating its parking issues by not considering this when applying discretion to cars blocking the footpath?

Response 2

The City recognises the importance of safe and accessible footpaths, particularly around schools where many students walk, ride and use other forms of active transport. The City does not support vehicles obstructing footpaths and expects officers to consider pedestrian safety when determining the most appropriate compliance response. The use of discretion is intended to achieve compliance
in a manner proportionate to the circumstances and should not be interpreted as acceptance of unlawful parking behaviour.

The City remains committed to supporting safe access to schools through a combination of education, compliance and enforcement activities.

Question 3

What specific actions will the City of Bayswater take to ensure that footpaths are safe for vulnerable path users?

Response 3

The City is committed to maintaining safe and accessible footpaths for all users, particularly children, people with disabilities and other vulnerable pedestrians.

To support this objective, the City will continue to undertake parking compliance activities across the City, including around schools and locations where footpath obstructions have been identified. A combination of education and enforcement is used to encourage lawful parking behaviour and ensure footpaths remain safe and accessible for the community.

The following questions were asked in person and were in relation to items on the agenda:

Name: Georgina Ker, Bedford
Subject: Item 10.5.2.2.1 Policy Review: Street Verges

Question 1

With the proposed limb 2 in the addendum, does the Council have any idea how much the legal advice might cost?

Response 1

Jeremy Edwards, Chief Executive Officer advised that the City doesn't have an indication on the cost of the advice at this stage.

Question 2

What sort of justification is there to charge this cost to the ratepayers, in order to allow rate payers to install plastic on their verges?

Response 2

Mayor Filomena Piffaretti advised that these considerations would form part of Council's deliberations on this item.

The following questions were asked in person and were not in relation to items on the agenda:

Name: Jessica Albrow, Bayswater
Subject: Proposed Service Station at 321 Guildford Road and the Development Assessment Panel decision

Question 1

Today the Development Assessment Panel unanimously refused the proposed service station at 321 Guildford Road. What action is the City was taking to progress the draft Local Planning Scheme No. 25, to expedite the proposed rezoning of the site from Service Station to Local Centre, and reduce the risk of a similar application being lodged in the interim?

Response 1

Adrian Di Nella, Acting Manager Property and Economic Development advised that draft Local Planning Scheme No. 25 was with the Department of Planning, Lands and Heritage seeking consent to advertise. The draft Scheme proposes to rezone existing Service Station-zoned land to Local Centre and prohibit new service stations in that zone, while recognising existing service stations.

Question 2

What role will the City play if the applicant sought a review of the refusal through the State Administrative Tribunal, including what resources the City would commit to supporting the refusal and the community through the process?

Response 2

Adrian Di Nella, Acting Manage Property and Economic Development advised that the City's role in any State Administrative Tribunal review would be advisory to the Development Assessment Panel, which would lead the appeal process. If the matter proceeded to a section 31 reconsideration, the City would prepare a further responsible authority report addressing any mediation outcomes or proposed changes

Name: Harvey Tonkin, Noranda
Subject: Public Open Space and Bayswater Waves

Question 1

A few years ago I ask a question whether Lot 300 McCarthy Place could be converted from a drainage reserve to public open space. I was advised that in reference to the dog act, we were waiting on that. But could I confirm if it is that we are waiting for this public open space strategy which isn't due till the end of next year specifically for that McCarthy drainage?

Response 1

Luke Botica, Director Infrastructure and Assets took the question on notice to review its history and provide a response.

Question 2

Has the potential weather and ultraviolet exposure been considered for the new outdoor storage cage for inflatable pool equipment at Bayswater Waves?

Response 2

Ryan Hall, Director Community Services confirmed that this has been considered. The cage is primarily intended for overnight storage, when ultraviolet exposure was minimal, to declutter the pool area. The equipment is expected to be removed and used during the day.

Public Question Time closed at 7:14pm

7 Confirmation of Minutes

7.1 Ordinary Council Meeting

ADDITIONAL INFORMATION

The City has been contacted by Sandra Kift who asked questions at the most recent Ordinary Council meeting and has requested that her questions be revised as they did not capture the intent of her query.

The clarification is provided in the recommendation below.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

The Minutes of the Ordinary Council Meeting held on 25 August 2026 which have been distributed, be confirmed as a true and correct record, with the following changes to item 6.2 Public Question Time:

Name: Sandra Kift, Bayswater

Subject: Safe Routes Implementation Plan

Question 1

In 2022-2023 the Kenilworth Street and Darby Street intersection was part of the Safe Routes to School Implementation Plan. Because the intersection is at a lower point, the more secure way to cross is via a substandard median located approximately 100 meters towards Bayswater.

School children from the cluster of social housing at the end of Kenilworth Street, toward Whatley Crescent, must cross Guildford Road on their way to Maylands Peninsula Primary School. My husband Mark and I have raised the issue of the substandard median strip several times over the last three years with the City of Bayswater (meetings with Transport Infrastructure Manager Fatima al Gahmini and Senior Project Manager Tom Stacey) and with Main Roads, in the hope that the median strip would be updated.
Unfortunately, the most recent Active Transport Advisory Group Meeting Minutes do not mention the Kenilworth Street/Darby Street intersection or the substandard median strip. Can you please provide an update on these?

Question 2

At the last JDAP meeting in March, the DA application for a 24/7 high-impact fuel station development at 321 Guildford Road — the site adjacent to the Kenilworth Street/Darby Street intersection — was discussed. The applicant has since forwarded an updated design on a larger footprint.
During the March JDAP meeting, the City of Bayswater (Fatima al Gahmini) stated that a signalised crossover is proposed for Guildford Road and that the area near the site is one of the options the City is considering. Is this still the case, and will the City of Bayswater make a similar statement for the next JDAP hearing?

Response

Ryan Hall, Director Community Services, took the questions on notice.

Cr Cale Black Moved, Cr Michelle Sutherland Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

8 Presentations

8.1 Petitions

Nil.

8.2 Presentations

Nil.

8.3 Deputations

The following deputations were heard at the Agenda Briefing Forum held on 15 September 2026:

In person deputations

In person deputations were received by the Council in the Chamber.

10.1.2 Market Engagement Development Opportunity - 92 Railway Parade, Bayswater

1. In relation to item 10.1.2, Glenn Morley spoke on the item.

10.1.3 Partial Disposal of Lot 2, No. 60 Embleton Avenue (Wotton Reserve)

1. In relation to item 10.1.3, Cynthia Huet de Froberville spoke on the item;
2. In relation to item 10.1.3, Susan Phonsongkham, Isobel Dalton, Stephen Peters and Ben Leaver spoke *in support* of the officer's recommendation;
3. In relation to item 10.1.3, Garth Hokinson spoke on the item;
4. In relation to item 10.1.3, John Dols spoke on the item;
5. In relation to item 10.1.3, Wendy Garstone spoke on the item.

10.5.2.2.1 Policy Review: Street Verges

1. In relation to item 10.5.2.2.1, Wendy Garstone spoke *in opposition* to the officer's recommendation;
2. In relation to item 10.5.2.2.1, Aileen O'Rourke spoke *in opposition* to the officer's recommendation.

Written deputations

Written deputations were circulated to Council and copies provided on the City's website.

10.1.2 Market Engagement Development Opportunity - 92 Railway Parade, Bayswater

1. In relation to item 10.1.2, Wendy Garstone submitted a written deputation on the item.

10.1.3 Partial Disposal of Lot 2, No. 60 Embleton Avenue (Wotton Reserve)

1. In relation to item 10.1.3, Leon McGrath, submitted a written deputation in *opposition* to the officer's recommendation;

10.5.2.2.1 Policy Review: Street Verges

1. In relation to item 10.5.2.2.1, Maria Kostecki, submitted a written deputation in *support* of the officer's recommendation;
2. In relation to item 10.5.2.2.1, Lauren Pratt, submitted a written deputation in *opposition* of the officer's recommendation;
3. In relation to item 10.5.2.2.1, Annette Pratt, submitted a written deputation in *opposition* of the officer's recommendation;
4. In relation to item 10.5.2.2.1, Nich Stalker, submitted a written deputation in *opposition* of the officer's recommendation;
5. In relation to item 10.5.2.2.1, Margaret Lockyer, submitted a written deputation in *opposition* to the officer's recommendation;
6. In relation to item 10.5.2.2.1, Kathryn Lance, submitted a written deputation in *opposition* to the officer's recommendation;
7. In relation to item 10.5.2.2.1, Yvette Coyne, submitted a written deputation in *opposition* to the officer's recommendation;
8. In relation to item 10.5.2.2.1, Matthew Morgan, submitted a written deputation in *opposition* to the officer's recommendation;
9. In relation to item 10.5.2.2.1, Abigaille Perrotte, submitted a written deputation in *opposition* to the officer's recommendation;
10. In relation to item 10.5.2.2.1, Georgina Ker, submitted a written deputation in *opposition* to the officer's recommendation.

8.4 Delegates Reports

8.4.1 Cr Anthony Pittaway - Delegate's Report - Serving on Council

Responsible Directorate:	Office of the Chief Executive Officer
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. Certificate of Achievement - Serving on Council [**8.4.1.1** - 1 page]

SUMMARY

For Council to note training courses recently completed by Cr Anthony Pittaway.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council notes the Delegate's Report from Cr Pittaway on completion of Module 3 – Serving on Council, of the Elected Member Training compulsory units.

Cr Anthony Pittaway Moved, Cr Elli Petersen-Pik - Deputy Mayor Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

REPORT

Following completion of Module 3 – Serving on Council on 17 August 2026 at a cost of $517, inclusive of GST, Cr Pittaway has received a Certificate of Achievement.

KEY COURSE TOPICS

Module 3 – Serving on Council

- A comprehensive course specifically developed to address the unique skills and knowledge required by Council Members and develops the knowledge and skills required to serve effectively on Council.
- Building on the information from the first few modules, the course delves deeper into what is involved in serving your community in a Local Government environment and performing as a competent and capable team member on Council.
- It recognises both internal and external influences on Council Members, how to develop and maintain strategic relationships, the necessity to perform your role in a due diligence framework and how to contribute effectively to high level strategic decision making.
- Learning outcomes include:
    - Understanding and applying legislation and regulations within which Local Governments must operate;
    - Identifying the role of Council Members and senior management in leading and supporting their communities;
    - Recognising expectations of Council Members to act in a 'Board-like' manner as the governing body;
    - Applying processes involved in contributing successfully to Council and committee meetings; and

- Implementing ethical decision making.

ELECTED MEMBER CONFERENCE, TRAVEL AND TRAINING REGISTER

The Elected Member Conference, Travel and Training Register has been updated to reflect the completion of the above course by Cr Pittaway.

The course was funded from Cr Pittaway's allowance in accordance with the *Elected Members Entitlements Policy.*

CONCLUSION

Cr Pittaway has provided the above Delegate's Report to Council to note the completion of Module 3 – Serving on Council, of the Elected Member Training compulsory units.

WALGA Training

RTO 51992

Certificate of Achievement

awarded to

Anthony Pittaway

after completing the following course:

Serving on Council

on

17 August 2026

Redacted for Privacy

Nick Sloan - Chief Executive Officer
Western Australian Local Government Association

Certificate ID: eY5UsrkxDG

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 (en bloc).

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.

The following items were withdrawn and discussed in the order shown below:

Item	Reason for withdrawal
10.1.2	This item was subject to deputations and a member wished to move the officer recommendation.
10.1.3	This item was subject to deputations, members had declared conflicts of interest on this item, and a member wished to move the officer recommendation.
10.5.2.2.1	This item was subject to deputations and a member wished to move a motion that was different to the committee recommendation.
10.1.1	An Absolute Majority decision was required to carry this item.
10.2.1	An Absolute Majority decision was required to carry this item.
10.5.2.2.3	Members had declared conflicts of interest on this item.
10.5.2.3.1	A member wished to move the committee recommendation.

The remaining items, 10.1.4, 10.2.2, 10.2.3, 10.3.1, 10.5.1.1, 10.5.1.2, 10.5.1.3, 10.5.1.4, 10.5.1.5, 10.5.1.6, 10.5.1.7, 10.5.1.8, 10.5.2.1.1, 10.5.2.2.2 and 10.5.2.2.4 were carried by exception (En Bloc).

COUNCIL RESOLUTION

That items 10.1.2, 10.1.3 and 10.5.2.2.1, which were the subject of deputations, be brought forward and considered before the other items in section 10.

Cr Michelle Sutherland Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY:9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

10 Reports

10.1 Office of the CEO Directorate Reports

10.1.1 Appointment of Authorised Complaint Assessor

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	***ABSOLUTE MAJORITY REQUIRED for limb 2***
Attachments:	Nil
Refer:	Item: 10.1.2 OCM: 24.03.2026
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report seeks Council's approval to appoint McLeods Lawyers Pty Ltd (McLeods) as the City's Authorised Complaint Assessor following the completion of RFQ QUOT-416. The appointment is required to enable independent assessment and determination of behavioural complaints under the City's *Code of Conduct Complaint Management Policy* and the *Local Government (Model Code of Conduct) Regulations 2021.*

Following evaluation of nine submissions, McLeods was ranked first overall and is recommended based on its local government sector experience, assessment methodology, independence, ethical standards and capacity to deliver the required services.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the outcome of the City's assessment on RFQ QUOT-416 Authorised Complaints Assessor.**
2. **Appoints McLeods Lawyers Pty Ltd to perform the Authorised Complaint Assessor function in accordance with clause 2.2 of the *Code of Conduct Complaint Management Policy*, by absolute majority in accordance with regulation 14B(3) of the *Local Government (Model Code of Conduct) Regulations 2021*, and states that Council is satisfied that:**
   - **(a) McLeods Lawyers Pty Ltd is suitably qualified and experienced to perform the function, having specialised in Western Australian local government law for more than 40 years, demonstrated substantial experience assessing and managing Code of Conduct complaints, and proposed appropriately qualified personnel supported by a structured methodology addressing procedural fairness, evidence analysis, findings, reasons and proportionate remedial outcomes; and**
   - **(b) McLeods Lawyers Pty Ltd is impartial and has no close association with any Council member or City employee, having declared no current conflict and established processes to identify, disclose and manage any actual, potential or perceived conflict, including declining or returning a referral where independence may be compromised.**

ABSOLUTE MAJORITY REQUIRED

Cr Cale Black Moved, Cr Calla Loiacono Seconded

CARRIED BY AN ABSOLUTE MAJORITY: 8/1

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Cr Michelle Sutherland.***

BACKGROUND

On 1 January 2026, amendments to the *Local Government (Model Code of Conduct) Regulations 2021* (the Model Code) and the introduction of the Local Government Inspector framework came into effect. These changes clarified the distinction between behavioural, conduct and specified breaches, introduced additional referral requirements, and confirmed that an employee of a local government cannot make findings on behavioural complaints.

At its meeting of 24 March 2026, Council adopted the new Model Code and its revised *Code of Conduct Complaint Management Policy* (the Policy) and resolved to procure and appoint an independent Authorised Complaint Assessor to assess and make findings on behavioural complaints under Division 3 of the Model Code.

Under clause 2.2 of the Policy, Council may appoint an Authorised Complaint Assessor to perform the local government's functions in relation to assessing and determining behavioural complaints. An independent appointment provides an appropriately qualified and arm's-length mechanism for managing complaints, supports procedural fairness for complainants and respondents, and avoids actual or perceived conflicts where Council members may be involved in, or connected with, a complaint.

Council also resolved to appoint MCR Workplace Investigations on an interim basis from the WALGA Preferred Supplier Panel, pending the outcome of the procurement process and Council's formal appointment of an ongoing Authorised Complaint Assessor. This interim appointment ensured the City could continue to meet its statutory obligations if a behavioural complaint was received before the procurement process was completed.

In accordance with Council's resolution, the Chief Executive Officer subsequently conducted a request for quote process in accordance with the City's Procurement Policy. The process sought submissions from suitably qualified and experienced providers able to assess and make findings on behavioural complaints in accordance with the *City's Code of Conduct for Council Members, Committee Members and Candidates*, and the *Code of Conduct Complaint Management Policy*.

This report presents the outcome of that procurement process and recommends Council appoint McLeods Lawyers Pty Ltd as the City's Authorised Complaint Assessor. In making this appointment, Council must be satisfied that the appointee is suitably qualified and experienced to perform the function, is impartial, and has no close association with any Council member or City employee. The appointment must be made by absolute majority in accordance with Regulation 14B(3) of the Local Government (Model Code of Conduct) Regulations 2021.

EXTERNAL CONSULTATION

N/A

OFFICER'S COMMENTS

The procurement process undertaken to identify a suitable provider for the Authorised Complaint Assessor function is within the Chief Executive Officer's delegated authority for acceptance of quotes and tenders. Accordingly, the procurement itself would not ordinarily require consideration or approval by Council.

However, the appointment of an Authorised Complaint Assessor is a separate statutory decision. Regulation 14B(3) of the *Local Government (Model Code of Conduct) Regulations 2021* provides that a local government may appoint a person to perform its functions in relation to behavioural complaints only if the appointment is made by an absolute majority of the Council.

The requirement for Council to make the appointment reflects the significance of the Authorised Complaint Assessor's role. The appointee will exercise the City's functions in assessing behavioural complaints and making findings under Division 3 of the Model Code, rather than merely providing professional services to the City.

The Request for Quotation

The City issued the Request for Quotation (RFQ) for an Authorised Complaint Assessor on 12 August 2026, for a three-year contract with two one-year extension options. The RFQ was released via the City's eTendering platform VendorPanel. The submission deadline was 26 August 2026, equating to a period of 14 days.

Submissions

Nine organisations submitted conforming responses:

1. Connext Consulting
2. Core Integrity Pty Ltd
3. McLeods Lawyers
4. MCR Workplace
5. People Assignment
6. Riskwise Consulting
7. KordaMentha
8. Thomsons
9. WISE Workplace

Evaluation

In accordance with the Procurement Policy, the evaluation panel comprised the Acting Manager Governance and Strategy, Coordinator Governance and Governance Advisor, with oversight from the City's procurement team.

The evaluation panel members declared that they do not have any conflict of interest with the submissions provided.

All submissions were evaluated in accordance with the following criteria:

a) Relevant Experience and Capability; 25%

b) Methodology and Approach; 20%

c) Independence, Ethics and Conflict Management; 10%

d) Capacity, Key Personnel and Service Levels; 10%

e) Sustainability; 5%

f) Price; 30%.

Table 1 below provides the summary of the consensus evaluation scores.

Table 1

Contractor's Name	Total Weighted Score	Ranking
Connext Consulting	61.50%	6
Core Integrity Pty Ltd	66.20%	4
McLeods Lawyers Pty Ltd	71.48%	1
MCR Workplace	67.27%	3
People Assignment	70.20%	2
Riskwise Consulting	55.79%	7
KordaMentha	55.21%	8
Thomsons	53.42%	9
WISE Workplace	62.62%	5

McLeods Lawyers Pty Ltd (McLeods) achieved the highest overall weighted score and was ranked first among the nine conforming submissions.

McLeods submission offered strong overall value, supported by substantial and highly relevant experience in legislative matters affecting the Western Australian local-government sector, including the assessment of Code of Conduct complaints. McLeods also presented a clear and appropriate assessment methodology, demonstrated a strong commitment to independence and ethical practice, and confirmed its capacity to complete complaint assessments within the required timeframes.

Given the nature and importance of this work, relevant sector expertise, sound methodology, independence, ethical standards and demonstrated capacity are critical to ensuring complaint assessments are undertaken consistently with the Council's policy and legislative requirements.

In addition, McLeods experience and efficiency may reduce the number of hours required to complete individual assessments, thereby mitigating the impact of the higher hourly rate and contributing to overall value for money.

Making the Appointment

In making an appointment under Regulation 14B(3), Council must be satisfied that the proposed appointee is suitably qualified to perform the function, is impartial and has not close association with the City. The Council resolution must state that Council is satisfied of these matters and explain why it considers the appointee suitably qualified.

Table 2, below, summarises the information provided in McLeods submission that supports Council to determine that it is satisfied that the proposed appointee meets each requirement of regulation 14B(4).

Table 2 – Assessment against the requirements of Regulation 14B(4)

Is suitably qualified to perform the Complaint Assessor function	McLeods is suitably qualified to perform the functions because it specialises principally in Western Australian local

	government law and has advised the sector for more than 40 years. Its submission identifies experience assessing or advising on approximately 20–30 Code of Conduct complaints each year across metropolitan, regional and non-metropolitan local governments, including previous work for the City of Bayswater. The proposed team comprises an assessment lawyer, supported by two partners. Their experience includes behavioural complaint assessments, local government governance and administrative law, statutory misconduct inquiries and external review proceedings. McLeods also demonstrated current knowledge of the *Local Government Act 1995*, the Model Code, the Local Government Inspector framework and the City's Code and Policy, together with a structured methodology for evidence-based findings and clear written reasons.
Is impartial	McLeod's demonstrated impartiality through externally regulated professional obligations and specific safeguards for this engagement. Its lawyers are bound by the *Legal Profession Uniform Law Australian Solicitors' Conduct Rules 2015*, including duties concerning professional independence, integrity, confidentiality and conflicts. McLeods states that it will act as decision-maker rather than advocate, will not accept direction from the City about findings, will communicate about live matters through the Behaviour Complaints Officer, and will return a referral if independence is compromised. Findings and any recommended Plan will be made and settled by the nominated responsible partner.
Has no close association with a council member or an employee of the City	McLeods declared no current conflict in its response and proposed a firm-wide conflict check before any substantive work on each referral. The check will cover the complainant, respondent, witnesses and related entities, while each nominated assessor will separately confirm that they have no personal, familial, financial or political relationship with any Council member, committee member, candidate or City employee that could affect, or appear to affect, impartiality. McLeods will decline a referral where it has advised a party personally, has a relevant relationship, has expressed a concluded view on the subject conduct, or is acting against a party elsewhere. Any other actual, potential or perceived conflict will be disclosed immediately to the City and managed only with the City's approval; otherwise, McLeods will step aside.

LEGISLATIVE COMPLIANCE

Local Government Act 1995 – Division 9 – Code of Conduct

Local Government (Model Code of Conduct) Regulations – R.14B(3) and (4)

City of Bayswater Code of Conduct for Council Members, Committee Members and Candidates

Code of Conduct Complaint Management Policy

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Code of Conduct complaint assessments are funded from the City's existing governance legal expenses budget of $30,000 per annum.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

CONCLUSION

Following completion of RFQ QUOT-416, McLeods Lawyers Pty Ltd was assessed as the highest-ranked respondent and is considered suitably qualified and experienced to perform the Authorised Complaint Assessor function. The appointment will provide the City with an independent and appropriately skilled assessor to manage behavioural complaints in accordance with the City's policy and statutory requirements.

The recommendation has been prepared having regard to the outcomes of the procurement process, the applicable legislative requirements, available budget allocation, risk considerations and the City's strategic objective to provide ethical and accountable governance. On this basis, it is recommended that Council appoint McLeods Lawyers Pty Ltd as the City's Authorised Complaint Assessor by absolute majority.

10.1.2 Market Engagement Development Opportunity - 92 Railway Parade, Bayswater

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. CONFIDENTIAL - Licensed Valuation June 2026 [**10.1.2.1** - 73 pages]
Refer:	Item: 13.1 OCM: 24.09.2024
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item contains one or more confidential attachments that may be dealt with behind closed doors, in accordance with Section 5.23(4) of the *Local Government Act 1995,* sub-section:

(g) Prescribed information;

Regulation 4A of the Local Government (Administration) Regulations 1996:

(a) the price, or potential price, for the sale or purchase of property by the local government and any information relating to the price or potential price;

SUMMARY

Council endorsed the Land Acquisition and Disposal Strategy at its Ordinary Council Meeting held on 23 June 2020 and adopted the revised Land Acquisition and Disposal Policy on 28 January 2025. Together, these documents provide the framework for the City to strategically manage land under its ownership, care or control to deliver community benefit, support service delivery and generate appropriate financial returns. The Strategy identifies opportunities to better utilise City land and property assets, while the Policy provides the governance framework for the efficient, transparent and responsible retention, development, acquisition and disposal of those assets.

Through the objectives of the Strategy and Policy, the City has identified Lots 1 and 2, (No. 92) Railway Parade, Bayswater as an underutilised landholding in a strategically important location within the Bayswater Town Centre. The purpose of this report is to seek approval from Council to undertake a market engagement process and invite submission for potential sale, lease or joint venture opportunities that could support an appropriate development outcome, having regard to the site's strategic location and future development potential.

Council consideration is therefore sought to commence a market engagement process to invite submissions identifying future development opportunities for the site.

OFFICER'S RECOMMENDATION

That Council requests the Chief Executive Officer to:

1. Undertake a market engagement process to invite submissions from suitably qualified proponents for the development of Lots 1 and 2, No. 92 Railway Parade, Bayswater, through sale, lease or joint venture arrangements.
2. Report to Council the outcome of the market engagement process of Lots 1 and 2, No. 92 Railway Parade, Bayswater with recommendations following the consideration of the market engagement process.

ADDITIONAL INFORMATION

Following discussions and the deputation from Glen Morley at Agenda Briefing on 15 September 2026, the City recognises the need to engage with the Bayswater Lacrosse Club and other relevant Halliday Park stakeholders as it undertakes the market engagement process. As such, an

additional limb 3 and 4 to the Officer Recommendation is proposed to Item 10.1.2:

"Undertake consultation with the Bayswater Lacrosse Club and other relevant Halliday Park stakeholders regarding its current and future operational requirements, including parking, access, event management and growth needs; and

Ensure that the outcomes of that consultation are considered as part of the assessment of submissions received through the market engagement process and reported back to Council."

Recommendation Implications

In light of the above, the proposed officer recommendation will read as follows:

That Council requests the Chief Executive Officer to:

1. **Undertake a market engagement process to invite submissions from suitably qualified proponents for the development of Lots 1 and 2, No. 92 Railway Parade, Bayswater, through sale, lease or joint venture arrangements.**
2. **Report to Council the outcome of the market engagement process of Lots 1 and 2, No. 92 Railway Parade, Bayswater with recommendations following the consideration of the market engagement process.**
3. **Undertake consultation with the Bayswater Lacrosse Club and other relevant Halliday Park stakeholders regarding its current and future operational requirements, including parking, access, event management and growth needs.**
4. **Ensure that the outcomes of that consultation are considered as part of the assessment of submissions received through the market engagement process and reported back to Council.**

OFFICER'S RECOMMENDATION

That Council requests the Chief Executive Officer to:

1. **Undertake a market engagement process to invite submissions from suitably qualified proponents for the development of Lots 1 and 2, No. 92 Railway Parade, Bayswater, through sale, lease or joint venture arrangements.**
2. **Report to Council the outcome of the market engagement process of Lots 1 and 2, No. 92 Railway Parade, Bayswater with recommendations following the consideration of the market engagement process.**
3. **Undertake consultation with the Bayswater Lacrosse Club and other relevant Halliday Park stakeholders regarding its current and future operational requirements, including parking, access, event management and growth needs.**
4. **Ensure that the outcomes of that consultation are considered as part of the assessment of submissions received through the market engagement process and reported back to Council.**

Cr Cale Black Moved, Cr Nat Latter Seconded

Cr Elli Petersen-Pik - Deputy Mayor proposed the following amendment:

AMENDMENT

That limb 3 be amended to include Bayswater Traders Association as a stakeholder.

Cr Elli Petersen-Pik - Deputy Mayor Moved, Mayor Filomena Piffaretti Seconded

CARRIED: 8/1

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Cr Nat Latter.***

As the amendment was carried, it formed part of the substantive motion.

COUNCIL RESOLUTION

That Council requests the Chief Executive Officer to:

1. **Undertake a market engagement process to invite submissions from suitably qualified proponents for the development of Lots 1 and 2, No. 92 Railway Parade, Bayswater, through sale, lease or joint venture arrangements.**
2. **Report to Council the outcome of the market engagement process of Lots 1 and 2, No. 92 Railway Parade, Bayswater with recommendations following the consideration of the market engagement process.**
3. **Undertake consultation with the Bayswater Lacrosse Club, Bayswater Traders Association and other relevant Halliday Park stakeholders regarding its current and future operational requirements, including parking, access, event management and growth needs.**
4. **Ensure that the outcomes of that consultation are considered as part of the assessment of submissions received through the market engagement process and reported back to Council.**

Cr Cale Black Moved, Cr Nat Latter Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

REASON FOR CHANGE

To ensure the town centre business community is consulted and any potential impacts of changes to the car park on businesses, visitors and customers are considered.

BACKGROUND

Exclusivity Agreement

On 24 September 2024, Council resolved to enter into an exclusivity agreement with Infrakey, Willoughby Property Group and with Architecture Studio over Lots 1 and 2, 92 Railway Parade, Bayswater and a portion of Halliday Park located at Lot 100, 6 Coode Street, Bayswater. The request was to enable the proponents to apply for State Government funding under the Housing Diversity Pipeline for a mixed-use development over the City's land and Lot 6, 86-90 Railway Parade, Bayswater owned by the State Government.

This exclusivity agreement had expired on 21 April 2025 and is not related to this proposal to consider future development opportunities at this site.

Site Context

The subject land currently spans two parcels, both colloquially known as 92 Railway Parade, Bayswater, formally described as Lots 1 and 2 on Diagram 8433, and together providing a total site area of 2191m^2, located within the Bayswater town centre.

The property falls within the METRONET East Redevelopment Scheme, with the Bayswater Town Centre Structure Plan guiding development. The property is included in the 'Core' Structure Plan area with a density code of R-AC0. Development WA's associated METRONET East Bayswater Project Area Design Guidelines identifies this site having a maximum of 15 storeys.

The site operated as a fuel service station (formerly BP Magnolia) for approximately 38 years between 1955 and 1993, before being decommissioned and converted into its' current use as a carpark. In 1994, Rust PPK Pty Ltd reported on decommissioning of the service station including the removal of all underground storage tanks and associated infrastructure.

Due to the sites previous use, Department of Water and Environmental Regulation (DWER) currently hold a Basic Summary of Records which currently classifies the site as "remediated for restricted use".

Site Investigation and Valuation Reports

To assess the site's development potential and inform the market engagement process, the City commissioned independent site investigation and valuation reports. These reports identify key opportunities, risks and requirements for any future sale, lease, joint venture or development proposal, as outlined below:

- In December 2019, GEMEC Pty Ltd provided the City with a Detailed Site Investigation report.
- In February 2026, JBS&G Australia Pty Ltd provided the City with a Contamination Data Gap Assessment and Sampling and Analysis Quality Plan report.
- In June 2026, MLV Property provided the City with a licensed valuation report, as detailed in the **Confidential Attachment 1** (Annexure 1 has been removed as it is not required to support the valuation assessment).

The Detailed Site Investigation Report and the Contamination Data Gap Assessment and Sampling and Analysis Quality Plan Report were not included as attachments due to their highly technical nature. Notwithstanding, a summary of the key points within each document is provided below:

Detailed Site Investigation Report

The Report has identified that the site is 'possibly contaminated – investigation required', based on the results of environmental works conducted in 1994, when the service station was demolished. Further investigations were undertaken and the report highlighted recommendations identifying the future management of the site:

- As above, should the proposed development have residential housing with slab concrete foundations directly on or below the soil surface, then soil gas sampling should be undertaken to determine the actual level of risk. Or, as an alternative soil remediation works such as excavation and removal from site are undertaken.
- The site classification be updated to 'Remediated for Restricted Use'; and
- This report should be provided to DWER to allow them to update their records for the site.

To note, both land parcels are classified as 'remediated for restricted use' (classification date 13 May 2020) by DWER. The report will be shared with any proponents involved in the EOI process.

Contamination Data Gap Assessment and Sampling and Analysis Quality Plan Report

The objective of this report was to identify any remaining contamination data gaps from previous investigations and prepare a Sampling and Analysis Quality Plan for future investigations at the site. This report will determine what further environmental testing or management may be required before more sensitive land uses, such as residential development, can be considered.

The findings will also assist the City and any future proponent to better understand the site constraints, manage potential risks, and ensure that future development proposals are informed by appropriate technical advice.

Overall, the report provides a clear pathway for further investigation and supports the responsible consideration of future development opportunities for the site. The report will be shared with any proponents involved in the EOI process.

Significant Tree – Magnolia – Heritage Listing Category 2

Located near the southern-most corner of the property, this tree has aesthetic value as a large and healthy example of *Magnolia grandiflora* in an area of hard landscaping. The tree is assessed annually and maintained as part of the City's Significant Trees Program.

This tree was present during the site's historical use as Smeed's Nursery from the late 1880's to approximately 1909. William Leonard Smeed (c1859-1919) planted a number of exotic trees and it is believed that this tree is the only remnant. Alternative research has proposed that John Ballantyne Wood, who leased a portion of the nursery during World War One, planted the tree.

The tree is located at the busy intersection of Railway Parade and Coode St, adjacent to the carpark. It is a large, well-formed tree with multiple trunks that appear to be over pruned to the carpark side. The location of the tree and its largely sealed surroundings mean it is subject to exhaust pollution and restricted water access.

During the Bayswater Train Station redevelopment works, protection measures were implemented for the tree in accordance with *AS 4970-2009 Protection of Trees on Development Sites* (now *AS 4970:2024 Protection of Trees on Development Sites*). Following these works, the tree received liquid nutrient applications, wetting agents and restorative pruning to support its ongoing health and vigour.

EXTERNAL CONSULTATION

No consultation has yet occurred with the public or other agencies. In the event Council supports the Officer Recommendation, then the City will advertise the proposal to market via:

- The City's *Tenderlink* platform;
- The City's website;
- The City's fortnightly e-newsletter, *Bayswater Buzz;* and
- In the public noticeboards in the City's Civic Centre and three libraries.

Advice from External Agencies

In May 2026, DWER advised the City that residential apartments may be built above the sealed car park however, the contaminated site restrictions would still apply, and further investigation and risk assessment would be required through pre-planning or a development application.

OFFICER'S COMMENTS

The property's strategic location within the Bayswater town centre and proximity to the Bayswater Train Station provide an opportunity to consider a higher and more intensive form of development than the property's current use as a public carpark.



Figure 1: Aerial Image of subject site (Lots 1 and 2, No. 92 Railway Parade, Bayswater).

The carpark is currently accommodating 59 parking bays in total (including 2 ACROD bays), which do not generate any revenue. The signage displayed on site restricts parking to a limit of 5 hours Monday - Friday, with no permit or ticket purchase required by visitors. The carpark is subject to the City's *Parking and Parking Facilities Local Law 2016*. A potential mixed-use development of this site is considered a more appropriate development outcome given the site's strategic location within the Bayswater Town Centre Structure Plan and train station. Furthermore, the proposed development has the potential to deliver significant activation within the town centre, while providing additional housing and local commercial opportunities. The development may also generate broader community benefits through improvements to the public realm, including enhanced streetscapes, pedestrian amenity, landscaping and public open spaces.

Whether the outcome of the EOI is a sale, lease, or joint venture, it would nonetheless, contribute to wider economic development and the local community.

The City also has a commitment under the Environment and Liveability Framework to generally provide electric vehicle (EV) charging infrastructure. While a separate EOI with a broader scope may be conducted in future by the City for an EV charging supplier, there is an opportunity for a mixed-use commercial / residential development which also provides a future sub-lease option for this infrastructure to be delivered. There is also an opportunity for applicants to include this as part of their initial concept or through a future development application, where EV charging bays would be incorporated into the overall design.

If Council endorses the officer's recommendation, applicants will be invited to submit a comprehensive package detailing their proposed development of the site. Applications will be evaluated by a City led panel against the assessment criteria, being their business concept,

business plan, and financial overview. Alternatively, applicants may express interest to purchase the land as is. As a guide, the current market valuation is provided as **Confidential Attachment 1**.

LEGISLATIVE COMPLIANCE

The proposed EOI process is a non-statutory market engagement process intended to identify suitable development outcomes and development partners for the site. Any subsequent sale, lease or other disposal of land will be undertaken in accordance with the requirements of the *Local Government Act 1995* and associated regulations.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets. SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest.	

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Economic
Outcome 4.1	Diverse Economic Opportunities
Objective 4.1.1	Encourage new businesses and investment opportunities through advocacy and partnerships.
Objective 4.1.2	Support mixed-use precincts and developments.
Key Result Area:	Economic
Outcome 4.2	Distinctive Centres
Objective 4.2.1	Facilitate the activation of City and town centres.

CONCLUSION

The subject site presents a strategic opportunity to support a higher intensity mixed-use outcome within the Bayswater town centre, including commercial activity at ground level and residential development above, subject to the relevant statutory, environmental and commercial considerations. Given its proximity to the Bayswater Train Station, inclusion within the core area of the Bayswater Town Centre Structure Plan and current use as an at-grade carpark, the site has the potential to deliver a better built form outcome and contribute to the ongoing activation, vibrancy and economic performance of the town centre.

It is therefore recommended that Council support the commencement of an EOI process to test market interest and identify potential sale, lease or joint venture opportunities. This process will allow the City to better understand current market appetite, explore development concepts that align with the City's strategic objectives, and ensure that any future decision about the site is informed by a clear assessment of possible outcomes. A further report will be presented to Council following due consideration of proposals.

10.1.3 Partial Disposal of Lot 2, No. 60 Embleton Avenue, Embleton (Wotton Reserve)

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. CONFIDENTIAL - Contract of Sale [**10.1.3.1** - 50 pages] 2. Economic Assessment - Solve Property [**10.1.3.2** - 30 pages] 3. Letter from Deputy Premier [**10.1.3.3** - 1 page]
Refer:	Item: 14.1.1 OCM: 1 July 2025 Item: 14.1.1 OCM: 20 January 2026 Item: 14.1.1 OCM: 23 June 2026
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

CR MICHELLE SUTHERLAND DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Michelle Sutherland declared an impartial interest in this item as she know some of the members of the club.

Cr Michelle Sutherland remained in the Council Chambers and voted on this item.

CR STEVEN OSTASZEWSKYJ DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Steven Ostaszewskyj declared an impartial interest in this item as he has had an association with the Morley Windmills Sports Club, having been a member and committee member. He knows people from the three Windmills clubs and still keeps in contact with people from the clubs. He has met with the Presidents of Morley Windmills Inc, Morley Windmills Sports Club and Morley Windmills Soccer Club to understand their perspectives on this matter.

Cr Steven Ostaszewskyj remained in the Council Chambers and voted on this item.

CR NAT LATTER DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Nat Latter declared an impartial interest in this item as their business has provided a small donation to the women's social soccer team with Windmills.

Cr Nat Latter remained in the Council Chambers and voted on this item.

This item contains one or more confidential attachments that may be dealt with behind closed doors, in accordance with Section 5.23(4) of the *Local Government Act 1995,* sub-section:

(b) information relating to the personal affairs of an individual;

(g) Prescribed information;

Regulation 4A of the Local Government (Administration) Regulations 1996:

(a) the price, or potential price, for the sale or purchase of property by the local government and any information relating to the price or potential price;

SUMMARY

At its Ordinary Council Meeting on 23 June 2026, Council resolved to support the proposed disposal of approximately 21,163m² of land at Wotton Reserve to Pelligra Group Pty Ltd and authorised public notice of the proposal in accordance with section 3.58 of the *Local Government Act 1995*. Public notice has now concluded and Council is required to consider submissions received before determining whether to proceed with the disposal.

This report presents the outcomes of the public notice process, in addition to the final Contract of Sale, and seeks Council's final determination on the proposed disposal of land.

OFFICER'S RECOMMENDATION

That Council:

1. Notes the outcomes of the public notice process undertaken pursuant to section 3.58(3) of the *Local Government Act 1995*.
2. Considers the summary of submissions noted in the Report, as received through the public notice of the proposed part disposal of land at Lot 2, 60 Embleton Avenue, Embleton.
3. Notes the negotiated Contract of Sale contained in Confidential Attachment 1.
4. Authorises the Chief Executive Officer to sign any final drafting amendments to the negotiated Contract of Sale contained in Confidential Attachment 1, provided that those amendments do not materially alter the intent or commercial terms of the agreement.
5. Is satisfied that the proposed disposal delivers a demonstrable public benefit sufficient to support the disposal proceeding below market value.
6. Approves the disposal of approximately 21,163m² of Lot 2, 60 Embleton Avenue, Embleton to Pelligra Group Pty Ltd in accordance with the terms contained within Confidential Attachment 1.
7. Authorises the Chief Executive Officer to execute all documents and take all actions necessary to give effect to the disposition.

ADDITIONAL INFORMATION issued on 18 September 2026

The City has met with the Morley Windmills Club and Bayswater Pétanque Club on several occasions regarding the proposed partial disposal of Wotton Reserve. This engagement has continued since the City first became involved in discussions with Perth Glory and Pelligra Pty Ltd.

Throughout these discussions, the City has worked collaboratively with both clubs to understand their needs and explore options, including potential co-location with Perth Glory or suitable alternative locations for replacement facilities.

The Contract of Sale specifies that the Buyer, Pelligra Pty Ltd, is responsible for all costs associated with relocating and re-establishing the Morley Windmills Club and Bayswater Pétanque Club.

Further to this, the overall principles and intent of the Contract of Sale contained in **Confidential Attachment 1** is clear that settlement of the land cannot occur without the agreement of the Morley Windmills Club and Bayswater Pétanque Club. Amending limb 3 to note the Contract of Sale and expressly emphasise the required agreement of both clubs provides greater assurance that they are included in the process. The amended limb reads as follows:

"Notes the negotiated Contract of Sale in Confidential Attachment 1, which requires the agreement of the Morley Windmills Club and Bayswater Pétanque Club leaseholders before settlement can occur."

Recommendation Implications

In light of the above, the proposed officer recommendation will read as follows, with changes made to limb 3:

OFFICER'S RECOMMENDATION

That Council:

1. **Notes the outcomes of the public notice process undertaken pursuant to section 3.58(3) of the *Local Government Act 1995*.**
2. **Considers the summary of submissions noted in the Report, as received through the public notice of the proposed part disposal of land at Lot 2, 60 Embleton Avenue, Embleton.**
3. **Notes the negotiated Contract of Sale in Confidential Attachment 1, which requires the agreement of the Morley Windmills Club and Bayswater Pétanque Club leaseholders before settlement can occur.**
4. **Authorises the Chief Executive Officer to sign any final drafting amendments to the negotiated Contract of Sale contained in Confidential Attachment 1, provided that those amendments do not materially alter the intent or commercial terms of the agreement.**
5. **Is satisfied that the proposed disposal delivers a demonstrable public benefit sufficient to support the disposal proceeding below market value.**
6. **Approves the disposal of approximately 21,163m² of Lot 2, 60 Embleton Avenue, Embleton to Pelligra Group Pty Ltd in accordance with the terms contained within Confidential Attachment 1.**
7. **Authorises the Chief Executive Officer to execute all documents and take all actions necessary to give effect to the disposition.**

ADDITIONAL INFORMATION issued on 22 September 2026

On Monday 21 September 2026 the City met with the Presidents of Morley Windmills Sport Club and Morley Windmills Soccer Club. This follows other recent meetings with the clubs. During the meeting, the City reaffirmed Pelligra Group Pty Ltd's contractual obligations in relation to relocation costs, and confirmed that a Deed of Surrender must be entered into by the Club before settlement of the land can occur.

The City also sought consent to release clauses 3.4 and 3.6 of the special conditions in the draft contract of sale, as per attached **Confidential Attachment 1** with REIWA unmodified standard contract to John Castrilli and Garth Hopkinson, as the respective Presidents, on a strictly confidential basis. The purpose of releasing these clauses is to provide further clarity and certainty regarding the relocation obligations and settlement requirements.

Recommendation Implications

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

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the outcomes of the public notice process undertaken pursuant to section 3.58(3) of the *Local Government Act 1995*.**
2. **Considers the summary of submissions noted in the Report, as received through the public notice of the proposed part disposal of land at Lot 2, 60 Embleton Avenue, Embleton.**

3. **Notes the negotiated Contract of Sale contained in Confidential Attachment 1, which requires the agreement of the Morley Windmills Club and Bayswater Pétanque Club leaseholders before settlement can occur.**
4. **Authorises the Chief Executive Officer to sign any final drafting amendments to the negotiated Contract of Sale contained in Confidential Attachment 1, provided that those amendments do not materially alter the intent or commercial terms of the agreement.**
5. **Is satisfied that the proposed disposal delivers a demonstrable public benefit sufficient to support the disposal proceeding below market value.**
6. **Approves the disposal of approximately 21,163m² of Lot 2, 60 Embleton Avenue, Embleton to Pelligra Group Pty Ltd in accordance with the terms contained within Confidential Attachment 1.**
7. **Authorises the Chief Executive Officer to execute all documents and take all actions necessary to give effect to the disposition.**

Cr Steven Ostaszewskyj Moved, Cr Calla Loiacono Seconded

CARRIED: 8/1

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Cr Elli Petersen-Pik - Deputy Mayor.***

BACKGROUND

Site Context

The subject site, known as Wotton Reserve, is located at Lot 2, No. 60 Embleton Avenue, Embleton, adjacent to Morley Train Station. The title for the land includes the reserves of Wotton Reserve and Addlestone Reserve. For the purposes of this report the land being considered is a portion of Wotton Reserve.

The reserve currently accommodates community sporting and recreational activities, including soccer facilities managed by Morley Windmills Soccer Club, the Bayswater Pétanque Club and the City of Bayswater Skate Park.

The reserve is primarily fenced with limited entry points and the built infrastructure on the reserve includes two aged sporting club buildings, a significant car park, and a skate park.

The site is in a strategically important location within the Morley Train Station precinct. Both the City and State Government have identified the area as having long-term redevelopment potential because of its proximity to major public transport infrastructure and employment areas. This is supported by the 28 July 2026 approval of Improvement Plan 65 – Station Precincts by the Minister for Planning and Lands, and the Governor for Morley Train Station. The Improvement Plan's purpose is intended to guide the strategic planning and development intent for station precincts and help facilitate medium and high-density housing development opportunities.

Disposal of Land

Pelligra Group Pty Ltd approached the City with a proposal to facilitate a mixed-use development on part of the site. The proposal incorporates residential and commercial development together with new sporting infrastructure, including a stadium facility and a permanent base for Perth Glory Women's A-League and academy programs.

At its Ordinary Council Meeting held on 1 July 2025, Council considered the proposal and supported its progression to enable further investigations and negotiations. Council subsequently considered the matter at its Ordinary Council Meeting on 20 January 2026, and resolved to continue progressing discussions regarding a potential disposition of part of the site, subject to further refinement of the proposal and protection of the City's interests.

At its Ordinary Council Meeting held on 23 June 2026, Council considered the proposed disposition of approximately 21,163m² of land and resolved to support the proposed disposition in principle, subject to compliance with the requirements of section 3.58 of the *Local Government Act 1995*.

Council further authorised the Chief Executive Officer to undertake public notice of the proposed disposition and continue negotiations to finalise the commercial terms of the transaction. Council also requested that a further report be presented following completion of the public notice period to enable consideration of any submissions received and to determine whether the disposition should proceed.

The City has reviewed the submissions received during the public notice periods. This report presents the outcomes of the public consultation process, the final negotiated position and seeks Council's determination regarding the proposed disposition of part of Wotton Reserve.

EXTERNAL CONSULTATION

In accordance with Council's resolution of 23 June 2026, and the requirements of section 3.58(3) of the *Local Government Act 1995,* the public notice of the proposed disposition was undertaken for a period of 21 days from 26 June 2026 and 17 July 2026 and for a period of 14 days from 7 August 2026 to 21 August 2026.

The public notice advised that the City proposed to dispose of approximately 21,163m² of land at Wotton Reserve, 60 Embleton Avenue, Embleton, to Pelligra Group Pty Ltd for a consideration of $1 and invited written submissions from the community. The City undertook four methods of communication for the consultation process which included:

- Publication on the City's website;
- Publication in the local newspaper (*PerthNow Central* 2 July 2026 edition) and the City's Bayswater Buzz newsletter (3 July 2026 edition);
- Direct communications to landowners adjoining and opposite the subject land via email and/or text message services; and
- Publication of supporting information outlining the proposal and the proposed consideration.

A total of 34 written submissions were received at the conclusion of the public notice periods (32 and 2, respectively). The submissions received collectively raised several comments relating to the broader redevelopment proposal, with only a portion of feedback specifically relating to the land disposal process.

A summary of concerns raised through the notice period is provided in the table below. Each topic of concern is subsequently addressed in the report.

Summary of Submissions	Officer Comment
Key Concerns Raised	
Sale price and value for money: Concern regarding disposal of land for $1, whether the community is receiving	The sale price and value-for-money concern is addressed through the independent valuation, the independent Economic Assessment and the discussion on public

Summary of Submissions	Officer Comment
appropriate value for a public asset and whether further justification is required.	benefit outcomes of the proposal contained within this report.
Lack of transparency and supporting information: Requests for release of the valuation, business case, traffic assessments, feasibility studies, sale conditions, due diligence and explanation of why Pelligra was selected without an open market process.	The City has progressed the disposal of land in accordance with the statutory requirements specified under section 3.58 of the *Local Government Act 1995*. This process applies where a local government proposes to dispose of property other than by public auction or public tender. It requires public notice of the proposed disposition, disclosure of the market value and proposed consideration, an opportunity for public submissions, and Council consideration of those submissions before making a final decision. The proposal presented from Pelligra offers a broader community, sporting, housing and economic outcome discussed in this report. The proposed development outcome sought as part of the land disposition will be subject to separate statutory planning and building processes.
Impact on existing user groups: Concerns regarding future tenure, access to playing fields, scheduling conflicts, club growth, long-term viability and impacts on longstanding users including Morley Windmills and the Bayswater Pétanque Club.	Impacts on existing users are addressed through the reduced disposal area, retention of the playing fields and skate park in City ownership, direct engagement with Morley Windmills and the Bayswater Pétanque Club, and contractual obligations for replacement facilities and relocation costs.
Public open space and community ownership: Objections to the loss of public land, reduced public open space in an area identified as having below-benchmark provision and the future community access to the reserve.	The disposal of this land and the broader proposal will create a more efficient use of Wotton Reserve by focusing redevelopment on part of the site while retaining key public open space being the playing fields and the skate park in City ownership. Retained public open space will remain available for community use, subject to agreed arrangements through a future ground lease. The ground lease will establish the terms for community access, any restricted access periods, event use, maintenance obligations, insurance requirements and lifecycle costs. This ensures future access is not left to informal arrangements and is instead governed by enforceable terms that protect the City's interests and provide clarity for the community.

Summary of Submissions	Officer Comment
Traffic, parking and site capacity: Concerns that the proposal may increase parking demand, traffic congestion and pressure on surrounding infrastructure during sporting events and peak periods.	Traffic, parking and site capacity matters are identified as future statutory assessment matters and would be considered through subsequent planning, development, servicing and infrastructure approval processes should the disposition proceed.
Governance, procurement and conflict of interest concerns: Questions regarding the absence of an open tender or expression of interest process, the relationship between the developer and project outcomes, and governance assurance.	Governance and procurement concerns are addressed by outlining the applicable disposal pathway under the *Local Government Act 1995*, the public notice process, Council's role in considering submissions and the contractual safeguards that control future dealings, delivery obligations and land return mechanisms.
Delivery risk following land transfer: Concerns were raised regarding the risk of delivering the development following the land is transferred.	The delivery risk is addressed through the negotiated contractual framework, which includes development milestones, reporting obligations, and buy-back and land return mechanisms. These mechanisms enable the City to recover land in specified circumstances if key obligations are not met, including the return of undeveloped lots for $1. This means the land transfer is not unconditional and provides a remedy for the City if the proponent does not progress or deliver the agreed development outcomes.
Support Themes	
Support for women's sport and Perth Glory facilities: Support for establishing a permanent home for Perth Glory Women's team and increasing investment in women's sport and elite sporting infrastructure.	The introduction of the Perth Glory facilities is reflected in the assessment of the proposed new stadium, high-performance training base and permanent home for Perth Glory Women's A-League and academy programs.
Upgraded sporting facilities: Recognition that existing sporting infrastructure is ageing and support for improved facilities, clubrooms, stadium infrastructure and investment in community sport.	Support for upgraded sporting facilities is addressed through the minimum development requirements, replacement facilities for affected clubs, and the broader renewal of ageing sporting infrastructure described in the contractual framework.
Housing and transit-oriented development: Support for increased housing density and mixed-use development adjacent to Morley Station and major transport infrastructure.	Housing and transit-oriented development support is addressed through the proposal's strategic location adjacent to Morley Train Station, the anticipated delivery of approximately 208 dwellings and alignment with strategic planning objectives for the station precinct.
Economic development and precinct activation: Support for new commercial uses, local business activity, hospitality offerings, increased visitation and broader precinct revitalisation.	Economic development and precinct activation support is addressed through the Economic Assessment, which identifies private investment, employment, commercial floorspace, events, visitation, local expenditure and long-term rates revenue.

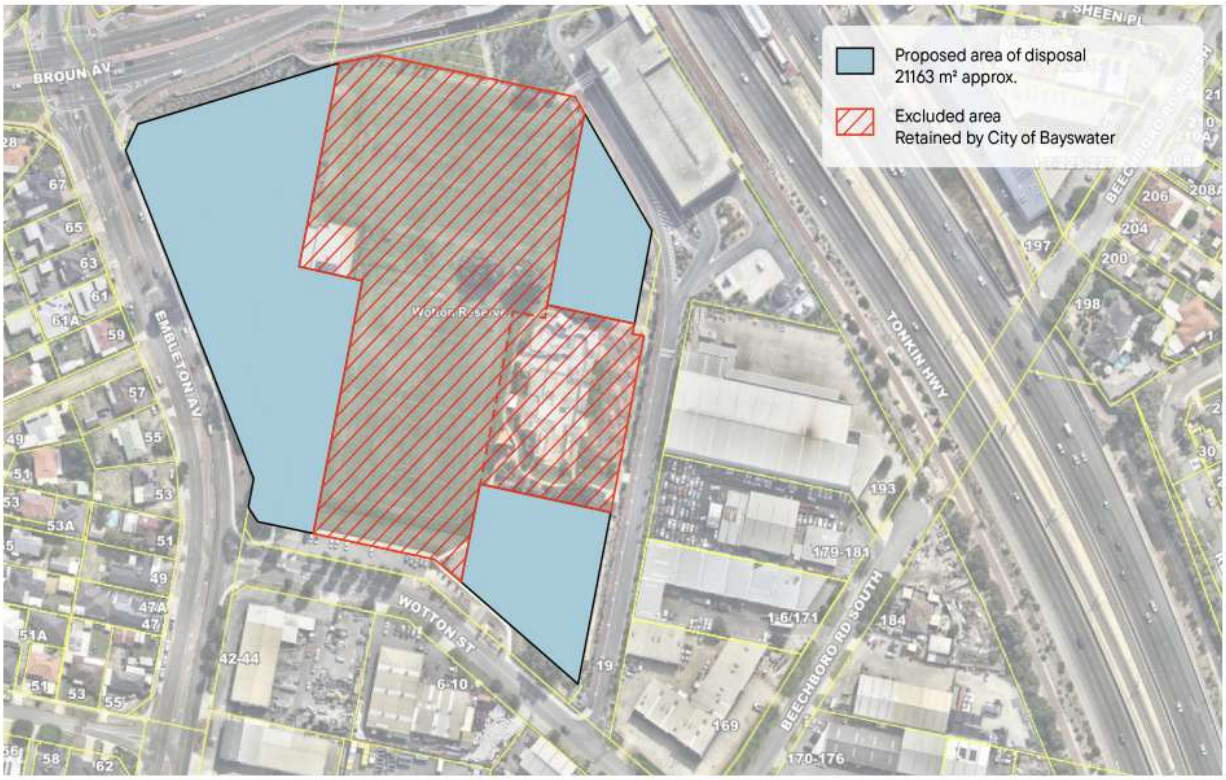
Summary of Submissions	Officer Comment
Long-term community benefits: Support for future facilities, increased activity, housing opportunities and enhanced sporting infrastructure where these benefits outweigh concerns regarding the discounted land sale.	Long term community benefit themes are addressed by weighing the foregone land value against recurring sporting, housing, economic, community access and municipal revenue benefits.
Conditional support with safeguards: Support subject to adequate parking, enforceable community access arrangements, commercial activation, protection of existing clubs and delivery of promised community benefits.	Conditional support has been addressed through the negotiated contractual safeguards, including development milestones, reporting obligations, community access arrangements, protection of existing clubs, controls on future dealings and land return mechanisms.

The matters summarised in the table above are addressed in further detail in the Officer's Comments section below. In particular, the submissions have informed officers' consideration of the proposed disposal price, public benefit, future community access, protection of existing user groups, traffic and parking impacts, governance requirements and delivery safeguards.

The Officer's comments explain how these matters have been assessed and how the negotiated contractual framework seeks to respond to the key concerns raised while securing the broader community, sporting, housing and economic benefits associated with the proposal.

OFFICER'S COMMENTS

The proposal before Council relates specifically to the proposed disposition of approximately 21,163m² of land forming part of Wotton Reserve, 60 Embleton Avenue, Embleton, to Pelligra Group Pty Ltd for a consideration of $1. The disposition forms part of a broader redevelopment proposal for part of Wotton Reserve, comprising residential, commercial and sporting uses, including new sporting infrastructure and a permanent base for the Perth Glory Women's team and associated academy programs.



Aerial image of proposed area of part disposal for Wotton Reserve.

This report does not ask Council to consider approval of the development. Any future subdivision, development application, building approval, servicing or infrastructure approval would remain subject to the relevant statutory approval processes and would be assessed against the planning framework applying at that time.

The decision before Council is whether the proposed disposal should proceed, having regard to the submissions received, the independent valuation, the independent Economic Assessment (**Attachment 2**), the negotiated contractual framework and the broader public benefits proposed to be delivered.

Since Council first considered the proposal, extensive negotiations have occurred between the City and Pelligra Group Pty Ltd. The proposal has been substantially revised through that process. Most notably, the area proposed to be disposed has been reduced, the existing playing fields and the Skate Park are proposed to remain in City ownership, and the Skate Park is proposed to remain in its current location.

Land Value and Disposal Consideration

On 2 June 2026, Hemsley Paterson provided an independent valuation report of the broader landholding at $1,395,000 on an “as is - current zoning” basis. Applying the adopted valuation rate to the proposed disposal area results in an indicative value of approximately $529,075. The proposed consideration of $1 is therefore below the current assessed market value of the land proposed to be disposed.

Several submissions questioned the independent valuation and expressed the view that the site is worth considerably more because of its proximity to Morley Train Station and perceived redevelopment potential.

Officers acknowledge those views. However, it is important to distinguish between the current market value of the land and the potential value of a future development if all necessary planning, subdivision, servicing, development and construction processes are successfully completed.

The independent valuation was undertaken on the basis of the land's existing planning framework, lack of existing infrastructure, and its' current use. The valuer notes that the land is currently reserved as Local Public Open Space under the City's Town Planning Scheme No. 24 and that any alternative use or development would require further planning processes, including public open space replacement arrangements and statutory approvals.

The valuation does not assume future residential, commercial or mixed-use development potential because there is currently no approved statutory planning framework that would support valuing the land on that basis. While the site is strategically located adjacent to Morley Train Station and has been identified for future planning investigation, the City has not, at the time of preparing this report, been advised of the State Government's intended zoning, density controls or development provisions for the site.

Accordingly, the proposal is not being assessed as a conventional land sale where the primary objective is to maximise the upfront purchase price. Council is being asked to determine whether the broader public benefits proposed to be delivered justify disposal at nominal consideration.

Public Benefit Assessment

To assist Council in considering whether the proposed disposal consideration is justified, the City engaged Solve Property to prepare an independent Economic Assessment, included as **Attachment 2**.

The Assessment identifies a range of public benefits associated with the proposal, based on medium and conservative assumptions. These include:

Construction Investment and Activity:

- Approximately $128 million in capital investment;
- Approximately 235 direct construction job-years, or 610 job-years including supply chain effects;
- Approximately $291 million in total construction phase output; and
- Activity that the Assessment considers unlikely to occur on the site without the proposed transaction.

Ongoing Employment:

- Approximately 300 net additional ongoing jobs once the commercial floorspace is occupied; and
- A material contribution toward the Morley Activity Centre Plan target of at least 743 additional jobs by 2031.

Housing Supply and Local Expenditure:

- Approximately 208 dwellings, accommodating approximately 395 residents;
- Estimated annual resident expenditure of $16.7 million, with approximately $5.0 million retained locally; and
- Increased housing diversity in a location identified for transit-oriented development.

Events, Visitation and Local Spending:

- Approximately 17,300 annual attendances across A-League Women, NPL, academy, community and school events; and
- Approximately $1.3 million in annual event related expenditure.

Rates and Long-Term Municipal Revenue:

- The site currently generates no municipal rates;
- At completion, the Assessment estimates $424,000 per annum in gross municipal rates;
- After service delivery costs, net municipal rates are estimated at approximately $281,000 per annum (NB: the Assessment accounts for service delivery costs however, waste services are not calculated as this is recovered through the City's municipal rates);
- The Contract of Sale and ground lease stipulates that Pelligra/Perth Glory will be responsible for the ongoing maintenance of the public open space and sporting facilities. Accordingly, this will reduce the City's annual maintenance budget for Wotton Reserve;
- The indicative forgone land value is estimated to be recovered within approximately five years of completed operation, or 6.9 years on a discounted basis; and
- The 10-year net present value of net rates is estimated at approximately $1.05 million, with a further $2.6 million in present value terms over the following 20 years.

Sporting and Community Outcomes:

- Retention of the playing fields and skate park in City ownership;
- Preservation of community access to retained public open space;
- Replacement facilities for Morley Windmills Soccer Club and the Bayswater Pétanque Club to a standard no less than their existing facilities;
- Relocation and replacement costs to be borne by the proponent; and
- Access to a new venue capable of supporting local club fixtures, school carnivals and community events.

Strategic Alignment:

- Location immediately adjacent to Morley Train Station;
- Support for housing diversity, employment, precinct activation and transit-oriented development;
- Alignment with Perth and Peel @3.5million, State Planning Policy 4.2, the draft Morley Station Precinct Structure Plan and Improvement Plan No. 65; and
- An early private investment response to the Morley Station precinct agenda.

The Assessment indicates that the proposal would convert part of the reserve into a long-term community asset, generating substantial and ongoing benefits through private investment, local employment, housing opportunities, increased local spending, visitor attraction and new sporting infrastructure. The sale of the land for $1 supports the delivery of these enduring economic, social and recreational outcomes.

The independent valuation and Economic Assessment indicate the proposal can deliver a clear and demonstrable public benefits, which justifies disposal at nominal consideration provided those benefits are secured through an appropriate contractual framework.

Contractual Framework and Delivery Safeguards

A significant amount of feedback focused on whether the City's interests and community outcomes would be sufficiently protected if the land were disposed of for $1.

It is important to clarify that the proposal is not an unconditional sale of land. The proposed disposition is supported by a detailed Contract of Sale and Development Agreement that has been negotiated between the City and Pelligra Group Pty Ltd. The contract links the transfer of land to the delivery of specific sporting, community and development outcomes.

The contractual framework includes the following key safeguards:

- Development requirements, requiring delivery of specified infrastructure and facilities, including a stadium with permanent seating for at least 1,000 spectators, an administration and high-performance training base for Perth Glory, replacement facilities for Morley Windmills Soccer Club and Bayswater Pétanque Club.
- Development milestones and reporting obligations, requiring the proponent to progress subdivision, development applications, commencement of construction and completion within agreed timeframes
- Buy back and land return mechanisms, enabling the City to recover land in specified circumstances if key obligations are not met, including the return of lots for $1.
- Protection of existing clubs, requiring the proponent to meet the costs associated with relocating and reestablishing Morley Windmills Soccer Club and the Bayswater Pétanque Club, including replacement facilities, moving costs, licensing requirements and associated legal and consultant costs.
- Protection of existing tenure, ensuring existing lease arrangements are properly addressed before settlement and that Morley Windmills are not displaced by the contract without required surrender arrangements being completed.
- Community access arrangements, requiring future access to retained public open space to be governed by agreed ground lease terms, including requirements for community use, restricted access periods, event arrangements and operating and lifecycle costs.
- Controls on future dealings, requiring Council consent before the proponent can assign the contract or transfer the land, and ensuring incoming parties are bound by the relevant obligations.

These mechanisms mean the City is not relying solely on the proponent's stated intentions. The obligations are contractual, linked to defined timeframes, capable of being monitored and supported by remedies if agreed outcomes are not delivered.

While no contractual arrangement can remove all commercial or development risk associated with a project of this scale, officers are satisfied that the proposed framework appropriately links the disposal of land to the delivery of the public benefits identified in this report.

Public Open Space, Existing Clubs and Community Access

Several submissions expressed concern that the proposal involves the sale of the whole reserve, the loss of existing public open space, or the permanent displacement of existing sporting clubs and community groups.

This is not the case. The City has ensured the existing playing fields and skate park are excluded from the proposed sale and remain in City ownership.

The City has met with the Bayswater Pétanque Club and Morley Windmills on several occasions throughout the progression of the proposal to understand their operational requirements, concerns and future accommodation needs. Those discussions have informed both the refinement of the development concept and the contractual protections proposed to be included in the transaction.

In relation to Morley Windmills, the City has continued to engage with the Club throughout the progression of the proposal to understand its operational requirements, concerns and future

accommodation needs. The Club has advised that, if relocation is required, its preferred location is Emberson Reserve. The City has consulted with clubs currently utilising Emberson Reserve and considers that the relocation can be accommodated, subject to detailed scheduling, booking and operational arrangements.

Accordingly, the City has prepared a Memorandum of Understanding (MOU) for the Morley Windmills Club's consideration, which records the principles associated with the Club's proposed relocation from Wotton Reserve to Emberson Reserve, the future surrender of its existing tenure, and arrangements to support the Club's ongoing operations following relocation. The MOU is intended to support the Club's continued operation by providing facilities at Emberson Reserve that are comparable to those currently available to the Club at Wotton Reserve, subject to funding by the proponent, statutory approvals and other relevant project requirements.

The City also acknowledges the importance of the Bayswater Pétanque Club's continued operation. The club will be accommodated at an alternative City reserve or City asset, or alternatively within another local government area closer to its membership base, depending on the outcome of continuing discussions with the Bayswater Pétanque Club.

Accommodation arrangements are to be resolved before clubs are required to vacate existing facilities, although construction activities may require temporary operational arrangements during various stages of delivery.

The City has also received correspondence from the Deputy Premier and Minister for Sport and Recreation acknowledging the significance of Wotton Reserve as a major community sporting precinct and recognising the progress made by the City in relation to the proposed land transfer, public consultation and negotiation of the Contract of Sale (**Attachment 3**). The correspondence indicates the State Government's in-principle support for providing assistance towards the relocation of Morley Windmills Soccer and Sports Club and the Bayswater Pétanque Club, noting that the land transfer is dependent on finalising appropriate relocation arrangements for those clubs. The Minister has requested that the City continue to manage the relocation process, given its direct relationship with the clubs, with relevant State Government agencies to work with the City and Perth Glory to determine the appropriate level of support and delivery pathway for any relocation assistance. Officers are confident that the contractual protections for the existing clubs (including the requirement for the proponent to meet the costs of relocating and re-establishing Morley Windmills Soccer Club and the Bayswater Pétanque Club through replacement facilities, moving costs, licensing requirements, and associated legal and consultant costs), together with the Deputy Premier's in-principle support for assistance, provide sufficient protection for the City in managing the clubs' relocation.

Community access to retained public open space is also a key feature of the negotiated framework. The Contract of Sale stipulates that the lessee (Pelligra/Perth Glory) will bear the responsibility for maintaining the public open space and football facilities, through a ground lease document. While access may need to be restricted from time to time for maintenance, organised sporting events, elite training activities, ticketed events or safety reasons, the default position is that retained public open space remains available for community use in accordance with agreed access arrangements. This is not dissimilar to how the reserve currently operates as it has a 1.8m high perimeter fence with limited entry points and utilised for soccer.

This will be further worked through a grounds lease should Council resolve to proceed with the disposal. This ground lease will also ensure all insurance, maintenance and upkeep of the reserves fall to the proponent (including the playing surfaces).

This approach differs from a conventional redevelopment scenario where existing clubs may be required to relocate without a structured framework for replacement facilities, relocation costs and future tenure. Officers consider that the combination of direct engagement with the clubs and the

contractual obligations imposed on the proponent provides a stronger basis for managing club impacts.

Planning, Built Form, Traffic and Future Approvals

Several submissions raised concerns about future development matters, including building height, built form, traffic, parking, access, amenity and servicing.

These matters are relevant to the broader redevelopment proposal, but they are not being determined through this report. Council's decision in this report is limited to whether the proposed land disposition should proceed.

If the disposition proceeds, the development would still require future statutory approvals. Matters such as building height, detailed built form, traffic, parking, access, servicing, landscaping, environmental considerations and amenity impacts would be assessed through the relevant planning and development approval processes.

Council's decision to proceed with the proposed disposition would not predetermine the outcome of any future development application, as the sale and any future development is bound through the contractual framework.

Alignment with the Council Plan and Improvement Scheme No. 65

The broader proposal aligns with the vision of the City's Council Plan 2025–2035 by supporting a connected, liveable and economically prosperous City that meets the needs of current and future communities. The proposed residential development adjacent to Morley Train Station would increase housing choice in a highly accessible location, while the renewal of sporting and community infrastructure would provide facilities capable of supporting long-term community use. The proposed commercial uses, substantial private investment and mixed-use redevelopment would create new business, employment and local expenditure opportunities, and help activate the Morley Station precinct. By bringing housing, employment, sporting facilities, community activity and commercial uses together in a well-connected location, the proposal provides a practical pathway for advancing the Council Plan's broader vision for the City.

The proposal is also consistent with the strategic intent of Improvement Scheme No. 65, which establishes a coordinated planning framework for the Morley Station precinct and is intended to facilitate well-planned, higher-density development, housing supply, employment, investment and precinct activation around major transport infrastructure. Progressing the proposal would provide an early opportunity to realise these objectives while ensuring that detailed built form, traffic, access, servicing, amenity and infrastructure matters remain subject to future statutory assessment.

The Deputy Premier's correspondence (**Attachment 3**) further reinforces the strategic importance of Wotton Reserve and its potential to deliver significant future benefits. The letter acknowledges the site as a major community sporting precinct, recognises the progress made on the proposed land transfer and associated arrangements, and supports continued collaboration between the City and the State Government to facilitate appropriate sporting and community outcomes.

Collectively, the Council Plan, Improvement Scheme No. 65 and the Deputy Premier's correspondence support the site's suitability for coordinated redevelopment and demonstrate its capacity to deliver long-term benefits through housing, employment, investment, upgraded sporting infrastructure, community use and activation of the Morley Station precinct.

On balance, officers consider that the proposal is strongly aligned with the City's strategic planning direction and the State Government's planning framework for the precinct, while providing a credible pathway to realise substantial future community, sporting, housing and economic benefits from this strategically located site.

Summary

The public consultation process identified both support for the opportunities associated with redevelopment of the site and concern regarding the proposed disposal consideration, future use of public land and long-term protection of community assets.

Officers acknowledge these concerns and consider they are reasonable matters for Council to weigh. However, the proposal now before Council differs materially from earlier concepts. The disposal area has been reduced, the playing fields and skate park are proposed to remain in City ownership, existing sporting clubs are recognised in the contractual framework, and delivery safeguards have been strengthened.

The proposed disposition is not being advanced solely on the basis of transferring land. It is being considered in the context of the broader outcomes proposed to be delivered, including new sporting infrastructure, renewal of ageing club facilities, investment in women's sport, additional housing supply, commercial development, activation of the Morley Station precinct, significant private sector investment and long-term growth in the City's rate base.

Importantly, Council's decision through this report does not constitute approval of future development. Any future development would remain subject to statutory assessment and approval processes.

Having regard to the submissions received, the independent valuation, the Economic Assessment, the retention of key public assets, the proposed contractual safeguards and alignment with the City's Council Plan 2025 – 2035 and the State Government's Improvement Plan No. 65, officers consider the proposal presents a strategic opportunity to facilitate redevelopment of a significant site adjacent to Morley Train Station while retaining key community assets and sporting functions within the broader reserve precinct.

LEGISLATIVE COMPLIANCE

Section 3.58 of the *Local Government Act 1995* establishes the process that must be followed where a local government proposes to dispose of property other than by public auction or public tender. This includes obtaining an independent market valuation, publicly advertising the proposed disposition, disclosing the market value and proposed consideration, inviting submissions from the public and considering any submissions received before making a final decision.

Council resolved at its Ordinary Council Meeting on 23 June 2026, to advertise its intention to dispose of the subject land in accordance with section 3.58 of the *Local Government Act 1995*.
An independent market valuation was obtained prior to commencing the public advertising process. The valuation assessed the market value of the land at $1,395,000 on an "as is – current zoning" basis (noting the area of disposal land is substantially less). The valuation was undertaken on the basis that the land remains restricted to its current public open space function and did not assume any future rezoning or redevelopment outcome.

Public notice of the proposed disposition was subsequently undertaken in accordance with the requirements of the *Local Government Act 1995*. The notice identified the land proposed to be disposed of, the independently assessed market value, the proposed consideration of $1 and invited submissions from the community.

The public advertising period has concluded and the submissions received have been considered by officers and are included within this report for Council's consideration. A summary of compliance with section 3.58 of the *Local Government Act 1995* is provided below.

Legislative Requirement	Status	Compliance Outcome
Independent market valuation obtained	Completed	Independent valuation obtained assessing the land at $1,395,000 on an "as is – current zoning" basis.
Council resolution to advertise proposed disposition	Completed	Council resolved to advertise the proposed disposition in accordance with section 3.58 of the *Local Government Act 1995*.
Public notice of proposed disposition	Completed	Public notice undertaken in accordance with legislative requirements.
Market value disclosed in public notice	Completed	Independent market value disclosed as part of the public notice process.
Proposed consideration disclosed in public notice	Completed	Proposed consideration of $1 disclosed as part of the public notice process.
Opportunity for public submissions provided	Completed	Community submissions invited during the advertising period.
Consideration of submissions received	Completed	Submissions received have been reviewed and considered by officers and are presented to Council through this report.
Final Council determination	Pending	To be determined by Council through consideration of this report.

Accordingly, officers are satisfied that the requirements of section 3.58 of the *Local Government Act 1995* have been met and Council is able to determine whether to proceed with the proposed disposition.

Should Council resolve not to proceed with the proposed disposition, the Contract of Sale would not proceed, and the land would remain in City ownership. In that circumstance, the existing use of Wotton Reserve would continue, including the ongoing operation of existing sporting clubs, community facilities and recreational activities currently accommodated on the site. The existing club assets are not currently forecasted for renewal and will remain.

The City would retain ownership and ongoing responsibility for the land and associated assets. Any future renewal, upgrade, replacement or redevelopment of facilities within the reserve would remain a matter for future Council consideration, prioritisation and funding.

The sporting, housing, commercial and economic outcomes identified within this report would not proceed in their current form. This includes the proposed stadium, establishment of a permanent Perth Glory Women's A-League and Academy base, delivery of approximately 208 dwellings, approximately 9,980m² of commercial floor space and the associated private sector investment.

The anticipated private investment of between $200 million and $300 million would not occur through the current proposal and the associated economic, employment and long-term financial benefits identified in this report would not be realised.

Similarly, the forecast increase in municipal rates revenue associated with the completed development would not be achieved and the City would forgo the anticipated expansion of its future rate base arising from redevelopment of the site.

It should also be noted that a decision not to proceed with the proposed disposition does not determine the future planning status of the land. The site remains within an area identified by the State Government for future planning investigation through the proposed State Improvement Plan and Improvement Scheme process. Future planning outcomes for the precinct may continue to be considered by relevant authorities irrespective of Council's decision regarding the proposed disposition.

A decision not to proceed would also not prevent Council from considering alternative proposals, strategic planning initiatives or future redevelopment opportunities for the site should such opportunities arise.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets. SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest. SR06 - City does not have the adequate financial capacity to deliver planned services and maintain assets. SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

The proposed disposition involves the sale of approximately 21,163m² of land for a consideration of $1. An independent market valuation assessed the broader 60 Embleton Avenue landholding comprising approximately 55,793m² at $1,395,000 on an "as is – current zoning" basis. The valuation adopted a land rate of $25/m².

Applying the same adopted land rate to the proposed disposal area of approximately 21,163m² results in an indicative market value of approximately $529,075 for the portion of land proposed to be disposed. The proposed consideration of $1 does not reflect the market value of the land. Rather, it reflects Council's consideration of the broader public benefits proposed to be delivered through the development, including new sporting infrastructure, retention of key community assets in public ownership, housing supply, commercial development and long-term economic outcomes.

Should the disposition proceed, the proponent will be responsible for all planning, subdivision, approvals, infrastructure, servicing and construction costs associated with the development. The anticipated private sector investment is estimated to be between $200 million and $300 million.

Based on the current development concept, officers estimate that upon completion and occupation, the development could generate approximately $424,000 per annum in municipal rates revenue. Over time, annual rates revenue is anticipated to increase and may ultimately approach approximately $600,000 per annum as property values grow.

The additional rates revenue would contribute to future operating budgets and assist in funding community facilities, infrastructure, public open space, sporting facilities and municipal services across the wider City.

Over a ten-year period, the forecast rates revenue generated by the completed development is estimated to be between approximately $4 million and $6 million. Should Council resolve not to proceed with the proposed disposition, the land would remain in City ownership and the City would retain responsibility for the ongoing management, maintenance and future renewal of the site and its assets. The anticipated private investment and future rates growth associated with the redevelopment would not be realised.

Accordingly, the financial implications of the proposal should be considered in the context of both the foregone market value of approximately $529,075 for the disposal area and the anticipated long-term financial, economic and community outcomes associated with the redevelopment.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Built
Outcome 2.1	A Connected and Accessible City
Objective 2.1.3	Advocate and plan for diverse and quality housing choices utilising a contemporary planning framework that encourages growth.
Key Result Area:	Built
Outcome 2.2	Built Infrastructure that Meets Current and Future Community Needs
Objective 2.2.3	Plan, build and maintain current and future assets.
Key Result Area:	Economic
Outcome 4.1	Diverse Economic Opportunities
Objective 4.1.1	Encourage new businesses and investment opportunities through advocacy and partnerships.
Objective 4.1.2	Support mixed-use precincts and developments.
Key Result Area:	Economic
Outcome 4.2	Distinctive Centres
Objective 4.2.1	Facilitate the activation of City and town centres.
Key Result Area:	Economic
Outcome 4.3	Sustainable Thriving Businesses and Employment
Objective 4.3.1	Actively build relationships to support local businesses and increase local job opportunities.

CONCLUSION

The public consultation process identified both support for the opportunities associated with redevelopment of the site and concern regarding the proposed disposal consideration, future use of public land and long-term protection of community assets.

Officers acknowledge these concerns and consider they are reasonable matters for Council to weigh in determining the proposal. However, officers also note that the proposal has evolved significantly through negotiations and now differs materially from earlier concepts. The area proposed for disposal has been substantially reduced, the public open space pitches are proposed to remain in City ownership, the City of Bayswater Skate Park is proposed to be retained and the contractual framework has been strengthened to provide greater protection of the City's interests and support delivery of the proposed outcomes.

The proposed disposition is not being advanced solely on the basis of transferring land. Rather, it is being considered in the context of the broader outcomes proposed to be delivered, including new sporting infrastructure, opportunities for renewal of ageing sporting club facilities, investment in women's sport, additional housing supply, commercial development, activation of the Morley Station precinct, significant private sector investment and long-term growth in the City's rate base.

Importantly, Council's decision through this report does not constitute approval of future development. Should the disposition proceed, the project would still be required to progress through statutory planning, subdivision, development approval, building approval and infrastructure approval processes, with future applications assessed on their merits against the planning framework applying at that time.

Should Council resolve not to proceed, the land will remain in City ownership, existing uses will continue and the City will retain responsibility for the future management, maintenance and renewal of the site and its assets. The anticipated sporting, housing, commercial and economic outcomes associated with the current proposal would not proceed in their current form.

Having regard to the submissions received, the proposed contractual safeguards, the identified public benefits and the considerations contained within the City's Land Acquisition and Disposal Strategy and associated Policy, officers consider the proposal presents a strategic opportunity to facilitate the redevelopment of a significant site adjacent to Morley Train Station whilst retaining key community assets and sporting functions within the broader reserve precinct.

SOLVE PROPERTY



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Economic Assessment

Wotton Reserve
Development Proposal

PREPARED FOR CITY OF BAYSWATER
AUGUST 2026

v2.0 - 28 August 2026

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EXECUTIVE SUMMARY

Solve Property Group has been commissioned by the City of Bayswater to undertake an independent, high-level desktop assessment of the potential economic benefits associated with the proposed redevelopment of Wotton Reserve, 60 Embleton Avenue, Embleton.

The assessment considers the proposal by Pelligra Group Pty Ltd for a single, integrated sporting and mixed-use development across the developable portion of Wotton Reserve, comprising: an integrated sporting facility and grandstand of approximately 1,000 seats, establishing the site as the home of the Perth Glory A-League Women's team and academy programs; approximately 10,000m² of commercial floorspace (including office, food and beverage and health uses); approximately 208 dwellings, anticipated to be delivered as build-to-rent; retention of the existing sporting clubs on site and of the public open space pitches and skate park in City ownership; and delivery as a single integrated project over a timeframe of up to 10 years.

The table below summarises our findings. All estimates are indicative, desktop-based and presented as ranges; the medium estimate case is our considered view on conservative assumptions. Figures are supported by the calculations presented in the Appendices.

Indicator	Low estimate	Medium estimate	High estimate
Construction-phase benefits			
Indicative capital investment (excl. GST)	$104m	$128m	$157m
Direct construction employment (FTE job-years)	165	235	320
Construction employment incl. supply-chain flow-on (Type 1, job-years)	365	610	925
Construction-phase output incl. flow-on (Type 1)	$207m	$291m	$393m
Operational-phase (ongoing) benefits			
Ongoing jobs on site – gross at full occupancy	375	445	540
Ongoing jobs – net additional (after occupancy and displacement)	190	300	435
New resident population (approx. 208 dwellings)	355 (@1.7 persons / dwelling)	395 (@1.9 persons / dwelling)	435 (@2.1 persons / dwelling)
Resident expenditure p.a. – total	$15.7m	$16.7m	$17.7m
Resident expenditure p.a. – captured locally	$3.9m	$5.0m	$6.2m
Annual event attendance	12,000	17,300	22,500
Annual event-related expenditure	$0.6m	$1.3m	$2.2m
Municipal rates p.a. at completion – gross (2026/27)	$424,000	$424,000	$424,000

Indicator	Low estimate	Medium estimate	High estimate
Municipal rates p.a. at completion – net of service delivery costs	$238,000	$281,000	$323,000
NPV of net rates – 10 years from land transfer	$0.41m	$1.05m	$1.88m

In the medium estimate case, the proposal would support an estimated $128 million of construction investment generating around 235 direct FTE job-years (roughly 610 job-years including supply-chain effects), and at maturity would sustain around 300 net additional ongoing jobs, a new resident population of approximately 395 people spending around $16.7 million per annum (of which around $5.0 million is estimated to be captured locally), around 17,000 event attendances per annum, and approximately $424,000 per annum in gross municipal rates (at 2026/27 rating levels). Recognising that the City must service the new development (waste collection and other local services), the assessment works with the net revenue portion of rates: approximately $281,000 per annum at completion in the medium estimate case, with a 10-year discounted cash flow from the year of land transfer yielding a net present value of approximately $1.05 million (range $0.41–$1.88 million).

Against the value forgone in the proposed land transaction – $1 against an independently assessed "as is" market value of $1,395,000 for the entire site, the quantified benefits are substantial. On a conservative basis, the rates revenue stream alone recovers around three-quarters of the forgone land value within the first 10 years (medium estimate). Additional benefits will come from the construction activity, ongoing employment, resident and visitor expenditure, additional housing supply in a constrained market, and the community and sporting benefits of retaining and upgrading the precinct's recreation facilities.

On the evidence assembled in this assessment, the proposal is capable of delivering a clear and demonstrable public benefit, provided the delivery, occupancy and programming dependencies are managed through the contractual framework City of Bayswater has established.

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1. INTRODUCTION

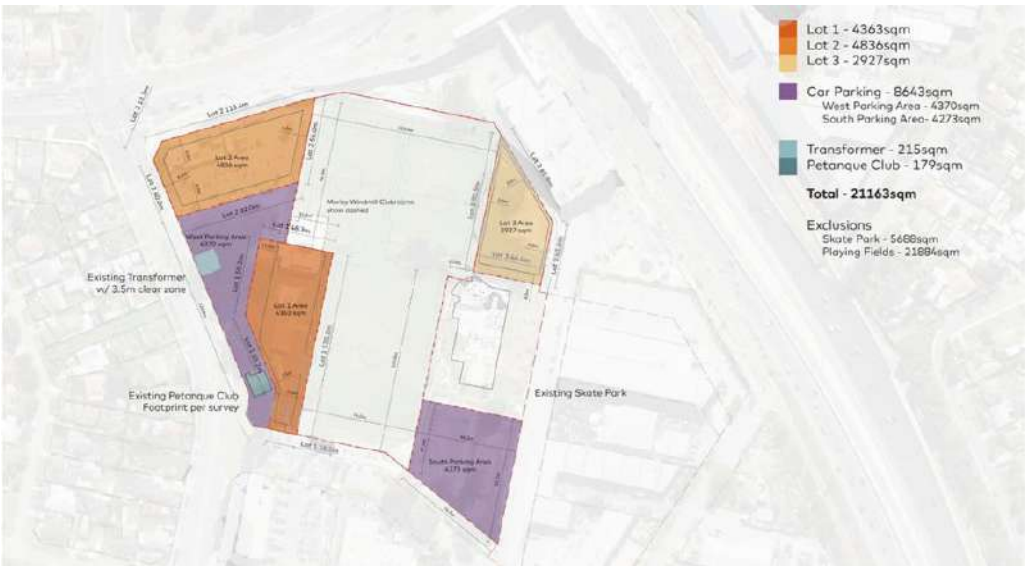
1.1 PURPOSE

The City of Bayswater has commissioned Solve Property Group to undertake an independent, high-level desktop assessment of the potential economic benefits associated with the proposed redevelopment of Wotton Reserve, 60 Embleton Avenue, Embleton.

The City has undertaken public advertising of its intention to dispose of portions of the site under section 3.58 of the *Local Government Act 1995*. The purpose of the report is to provide justification to the explanation of community benefits.

1.2 BACKGROUND

Wotton Reserve (60 Embleton Avenue, Embleton) is a 5.6-hectare site owned by the City of Bayswater and located adjacent to Morley Train Station, within both the draft Morley Train Station Precinct Plan area and the recently approved State Improvement Plan No. 65. The reserve currently accommodates the Morley Windmills Soccer Club, the Pétanque Club, associated car parking, two soccer pitches and a skate park.



Pelligra Group Pty Ltd, owner of Perth Glory Football Club, has identified Wotton Reserve as its preferred location for a combined sporting and mixed-use development to host its Perth Glory A-League Women's team and academy programs.

The proposal is to develop the following facilities over a ten-year timeframe:

- an integrated sporting facility and grandstand (approximately 1,000 seats);
- approximately 10,000m² of commercial floor space (including office, food and beverage and health uses;

- approximately 208 dwellings, anticipated to be delivered as build to rent; and
- the retention and accommodation of the existing sporting clubs, with public open space retained in City ownership.

The assessment parameters below are drawn from the Council report and the proponent's amended proposal (May 2026 Revised Scheme). These quantities are used directly in the analysis.

Parameter	Detail (as per Public Notice)
Site	Lot 2 on DP 416036 (CT 4004/267), 60 Embleton Avenue, Embleton – 5.5793 ha (55,793m²) across Wotton Reserve (approx. 48,735m²) and Addlestone Reserve (approx. 7,058m²), adjacent to Morley Train Station. Reserved Local Public Open Space under LPS 24; Industrial/Urban under the MRS; within the draft Morley Train Station Precinct Plan area and Improvement Plan No. 65 Scheme area.
Disposal area	Approximately 21,163m² proposed for disposal (reduced from approx. 27,572m² under the original proposal), with the balance – including the public open space pitches and the skate park – retained in City ownership, subject to a proposed ground lease over the pitches.
Development form	Single integrated project across three lots, 6–9 storeys: Lot 1 (7 storeys) – 7,630m² podium accommodating Perth Glory facilities, Morley Windmills, commercial and health uses, plus an approx. 1,000-seat grandstand and 5,420m² of build-to-rent residential; Lot 2 (9 storeys) – 5,885m² podium (parking and commercial) and 8,230m² of residential; Lot 3 (6 storeys) – 2,170m² podium (parking) and 4,840m² of residential. Total approx. 15,685m² podium and 18,490m² of residential floorspace.
Residential yield	Approximately 208 build-to-rent dwellings: 54 one-bedroom (26%), 132 two-bedroom (63.5%) and 22 three-bedroom (10.5%).
Commercial floorspace	Approximately 9,980m² (reported as approx. 10,000m²), comprising office, food and beverage and health uses, including a health club across ground and upper podium levels.
Sporting use	Home of the Perth Glory A-League Women's team, Senior/Junior Academy and Senior NPL activity; two pitches, one of which retains community access; retention of Morley Windmills and the Pétanque Club on site; skate park retained in place.
Delivery	Single-stage development subject to defined milestones (subdivision, development application lodgement, substantial commencement, completion) within a 10-year timeframe, with buy-back provisions in the event of non-performance.
Land transaction	Proposed disposal for $1, against an independently assessed "as is" market value of $1,395,000 (approx. $25/m²) for the whole 55,793m² landholding (Hemsley Paterson, 2 June 2026), assessed on the basis of the existing Local POS reservation. Disposal subject to public notice under s3.58 of the *Local Government Act 1995*.
Rates revenue	Estimated at approx. $424,000 per annum once fully developed and occupied – modelled at approx. $1,568 per dwelling (benchmarked to recent Maylands developments) and approx. $9.81/m² of commercial floorspace (2024/25 benchmarks), excluding parking-only lots; with interim rates on the land (as vacant land) from transfer.

1.3 SCOPE

Solve Property undertook the following scope of work:

Stage 1 – Inception, briefing and review of background materials

- Review of background materials provided by the City, , the draft Morley Train Station Precinct Plan and State Government policy (METRONET, Improvement Plan No. 65).

Stage 2 – Economic and policy context review

- Concise profile of the local and regional economic context (population, employment, industry structure) relevant to the Morley Station precinct.
- Review of the proposal's alignment with local and State strategic and planning objectives, including precinct activation and density objectives around Morley Train Station.

Stage 3 – Desktop assessment of economic benefits

Assessment of:

- **Construction-phase benefits**: indicative estimates of direct and flow-on output and employment supported during construction, derived from benchmark construction values and accepted desktop multiplier methods (e.g. ABS input-output based multipliers), applied conservatively and with clearly stated limitations.
- **Operational-phase benefits**, including:
  - employment supported by the approximately 10,000m² of commercial floor space (office, food and beverage, health and related uses);
  - resident expenditure associated with approximately 208 new dwellings and its contribution to local business activity;
  - visitation and expenditure associated with the sporting facility, grandstand and events, including the establishment of the site as the home of the Perth Glory A-League Women's team and academy programs; and
  - the financial contribution of the development in line with the City's long-term Council Plan objectives.
- **Strategic and catalytic benefits** (qualitative): precinct activation and regeneration of the Morley Station precinct, transit-oriented development outcomes, community and sporting infrastructure benefits, retention of existing clubs, and pathways and participation benefits for local young people.
- Commentary on key dependencies, risks and sensitivities relevant to the realisation of the identified benefits.

Stage 4 – Reporting, presentation and finalisation

- This report issued for in draft and final versions.
- A briefing/presentation of findings to City officers and/or Elected Members.

1.4 APPROACH

The assessment identifies and, where reasonably supportable on a desktop basis, quantifies the economic benefits of the proposal across three streams, in each case measured against a base case of the continuation of the site's current use and improvements:

- **Construction-phase benefits** – one-off economic activity supported during delivery: direct construction output and employment (expressed as job-years), and flow-on (indirect) activity in supply chains.
- **Operational-phase benefits** – recurring activity once complete: employment accommodated in the commercial floorspace; expenditure by new residents; visitation and event-day expenditure associated with the sporting facility; and the contribution to the City's rates base.
- **Strategic and community benefits** – assessed qualitatively but anchored in evidence: activation and regeneration of the Morley Station precinct consistent with METRONET and State Improvement Plan No. 65 Scheme objectives; housing supply and diversity; community sporting infrastructure, club continuity and participation pathways; and the profile associated with hosting a national-league sporting team.

All quantified estimates are presented as indicative ranges with assumptions stated, and the assessment makes explicit what the benefits depend upon (delivery, occupancy, event programming).

The assessment is not a cost-benefit analysis, a financial feasibility study or a review of the disposal terms, and it does not re-perform the independent valuation. This approach is directed at what matters most to the City and its community over the long term. Rather than a one-off accounting exercise, it tests real-world case of converting a non-rateable reserve into an enduring stream of value for the City: a permanently expanded rates base, recurring local spending and employment, and community sporting infrastructure retained in City ownership. These are benefits that compound over the life of the precinct, and the report presents them on a conservative basis so Council can rely on them in weighing the disposal.

1.4.1 Baseline assumptions

All benefits are measured against the question of: 'what happens if the proposal does not proceed?'. That base case assumed the land stays as it is — a reserve that generates no rates, with its current users and current facilities. The report is also careful not to overstate: it does not count activity that would simply move from elsewhere in the City (for example, a business relocating from another local centre), it does not add together measures that overlap, and where a benefit cannot be estimated reliably from desktop evidence it is described rather than given a number. Therefore, the report distinguishes activity that is genuinely additional to the City and corridor (net of displacement) as a result of this initiative. It also separates the benefits from the construction phase which have a finite period, and the operational-phase benefits, which will have an ongoing return to the community. Where a benefit cannot be robustly quantified on a desktop basis, it is described qualitatively rather than forced into a number.

1.4.2 Construction phase benefits

The construction estimate works in three steps. First, we estimate what the development would cost to build, by applying published Perth construction rates (Rawlinsons and similar industry guides) to each part of the project — the apartments, the commercial floors, the grandstand, the parking and the surrounding works. Second, we convert that construction spend into jobs, using standard Australian Bureau of Statistics (ABS) relationships between construction spending and employment. Third, we allow for the flow-on work created in the supply chain — the materials, transport and services that construction draws on — using the ABS's conservative multipliers. Job numbers are expressed as "job-years" (one person employed full-time for one year), and the ABS's cautions about multiplier estimates are disclosed alongside the results.

The construction benefits are addressed in **Section 3** of this report.

1.4.3 Operational phase benefits

The operational phase (ongoing) benefits are defined in four separate components:

a) ongoing employment accommodated within the approximately 10,000m² of commercial floorspace, applying floorspace-per-worker densities by use drawn from DPLH's Perth Land Use and Employment Survey and industry benchmarks, with an allowance for displacement of activity from elsewhere in the corridor;
b) resident expenditure, applying ABS household expenditure benchmarks (escalated to current dollars) to the approximately 208 dwellings at assumed occupancy, with a stated local capture rate for spending retained within the City;
c) visitation and event-day expenditure for the sporting facility, built up from A-Leagues attendance data, an assumed annual event program agreed with the City, and Tourism Research Australia expenditure benchmarks per visitor; and
d) local government rates, applying the City's 2026/27 rates (approximately $1,568 per dwelling and $9.81/m² of commercial floorspace, per the City's June 2026 reporting) together with interim rates on the land following transfer, profiled over the delivery period.

Perth Glory Women's current home crowds at the Sam Kerr Football Centre (capacity approx. 2,500) averaged approximately 1,250–1,280 across the 2023-24 and 2024-25 seasons — comfortably above the proposed venue's approx. 1,000 seats, so the medium estimate of 950 attendees per match is capacity-capped rather than demand-limited.

These operational benefits are covered in **Section 4** of this report.

1.4.4 Strategic and community benefits

Strategic and community benefits are assessed qualitatively based on available evidence. The precinct activation and transit-oriented development outcomes are assessed against the draft Morley Train Station Precinct Plan, State Improvement Plan No. 65 Scheme intent and SPP 4.2/7.2. Housing benefits against current housing supply conditions with particular attention on the rental market. Community sporting benefits are assessed using participation data (AusPlay)

and the provision of public open space and recreation infrastructure in the surrounding suburbs. This includes the community value of the 1,000-seat facility and academy pathway. This commentary includes dependencies, risks and sensitivities – including delivery risk over the up-to-10-year program. These benefits are addressed in **Section 5** of this report.

1.5 ASSUMPTIONS AND LIMITATIONS

, the assessment was undertaken as a desktop exercise to determine the economic benefits, rather than undertaking an full economic impact assessment.

It draws on the materials provided by the City, publicly available data (including ABS data) and benchmarks from comparable projects, applying accepted and transparent estimation methods. The assessment will not involve new primary research, surveys, detailed financial or feasibility modelling, or a formal cost-benefit analysis, and all estimates will be presented as indicative with assumptions and limitations clearly stated. This approach provides Council with an independent, proportionate evidence base within a short timeframe.

Key assumptions include:

- Multiplier-based estimates are indicative by nature; they have been applied conservatively, with ranges, and with the ABS's caveats disclosed.
- Development parameters (dwelling numbers, floorspace, program) are as advised at the date of assessment and may change through subsequent approvals.
- Realisation of benefits depends on delivery, occupancy and event programming; the report will state these dependencies alongside the findings.
- Estimates of rates revenue apply the City's own benchmarks and are not a substitute for the City's financial modelling.

1.5.1 Dependencies, risks and sensitivities

- Delivery: benefits assume completion of the single-stage development within the 10-year milestone framework. The buy-back provisions mitigate non-performance but would, if exercised, also unwind the benefit stream. Sensitivity: a two-year delay defers, but does not materially diminish, the operational benefits; partial delivery scales benefits approximately pro-rata with completed floorspace.
- Occupancy and programming: operational estimates assume 90 per cent commercial occupancy at maturity and the stated event program. The low case (85 per cent occupancy, higher displacement, reduced event program) still yields approximately 190 net additional jobs and $0.6 million per annum of event expenditure.
- Market conditions: construction cost escalation (currently 5.3–5.5 per cent per annum in Perth) affects the investment figure in both directions relative to our medium estimate; the employment coefficients are appropriately deflated and are not sensitive to this.

- Sporting tenure: the visitation stream assumes the Perth Glory A-League Women's tenancy proceeds and endures. The contractual Perth Glory tenure documents are the relevant safeguard; NPL and community programming provides a partial fallback.

Attribution: strategic benefits (precinct catalysis, participation growth) are shared with other public investments – the station itself foremost – and are presented qualitatively rather than claimed in full for this proposal.

2. CONTEXT

2.1 ECONOMIC AND LOCATIONAL CONTEXT

Wotton Reserve sits immediately adjacent to Morley Train Station on the Ellenbrook line, which opened in December 2024. In November 2025 the State Government named Morley among the first ten priority station precincts for fast-tracked housing delivery under its station precincts urban renewal program, with planning intended to maximise new homes within 800 metres of the station. The site also adjoins the Morley strategic metropolitan centre, for which the City's activity centre planning has long targeted substantial retail, office and employment growth. The proposal is therefore located precisely where State and local policy – Perth and Peel @3.5million (which directs at least 47 per cent of new dwellings to infill locations), SPP 4.2 and the draft Morley Station Precinct Structure Plan – seeks intensification.

Indicator (Census 2021)	Embleton	Morley	City of Bayswater
Population	3,600	22,539	69,283
Median age	37	39	38
Average household size	2.5	2.5	2.3
Median weekly household income	$1,805	$1,583	$1,739
Flats/apartments (% of occupied dwellings)	0.0%	0.5%	9.8%
Renting (%)	32.0%	28.0%	31.9%

Source: ABS Census 2021 QuickStats (SAL 50484 Embleton; SAL 50998 Morley; LGA 50420 Bayswater).

Three features of this context matter for the assessment:

1. **Housing**: Western Australia is the nation's fastest-growing state (population up 2.2 per cent in the year to December 2025) and Perth's housing market remains supply-constrained – REIWA estimated a shortfall of around 20,000 dwellings in a single recent year, rental vacancy has only just returned to the bottom edge of REIWA's balanced range (2.5 per cent in March 2025), and Perth rents rose around 80 per cent over 2020–24. Embleton itself recorded zero flats or apartments at the 2021 Census, and Morley only 0.5 per cent – the proposal would introduce an entirely new housing form to the immediate area, in a location the State has prioritised for exactly that outcome.
2. **Employment**: the Morley activity centre planning framework has identified a need for substantial additional employment floorspace and jobs growth in the centre. Approximately 10,000m² of new commercial floorspace adjacent to the station contributes directly to that objective.
3. **Recreation**: Solve Property's spatial analysis of the City's public open space estate (derived from the City's published open data and ABS spatial data, with limitations

disclosed in **Appendix B**) indicates LGA-wide provision of approximately 7.16 hectares of park and reserve per 1,000 residents, of which approximately 2.56 ha/1,000 is active-classified – but materially lower provision in the suburbs surrounding the site, at approximately 2.97 ha/1,000 in Morley and 5.93 ha/1,000 in Embleton. As more development occurs in the station precinct, the recreation function of Wotton Reserve will become more valuable. The proposal retains the pitches and the skate park in City ownership, keeps one pitch available for community access, and adds an approx. 1,000-seat venue available for local club fixtures, school carnivals and community events. The community value of this is well evidenced: soccer is Australia's most popular team sport, with 1.91 million registered participants nationally in 2024 and 16 per cent growth in women and girls in a single year; published Australian research values the health and social benefit of weekly community club sport at approximately $5,900 per participant per annum; and the academy and NPL programs on site create a visible pathway from junior sport to the national league. For the growing number of families the precinct will house, these facilities — and the elite women's sporting presence anchoring them — are an important part of the proposal's community benefit, not an incidental one. These community benefits are addressed in more detail in **Section 5**.

3 CONSTRUCTION PHASE BENEFITS

3.1 QUANTITATIVE BENEFITS FROM THE CONSTRUCTION PHASE

An indicative capital investment value has been built up from the Revised Scheme quantities using published Perth benchmark rates (Rider Levett Bucknall Riders Digest Perth 2025, escalated at published 2025–26 escalation forecasts of approximately 5.3–5.5 per cent per annum), with a 10–15 per cent allowance for site works, public realm and pitch reinstatement.

Table 3.1 Construction phase inputs

Component	Low estimate	Medium estimate	High estimate
Residential (18,490m²)	$55.5m	$66.6m	$77.7m
Commercial / health / club podium (9,980m²)	$26.9m	$31.9m	$37.9m
Structured parking and services (5,705m²)	$5.7m	$7.4m	$9.1m
Grandstand (approx. 1,000 seats)	$6.0m	$8.0m	$12.0m
Site works, public realm and pitches (10–15%)	$9.4m	$13.7m	$20.5m
Total indicative capital investment	$104m	$128m	$157m

Notes: Totals may not sum due to rounding. Construction cost rates: residential $3,000–$4,200/m²; commercial podium $2,700–$3,800/m²; parking $1,000–$1,600/m²; grandstand $6,000–$12,000/seat (RLB Perth ranges). Benchmark development to test assumptions: the 751-seat Hands Oval grandstand redevelopment in Bunbury (2024) totalled $25.2m including extensive site works.

Applying accepted employment coefficients (approximately 2.5 direct FTE job-years per $1 million of construction output in 2017-18 dollars, derived from the ABS input-output tables) to the deflated capital value yields an estimated 235 direct FTE job-years in the medium estimate (range 165–320). Including supply-chain (Type 1) flow-on employment at a published multiplier of 2.58, total construction-phase employment is estimated at around 610 job-years (range 365–925). Note that 610 job-years is equivalent to an average of approximately 120 full-time-equivalent positions supported in each year of an assumed five-year construction program, of which around 45–50 FTE would be on site, with the balance being employed in locations across the Perth metropolitan area (the construction 'supply chain'). Total construction-phase output, including Type 1 flow-on activity, is estimated at approximately $291 million (range $207–$393 million).

This proposal represents a development that is very unlikely to otherwise be built given the persistently high construction costs. Therefore, the proposal represents a unique and additional benefit to the City that would not otherwise occur on this site. This will create sustained opportunities for local subcontractors, suppliers and hospitality businesses serving the workforce, and demonstrating to the market that major private investment in the precinct can be delivered. It is also the mechanism that converts a non-rateable reserve into permanent operational benefits described in the next section, which are unique to this transaction.

As is standard for construction estimates, the figures are gross activity measures because construction labour is mobile across the metropolitan market, so while it is a unique benefit for the City of Bayswater, we have not claimed them as net additions to state-wide employment.

Table 3.2 Construction phase - outputs

Indicator	Low estimate	Medium estimate	High estimate
Indicative capital investment (excl. GST)	$104m	$128m	$157m
Direct construction employment (FTE job-years)	165	235	320
Construction employment incl. supply-chain flow-on (Type 1, job-years)	365	610	925
Construction-phase output incl. flow-on (Type 1)	$207m	$291m	$393m

4 OPERATIONAL PHASE (ONGOING) BENEFITS

4.1 ONGOING EMPLOYMENT

Employment accommodated in the approximately 9,980m² of commercial floorspace has been estimated using floorspace-per-worker densities differentiated by use, drawing on the WA Land Use and Employment Survey lineage (Perth office average of 21m² per employee in the most recent published survey), the Employment Density Guide (2015) and the City of Sydney Floor Space and Employment Survey 2022. The indicative allocation of floorspace across uses is a Solve assumption to be confirmed with the City and proponent.

Table 4.1 Commercial floorspace assumptions

Use	Floorspace (m²)	Density (m²/worker)	Gross jobs
Office	4,980	18	277
Food & beverage	1,500	18	83
Health / medical	1,500	25	60
Health club	2,000	80	25
Total (full occupancy)	9,980	–	445

At an assumed 90 per cent occupancy at maturity, and after a 25 per cent displacement adjustment (reflecting activity that would otherwise locate elsewhere in the corridor – based on published additionality guidance, applied conservatively), the medium estimate is approximately 300 net additional ongoing jobs (range 190–435). For context, the Morley Activity Centre Plan identified a need for at least 743 additional jobs in the centre by 2031; the proposal alone could deliver a substantial share of that target.

4.2 ADDITIONAL RESIDENT EXPENDITURE

The approximately 208 dwellings, at an average of 1.9 persons per apartment (ABS Census apartment-living benchmark), would house a new resident population of approximately 395 people. Applying ABS Household Expenditure Survey benchmarks for Western Australia ($1,429 per household per week in 2015-16), escalated 35.1 per cent to 2025-26 dollars using Perth CPI and scaled to apartment household profiles, total resident expenditure is estimated at approximately $16.7 million per annum. At an assumed local capture rate of 30 per cent (range 25–35 per cent), approximately $5.0 million per annum of this spending would be retained within the City and the Morley centre – recurring support for local retail, hospitality and services, and precisely the "beyond match days" activation identified in the proponent's proposal rationale. The build-to-rent tenure, with institutional management and long-term rental covenants typical of the sector, supports stable occupancy of this expenditure base.

Table 4.2 Build to rent occupancy assumptions

Indicator	Low estimate	Medium estimate	High estimate
New resident population (approx. 208 dwellings)	355	395	435
Resident expenditure p.a. – total	$15.7m	$16.7m	$17.7m
Resident expenditure p.a. – captured locally	$3.9m	$5.0m	$6.2m

4.3 VISITATION AND EVENTS

As the home of the Perth Glory A-League Women's team, the venue would host 11 home fixtures per season. Perth Glory Women's current home crowds average approximately 1,250–1,280 (2023-24 and 2024-25 seasons, at the 2,500-capacity Sam Kerr Football Centre), comfortably supporting a capacity-constrained assumption of 950 per match at the proposed approximately 1,000-seat grandstand. With Senior NPL fixtures (11 home matches at an assumed 350 attendees – no published NPL WA attendance data exists, and this assumption is flagged for refinement with Football West) and an assumed 20 academy, community and school events per annum, total annual attendance is estimated at approximately 17,300 (range 12,000–22,500).

Applying Tourism Research Australia day-trip expenditure benchmarks (approximately $153 per domestic day trip, year ending December 2024) to the assumed 30 per cent of attendees from outside the City, and a modest $40 event-day spend for local attendees, event-related expenditure is estimated at approximately $1.3 million per annum (range $0.6–$2.2 million). This is presented separately from resident expenditure to avoid double counting.

Table 4.3 Event assumptions

Indicator	Low estimate	Medium estimate	High estimate
Annual event attendance	12,000	17,300	22,500
Annual event-related expenditure	$0.6m	$1.3m	$2.2m

4.4 MUNICIPAL RATES – NET REVENUE AND DISCOUNTED CASH FLOW

Rate revenues are based on applying the City's rates for 2026/27 – $1,568 per dwelling and $9.81 per m² of commercial floorspace, excluding parking-only lots – yields approximately $424,000 per annum in gross rates at completion and full occupancy, independently reproducing the City's estimate. Gross rates, however, overstate the fiscal benefit to the City: the new dwellings and businesses will require the City to deliver services (waste collection, local amenity and community services), and only the net revenue portion of rates represents a genuine net gain. We have therefore applied a net revenue ratio of 40–60 per cent (medium estimate equals 50 per cent). This is a deliberately conservative straddle: the City's whole-of-organisation operating costs consume around 97 per cent of operating revenue on an average basis (2023/24 published

financials), but the incremental cost of servicing a single infill site on existing infrastructure is well below average cost, and the City levies waste charges separately from general rates.

To express the rates benefit as a single present value, we have prepared a 10-year discounted cash flow from the year of land transfer. The land becomes rateable on transfer (it currently generates no rates in City ownership), so the DCF comprises interim vacant-land rates (a placeholder $25,000 per annum gross, , at a 90 per cent net share reflecting minimal pre-completion servicing) until completion, then completed-development net rates with a first-year 80 per cent occupancy ramp and annual indexation of 2.5–3.5 per cent, discounted at a nominal rate centred on the 7 per cent Australian public-project appraisal convention.

Table 4.4 Revenue calculations (summary)

Rates DCF – key parameters and result	Low estimate	Medium estimate	High estimate
Net revenue ratio – residential (rates fund waste and local services)	35%	45%	55%
Net revenue ratio – commercial (no City commercial waste service)	60%	70%	80%
Blended net revenue ratio (weighted by rates mix)	40.8%	50.8%	60.8%
Completion year (from transfer)	Year 7	Year 5	Year 4
Annual rates indexation	2.5%	3.0%	3.5%
Nominal discount rate	10%	7%	4%
Net rates p.a. at completion (unindexed)	$173,000	$215,000	$258,000
Undiscounted years of net rates required to equal $1,395,000 valuation	8.1	6.5	5.4
NPV of net rates – years 1–10 from transfer	$409,100	$1,054,500	$1,875,600

Notes: Additional details included in the appendices. Scenario parameters are paired so that the low case combines slower delivery, a lower net ratio and a higher discount rate, and vice versa.

The ten-year NPV of net rates is approximately $1.05 million in the medium estimate (range $0.41–$1.88 million). Two points of interpretation matter. First, the 10-year window captures only the first four to five years of completed operation in the medium case; the net rates stream continues beyond the window, and its present value over the following 20 years alone (approximately a further $2.6 million at medium estimate) is additional to the NPV shown. Second, the NPV is sensitive above all to delivery timing: the low case reflects completion in year 7, leaving only three completed years inside the window. Full realisation depends on completion and occupancy across the up-to-10-year delivery program, and the profile of revenue will follow the actual staging of completion.

5 COMMUNITY & STRATEGIC BENEFITS

5.1 PRECINCT ACTIVATION AND HOUSING

The proposal delivers the first substantial private investment response to the Morley station precinct agenda: a transit-oriented, mixed-use development on the doorstep of a station the State has just named a priority renewal precinct. It would introduce approximately 208 new rental homes – an entirely new housing form for Embleton, which recorded no apartments at the 2021 Census – in a market where vacancy has only recently returned to balanced levels and the State is running behind its National Housing Accord delivery trajectory. The build-to-rent format also contributes tenure diversity aligned with the State's Build-to-Rent Kickstart initiatives. Beyond its direct yield, a successful integrated project of this scale plays a demonstration role for the precinct, de-risking subsequent private investment consistent with the draft Morley Station Precinct Structure Plan and the State Improvement Scheme No. 65 intent.

5.2 COMMUNITY SPORT, PARTICIPATION AND CLUB CONTINUITY

Football is Australia's most popular team sport, with Football Australia recording 1.91 million registered participants in 2024 – including 16 per cent growth in women and girls in a single year. Published Australian research values the social benefit of weekly community club sport participation at approximately $5,900 per participant per annum, and community sport infrastructure delivers substantial economic and health benefits (KPMG for the Australian Sports Commission, 2018). The Perth Glory academy and NPL programs create a visible local pathway from junior participation to the national league, and hosting an A-League Women's club embeds elite women's sport in the City at a time of exceptional growth in the women's game – the 2023 FIFA Women's World Cup generated an estimated $1.32 billion national economic impact and demonstrably lifted participation. These benefits are real but are not quantified in our medium estimate results; the participation values cited would only be additional to the extent the development induces new participation rather than relocating it.

5.3 THE PUBLIC BENEFIT BALANCE

Council must be satisfied that the transaction delivers a clear and demonstrable public benefit, having regard to the proposed disposal at $1 against an independently assessed "as is" market value of $1,395,000 (approximately $25/m² across the whole 55,793m² landholding, assessed on its constrained POS-reservation basis within a comparable-evidence range of $8–$53/m²). The comparison is therefore between a foregone constrained-land value of up to approximately $1.4 million and: net municipal rates of approximately $281,000 per annum at completion, with a 10-year NPV of approximately $1.05 million from transfer and a continuing net stream over the following 20 years' worth approximately a further $2.6 million in present-value terms at medium estimates (so that, even confining the fiscal comparison to rates alone, net of service costs and discounted, the forgone land value is fully recovered on a roughly 20-year view, and in approximately 6.9 undiscounted years of completed operation); around $128 million of

construction investment; around 300 net additional ongoing jobs; around $5 million per annum of locally captured resident expenditure; new community facilities, club continuity and precinct activation; and approximately 208 new homes. Even on the low-case estimates, and after allowing for the delivery risk discussed in Section 6, the quantified benefits taken together exceed the forgone land value many times over. The genuine risk to the public benefit case is non-delivery rather than insufficiency of benefits – which is the risk the milestone, buy-back and ground-lease framework in the contractual documentation is designed to manage.

CONCLUSION

On the evidence assembled in this desktop assessment, the proposed redevelopment of Wotton Reserve would deliver economic benefits that are large relative to the value forgone in the proposed land transaction, recurring rather than one-off, and well aligned with adopted State and local strategy for the Morley station precinct. The medium estimates each rest on conservative, documented assumptions, and the low-case estimates support the same conclusion:

- $128 million of construction investment;
- 235 direct construction job-years (610 including supply-chain effects), around 300 net additional ongoing jobs;
- $5.0 million per annum of locally captured resident spending; and
- 17,300 annual event attendances, and net municipal rates of $281,000 per annum at completion with a 10-year NPV of $1.05 million (from gross rates of $424,000 per annum.

Based on this assessment, Solve Property has no concerns, from an economic and community benefit standpoint, with the proposed disposal of the land for $1 for the following reasons:

- The value forgone is modest, fixed and one-off;
- The benefits expected from the overall delivery are large, recurring and strategically aligned with broader community outcomes; and
- On our conservative ('medium') estimates, the net rates stream alone recovers the forgone value well within the life of the project, before taking into account the investment, employment, expenditure, housing and community sporting benefits described in this report.

This conclusion is conditional on delivery, and we note Council has addressed that risk through the milestone, buy-back and ground-lease framework.

REFERENCES AND DATA SOURCES

The following sources have been used in the preparation of this study.

- City of Bayswater: Council report and attachments: Amended Proposal (Pelligra/Perth Glory, May 2026), Report & Valuation (Hemsley Paterson, 2 June 2026, ref 267697), Site Plan for Disposal; City rates modelling benchmarks.
- ABS: Census 2021 QuickStats (Embleton SAL50484, Morley SAL50998, Bayswater LGA50420); Household Expenditure Survey 2015-16 (cat. 6530.0); CPI (cat. 6401.0); Input-Output Tables (cat. 5209.0.55.001) and published multiplier caveats; national/state population (Dec 2025); Census 2016 Apartment Living.
- WA Government: DPLH Economic and Employment Land Monitor 2020 (LUES employment densities); Perth and Peel @3.5million; station precincts announcement (Nov 2025); Ellenbrook line (opened Dec 2024); Morley Activity Centre Plan (2018); draft Morley Station Precinct Structure Plan; WA Tomorrow forecasts.
- Construction benchmarks: RLB Riders Digest Perth 2025; WT Partnership Construction Market Conditions June 2025; Turner & Townsend GCMI 2025; Hands Oval Bunbury (2024) as WA grandstand comparable; Pier Street BTR Perth as BTR cost comparable.
- Economic coefficients: HillPDA EIA (2021, ABS 2017-18 I-O tables); REMPLAN EIA (2019); Housing Australia/NHFIC Building Jobs (2020); HCA Employment Density Guide (2015) and Additionality Guide (2014).
- Sport and visitation: A-League Women published season attendance (2023-24, 2024-25); Football West NPL WA competition structure; Tourism Research Australia National Visitor Survey (YE Dec 2024); AusPlay/Football Australia participation (2024-25); ASC Clearinghouse community sport value research (ASC/Griffith 2018; KPMG 2018; BCG 2017); Football Australia Legacy '23 report (2024).
- Market data: REIWA suburb profiles Morley/Embleton and vacancy series (2025-26); Knight Frank Perth Office (March 2026); CBRE Perth Retail (Q1 2026); Property Council/WA BTR policy materials.
- Solve Property: recreation supply-demand spatial evidence base, City of Bayswater instance (2026); POS provision and accessibility analysis derived from City of Bayswater IntraMaps open data and ABS spatial data. Limitations: park locations are point-based with areas from published attributes; suburb aggregations use ABS boundaries; active/passive classification reflects open-data attributes; figures are context, not scored against an adopted benchmark; use subject to the City's open-data licence position.

APPENDICES

Appendix A – Economic modelling key assumptions

The complete input set, with low/medium/high values and sources for every assumption, is documented in the source notes. Key medium-case assumptions: residential construction $3,600/m²; commercial podium $3,200/m²; parking $1,300/m²; grandstand $8,000/seat; site works 12 per cent; 2.5 direct FTE job-years per $1m (2017-18 dollars, deflator 0.74); Type 1 employment multiplier 2.58; Type 1 output multiplier 2.281; office density 18m²/worker, F&B 18, health 25, health club 80; occupancy 90 per cent; displacement 25 per cent; 1.9 persons per dwelling; household expenditure $80,300 per annum (2025-26 dollars, apartment-adjusted); local capture 30 per cent; ALW 11 home matches at 950, NPL 11 at 350, 20 other events at 150; 30 per cent out-of-area attendance at $153 per day trip (TRA), local attendees $40; rates $1,568 per dwelling and $9.81/m² commercial; net revenue ratio 66 per cent; interim vacant-land rates $25,000 per annum gross at a 90 per cent net share; completion year 5; first-year occupancy ramp 80 per cent; rates indexation 3.0 per cent; nominal discount rate 7 per cent.

Assumptions flagged for confirmation with the City and proponent: the allocation of the 9,980m² commercial floorspace across uses; the health/medical employment density (no published Australian benchmark verified); the NPL attendance assumption (no published data – to be refined with Football West); the event program; the displacement adjustment (based on UK-published additionality guidance in the absence of an Australian standard); the net revenue ratio on rates (to be refined with City finance officers against the City's marginal service delivery costs); and the interim vacant-land rates quantum (placeholder pending City advice on the GRV/UV basis).

Appendix B – Economic modelling

Table B1 Assumptions

Development quantities (fixed – per OCM 23 June 2026 Attachment 14.1.1.1, Revised Scheme May 2026)				
Assumption	**Low**	**Medium**	**High**	**Source / note**
Residential (BTR) floorspace (m²)	18,490	18,490	18,490	Revised Scheme masterplan totals (Lots 1–3).
Dwellings (54×1bd, 132×2bd, 22×3bd)	208	208	208	Revised Scheme masterplan; Council report.
Commercial – office floorspace (m²)	4,980	4,980	4,980	Allocation of approx. 9,980m² commercial floorspace across uses – Solve assumption from Revised Scheme plans (office/commercial podium, Lots 1–2); to be confirmed with City.
Commercial – food & beverage floorspace (m²)	1,500	1,500	1,500	Solve allocation assumption – ground-level F&B tenancies; to be confirmed.
Commercial – health/medical floorspace (m²)	1,500	1,500	1,500	Solve allocation assumption; to be confirmed.
Commercial – health club/gym floorspace (m²)	2,000	2,000	2,000	Solve allocation assumption – health club shown across podium levels 1–2; to be confirmed.
Podium balance – structured parking & services (m²)	5,705	5,705	5,705	15,685m² total podium less 9,980m² commercial (Revised Scheme totals).
Grandstand seats	1,000	1,000	1,000	Council report / Revised Scheme (approx. 1,000 seats).
Construction cost rates (2026$, excl. GST)				
Assumption	**Low**	**Medium**	**High**	**Source / note**
Residential construction rate ($/m²)	$3,000	$3,600	$4,200	RLB Riders Digest Perth 2025: multi-storey apartments up to 10 storeys $2,800–$4,500/m², escalated ~5.3–5.5% p.a. (RLB/WT Partnership 2025–26 escalation forecasts).
Commercial/health/club podium rate ($/m²)	$2,700	$3,200	$3,800	RLB Riders Digest Perth 2025: office up to 10 storeys $3,550–$3,950/m² (CBD investment grade); suburban podium at/below range; retail shell $1,440–$2,200/m² plus fitout; blended Solve assumption.
Structured parking/services rate ($/m²)	$1,000	$1,300	$1,600	RLB Riders Digest Perth 2025: open-deck multi-storey $930–$1,500/m².
Grandstand rate ($/seat)	$6,000	$8,000	$12,000	RLB Riders Digest Perth 2025: grandstands $5,900–$13,500/seat. Sanity check: Hands Oval Bunbury (2024) 751-seat grandstand within $25.2m project incl. extensive site works.
Site works / public realm / pitches allowance (% of building cost)	10.0%	12.0%	15.0%	QS practice allowance (10–15%) – Solve assumption, stated as such (no public Rawlinsons citation).

Construction economics				
Assumption	**Low**	**Medium**	**High**	**Source / note**
Deflator – 2026$ to 2017-18$ (I-O table basis)	0.70	0.74	0.78	Construction cost escalation 2017-18 to 2026 approx. 28–43% (RLB/WT escalation history); job coefficients derive from ABS 2017-18 I-O tables so output is deflated before applying them (conservative).
Direct FTE job-years per $1m construction output (2017-18$)	2.3	2.5	2.6	HillPDA EIA (2021) from ABS 5209.0 I-O tables 2017-18: 2.497 direct FTE/$1m national; ABS Australian Industry 2022-23 implies ~2.3/$1m income.
Type 1 employment multiplier (total direct+supply-chain per direct)	2.20	2.58	2.90	REMPLAN EIA (2019): Type 1 employment multiplier 2.58 for construction. ABS caveats apply; Type 2 (consumption-induced) excluded from medium results.
Type 1 output multiplier (construction)	2.00	2.28	2.50	HillPDA (2021) from ABS 2017-18 I-O tables: Type 1 output multiplier 2.281 (Type 2 3.186 reported as upper bound only).
Operational – employment				
Assumption	**Low**	**Medium**	**High**	**Source / note**
Office employment density (m² per worker)	21	18	15	DPLH Economic & Employment Land Monitor 2020: Perth office 21m²/employee (2015/17 LUES); HCA Employment Density Guide (2015): office 10–13m² NIA/FTE; City of Sydney FES 2022: 10.9m². Medium blends WA survey and guide values.
F&B employment density (m² per worker)	22	18	15	HCA Employment Density Guide (2015): restaurants & cafés 15–20m²/FTE.
Health/medical employment density (m² per worker)	30	25	20	No published Australian benchmark verified – Solve assumption (flagged), consistent with medical consulting practice ratios.
Health club employment density (m² per worker)	100	80	65	HCA Employment Density Guide (2015): fitness 65 (mid-market) – 100 (budget) m² GIA/FTE.
Commercial occupancy at maturity	85.0%	90.0%	95.0%	Solve assumption informed by Perth suburban market conditions (Knight Frank Mar 2026; CBRE Q1 2026).
Displacement adjustment (share of jobs not additional locally)	40.0%	25.0%	15.0%	HCA Additionality Guide (2014) ready-reckoner: low 25% / medium 50%; evidence-based mean 21.5–29.6% (sub-regional/regional). UK-derived benchmark, flagged.
Operational – resident expenditure				
Assumption	**Low**	**Medium**	**High**	**Source / note**
Persons per dwelling (apartment)	1.7	1.9	2.1	ABS Census 2016 'Apartment Living': average 1.9 persons per occupied apartment; City of Bayswater average household size 2.3 (Census 2021).
Base household expenditure ($/week, WA, 2015-16)	$1,429	$1,429	$1,429	ABS Household Expenditure Survey 2015-16 (cat. 6530.0): WA average weekly household expenditure on goods and services $1,429.
CPI escalation factor 2015-16 to 2025-26 (Perth)	1.351	1.351	1.351	ABS 6401.0: Perth All Groups CPI Jun-2016 108.2 (2011-12 base) to Sep-2025 143.1, chained to Jun-2026 (+3.7% new base) = +35.1%.

Apartment household expenditure adjustment	75.0%	80.0%	85.0%	Solve assumption scaling average-household expenditure to smaller apartment households (1.9 vs 2.6 persons average), conservative.
Local capture rate (share of expenditure retained in City/corridor)	25.0%	30.0%	35.0%	Solve assumption for a district-centre context with Morley strategic metropolitan centre adjoining; stated as assumption.
Operational – visitation and events				
Assumption	**Low**	**Medium**	**High**	**Source / note**
A-League Women home matches p.a.	11	11	11	ALW season structure: 11 home fixtures (22-round season) – 2023-24/2024-25 seasons.
Average ALW attendance (capped at capacity)	800	950	1,000	Perth Glory Women average home crowds approx. 1,250–1,280 (2023-24 and 2024-25, calculated from published match crowds); league averages 2,246 (2023-24) and 1,583 (2024-25). Capacity-capped at approx. 1,000.
NPL WA home matches p.a.	11	11	11	NPL WA: 12 clubs, 22 rounds = 11 home fixtures (Football West).
Average NPL attendance	200	350	500	No published NPL WA attendance data – Solve assumption (flagged), to be refined with Football West.
Other events p.a. (academy, community, school use)	10	20	30	Solve assumption – to be agreed with City as the event program assumption.
Average attendance – other events	100	150	200	Solve assumption.
Share of attendees from outside the City (day-trip visitors)	20.0%	30.0%	40.0%	Solve assumption; remainder treated as local attendees.
Spend per out-of-area attendee ($)	$120	$153	$170	TRA National Visitor Survey YE Dec 2024: $30.7b across 200.6m day trips = approx. $153/day trip (derived).
Spend per local attendee ($, event-day F&B etc.)	$30	$40	$50	Solve assumption (event-day local spending only, to avoid double counting with resident expenditure).
Rates (City of Bayswater model)				
Assumption	**Low**	**Medium**	**High**	**Source / note**
Rates per dwelling ($ p.a.)	$1,568	$1,568	$1,568	City of Bayswater rates modelling (OCM 23 June 2026): approx. $1,568/dwelling p.a., benchmarked to Maylands developments (2024/25).
Rates per m² commercial ($ p.a.)	$9.81	$9.81	$9.81	City of Bayswater rates modelling (OCM 23 June 2026): approx. $9.81/m² commercial floorspace p.a. (excludes parking-only lots).
Construction/delivery period for jobs profile (years)	6	5	4	Milestone framework contemplates completion within 10 years; active construction assumed 4–6 years (Solve assumption).

Rates DCF (net revenue and discounting)				
Assumption	**Low**	**Medium**	**High**	**Source / note**
Blended net revenue ratio – residential 55/65/75% (BTR servicing basis: single-title building waste-serviced via bulk/private arrangements, so the City's incremental waste cost is well below the kerbside residential average) and commercial 60/70/80% (no City commercial waste service), weighted by the development's rates mix (approx. 77% residential / 23% commercial).	56.2%	66.2%	76.2%	Revised Aug 2026 following City advice on waste servicing and Solve advice on BTR rating treatment. The building is classified residential for differential rating (predominant use: long-term residential tenancies; consistent with the WA BTR land tax exemption framework), but as a single-title 208-apartment building it will be waste-serviced through bulk/private arrangements rather than 208 kerbside services, supporting a higher residential net ratio (55–75%, medium 65%) than the kerbside average. Blended = (326,144 × res ratio + 97,904 × comm ratio) / 424,048: low 56.2%; medium 66.2%; high 76.2%. To be confirmed with the City's rates team (classification, assessment basis and waste servicing of a single-title BTR building).
Interim rates on land post-transfer, pre-completion ($ p.a., gross)	$15,000	$25,000	$40,000	Placeholder – Council report notes the site becomes rateable on transfer and generates interim revenue as vacant land; quantum to be confirmed with City (GRV/UV basis not yet advised).
Net share of interim rates (minimal servicing pre-completion)	90.0%	90.0%	90.0%	Solve assumption – vacant land requires negligible incremental services.
Annual rates indexation (nominal)	2.5%	3.0%	3.5%	Recent City rate growth 5.9% (2023/24, MyCouncil WA); long-run assumption held below that, broadly CPI-aligned.
Nominal discount rate	10.0%	7.0%	4.0%	Medium 7% per standard Australian public project appraisal convention (Infrastructure Australia); 4%/10% sensitivities. Note scenario pairing: low-benefit case uses the higher rate.
Completion year (rates DCF – completed rates begin the following year)	7	5	4	Milestone framework: completion within 10 years of transfer; medium assumes active construction over ~5 years.
First-year occupancy ramp (share of full rates in first completed year)	80.0%	80.0%	80.0%	Solve assumption – lease-up period for BTR and commercial tenancies.

Table B2 Calculations (summary)

1. Indicative capital investment (2026$, excl. GST)				
Item	**Low**	**Medium**	**High**	**Basis**
Residential construction	$55,470,000	$66,564,000	$77,658,000	18,490m² × rate
Commercial / health / club podium	$26,946,000	$31,936,000	$37,924,000	9,980m² × rate
Structured parking & services	$5,705,000	$7,416,500	$9,128,000	5,705m² × rate
Grandstand	$6,000,000	$8,000,000	$12,000,000	1,000 seats × rate
Building cost subtotal	**$94,121,000**	**$113,916,500**	**$136,710,000**	Sum of components
Site works / public realm / pitches	$9,412,100	$13,669,980	$20,506,500	% allowance on building cost
Total indicative capital investment	**$103,533,100**	**$127,586,480**	**$157,216,500**	Building + site works
2. Construction-phase impacts				
Item	**Low**	**Medium**	**High**	**Basis**
Capital investment in 2017-18 dollars	$72,473,170	$94,413,995	$122,628,870	Deflated to I-O table basis (conservative)
Direct construction employment (FTE job-years)	**167**	**236**	**319**	Direct FTE job-years per $1m (2017-18$)
Total employment incl. supply-chain flow-on (Type 1, job-years)	**367**	**609**	**925**	Type 1 employment multiplier
Average direct FTE per year over construction	28	47	80	Direct job-years / delivery years
Total output supported incl. flow-on (Type 1, 2026$)	**$207,066,200**	**$291,024,761**	**$393,041,250**	Capital investment × Type 1 output multiplier
3. Operational-phase employment (at maturity)				
Item	**Low**	**Medium**	**High**	**Basis**
Office jobs (gross, at full occupancy)	237	277	332	Floorspace / density
F&B jobs (gross)	68	83	100	Floorspace / density
Health/medical jobs (gross)	50	60	75	Floorspace / density
Health club jobs (gross)	20	25	31	Floorspace / density
Gross jobs at full occupancy	**375**	**445**	**538**	Sum
Jobs at assumed occupancy	319	401	511	× occupancy
Net additional jobs (after displacement)	**191**	**300**	**434**	× (1 - displacement)

4. Resident population and expenditure				
Item	**Low**	**Medium**	**High**	**Basis**
Resident population	**354**	**395**	**437**	Dwellings × persons/dwelling
Expenditure per household (2025-26$, p.a.)	$75,293	$80,312	$85,332	HES × CPI × apartment adjustment × 52
Total resident expenditure (p.a.)	**$15,660,857**	**$16,704,914**	**$17,748,971**	× 208 dwellings
Expenditure captured locally (p.a.)	**$3,915,214**	**$5,011,474**	**$6,212,140**	× local capture rate
5. Visitation and event expenditure				
Item	**Low**	**Medium**	**High**	**Basis**
Annual attendance (all events)	**12,000**	**17,300**	**22,500**	ALW + NPL + other events
Annual event-related expenditure	**$576,000**	**$1,278,470**	**$2,205,000**	Attendance × blended spend per attendee
6. Local government rates				
Item	**Low**	**Medium**	**High**	**Basis**
Residential rates at completion (p.a.)	$326,144	$326,144	$326,144	208 × $1,568
Commercial rates at completion (p.a.)	$97,904	$97,904	$97,904	9,980m² × $9.81
Total GROSS rates at completion (p.a.)	**$424,048**	**$424,048**	**$424,048**	Cross-check vs City estimate approx. $424,000
NET rates at completion (p.a., after incremental service delivery costs)	**$238,145**	**$280,550**	**$322,955**	Gross × net revenue ratio
Years of completed GROSS rates to equal foregone land value ($1,395,000)	3.3	3.3	3.3	Hemsley Paterson valuation 2 June 2026 ('as is'); undiscounted
Years of completed NET rates to equal foregone land value (undiscounted)	5.9	5.0	4.3	Net basis, undiscounted, no indexation

Deputy Premier
Treasurer; Minister for Transport and Major Infrastructure;
Sport and Recreation

Our ref: 72-68911

Mr Jeremy Edwards
Chief Executive Officer
City of Baywater

Email: jeremy.edwards@bayswater.wa.gov.au

Dear Mr Edwards

WOTTON RESERVE REDEVELOPMENT

Thank you for your continued work on the proposed redevelopment of Wotton Reserve and for the City of Bayswater's ongoing engagement with local clubs and project proponents.

The Cook Labor Government recognises the significance of Wotton Reserve as a major community sporting precinct and acknowledges the substantial progress made on the proposed land transfer, including the City's unanimous resolution of support, completion of public consultation, and negotiation of the Contract of Sale. The project also aligns with our government's vision for station precincts to deliver well-located homes close to train stations and other amenities.

Recent advice from Perth Glory, and its owner the Pelligra Group, is that the land transfer is dependent on the City finalising relocation arrangements for Morley Windmills Soccer & Sports Club and the Pétanque Club. I understand both organisations have agreed to relocate, subject to funding support being secured.

I can confirm that the Cook Labor Government is supportive in-principle of providing assistance for the relocation. My agencies will work with the City and Perth Glory to determine the appropriate level of support and pathway to deliver assistance. I request the City continues to manage the relocation given its direct relationship with the clubs.

Thank you for your ongoing commitment to delivering high-quality sport and recreation infrastructure for your community.

Yours sincerely

HON RITA SAFFIOTI MLA
DEPUTY PREMIER;
MINISTER FOR SPORT AND RECREATION 07 SEP 2026

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10.1.4 Community Partnerships - Fee Waiver

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Review
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
Refer:	Item: 10.4.2 OCM: 26.08.2025 Item: 10.4.2 OCM: 30.04.2024 Item: 10.4.4 OCM: 23.07.2024 Item:10.4.1 OCM 10.12.2024 Item:10.4.5 OCM 30.04.2019
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

The City is increasingly adopting a partnership approach to community service and event delivery, recognising that community organisations and local businesses are often well placed to engage and support specific community events. Through targeted fee waiver arrangements, the City can facilitate the delivery of valuable programs and events at a significantly lower cost than direct service provision, with equivalent planning, design and delivery estimates equating to approximately three times the value of the waiver sought through this report.

The proposed waivers support ongoing partnerships with community organisations that deliver outcomes aligned with the City's objectives for social inclusion, cultural engagement and community wellbeing. These arrangements are consistent with those approved in the 2025-26 financial year, with the exception of the extended partnership approval period for one of the organisations.

This report seeks waivers for the following organisations:

- North of Perth Music Festival Committee (NPMF): Venue hire waivers at Morley Sport and Recreation Centre and The RISE for rehearsals and performances, under a partnership agreement to deliver the annual music festival and winners' concerts.
- Western Australian Symphonic Wind Ensemble (WASWE): Support to deliver the City's annual Carols at Riverside Gardens and provision of storage and rehearsal space at the Morley Sport and Recreation Centre.
- Future Bayswater: Reserve and facility hire waivers for Bert Wright Park and the Bayswater Community Centre to deliver the Bayswater Twilight Markets, supporting local business, arts, and community connection.

In approving these requests, the City is investing in community-based service delivery through the use of City venues and facilities, supporting programs and events that deliver significant community benefit and contribute to the achievement of the City's Council Plan and strategic objectives.

As the value of each waiver exceeds the City's delegated authority, Council approval is required. The City's Waivers, Concessions and Definitions for Fees and Charges Policy supports venue hire waivers for community / not-for-profit organisations.

ADDITIONAL INFORMATION

At the 15 September 2026 Agenda Briefing Forum, a minor typographical error was identified in

the officer report.

Page two of the report, under the 'Background' header, incorrectly refers to the Ordinary Council Meeting on 26 August 2026. The correct date of the Ordinary Council Meeting is 26 August 2025.

The relevant section states:

> *"Council at the Ordinary Council Meeting on 26 August 2026 approved the following event based partnership fee waivers:*
>
> 1. *North of Perth Music Festival (NPMF);*
> 2. *Western Australian Symphonic Wind Ensemble (WASWE); and*
> 3. *Future Bayswater Inc."*

The reference to 26 August 2026 should therefore be read as **26 August 2025**. This will be corrected in the minutes.

The correction is administrative and does not affect the recommendation or the substance of the report.

Recommendation Implications

In light of this, the officer recommendation remains unchanged.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Approves a fee waiver of $35,000 to North of Perth Music Festival towards the facility hire fees for rehearsal and performance space at the Morley Sport and Recreation Centre and The RISE for the 2026/27 financial year.**
2. **Approves a fee waiver of $24,180 to Western Australian Symphonic Wind Ensemble towards the facility hire fees for storage and rehearsal space, at the Morley Sport and Recreation Centre for the 2026/27 financial year.**
3. **Approves a fee waiver of $2,472.00 to Future Bayswater towards the facility hire of Bert Wright Park and Bayswater Community Centre to support the delivery of the Twilight Markets for the 2026/27 financial year.**
4. **Notes that the City's Officers will report all community related fee waivers to Council annually following the adoption of the annual budget.**

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The City has received partnership requests from five community organisations seeking ongoing support to deliver programs and cultural experiences that provide demonstrated benefits to the community. These requests form part of existing partnership agreements between the City and the organisations, whereby the City supports the delivery of community outcomes through the provision of venue hire fee waivers. In return, the organisations deliver programs and services that align with the City's strategic objectives relating to community wellbeing, inclusion, participation and social connection.

Council at the Ordinary Council Meeting on 26 August 2025 approved the following event based partnership fee waivers:

1. North of Perth Music Festival (NPMF);
2. Western Australian Symphonic Wind Ensemble (WASWE); and
3. Future Bayswater Inc.

The current requests seek to continue these partnership arrangements and associated fee waivers to enable the ongoing delivery of community programs.

EXTERNAL CONSULTATION

No consultation has yet occurred.

OFFICER'S COMMENTS

Each of the requested fee waivers are considered below.

North of Perth Music Festival - Historical Program

The City of Bayswater is committed to providing and supporting recreational and cultural opportunities within the City. The NPMF *"provides participants with a wealth of experience in public performances as well as being able to listen to others. It's an opportunity to build confidence and experience and receive helpful and personal reports from qualified adjudicators."*

The City has supported the event for the past 30 years through sponsorship, provision of facilities and assistance in the delivery of the festival and two winner's concerts. To support this, the NPMF and the City enter into an annual Partnership Agreement and a fee waiver for facility hire. The Partnership Agreement outlines the responsibilities and contributions of both parties in delivering the event and includes but is not limited to aspects such as venue hire, hosting of post-event functions, and support with marketing and advertising.
The proposal delivers high-value cultural programming, intergenerational participation, and inclusive audience experiences, strengthening community connection and celebrating local talent. It aligns with the Cultural Plan by providing a cultural event that brings people together and showcases artistic expression. While not primarily an age-specific initiative, the program contributes to the goals of the Age Friendly Strategy by encouraging participation, social connection and lifelong learning opportunities across age groups.

Total Fee Waiver Per Year - 1 July 2026 – 30 June 2029		
Facility	Use	Annual Fee Waiver (ex GST)
Morley Sport and Recreation Centre	Wellington Room – various dates	$35,000
The RISE	Function Suite – various dates	
	Total	**$35,000**

Accordingly, it is the City's view that the request be supported to enable NPMF to continue to provide this program.

Western Australian Symphonic Wind Ensemble

The City is committed to fostering a diverse range of recreational and cultural opportunities for the community and has proudly supported the WASWE for over 35 years. This long-standing

partnership enables regular rehearsals for both the concert and swing bands and supports WASWE's participation in community events.

As part of the partnership arrangement, WASWE performs at the City's annual Carols by Candlelight event at no cost, in exchange for the provision of rehearsal space at the Morley Sport and Recreation Centre. This mutually beneficial relationship strengthens the City's cultural programs and ensures residents have access to high-quality live music experiences.

The Partnership Agreement outlines the responsibilities and contributions of both parties in delivering the event and includes but is not limited to aspects such as venue hire, rehearsal space, and support with marketing and advertising.

Total Fee Waiver Per Year - 1 July 2026 – 30 June 2029		
Facility	Use	Annual Fee Waiver (ex GST)
Morley Sport and Recreation Centre	Wellington Room – various dates	$24,180
	Total Fee	**$24,180**

WASWE delivers music events that connect the community, such as Carols by Candlelight, promoting local culture and community connection. Their performances provide regular, accessible recreation, draw people into a City signature event, and help activate the City. This also aligns with the City's Cultural Plan. The long-standing 35-year partnership also reflects strong collaboration between the City and WASWE, delivering cultural, social, and economic value.

Accordingly, it is the City's view that the request be supported to enable WASWE to provide music events in partnership with the City.

Future Bayswater

The City is committed to providing and supporting a diverse range of recreational and cultural opportunities for the community. In line with this commitment, the City has provided ongoing support to the local not-for-profit Future Bayswater Inc. to deliver community events.

Future Bayswater Inc. operate the Bayswater Twilight Markets held once a month on the second Friday of each month during the spring and summer seasons at Bert Wright Park, Bayswater Town Centre.

The City has supported Bayswater Twilight Markets for several years through a Partnership Agreement. The Agreement outlines the responsibilities and contributions of both parties in delivering the event and includes but is not limited to aspects such as venue hire, event waste services, and support with marketing and advertising.

Total Fee Waiver Per Year - 1 July 2026 – 30 June 2029		
Facility	Use	Annual Fee Waiver (ex GST)
Bert Wright Park	Reserve booking fees across various dates	$2,472
	Total	**$2,472**

The proposed fee waiver for the Twilight Markets will enable the delivery of a vibrant community event. The markets will showcase local food, art, and performances, helping to strengthen the town centres sense of place. The event encourages social connections, and build stronger relationships

within the community, contributing to a lively and welcoming atmosphere for residents and visitors alike.

Accordingly, it is the City's view that the request be supported to enable Future Bayswater to continue provide this free community event.

LEGISLATIVE COMPLIANCE

S6.12 of the Local Government Act 1995 provides Council with the power to defer, grant discounts, waive or write off debts. *Waivers, Concessions and Definitions for Fees and Charges Policy*

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods.	

FINANCIAL IMPLICATIONS

The partnerships outlined in this report provide in-kind facility support to five community organisations delivering programs services and events that contribute to community wellbeing, social inclusion, cultural diversity and participation. The total value of support proposed for 2026/2027 is $61, 652.

There are no material financial implications associated with the recommendations contained within this report. These longstanding arrangements have historically been supported through in-kind use of City facilities and have not been incorporated into the 2026/2027 Fees and charges revenue budget.

The proposed support represents an investment in community service delivery, enabling community organisations to deliver outcomes that align with City's strategic objectives. Delivery of equivalent programs and services directly by the City would likely require a greater commitment of financial and operational resources.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Social
Outcome 1.1	A Connected and Inclusive Community
Objective 1.1.1	Enhance our local identity through social and arts programs and events that celebrate our diverse cultures, history and heritage
Objective 1.1.2	Facilitate connections and access to services for all community.

Objective 1.1.3	Build strong relationships, social connections and inclusive participation with our diverse community.

CONCLUSION

The fee waiver requests outlined in this report support the delivery of a range of community, cultural, and recreational programs that contribute to social inclusion, community participation, cultural diversity, and community wellbeing across the City. These waivers represent an investment in community service delivery, enabling local organisations to deliver programs, events and services that contribute to social inclusion, cultural diversity, active aging and community wellbeing. Through these arrangements, the City leverages the expertise, volunteer networks and operational capacity of community organisations to provide outcomes for residents that align with the City's strategic objectives. Were the City to deliver comparable programs and events directly, it would likely require much greater commitment of financial and staff resource.

As most arrangements are longstanding and the associated revenue has not been incorporated into the 2026/2027 budget forecast, the financial impact is not expected to be material. As the total value of the proposed waivers exceeds the City's delegated authority, Council approval is required.

It is therefore recommended that Council approve the waiver of facility hire fees for the organisations and purposes outlined in this report.

10.2 Corporate Services Directorate Reports

10.2.1 Financial Report for the Period Ended 31 August 2026

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	***ABSOLUTE MAJORITY REQUIRED for Limb 2***
Attachments:	1. Monthly Financial Statement Snapshot [**10.2.1.1** - 1 page] 2. Executive Summary and Statement of Financial Activity Significant Variances [**10.2.1.2** - 5 pages] 3. Statement of Financial Activity [**10.2.1.3** - 1 page] 4. Statement of Financial Position [**10.2.1.4** - 1 page] 5. Net Current Assets [**10.2.1.5** - 1 page] 6. Cash Backed Reserves Report [**10.2.1.6** - 1 page] 7. Capital Acquisitions & Non-Operating Grants Report [**10.2.1.7** - 12 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report details the financial reports for the period ended 31 August 2026 including, Monthly Financial Statements with supporting information (**Attachments 1 to 5**), Cash Backed Reserve Report (**Attachment 6**) and Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**).

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Receives the financial reports for the period ended 31 August 2026, comprising:

a) Monthly Financial Statements with supporting information (Attachments 1 to 5).

b) Cash Backed Reserve Report (Attachment 6).

c) Capital Acquisitions & Non-Operating Grants Report (Attachment 7).

2. Adopts the 2026/27 budget amendment set out in Table 1 of this report.

ABSOLUTE MAJORITY REQUIRED

Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

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 Statement of Financial Activity to be presented to Council. This Statement is to include:

(a) Annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c) of the *Local Government Act 1995;*

(b) Budget estimates to the end of the month to which the statement relates;

(c) Actual amounts of expenditure, revenue and income to the end of the month to which these statements relate;

(d) The material variances between the comparable amounts referred to in paragraphs (b) and (c); and

(e) The net current assets at the end of the month to which the statement relates.

Regulation 35(1) of the *Local Government (Financial Management) Regulations 1996* requires a monthly Statement of Financial Position showing the financial position of the local government as at the last day of the previous month, and:

(a) The financial position of the local government as at the last day of the previous financial year; or

(b) if the previous month is June, the financial position of the local government as at the last day of the financial year before the previous financial year.

At its meeting on 28 July 2026, Council adopted the Annual Budget for the 2026/27 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 2026/27 Budget is $50,000 or 10% of the appropriate base, whichever is the higher.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

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

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

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 Statement of Financial Activity Significant Variances Report (**Attachment 2**).

The Statement of Financial Activity (**Attachment 3**) reports the financial performance of the City after adjusting for non-cash items (depreciation, provisions, etc.) by Nature and Type.

The Statement of Financial Position (**Attachment 4**) reports the financial position of the City as at the last day of the previous month.

The City's net current assets are outlined in (**Attachment 5**) 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 6**).

The projects summarised in the Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**) detail the capital (actual and committed) expenditure for the period ended 31 August 2026.

Budget amendments

Table 1: Budget Adjustment- Baigup Wetlands

Cost Centre – Project	Type	Project Type	Project Description	Current Budget $	Adjust. $	Revised Budget $
2600-81737-4802	Increase Revenue	Capital	Baigup Wetlands East - Boardwalk Infrastructure	0	(90,000)	(90,000)
2600-81737-6392	Increase Expenditure	Capital	Baigup Wetlands East - Boardwalk Infrastructure	0	90,000	90,000
			Total:	**0**	**0**	**0**

Funding for Baigup Wetlands East - Boardwalk Infrastructure, provided by the Department of Planning, Lands and Heritage (DPLH), will support the transfer of management responsibility for Baigup Wetlands East from DPLH to the City of Bayswater. Funding of $440,000 (excluding GST) has been awarded for infrastructure renewal and improvements, with $90,000 anticipated to be required in 2026/27.

The funding will be used for upgrade/replacement of the boardwalk west of Garrett Road Bridge ($350,000) and replacement/upgrades to limestone tracks, drainage infrastructure and furniture ($90,000). The works are expected to improve facilities, infrastructure and the amenity of the reserve and support cohesive management across Baigup Wetlands, complementing the City of Bayswater's existing management of Baigup Wetlands West.

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.

Regulation 35(1) of the *Local Government (Financial Management) Regulations 1996* requires the local government to prepare each month a Statement of Financial Position showing the financial position of the local government.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

All amounts quoted in this report are exclusive of GST.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Council Plan 2025-2035, the following applies:

Key Result Area: Leadership and Governance

Outcome 5.1 Good Governance

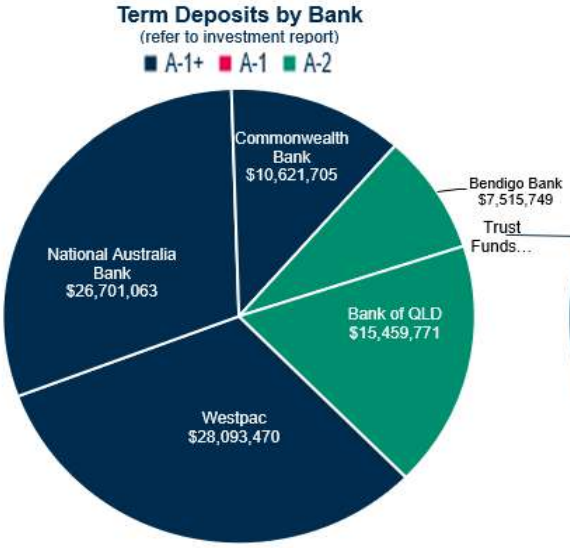
Objective 5.1.1 Provide ethical and accountable governance.

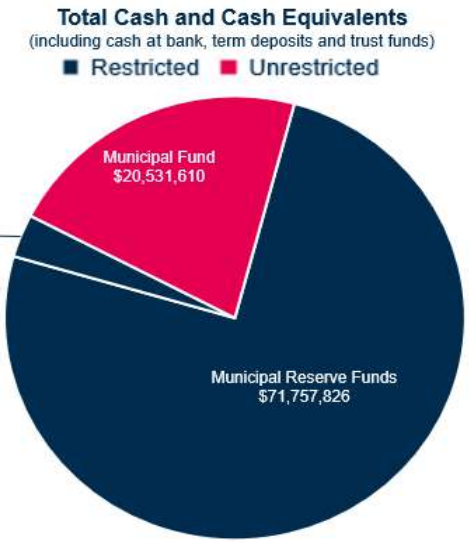
CONCLUSION

It is recommended that Council receives the financial reports and adopts the budget amendment for the period ended 31 August 2026.

Monthly Financial Statement Snapshot

August 2026





	Debtor				Trade Creditors
	Sundry	Infringement	Recreation	Total	
Total Outstanding	$2,234,061	$515,507	$947,443	$3,697,012	$952,805
Not yet due	0%	0%	11%	3%	0%
Current	50%	5%	70%	49%	71%
Over 30 days	48%	3%	5%	31%	20%
Over 60 days	2%	92%	14%	17%	9%

Rates & Charges	
Collected	16.58%
Total Outstanding	$78,321,796
Deferred Rates	$863,641

Payment Options	YTD 2026/27	2025/26
Payment in Full	4,647	21,036
Instalment	2,845	8,338
Rates Smoothing	3,365	2,853
Arrangement	526	517
None Selected	22,395	1,064

Capital

	Adopted Budget	YTD Adopted Budget	YTD Actual	YTD %
Revenue	$7,454,388	$296,594	$0	0%
Expenditure	$26,435,922	$1,611,944	$928,642	58%

Operating

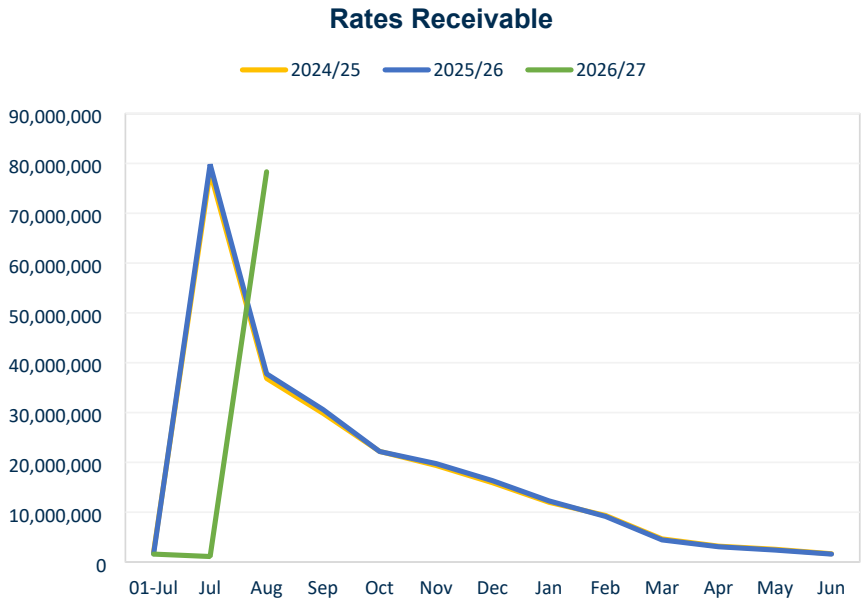
	Adopted Budget	YTD Adopted Budget	YTD Actual	YTD %
Revenue	$109,156,992	$85,906,361	$85,172,560	99%
Expenditure	$112,627,337	$17,941,130	$17,831,126	99%

City of Bayswater
Executive Summary
for the period 1 July 2026 to 31 August 2026

Revenue

The annual rate notices were issued on 14 August 2026, which is later than previous years as illustrated in the chart below. Payment is due by 18 September 2026 for either full payment or the first instalment. The final instalment is due in March 2027.

As at today, 14% of the total rates revenue raised has been paid in full, while 20% of properties are participating in the Rates Smoothing program or have established payment arrangements. The remaining 66% of properties have yet to make payment or select an instalment option.



(Note: includes all charges on rates notice including ESL and rubbish fees)

Debtors

Currently, there is a total of $3.69M of outstanding debts of which $2.23M relates to sundry debtors, 50% of which are not due yet; $515K to infringement debts and $947K to recreation debts. Sundry debtors are higher than normal due to a number of grants that have recently been invoiced.

Capital

Capital revenue is recognised once the expenditure has been incurred, and performance obligations met. The annual budget includes an allocation of $7.5M for capital revenue, the majority of which is expected to be recognised as the associated projects progress throughout the financial year.

Capital expenditure related to payments for property, plant and equipment is $517K below the year-to-date budget. The variance is due to the timing of capital project expenditure. Several projects scheduled to commence in July were unable to commence as planned pending Council's adoption of the 2026/27 Budget on 28 July 2026. The variance has been offset by several projects that were expected to be completed in 2025/26 but have continued into the new financial year, which will be included in the carry forward review.

Expenditure relating to the construction of infrastructure is $166K below the year-to-date budget, largely due to the same timing impacts affecting the commencement of capital works projects.

Operating

Year-to-date operating revenue (including rates) is 734K below budget, primarily due to timing of receipt of interest revenue and billing cycle for community leases.

Operating expenditure is 1% lower in comparison to the year-to-date budget mainly due to expenditure relating to materials and contracts as detailed in the table below.

City of Bayswater
Statement of Financial Activity
Significant Variances
For the period 1 July 2026 to 31 August 2026

Operating activities
Revenue from operating activities

Nature or Type	YTD Amended Budget $	YTD Actual $	Variance Positive/ (Negative) $
General rates • Immaterial variance.	58,486,548	58,467,852	(18,696)
Rates excluding general rates (Minimum Payments) • Immaterial variance.	7,747,725	7,745,952	(1,773)
Grants, subsidies, and contributions • Variance due to timing of Financial Assistance Grants that were largely prepaid in 2025/26.	396,479	205,512	(190,967)
Fees and charges • Variance partly relates to the later levying of annual rates notices, resulting in a delay in rates instalment fees and the billing cycle of Community leases.	17,870,747	17,632,990	(237,757)
Service Charges • Relates to the refund of a single service charge.	0	(2,490)	(2,490)
Interest revenue • The variance is due to the budget spread of anticipated interest earnings on municipal general funds as well as the timing of interest revenue from instalment payments, both impacted by the timing of the rates levy.	1,211,295	734,707	(476,588)
Other revenue • The positive variance is due to the timing of reimbursements, insurance claims and commission income, with revenue received earlier than anticipated.	193,567	388,037	194,470
Total	**85,906,361**	**85,172,560**	**(733,801)**

Expenditure from operating activities

Nature or Type	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Employee costs • The variance is due to the inclusion of part of a payment run and the timing of employee leave provision movements, which are expected to align with budget over the coming months.	(8,487,700)	(9,018,390)	(530,690)
Material and contracts The variance is due to several projects that are behind the year-to-date budget, such as: • Parks and Gardens project expenditure is below budget by $390K for projects such as Tree Planting Program ($142K), Powerline Clearing Program ($75K) • Bayswater Waves operating expenditure is $161K below year-to-date budget due to budget timing for items such as contract building maintenance, minor equipment replacement and subscriptions & licenses. • The variances are slightly offset by other projects which commenced earlier than expected.	(5,736,644)	(5,099,730)	636,914
Utility charges • Variance due to timing of utility invoices received.	(647,549)	(566,925)	80,624
Depreciation • Depreciation is higher due to the adjusted depreciation rate applied following the footpath asset revaluation. Further adjustments are expected next month for the road's asset class.	(2,319,006)	(2,433,316)	(114,310)
Insurance • Insurance premiums paid to date are lower than budgeted.	(613,329)	(554,877)	58,452
Other expenditure • Immaterial variance.	(74,285)	(95,868)	(21,584)
Finance costs • Immaterial variance.	(62,618)	(62,019)	599

Nature or Type	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Total	**(17,941,130)**	**(17,831,126)**	**110,004**

Discontinued operations

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Discontinued operations • Immaterial variance.	(55,774)	(6,183)	49,591

Non-cash operating activities excluded from the budget

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Non-cash operating activities • Primarily relates to depreciation being slightly higher than budgeted.	2,335,487	2,496,980	161,493

Investing activities

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Capital grants, subsidies and contributions • Grant revenue is recognised as expenditure is incurred and performance obligations met. Revenue has been budgeted but not yet received or recognised for Frank Drago Reserve Redevelopment.	296,594	0	(296,594)
Payments for property, plant, and equipment • The variance is primarily due to the timing of capital project expenditure. Several projects scheduled to commence in July were delayed pending Council's adoption of the 2026/27 Budget on 28 July 2026. This was partially offset by projects that were expected to be completed in 2025/26 but have continued into the new financial year and will be included as part of the final carry forward review.	(1,188,305)	(671,050)	517,255

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Payments for construction of infrastructure • The variance is consistent with that provided for 'Payments for property, plant and equipment'.	(423,639)	(257,592)	166,047

Financing activities

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Payment for principal portion of lease liability • Immaterial variance.	0	(32,904)	(32,904)
Transfer to reserves • Relates to interest earned on reserves and reflects a higher-than-expected reserve balance.	(532,640)	(613,877)	(81,237)

City of Bayswater
Statement of Financial Activity
for the period 1 July 2026 to 31 August 2026

	Budget	Amended Budget	YTD Amended Budget	YTD Actual	Variance	Variance
	$	$	$	$	$	%
Operating activities						
Revenue from operating activities						
General Rates	59,017,729	59,017,729	58,486,548	58,467,852	(18,696)	(0%)
Rates excluding general rates	7,747,725	7,747,725	7,747,725	7,745,952	(1,773)	(0%)
Grants, subsidies and contributions	3,968,140	4,690,607	396,479	205,512	(190,967)	(48%)
Fees and charges	30,382,079	30,382,079	17,870,747	17,632,990	(237,757)	(1%)
Service charges	0	0	0	(2,490)	(2,490)	No Budget
Interest revenue	5,974,868	5,974,868	1,211,295	734,707	(476,588)	(39%)
Other revenue	1,343,984	1,343,984	193,567	388,037	194,470	100%
	108,434,525	109,156,992	85,906,361	85,172,560	(733,801)	(1%)
Expenditure from operating activities						
Employee costs	(52,919,147)	(52,919,147)	(8,487,700)	(9,018,390)	(530,690)	6%
Materials and contracts	(38,927,258)	(39,649,725)	(5,736,644)	(5,099,730)	636,914	(11%)
Utility charges	(4,023,674)	(4,023,674)	(647,549)	(566,925)	80,624	(12%)
Depreciation	(13,915,834)	(13,915,834)	(2,319,006)	(2,433,316)	(114,310)	5%
Insurance	(1,295,967)	(1,295,967)	(613,329)	(554,877)	58,452	(10%)
Other expenditure	(291,587)	(291,587)	(74,285)	(95,868)	(21,584)	29%
Finance costs	(352,294)	(352,294)	(62,618)	(62,019)	599	(1%)
Profit/(Loss) on asset disposal	(179,109)	(179,109)	0	0	0	No Budget
	(111,904,870)	(112,627,337)	(17,941,130)	(17,831,126)	110,004	(1%)
Discontinued operations	(205,562)	(205,562)	(55,774)	(6,183)	49,591	(89%)
Non-cash amounts excluded from operating activities	13,714,448	13,714,448	2,335,487	2,496,980	161,493	7%
Amount attributable to operating activities	10,038,542	10,038,542	70,244,943	69,832,231	(412,712)	(1%)
Investing activities						
Inflows from investing activities						
Capital grants, subsidies and contributions	7,348,288	7,454,388	296,594	0	(296,594)	(100%)
Proceeds from disposal of assets	669,701	669,701	0	11,276	11,276	No Budget
	8,017,989	8,124,089	296,594	11,276	(285,318)	(96%)
Outflows from investing activities						
Payments for property, plant and equipment	(14,080,858)	(14,121,958)	(1,188,305)	(671,050)	517,255	(44%)
Payments for construction of infrastructure	(12,248,964)	(12,313,964)	(423,639)	(257,592)	166,047	(39%)
	(26,329,822)	(26,435,922)	(1,611,944)	(928,642)	683,302	(42%)
Amount attributable to investing activities	(18,311,833)	(18,311,833)	(1,315,350)	(917,366)	397,984	(30%)
Financing activities						
Inflows from financing activities						
Transfer from reserves	14,797,731	14,797,731	0	0	0	No Budget
	14,797,731	14,797,731	0	0	0	No Budget
Outflows from financing activities						
Repayment of borrowings	(1,006,544)	(1,006,544)	0	0	0	No Budget
Payment for principal portion of lease liability	(225,843)	(225,843)	0	(32,904)	(32,904)	No Budget
Transfer to reserves	(5,292,052)	(5,292,052)	(532,640)	(613,877)	(81,237)	15%
	(6,524,438)	(6,524,438)	(532,640)	(646,781)	(114,141)	21%
Amount attributable to financing activities	8,273,292	8,273,292	(532,640)	(646,781)	(114,141)	21%
Movement in surplus or (deficit)						
Surplus or (deficit) at the start of the financial year	0	0	7,265,579	7,265,579	0	0%
Amount attributable to operating activities	10,038,542	10,038,542	70,244,943	69,832,231	(412,712)	(1%)
Amount attributable to investing activities	(18,311,833)	(18,311,833)	(1,315,350)	(917,366)	397,984	(30%)
Amount attributable to financing activities	8,273,292	8,273,292	(532,640)	(646,781)	(114,141)	21%
Surplus or (deficit) after imposition of general rates	0	0	75,662,533	75,533,664	(128,869)	(0%)

City of Bayswater
Statement of Financial Position
For the period ended 31 August 2020

	Opening Balance	Closing Balance
	$	$
Current assets		
Cash and cash equivalents	93,062,503	92,289,436
Trade and other receivables	7,784,900	84,711,095
Inventories	3,231,662	3,222,622
Prepayments	869,927	1,701,780
Total Current assets	104,948,992	181,924,932
Non-current assets		
Trade and other receivables (NCA)	1,076,138	1,042,478
Other financial assets	3,289,558	3,289,558
Property, plant and equipment	563,108,678	562,756,830
Infrastructure	448,446,150	447,311,024
Intangible assets	0	0
Investment Property	12,450,653	12,450,653
Right of use assets	325,257	296,280
Controlled & associated entities & joint venture interests	55,347,961	55,347,961
Total Non-current assets	1,084,044,393	1,082,494,784
Total Assets	1,188,993,385	1,264,419,715
Current liabilities		
Trade and other payables	14,894,197	21,975,749
Other financial liabilities at amortised costs	1,006,544	1,006,544
Lease liabilities	196,757	163,853
Provisions	8,086,729	8,161,266
Grant Liabilities	2,483,578	2,258,578
Contract Liabilities	1,460,965	2,605,670
Clearing accounts	(413,992)	(379,715)
Total Current liabilities	27,714,779	35,791,945
Non-current liabilities		
Other financial liabilities at amortised cost	6,517,065	6,517,065
Lease liabilities	3,169,684	3,169,684
Provisions	440,320	454,234
Total Non-current liabilities	10,127,069	10,140,983
Total Liabilities	37,841,848	45,932,928
Net Assets	1,151,151,537	1,218,486,788
Equity		
Retained surplus	257,100,838	323,822,212
Reserves - cash backed	70,061,018	70,674,895
Revaluation surplus	823,989,681	823,989,681
Total Equity	1,151,151,537	1,218,486,788

City of Bayswater
Net Current Assets
as at 31 August 2026

Municipal and Aged Persons Homes	Opening Balance	Closing Balance
	$	$
Current assets		
Cash and cash equivalents	93,062,503	92,289,436
Trade and other receivables	7,784,900	84,711,095
Inventories	3,231,662	3,222,622
Prepayments	869,927	1,701,780
Total	104,948,992	181,924,932
Current liabilities		
Trade and other payables	(14,894,197)	(21,975,749)
Other financial liabilities at amortised costs	(1,006,544)	(1,006,544)
Lease liabilities	(196,757)	(163,853)
Provisions	(8,086,729)	(8,161,266)
Grant Liabilities	(2,483,578)	(2,258,578)
Contract Liabilities	(1,460,965)	(2,605,670)
Clearing accounts	413,992	379,715
Total	(27,714,779)	(35,791,945)
Net current assets	77,234,213	146,132,987
Restricted - Reserves	(70,061,018)	(70,674,895)
Cash backed employee provisions	1,898,480	1,914,571
Restricted - Aged Persons Homes	(2,976,428)	(2,976,428)
Current Portion of Lease Liabilities	163,788	130,884
Current Portion of borrowings	1,006,544	1,006,544
	7,265,579	75,533,664

City of Bayswater
Cash Backed Reserves
for the period 1 July 2026 to 31 August 2026

	Budget Amended				Actual				
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Opening BL Equity Tfr	Transfer to	Transfer (from)	Closing Balance
	$	$	$	$	$	$	$	$	$
Bayswater Bowling Club Capital Improvements Reserve	12,569	649	(13,218)	0	12,471	0	106	0	12,577
Bayswater City Soccer Club Rooms Redevelopment Reserve	0	0	0	0	41,357	0	351	0	41,708
Bayswater Tennis Club Reserve	139,258	7,188	0	146,446	138,177	0	1,171	0	139,348
Buildings and Facilities Reserve	7,600,527	392,294	(1,879,800)	6,113,021	9,159,436	0	80,386	0	9,239,821
Cash in Lieu - Car Park	622,000	32,104	0	654,104	628,614	0	5,322	0	633,936
Cash in Lieu - Public Art	564,000	29,110	0	593,110	600,176	0	5,081	0	605,258
Cash in Lieu - Public Open Space	1,168,101	60,290	0	1,228,391	1,159,027	0	9,824	0	1,168,850
Climate Action Reserve	3,521,949	301,782	(254,692)	3,569,039	3,518,886	0	29,878	0	3,548,764
Fleet and Plant Renewal/Upgrade Reserve	3,571,863	184,358	(677,400)	3,078,821	3,553,768	0	30,121	0	3,583,889
FOGO Reserve	2,691,555	138,922	(420,000)	2,410,477	2,839,444	0	25,231	0	2,864,675
General Waste Management Reserve	8,387,325	432,903	(555,535)	8,264,693	8,615,952	0	74,938	0	8,690,890
Information and Communication Technology (ICT) Reserve	4,447,277	229,542	(952,000)	3,724,819	4,463,804	0	38,004	0	4,501,808
Long Service Leave and Entitlements Reserve	1,915,912	98,888	0	2,014,800	1,898,480	0	16,091	0	1,914,571
Major Capital Works Reserve	15,011,938	1,409,342	(8,144,486)	8,276,794	18,170,036	0	170,214	0	18,340,250
Morley Library Seed Reserve	1,111,019	57,344	0	1,168,363	1,102,393	0	9,344	0	1,111,737
Noranda Netball Courts Reserve	84,453	4,359	(15,000)	73,812	83,798	0	710	0	84,508
Rates Smoothing Reserve	1,215,395	327,731	0	1,543,126	1,243,193	0	7,954	0	1,251,147
Recreation Renewal/Upgrade Reserve	4,412,881	227,766	(787,700)	3,852,947	5,226,463	0	44,850	0	5,271,313
Reserve 24090	0	1,000,000	(90,000)	910,000	0	0	0	0	0
Strategic Property Reserve	940,882	48,563	0	989,445	1,027,596	0	8,710	0	1,036,305
Transport Renewal/Upgrade Reserve	5,985,147	308,917	(1,007,900)	5,286,164	6,577,947	0	55,593	0	6,633,540
Total	63,404,051	5,292,052	(14,797,731)	53,898,372	70,061,018	0	613,877	0	70,674,895

City of Bayswater
Capital Acquisitions & Non-Operating Grants
for the period 1 July 2026 to 31 August 2026

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Capital grants, subsidies and contributions - summary							
1622	Buildings	(1,302,750)	(1,343,850)	(104,500)	0	0	(1,343,850)
1652	Plant and equipment	(9,176)	(9,176)	0	0	0	(9,176)
1702	Roads	(3,046,647)	(3,046,647)	(142,332)	0	0	(3,046,647)
1712	Footpath	(135,000)	(135,000)	0	0	0	(135,000)
1732	Park development	(1,839,465)	(1,904,465)	(49,000)	0	0	(1,904,465)
1742	Other infrastructure	(15,250)	(15,250)	(762)	0	0	(15,250)
NA	Reserve 24090	(1,000,000)	(1,000,000)	0	0	0	(1,000,000)
		(7,348,288)	(7,454,388)	(296,594)	0	0	(7,454,388)
Capital acquisitions - summary							
Purchase of asset held for sale							
		0	0	0	0	0	0
Purchase of property, plant and equipment							
1622	Buildings	9,442,973	9,484,073	814,017	649,662	0	8,834,410
1632	Furniture and equipment	2,379,940	2,379,940	17,753	21,388	0	2,358,552
1652	Plant and equipment	2,257,945	2,257,945	356,535	0	0	2,257,945
		14,080,858	14,121,958	1,188,305	671,050	0	13,450,907
Purchase and construction of infrastructure assets							
1702	Roads	4,937,975	4,937,975	236,903	94,549	0	4,843,426
1712	Footpath	1,116,474	1,116,474	42,052	3,701	0	1,112,773
1722	Drainage	323,667	323,667	16,183	4,652	0	319,015
1732	Park development	5,529,722	5,594,722	111,446	154,690	0	5,440,032
1742	Other infrastructure	341,126	341,126	17,055	0	0	341,126
		12,248,964	12,313,964	423,639	257,592	0	12,056,372
Purchase of intangible assets							
		0	0	0	0	0	0
Total by Work in Progress Natural Account		**26,329,822**	**26,435,922**	**1,611,944**	**928,642**	**0**	**25,507,279**

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Buildings							
Building major capital works							
80837	Paddy Walker Depot - improvements	0	0	0	9,383	0	(9,383)
81250	Morley Sport and Rec Renewal - Aircon	51,250	51,250	0	0	0	51,250
81337	Maylands Brickworks Reserve Renewal - Structure	227,500	227,500	0	0	0	227,500
81341	Noranda Soccer Changroom Upgrade	0	0	0	37,213	0	(37,213)
81384	Civic Centre Chiller replacement stage 2A	540,000	540,000	0	60,856	0	479,144
81393	Lightning Park - sewer connection	0	0	0	3,527	0	(3,527)
81400	Morley Sport and Rec Court 3 flooring replacement	0	0	0	262,179	0	(262,179)
81544	Maylands Yacht Club - Ceiling replacement	0	12,263	12,263	591	0	11,672
81549	Bayswater bowling club - Roof repairs	58,500	58,500	0	0	0	58,500
81553	Crimea park clubrooms - Toilet (incl uat) renewal	221,861	221,861	51,028	0	0	221,861
81554	Crimea park clubrooms - Renew roller door	8,400	8,400	0	0	0	8,400
81555	Bayswater bowling club - Aircon renewal	35,875	35,875	0	0	0	35,875
81557	Unscheduled building item replacement	153,750	153,750	0	0	0	153,750
81573	Paddy walker works depot - Prepare & paint (vehicle shelter	135,100	135,100	0	0	0	135,100
81576	Riverside gdns public toilets/server room - Aircon repl	10,250	10,250	0	0	0	10,250
81666	Bedford bowling club - Oven replacement	18,500	18,500	0	0	0	18,500
81687	Maylands sport and rec club - Hot water system replacement	5,000	5,000	0	0	0	5,000
81688	Maylands tennis club and curators - - hot water system repl	6,000	6,000	0	0	0	6,000
81693	Bedford bowling clubrooms - Roof restoration	80,000	80,000	0	0	0	80,000
81696	Morley sport and rec ctr - Court 1 and 2 roof replacement	150,000	150,000	0	0	0	150,000
81700	Crimea park clubrooms - Install access ramp to entry door	15,000	15,000	0	0	0	15,000
81725	Animal mangement facility - Modification of internal layout	102,000	102,000	15,300	0	0	102,000
81726	Clarkson res - Pub toilets & maylands tennis club water supp	100,000	100,000	0	0	0	100,000
81737	Old Post Office (14 King William St)-Restoration	0	33,730	0	0	0	33,730
		1,918,986	1,964,979	78,591	373,749	0	1,591,230
Building minor capital works							
81373	Embleton Golf Course Renewal - Power Pole	0	0	0	1,784	0	(1,784)
81386	Civic Centre Secuirty & access control upgrade	0	0	0	55,037	0	(55,037)
81391	Emergency building Item Replacement	0	0	0	8,775	0	(8,775)
81392	Houghton Park Clubroom - Hot water System Replacement 1	0	0	0	9	0	(9)
81398	Morley Sport and Rec - Re-roof stage 4 and 5 - stage 2	0	0	0	434	0	(434)
81550	Bedford hall - Filipino club - Ceiling replacement	59,963	59,963	0	0	0	59,963
81551	Community grant program - Pat o'hara new storage shed	25,000	25,000	5,000	0	0	25,000
81552	Community grant program - Houghton park new aircon	18,500	18,500	0	0	0	18,500

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
81556	Roof safety systems upgrades	60,000	60,000	0	0	0	60,000
81558	Gibbney res pavillion football w club rooms - Aircon repl	18,000	18,000	0	0	0	18,000
81559	Hampton square reserve - Scout hall - Aircon replacement	20,500	20,500	0	0	0	20,500
81561	Hinds res - Bayswater sea scouts hall - Powerboard repl	5,125	5,125	0	0	0	5,125
81563	Maylands town hall - External doors and hardware repl	28,000	28,000	0	0	0	28,000
81564	Maylands waterland - Renew uv filter lamp & service kit wit	8,200	8,200	0	0	0	8,200
81565	Morley sport and recreation centre - Replace court netting	8,200	8,200	0	0	0	8,200
81566	Morley sport & rec ctr - Wellington room entry/bar & kitche	15,375	15,375	0	0	0	15,375
81567	Morley sport and rec ctr - Renew facility other plant items	41,000	41,000	9,840	0	0	41,000
81568	Morley sport and rec ctr - Secuirty & access control upgrade	71,750	71,750	0	0	0	71,750
81571	Paddy walker works depot - Aircon replacement	51,250	51,250	0	0	0	51,250
81572	Paddy walker works depot - Eye wash bay in mech workshop rnw	18,000	18,000	0	0	0	18,000
81574	Pat o hara res - Rugby clubrooms - Repl of damaged posts	15,375	15,375	0	0	0	15,375
81575	Ra cook reserve - Ra cook pavilion - External painting	45,000	45,000	0	0	0	45,000
81577	Riverslea lodge age care home - Annual allocation	20,500	20,500	0	0	0	20,500
81663	Bayswater men's shed - Skylight & gutter replacement	52,650	52,650	0	0	0	52,650
81667	Lightning park - Pavilion nsa - Aircon renewal stage 1 of 3	25,500	25,500	0	0	0	25,500
81668	Paddy walker works depot - Workshop elec switchboard repl	43,000	43,000	0	0	0	43,000
81671	Bayswater men's shed - Renew roof light sheets	50,000	50,000	0	0	0	50,000
81682	Paddy walker works depot - Replace eaves and wall cladding.	81,900	81,900	0	0	0	81,900
81685	Sue belcher netball centre - Hot water system replacement	15,000	15,000	0	0	0	15,000
81686	Pat o'hara res - Rugby clbrms and chgrooms - Hws rnwl	20,000	20,000	0	0	0	20,000
81690	Maylands waterland - Plant room roller door motor	7,020	7,020	0	0	0	7,020
81694	Beaufort park hall - Re-painting of exterior	20,000	20,000	0	0	0	20,000
81695	Sue belcher netball centre - Internal painting	15,000	15,000	0	0	0	15,000
81699	Environment house - Renew flooring, kitchenette & wall/floor	25,000	25,000	0	0	0	25,000
		884,808	884,808	14,840	66,039	0	818,768

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Aquatic facilities							
81585	Bayswater waves - Air handling unit replacement	120,000	120,000	0	0	0	120,000
81586	Bayswater waves - Detector replacement	36,000	36,000	0	0	0	36,000
81587	Bayswater waves - 25m recirculation pump #2 renewal	11,275	11,275	0	0	0	11,275
81588	Bayswater waves - Dolphin pool cleaner renewal	17,425	17,425	17,425	0	0	17,425
81589	Bayswater waves - Wave recirculation pump #2 vsd renewal	6,663	6,663	0	0	0	6,663
81665	Bayswater waves - Re-roof stage 4 of 6	526,500	526,500	0	0	0	526,500
81681	Bayswater waves - Geothermal main pool htr upgrd	50,000	50,000	0	0	0	50,000
81724	Bayswater waves - Steam room door renewal	36,700	36,700	1,835	0	0	36,700
		804,563	804,563	19,260	0	0	804,563
Aged care facilities							
81378	Aged Persons Homes - Mertome Gardens	25,625	25,625	0	0	0	25,625
		25,625	25,625	0	0	0	25,625
Community capital requests							
81562	Bayswater family centre - Patio, gutter, soak well	19,890	19,890	0	1,193	0	18,697
81664	Bayswater family center - Aircon replacement	17,500	17,500	0	0	0	17,500
		37,390	37,390	0	1,193	0	36,197
Park development construction							
81532	Frank Drago Reserve Redevelopment (excl changerooms)	4,221,862	4,221,862	675,498	33,913	0	4,187,949
		4,221,862	4,221,862	675,498	33,913	0	4,187,949
COVID-19 $5m Stimulus Package Projects							
81698	Maylands libray - Mobile shelving	50,000	50,000	0	0	0	50,000
		50,000	50,000	0	0	0	50,000
Administration Buildings							
81236	Civic Centre Renewal - Aircon	0	0	0	70,827	0	(70,827)
81683	Ranger and security office - Fire hydrant installation	32,980	32,980	14,841	0	0	32,980
		32,980	32,980	14,841	70,827	0	(37,847)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Childcare & Education Buildings							
81560	Hudson street playgroup - Roof repairs	157,500	157,500	0	0	0	157,500
81660	Hudson street playgroup - Switchboard replacement	14,000	14,000	0	0	0	14,000
81661	Replace 2x eol/failing aircon units in northwest classroom	17,500	17,500	0	0	0	17,500
		189,000	189,000	0	0	0	189,000
Halls & Community Centres							
81569	Noranda community & family centre - Aircon replacement	17,425	17,425	0	0	0	17,425
81697	Morley community centre - Activity storeroom floor	10,000	10,000	0	0	0	10,000
		27,425	27,425	0	0	0	27,425
Sport & Recreation Facilities							
81408	The RISE - sports courts ducting for AC	0	0	0	96,324	0	(96,324)
81570	Morley noranda rec club - Aircon replacement	30,750	30,750	0	0	0	30,750
81579	The rise - Staged aircon replacements	184,500	179,607	(4,893)	0	0	179,607
81580	The rise - Replace court netting	7,688	7,688	0	0	0	7,688
81581	The rise - Commercial dishwasher replacement	9,738	9,738	0	0	0	9,738
81582	The rise - Commercial fridge replacement	5,433	5,433	0	0	0	5,433
81583	The rise - Commercial oven and gas burner x 4 replacement	20,000	20,000	0	0	0	20,000
81584	The rise - Lighting upgrade led	30,750	30,750	0	7,618	0	23,132
81662	Morley noranda rec club - Site switchboard upgrade	93,600	93,600	0	0	0	93,600
81691	The rise - Auto door motor replacements	17,500	17,500	0	0	0	17,500
		399,959	395,066	(4,893)	103,942	0	291,124
Libraries							
80683	Bayswater Library - Aircon Replacement	15,375	15,375	0	0	0	15,375
		15,375	15,375	0	0	0	15,375
Other Buildings							
81543	Ellis House - New Art Studio	794,000	794,000	15,880	0	0	794,000
81578	Roxy lane theatre - Aircon replacement	41,000	41,000	0	0	0	41,000
		835,000	835,000	15,880	0	0	835,000
Total Buildings		9,442,973	9,484,073	814,017	649,662	0	8,834,410

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Furniture and equipment							
Furniture and equipment							
81497	Library IT Equipment Renewal	21,013	21,013	5,253	0	0	21,013
81707	Library it self-check kiosk renewal	25,000	25,000	12,500	0	0	25,000
81708	Library it external display locker upgrade	40,000	40,000	0	0	0	40,000
81709	Library it add power points - Bayswater (mezz) and morley	6,000	6,000	0	0	0	6,000
81710	Library it power / data floorworks - Maylands	27,000	27,000	0	0	0	27,000
81711	Library it power/data works – bayswater (kiosk reloc flex sp	3,000	3,000	0	0	0	3,000
81728	Cctv edge server storage device renewal	130,000	130,000	0	0	0	130,000
		252,013	252,013	17,753	0	0	252,013
IT capital							
81111	Information Services - Network Infra Replacement Program	0	0	0	18,170	0	(18,170)
81523	Audio Visual Equipment Renewal	105,063	105,063	0	0	0	105,063
81527	Network Infrastructure Storage Device Renewal	138,683	138,683	0	0	0	138,683
81528	Network Infrastructure Switch Renewal	110,946	110,946	0	0	0	110,946
81529	Network Infrastructure UPS Renewal	100,000	100,000	0	3,218	0	96,782
81608	Sport and recreation it equipment renewal	10,506	10,506	0	0	0	10,506
81669	Pool inspection water test machines	6,000	6,000	0	0	0	6,000
81706	Network expansion and storage consolidation	100,000	100,000	0	0	0	100,000
		571,198	571,198	0	21,388	0	549,810
IT renewal							
81355	Information Services - End User Devices Replacement Program	493,435	493,435	0	0	0	493,435
81356	Information Services - Telephony Replacement Program	73,544	73,544	0	0	0	73,544
81524	End User Devices - Workstation Buffer stock	80,750	80,750	0	0	0	80,750
		647,729	647,729	0	0	0	647,729
CCTV Renewal							
81521	CCTV (Fixed Cameras) Renewal	674,000	674,000	0	0	0	674,000
81522	CCTV (Vehicle Cameras) Renewal	235,000	235,000	0	0	0	235,000
		909,000	909,000	0	0	0	909,000
Total Furniture and equipment		2,379,940	2,379,940	17,753	21,388	0	2,358,552

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Plant and equipment							
Plant and equipment							
81110	Plant and Equipment replacement program	2,228,345	2,228,345	356,535	0	0	2,228,345
		2,228,345	2,228,345	356,535	0	0	2,228,345
Park development construction							
81734	Civic centre - EV charging stations	29,600	29,600	0	0	0	29,600
		29,600	29,600	0	0	0	29,600
Total Plant and equipment		2,257,945	2,257,945	356,535	0	0	2,257,945
Roads							
Road construction							
81336	LCURS - Road Safety Treatments	1,000,000	1,000,000	40,000	31,676	0	968,324
81628	Swan view tce from wall st to kelvin st resurfacing	116,133	116,133	5,807	832	0	115,301
81629	Wall st from peninsula rd to swan view tce resurfacing	87,330	87,330	4,367	0	0	87,330
81630	Cityview cl from watervista pl to cul-de-sac resurfacing	22,038	22,038	1,102	0	0	22,038
81631	Conroy st from fourth av east to central av resurfacing	57,896	57,896	2,895	0	0	57,896
81634	Fogerthorpe cr from peninsula rd to woodhouse rd resurfacing	97,478	97,478	4,874	6,543	0	90,935
81635	Fourth av east from east st to guildford rd resurfacing	163,590	163,590	8,179	768	0	162,822
81636	Kathleen av from eighth av to joseph st resurfacing	147,293	147,293	7,365	13,908	0	133,385
81637	Kiln view from kirkham hill tce to cul-de-sac resurfacing	30,545	30,545	1,527	0	0	30,545
81639	Mary st from fogerthorpe cr to swan bank rd resurfacing	74,415	74,415	3,721	12,087	0	62,328
81640	Milmoe l from kirkham hill tce to cul-de-sac resurfacing	23,678	23,678	1,184	0	0	23,678
81641	Riverslea av from fourth av e to third av e resurfacing	37,720	37,720	1,886	0	0	37,720
81643	Stableford ct from mary st to cul-de-sac resurfacing	27,060	27,060	1,353	0	0	27,060
81644	Third av east from riverslea av to guildford rd resurfacing	53,505	53,505	2,675	395	0	53,110
81645	Watervista pl from swan bank rd to cul-de-sac resurfacing	43,973	43,973	2,198	0	0	43,973
81646	Watson pl from elizabeth st to kirkham hill tce resurfacing	94,710	94,710	4,736	659	0	94,051
81647	Eric singleton bird sanctuary carpark (cp0020) resurf	21,769	21,769	1,089	0	0	21,769
81648	Traffic calming devices (incl for field st improvement)	66,625	66,625	3,331	0	0	66,625
81650	Collier rd to beechboro rd south intersection resurfacing	200,000	200,000	10,000	0	0	200,000
81652	Katanning st within reserve road resurfacing	51,250	51,250	2,563	0	0	51,250
81680	Resurface elstead reserve carpark.	30,750	30,750	1,538	0	0	30,750
81684	Russell st rehabilitation from dewer st to merchant way	136,200	136,200	6,810	0	0	136,200
81689	Olfe St & King william st intersection upgrade	60,000	60,000	3,001	0	0	60,000
81720	Whatley cr signalised ped crossing near leak str underpass	30,000	30,000	1,500	0	0	30,000

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
81721	Kerb replacement program	80,000	80,000	4,000	0	0	80,000
81730	Riverside gardens accessible parking bays	20,000	20,000	1,001	0	0	20,000
		2,773,958	2,773,958	128,702	66,869	0	2,707,089
Roads to recovery							
81632	East st from seventh av to caledonian av resurfacing	177,580	177,580	8,879	820	0	176,760
81633	Elizabeth st from kirkham hill tce to cul-de-sac resurfacing	74,280	74,280	3,714	584	0	73,696
81638	Kirkham hill tce from e st to peninsula rd (r2r) resurf	276,083	276,083	13,804	1,787	0	274,296
81642	Seventh av from whatley cr to kathleen av resurfacing (r2r)	275,365	275,365	13,768	544	0	274,821
		803,308	803,308	40,165	3,736	0	799,572
Black spot state							
81649	Guildford rd ped - Crossing (safe routes to school plan)	79,001	79,001	3,950	0	0	79,001
		79,001	79,001	3,950	0	0	79,001
Base road grant							
81447	Roberts St traffic treatments stage 1	0	0	0	494	0	(494)
81530	Traylen St Traffic treatments	0	0	0	23,100	0	(23,100)
		0	0	0	23,593	0	(23,593)
Metropolitan Regional Road Group Projects							
81651	Broun av from kingston rd to embleton av resurfacing	218,072	218,072	10,904	0	0	218,072
81676	Crimea st southbound from benara rd to wonga rd resurfacing	322,116	322,116	16,106	0	0	322,116
81677	Crimea st southbound from fedders st to wonga rd resurfacing	312,093	312,093	15,605	0	0	312,093
81678	Peninsula rd both cways from guildford rd to #199 resurf	298,485	298,485	14,924	351	0	298,134
81679	Whatley cr both cways from aegis sandstorm to ch 4.84 resurf	130,942	130,942	6,547	0	0	130,942
		1,281,708	1,281,708	64,086	351	0	1,281,357
Total Roads		4,937,975	4,937,975	236,903	94,549	0	4,843,426
Footpath							
Footpath construction							
81425	Pathway Expansion	0	0	0	3,701	0	(3,701)
81426	Pathway Renewal - Various Locations	51,250	51,250	2,563	0	0	51,250
81427	Pathways accessibility upgrades - Various Locations	25,000	25,000	1,250	0	0	25,000
		76,250	76,250	3,813	3,701	0	72,549

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Footpath renewal							
81624	Bike plan initiatives	10,000	10,000	500	0	0	10,000
81625	Safe route to school upgrades	50,000	50,000	2,500	0	0	50,000
81626	Benara rd frm 309 benara rd to beechboro rd nth path new/upg	225,500	225,500	0	0	0	225,500
81627	Roberts st frm frinton st to neville st path new (loc)	66,088	66,088	3,305	0	0	66,088
81692	Allan hill park pathway new	30,000	30,000	1,500	0	0	30,000
81715	Walter rd e frm beechboro rd nth to rugby st path new/upgrd	50,000	50,000	0	0	0	50,000
81716	Halvorson rd from ballard st to cul-de-sac pathway new	128,000	128,000	6,400	0	0	128,000
81717	Rokebury wy frm mickleham rd to doyle st path new (loc)	73,516	73,516	3,676	0	0	73,516
81718	Crimea st frm walter rd to fitzgerald rd (e side) - Arterial	300,000	300,000	15,001	0	0	300,000
81719	Halvorson rd from charnwood st to wheeler st pathway new	102,120	102,120	5,107	0	0	102,120
81732	Newington reserve path and drink fountain	5,000	5,000	250	0	0	5,000
		1,040,224	1,040,224	38,239	0	0	1,040,224
Total Footpath		1,116,474	1,116,474	42,052	3,701	0	1,112,773
Drainage							
Drainage renewal							
81280	Low Point New Drainage Program	0	0	0	4,652	0	(4,652)
81670	Peninsula road no 105-160, maylands drainage renew/reline	273,667	273,667	13,683	0	0	273,667
81672	Wheeler St no 15-17 drainage new	12,500	12,500	625	0	0	12,500
81673	Brand pl no 10-12 drainage new	12,500	12,500	625	0	0	12,500
81674	Anzac st no 13-35 drainage new	25,000	25,000	1,250	0	0	25,000
		323,667	323,667	16,183	4,652	0	319,015
Total Drainage		323,667	323,667	16,183	4,652	0	319,015
Park development							
Park development construction							
80242	Riverbank restoration	0	0	0	1,180	0	(1,180)
81410	Maylands Lakes Masterplan Implementation	0	0	0	4,923	0	(4,923)
81411	Public Bin Renewal Program	80,000	80,000	0	0	0	80,000
81450	Gordon Reserve Bore Pumps Renewal	0	0	0	9,197	0	(9,197)
81459	Ranger and Security Office - 21 Raymond Av Bore Pumps Renewa	0	0	0	5,828	0	(5,828)
81474	Lower Hillcrest Reserve Irrigation Cabinet Renewal	0	0	0	12,399	0	(12,399)
81477	Median - Crimea Benara Irrigation Cabinet Renewal	0	0	0	12,941	0	(12,941)
81482	City Wide - Irrigation system design	100,000	100,000	0	3,570	0	96,430

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
81485	Pat O'Hara Reserve / Morley Recreation Irrigation System Ren	347,022	347,022	0	0	0	347,022
81488	Bath St / Tranby Reserve Irrigation System Renewal	131,981	131,981	0	0	0	131,981
81489	Median Island Tree Planting Program	100,000	100,000	0	0	0	100,000
81492	Park Furniture Renewal Program	52,531	52,531	0	0	0	52,531
81493	Park signage renewal	41,000	41,000	0	0	0	41,000
81494	Passive Park Lights - Renewal Program	21,013	21,013	0	5,108	0	15,905
81495	Passive Park Lights - Replacement Riverside Gardens - pole	0	0	0	14,550	0	(14,550)
81502	Renewal of Crimea - Catch Net Fencing	0	0	0	32,172	0	(32,172)
81510	Riverside Gardens Playground Renewal	700,000	700,000	49,000	0	0	700,000
81590	Abinger reserve - Bore pumps renewal	16,744	16,744	0	0	0	16,744
81591	Benara rd median east bore pumps renewal	19,320	19,320	0	0	0	19,320
81592	Collier rd - Bore pumps renewal	12,880	12,880	0	0	0	12,880
81593	Crimea park - Bore pumps refurbishment	6,440	6,440	6,440	0	0	6,440
81594	Deschamp reserve - Bore pumps renewal	16,744	16,744	16,744	0	0	16,744
81595	Elstead reserve bore - Pumps refurbishment	6,440	6,440	0	0	0	6,440
81596	Frank drago res - Bayswater tennis club bore pumps renewal	12,880	12,880	0	0	0	12,880
81597	Frank drago reserve - Bore pumps refurbishment	6,440	6,440	6,440	0	0	6,440
81598	Hampton square reserve - Bore pumps renewal	19,320	19,320	0	0	0	19,320
81599	Hotham st - Paw bore pumps renewal	10,304	10,304	0	0	0	10,304
81600	Illingbridge st and lindsay dr paw bore pumps renewal	10,304	10,304	0	0	0	10,304
81601	Lawrence st and may st - Paw bore pumps renewal	10,304	10,304	0	0	0	10,304
81603	Maylands golf course - Irrigation system renewal	750,000	750,000	0	0	0	750,000
81604	Millerick reserve - Bore pumps renewal	18,032	18,032	0	0	0	18,032
81605	Nora hughes park - Bore pumps renewal	23,184	23,184	0	0	0	23,184
81606	Wattle park - Bore pumps renewal	15,456	15,456	0	0	0	15,456
81607	Widgee rd / mcgilvray rd roundabout bore pumps renewal	10,304	10,304	0	0	0	10,304
81616	Irwin reserve refurbishment	100,000	100,000	0	0	0	100,000
81617	Remembrance park - Event space	152,725	152,725	0	3,713	0	149,012
81618	Park structure renewal program	52,531	52,531	0	0	0	52,531
81656	Wotton res - Bayswater skatepark vert ramp surface renewal	76,875	76,875	0	0	0	76,875
81657	Shearn memorial pk - Synthetic cricket match wickets renewal	8,200	8,200	0	0	0	8,200
81658	Gibbney reserve - Synthetic cricket practice wickets renewal	51,250	51,250	0	0	0	51,250
81659	Grand promenade reserve - Renewal of batting cages	150,000	150,000	0	0	0	150,000
81701	Houghton park cockatoo waterer	20,000	20,000	0	0	0	20,000
81702	Belstead / granger - Irrigation cabinet renewal	24,348	24,348	0	0	0	24,348
81703	Hawkins - Irrigation cabinet renewal	24,348	24,348	0	0	0	24,348
81704	Newington - Irrigation cabinet renewal	33,180	33,180	0	0	0	33,180

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
81705	Benara rd and crimea rd median irrigation system replacement	100,000	100,000	0	0	0	100,000
81713	Park fencing renewal	50,000	50,000	0	0	0	50,000
81722	Emberson reserve - Synthetic cricket match wickets renewal	8,200	8,200	0	0	0	8,200
81729	Allan hill park solar lighting	30,000	30,000	0	0	0	30,000
81731	Riverside gardens enclosed dog park picnic shelters	30,000	30,000	0	0	0	30,000
81733	Charles st res new high back swing with synthetic softfall	20,000	20,000	5,001	527	0	19,473
81735	Hind/Riverside Gardens	0	65,000	0	0	0	65,000
		3,470,300	3,535,300	83,625	106,107	0	3,429,193
Tree management							
81344	Riverside Gardens Urban Forest (Advocacy Project)	1,200,000	1,200,000	0	27,256	0	1,172,744
		1,200,000	1,200,000	0	27,256	0	1,172,744
Golf course development							
81602	Maylands golf course - Bore pumps refurbishment	115,922	115,922	27,821	0	0	115,922
		115,922	115,922	27,821	0	0	115,922
Playground							
81619	Browns lake reserve - Playground renewal	90,000	90,000	0	0	0	90,000
81620	Kanimbla reserve - Playground renewal	70,000	70,000	0	0	0	70,000
81621	Lightning park - Playground renewal	85,000	85,000	0	0	0	85,000
81622	Plowmans park - Playground renewal	85,000	85,000	0	0	0	85,000
81623	Tom cameron park - Playground renewal	100,000	100,000	0	0	0	100,000
81714	Maylands foreshore - Playground renewal	30,000	30,000	0	0	0	30,000
		460,000	460,000	0	0	0	460,000
Floodlights							
81653	Lightning park - Floodlight re lamp / globe	102,500	102,500	0	0	0	102,500
81723	Hillcrest reserve lower - Floodlight system renewal	150,000	150,000	0	0	0	150,000
		252,500	252,500	0	0	0	252,500
Sports Goals							
81654	Elstead reserve - Goals renewal	10,500	10,500	0	0	0	10,500
81655	Frank drago reserve - Soccer goals renewal	20,500	20,500	0	0	0	20,500
		31,000	31,000	0	0	0	31,000

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Other infrastructure construction							
81062	Tranby House Reserve Foreshore - rehab and revegetation	0	0	0	6,697	0	(6,697)
		0	0	0	6,697	0	(6,697)
Recreation Reserves							
81181	City Wide - Sporting Reserve Fencing Replacements	0	0	0	14,631	0	(14,631)
		0	0	0	14,631	0	(14,631)
Total Park development		5,529,722	5,594,722	111,446	154,690	0	5,440,032
Other infrastructure							
Street lights							
81712	Mary st, stableford ct, ambrose rise for st lightpole upgrd	153,518	153,518	7,676	0	0	153,518
		153,518	153,518	7,676	0	0	153,518
Other infrastructure construction							
81609	Emberson rd bus shelter stop no. 15866 replacement	16,944	16,944	847	0	0	16,944
81610	Guildford rd bus shelter stop no. 11325 replacement	16,944	16,944	847	0	0	16,944
81611	Collier rd bus shelter stop no. 15832 replacement	16,944	16,944	847	0	0	16,944
81612	Collier rd bus shelter stop no. 15831 replacement	16,944	16,944	847	0	0	16,944
81613	Camboon rd bus shelter no. 16194 new	16,944	16,944	847	0	0	16,944
81614	Walter rd east bus shelter no. 15737 new	16,944	16,944	847	0	0	16,944
81615	Wattle drive bus shelter no. 15784 upgrade	16,944	16,944	847	0	0	16,944
81675	Upgrade various bus shelters	34,000	34,000	1,700	0	0	34,000
		152,608	152,608	7,629	0	0	152,608
Other infrastructure construction							
81727	Town centre banner securing system upgrade	35,000	35,000	1,750	0	0	35,000
		35,000	35,000	1,750	0	0	35,000
Total Other infrastructure		341,126	341,126	17,055	0	0	341,126
Total capital projects		**26,329,822**	**26,435,922**	**1,611,944**	**928,642**	**0**	**25,507,279**

10.2.2 List of Payments for the Month of August 2026

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. Schedule of Accounts - Municipal Fund [**10.2.2.1** - 7 pages] 2. Schedule of Accounts - Trust Fund [**10.2.2.2** - 1 page] 3. Summary of Corporate Credit Card Expenses [**10.2.2.3** - 1 page] 4. Summary of Corporate Purchase Card Expenses [**10.2.2.4** - 4 pages] 5. Electronic Fund Transfers [**10.2.2.5** - 1 page]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report presents the list of payments, comprising **Attachments 1, 2, 3, 4 and 5** made under delegated authority for the month of August 2026 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 August 2026 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. **Summary of Corporate Credit Card Expenses (Attachment 3);**
4. **Summary of Corporate Purchase Card Expenses (Attachment 4); and**
5. **Electronic Fund Transfers (Attachment 5).**

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

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 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 August 2026 are included in **Attachment 1**.

Payments drawn from the Trust Fund for the month of August 2026 are included in **Attachment 2.**

Payments made via corporate credit and purchase cards are included in **Attachment 3 and Attachment 4** respectively. *Regulation 13(A) of the Local Government (Financial Management) Regulations 1996* was updated requiring the reporting of payments by employees via purchase cards (i.e. in addition to Credit Cards) to be reported from 1 October 2023. Purchase Cards used by employees include BP (Fuel) and Bunnings Cards with those transactions reported separately but the total spend is included in payments from the Municipal Account.

All other payments of a direct debit nature made from the Municipal including bank fees; payroll payments; and other direct payment arrangements, are represented in **Attachment 5**.

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

Table 1

Payment Type	***Reference***	***Amount $***
Municipal Account BPay Direct Credits Electronic Fund Transfers (EFTs)	BP000337-000338 DC001023-001032, EF101131-101290, EF101332-101790	**$5,771,100.58**
Trust Fund Electronic Fund Transfers (EFTs)	EF101291-101293	**$48,420.02**
Credit Card Expenses	29 July 2026 to 28 August 2026	**$12,468.81**
Direct Debit and Other Electronic Fund Transfer	1 August 2026 to 31 August 2026	**$16,093,387.84**
	Total	**$21,925,377.25**

No payments from previous months were cancelled in August 2026.

LEGISLATIVE COMPLIANCE

Regulation 13 of the *Local Government (Financial Management) Regulations 1996.*

The City's *Procurement Policy* applies.

Council has delegated to the CEO the exercise of its authority to make payments from the Municipal and Trust Funds 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 MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

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 Council Plan 2025-2035, the following applies:

Key Result Area: Leadership and Governance

Outcome 5.1 Good Governance

Objective 5.1.1 Provide ethical and accountable governance

Objective 5.1.2 Ensure resource sustainability for future generations

CONCLUSION

That Council notes the List of Payments for the month of August 2026 comprising **Attachments 1, 2, 3, 4 and 5.**

City of Bayswater

List of Payment - Municipal
for the period 0 January 1900 to 31 August 2026

Reference	*Date*	*Creditor Name*	*Invoice details*	*Amount Paid*
Payments				**$**
BP000337	27/08/26	Coca Cola Europacific Partners Australia Pty Ltd	Kiosk stock	6,702.81
BP000338	27/08/26	RAC Businesswise	Plant and vehicle repairs	600.00
DC001023	03/08/26	Superchoice	Superannuation	4,132.24
DC001024	05/08/26	Easisalary Pty Ltd	Staff superannuation and other deductions	7,698.96
DC001025	06/08/26	Superchoice	Superannuation	295,309.12
DC001026	13/08/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	543.00
DC001027	23/07/26	Western Australia Treasury Corporation	Loan repayments	27,662.40
DC001028	19/08/26	Easisalary Pty Ltd	Staff superannuation and other deductions	7,156.20
DC001029	19/08/26	Superchoice	Superannuation	300,898.01
DC001030	28/08/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	6,154.00
DC001031	21/08/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	199.10
DC001032	26/08/26	Superchoice	Superannuation	396.00
EF101131	05/08/26	Michelle Louise Sutherland	Councillor allowances and reimbursements	3,416.12
EF101132	05/08/26	Filomena Piffaretti	Councillor allowances and reimbursements	13,810.71
EF101133	05/08/26	Elli Petersen-Pik	Councillor allowances and reimbursements	5,625.01
EF101134	05/08/26	Steven George Ostaszewskyj	Councillor allowances and reimbursements	3,416.12
EF101135	05/08/26	Nat Latter	Councillor allowances and reimbursements	3,341.64
EF101136	05/08/26	Anthony Pittaway	Councillor allowances and reimbursements	3,274.64
EF101137	05/08/26	Donovan MacDonald	Councillor allowances and reimbursements	3,133.17
EF101138	05/08/26	Cale Shaun Black	Councillor allowances and reimbursements	3,256.95
EF101139	05/08/26	Calla Loiacono	Councillor allowances and reimbursements	3,274.64
EF101140	06/08/26	AlintaGas Sales Pty Ltd	Gas usage charges	489.80
EF101141	06/08/26	Synergy	Electricity charges - street lighting	102,417.82
EF101142	06/08/26	Water Corporation	Water usage charges	22,603.66
EF101143	06/08/26	Byprogress Pty Ltd T/A Monsterball Broome	Functions and events marketing expenses	2,605.00
EF101144	06/08/26	Services Australia	Fees and charges	110.88
EF101145	06/08/26	Telstra Ltd	Office telephone and communication expenses	18,574.08
EF101146	06/08/26	Amanda Albrecht	Staff allowances and reimbursements	1,500.00
EF101147	06/08/26	Ana Hoseini	Staff allowances and reimbursements	1,471.00
EF101148	06/08/26	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	333.10
EF101149	06/08/26	Kathleen Madden	Staff allowances and reimbursements	156.79
EF101150	06/08/26	Ryan Michael Hall	Staff allowances and reimbursements	19.29
EF101151	06/08/26	ICO Kitching	Commission	573.75
EF101152	06/08/26	JM Coufreur	Commission	488.75
EF101153	06/08/26	Harry Young	Commission	399.50
EF101154	06/08/26	Gemma Rose Cook	Commission	60.00
EF101155	06/08/26	Lane Geoffrey Robert	Commission	1,785.00
EF101156	06/08/26	C M Parnham	Commission	255.00
EF101157	06/08/26	Chinh Nguyen	Commission	170.00
EF101158	06/08/26	CR/TP Davies in Trust For Catherine Isab	Commission	150.00
EF101159	06/08/26	Beth L Harcourt	Commission	397.80
EF101160	06/08/26	Qingya Jin	Commission	30.00
EF101161	06/08/26	A McKinnon Emergency	Commission	263.50
EF101162	06/08/26	Xiang LI	Commission	80.00
EF101163	06/08/26	Amy Freestone	Commission	1,530.00
EF101164	06/08/26	Marina Papalia	Refund bond	550.00
EF101165	06/08/26	Graeme Cross	Refund bond	550.00
EF101166	06/08/26	Niketa Jadhav	Refund bond	550.00
EF101167	06/08/26	Meredith Godley	Refund bond	550.00
EF101168	06/08/26	Isha Foundation Australia	Refund bond	1,943.44
EF101169	06/08/26	Kids Camp Ltd T/A Cahoots	Refund bond	386.65
EF101170	06/08/26	Ekta Silwal	Refund bond	291.00
EF101171	06/08/26	Jennifer Dunstan	Refund animal sterilisation	75.00
EF101172	06/08/26	Amala Bose	Refund crossover	820.00
EF101173	06/08/26	Siby Paul	Refund crossover	820.00
EF101174	06/08/26	David K Burge	Commission	1,530.00
EF101175	06/08/26	V Savage	Commission	60.00
EF101176	06/08/26	Yuen Cheuk Kwan	Commission	72.25
EF101177	06/08/26	Claire Skeet	Commission	935.00
EF101178	06/08/26	J Cornez & C Pierce	Commission	306.00
EF101179	06/08/26	Melissa Maio	Refund crossover	1,495.20
EF101180	06/08/26	Martin Attwod	Refund crossover	2,845.00
EF101181	06/08/26	MK Building Solutions Pty Ltd	Refund residential verge deposit	1,560.00
EF101182	06/08/26	Alti Construct Pty Ltd	Refund residential verge deposit	2,300.00
EF101183	06/08/26	Gershell Investments Pty Ltd	Refund bond	5,000.00
EF101184	06/08/26	Richard Deguara	Refund crossover	3,719.00
EF101185	06/08/26	Carbone Develop	Crossover subsidy	770.00
EF101186	06/08/26	Vincent Kamiko & Susan Kamiko	Refund crossover	761.45
EF101187	06/08/26	Bo Shen	Refund residential verge deposit	1,485.23
EF101188	06/08/26	Go2 Group Pty Ltd	Refund residential verge deposit	1,560.00
EF101189	06/08/26	Thomas Mccarthy	Refund residential verge deposit	750.00
EF101190	06/08/26	Alti Construct Pty Ltd	Refund residential verge deposit	1,560.00
EF101191	06/08/26	Davley Building Pty Ltd	Refund residential verge deposit	1,560.00
EF101192	06/08/26	Davley Building Pty Ltd	Refund residential verge deposit	1,560.00
EF101193	06/08/26	Medano Trust	Refund residential verge deposit	2,300.00
EF101194	06/08/26	Ahmed Latif	Refund residential verge deposit	2,300.00
EF101195	06/08/26	Cong M Tang	Refund rates overpayment	2,000.00
EF101196	06/08/26	L Marion	Refund rates overpayment	220.00
EF101197	06/08/26	Cory James Douglas & Grace Susan Carr	Cloth nappy rebate	100.00
EF101198	13/08/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	1,547.03
EF101199	13/08/26	Bunnings Group Ltd	Engineering works materials	2,450.61
EF101200	13/08/26	Capital Recycling	Street sweeping	20,625.00
EF101201	13/08/26	Cleanaway Pty Ltd	Waste collection and hygiene services	582,010.46
EF101202	13/08/26	Winc Australia Pty Ltd	Office stationery and consumables	9,431.42
EF101203	13/08/26	Captivate Connect	Software maintenance	1,980.00
EF101204	13/08/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	28,740.76
EF101205	13/08/26	The Trustee for the Jansen Gray Family Trust T/A Geoffs Tree Services Pty Ltd	Parks and gardens tree pruning and assoc. services	124,890.49
EF101206	13/08/26	GHD Pty Ltd	Maylands Waterland maintenance	5,775.00
EF101207	13/08/26	The Leisure Institute of WA (Aquatics) Inc.	Memberships and subscriptions	914.81

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				$
EF101208	13/08/26	Garnama Pty Ltd T/A Les Mills Asia Pacific	Memberships and subscriptions	1,179.75
EF101209	13/08/26	Local Health Authorities Analytical Committee	Environmental testing and sampling	18,719.98
EF101210	13/08/26	McInerney Ford	Plant and vehicle parts and materials	120.47
EF101211	13/08/26	McIntosh Holdings Pty Ltd	Plant and vehicle purchasing	57,707.55
EF101212	13/08/26	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	4,659.19
EF101213	13/08/26	Nationwide Training Pty Ltd	Staff training, development and support	680.00
EF101214	13/08/26	Natural Area Holdings Pty Ltd	Parks and gardens plants and trees	17,925.33
EF101215	13/08/26	Officeworks Ltd T/A Officeworks	Office stationery and consumables	352.00
EF101216	13/08/26	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	497.92
EF101217	13/08/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	77.00
EF101218	13/08/26	Sprayline Spraying Equipment	Plant and vehicle parts and materials	66.73
EF101219	13/08/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	227.62
EF101220	13/08/26	Ultimo Catering and Events Pty Ltd	Functions and events catering expenses	828.00
EF101221	13/08/26	WA Local Government Association	Conference expenses	894.30
EF101222	13/08/26	West Australian Newspapers Ltd	Memberships and subscriptions	172.80
EF101223	13/08/26	Western Power	Parks and gardens contract payments	2,694.04
EF101224	13/08/26	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	152.10
EF101225	13/08/26	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	3,428.13
EF101226	13/08/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	2,477.77
EF101227	13/08/26	Look Brilliant Pty Ltd	Marketing and promotional material	1,325.50
EF101228	13/08/26	Irrigation Australia Ltd	Memberships and subscriptions	2,500.00
EF101229	13/08/26	Council On The Ageing WA Inc	Memberships and subscriptions	598.40
EF101230	13/08/26	Fencing Supply Centre	Fencing	3,762.00
EF101231	13/08/26	The Trustee for Lift Shop Trust	Building maintenance and services	2,415.30
EF101232	13/08/26	Baycorp (WA) Pty Ltd	Legal expenses and court costs	167.50
EF101233	13/08/26	Bridgestone Aust Ltd	Plant and vehicle parts and materials	858.37
EF101234	13/08/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	4,398.47
EF101235	13/08/26	Dowsing Group Pty Ltd	Construction and civil works payments	20,203.27
EF101236	13/08/26	LG Solutions Pty Ltd	Memberships and subscriptions	2,310.00
EF101237	13/08/26	ADT Security	Building maintenance and services	4,029.09
EF101238	13/08/26	Genesis Accounting	Memberships and subscriptions	3,905.00
EF101239	13/08/26	The Trustee for S & H Unit Trust T/A Stewart & Heaton Clothing Co Pty Ltd	Staff uniforms and protective equipment	490.60
EF101240	13/08/26	Sonic Health Plus Pty Ltd	Medical services and materials	4,017.20
EF101241	13/08/26	Pump Control Systems	Parks and gardens materials	25,039.30
EF101242	13/08/26	Contra-flow Pty Ltd	Traffic management	8,979.09
EF101243	13/08/26	Woolworths Group Ltd	Functions and events catering expenses	293.94
EF101244	13/08/26	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	137.50
EF101245	13/08/26	GFG Temporary Assist	Labour hire and temporary replacement	11,514.31
EF101246	13/08/26	Indicina Pty Ltd	Parks and gardens contract payments	10,340.00
EF101247	13/08/26	Diana Kudsee	Youth and seniors community activities	340.00
EF101248	13/08/26	IRP Pty Ltd	Labour hire and temporary replacement	2,823.70
EF101249	13/08/26	The Trustee for the O'Grady Family Trust Efficient Site Services	Construction and civil works payments	8,679.00
EF101250	13/08/26	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	94,866.57
EF101251	13/08/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	21,748.18
EF101252	13/08/26	OneMusic Australia	Memberships and subscriptions	6,458.28
EF101253	13/08/26	Twins (WA) Pty Ltd	Functions and events catering expenses	440.00
EF101254	13/08/26	Boyan Electrical Services	Electrical installation and repair	5,205.88
EF101255	13/08/26	AAAC Towing Pty Ltd	Vehicle towing	382.69
EF101256	13/08/26	Arbor West Pty Ltd T/A Classic Tree Services	Parks and gardens tree pruning and assoc. services	46,874.30
EF101257	13/08/26	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	869.53
EF101258	13/08/26	CNW Pty Ltd	Building supplies and hardware	420.47
EF101259	13/08/26	The Trustee for Belmont Unit Trust T/A Daimler Trucks Perth	Plant and vehicle parts and materials	576.84
EF101260	13/08/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	4,692.37
EF101261	13/08/26	Maxwell Robinson & Phelps	Pest control	214.72
EF101262	13/08/26	AMS Technology Group Pty Ltd	Building maintenance and services	1,470.24
EF101263	13/08/26	Brownes Foods Operations Pty Ltd	Staff amenities	176.80
EF101264	13/08/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	419.65
EF101265	13/08/26	NOMA Pty Ltd	Sitting fee	495.00
EF101266	13/08/26	WPC Group Ltd	Labour hire and temporary replacement	9,219.08
EF101267	13/08/26	Tool Kit Depot	Minor equipment purchase	4,085.54
EF101268	13/08/26	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	2,274.66
EF101269	13/08/26	Pases Aqua Pty Ltd	Parks and gardens contract payments	1,721.00
EF101270	13/08/26	The Trustee for K & C Family Trust T/A Prime Trophies	Citizenship expenses	1,025.00
EF101271	13/08/26	RTV Computers Pty Ltd	Minor equipment purchase	15,563.90
EF101272	13/08/26	Silver Star Wanda'rers Line Dancing Group	Youth and seniors community activities	850.00
EF101273	13/08/26	Robert Walters Pty Ltd	Labour hire and temporary replacement	1,539.00
EF101274	13/08/26	Fortis Security Pty Ltd	Building supplies and hardware	836.00
EF101275	13/08/26	McLeods Lawyers Pty Ltd	Legal expenses and court costs	1,467.40
EF101276	13/08/26	AWD Australia Pty Ltd	Plant and vehicle parts and materials	971.07
EF101277	13/08/26	Australian Swim Schools Association Ltd	Memberships and subscriptions	549.00
EF101278	13/08/26	The Trustee for the CHG-Meridian Au Securitisation Trust	Lease and rental payments	19,651.51
EF101279	13/08/26	Cohera-Tech Pty Ltd	Memberships and subscriptions	1,266.84
EF101280	13/08/26	The Trustee for Rise Now Trust T/A Ambrosia Catering & Event Hire	Functions and events catering expenses	10,324.40
EF101281	13/08/26	Westworks Consultancy Pty Ltd T/A Westworks Consultancy	Parks and gardens contract payments	2,442.00
EF101282	13/08/26	KGO Enterprises Pty Ltd T/A Perth Bouncy Castle Hire	Equipment hire	1,211.28
EF101283	13/08/26	Purebean Pty Ltd	Kiosk stock	600.00
EF101284	13/08/26	Deborah Anne Eldridge	Youth and seniors community activities	650.00
EF101285	13/08/26	The Trustee for Cookers Trust T/A Cookers Bulk Oil System	Kiosk stock	277.30
EF101286	13/08/26	Acacia Connection Pty Ltd	Staff training, development and support	6,496.05
EF101287	13/08/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	1,144.00
EF101288	13/08/26	Maisey Collections Pty Ltd T/A Maisey Event Hire	Equipment hire	595.00
EF101289	13/08/26	Biopak Pty Ltd	Kiosk stock	1,285.41
EF101290	13/08/26	Anthony Peter Leeflang T/A Vet24	Animal supplies and services	220.06
EF101332	12/08/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	1,618.58
EF101333	12/08/26	Australian Services Union	Staff superannuation and other deductions	273.00
EF101334	12/08/26	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	3,080.00
EF101335	12/08/26	Bunnings Group Ltd	Engineering works materials	928.50
EF101336	12/08/26	Cat Haven	Animal supplies and services	5,361.00
EF101337	12/08/26	Child Support Agency	Staff superannuation and other deductions	1,496.21
EF101338	12/08/26	Cleanaway Pty Ltd	Waste collection and hygiene services	5,768.40
EF101339	12/08/26	Australian Taxation Office	Staff superannuation and other deductions	372,590.00
EF101340	12/08/26	Winc Australia Pty Ltd	Office stationery and consumables	694.86
EF101341	12/08/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	304,173.96
EF101342	12/08/26	Department of Fire and Emergency Services	Building maintenance and services	9,405.00

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				$
EF101343	12/08/26	Health Insurance Fund of WA	Staff superannuation and other deductions	77.30
EF101344	12/08/26	Seek Ltd	Advertising recruitment	1,893.91
EF101345	12/08/26	The Leisure Institute of WA (Aquatics) Inc.	Staff training, development and support	176.00
EF101346	12/08/26	Garnama Pty Ltd T/A Les Mills Asia Pacific	Memberships and subscriptions	1,645.41
EF101347	12/08/26	Eastern Merchant Pty Ltd T/A Maylands Park Lottery Centre and News Agency	Memberships and subscriptions	98.50
EF101348	12/08/26	Golden Age Health Products & Custom Built Saunas	Minor equipment purchase	1,628.00
EF101349	12/08/26	The Morley Veterinary Hospital	Animal supplies and services	198.00
EF101350	12/08/26	Officeworks Ltd T/A Officeworks	Office stationery and consumables	55.00
EF101351	12/08/26	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	1,218.94
EF101352	12/08/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	1,615.31
EF101353	12/08/26	Brady Australia Pty Ltd T/A Seton Australia	Minor equipment purchase	1,816.10
EF101354	12/08/26	Technology One Ltd	Software maintenance	10,145.82
EF101355	12/08/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	375.67
EF101356	12/08/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	370.95
EF101357	12/08/26	WA Local Government Association	Memberships and subscriptions	85,410.80
EF101358	12/08/26	J.D Caffey & Caffey Family Trust T/A Westbooks	Library book stock and materials	74.14
EF101359	12/08/26	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	193.50
EF101360	12/08/26	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	665.28
EF101361	12/08/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	5,072.57
EF101362	12/08/26	Rentokil Initial Pty Ltd	Building maintenance and services	4,287.85
EF101363	12/08/26	Seaport Nominees Pty Ltd T/A Discus Print and Signage	Printing and graphic design expenses	712.80
EF101364	12/08/26	Perth Scientific Pty Ltd	Environmental testing and sampling	286.00
EF101365	12/08/26	Town Inn Pty Ltd T/A Miss Maud	Functions and events catering expenses	215.35
EF101366	12/08/26	Paywise Pty Ltd	Staff superannuation and other deductions	4,926.42
EF101367	12/08/26	ALS Library Services Pty Ltd	Library book stock and materials	107.88
EF101368	12/08/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	407.84
EF101369	12/08/26	E Fire & Safety	Fire suppression and alarm monitoring	3,184.50
EF101370	12/08/26	Extreme Marquees Pty Ltd	Minor equipment purchase	1,127.00
EF101371	12/08/26	ADT Security	Building maintenance and services	66.42
EF101372	12/08/26	Apace Aid Incorporated	Parks and gardens plants and trees	2,458.50
EF101373	12/08/26	APV Valuers and Asset Management	Asset valuation fees	2,420.00
EF101374	12/08/26	The Trustee for S & H Unit Trust T/A Stewart & Heaton Clothing Co Pty Ltd	Staff uniforms and protective equipment	204.53
EF101375	12/08/26	Message4U Pty Ltd T/A Sinch MessageMedia	Memberships and subscriptions	350.43
EF101376	12/08/26	Trauma Clean WA	Waste collection and hygiene services	285.00
EF101377	12/08/26	Avantgarde Technologies Pty Ltd	IT network maintenance	1,012.00
EF101378	12/08/26	Woolworths Group Ltd	Functions and events catering expenses	241.35
EF101379	12/08/26	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	1,906.30
EF101380	12/08/26	GFG Temporary Assist	Labour hire and temporary replacement	39,970.92
EF101381	12/08/26	Nespresso Australia a Division of Nestle Australia Ltd	Staff amenities	992.00
EF101382	12/08/26	IRP Pty Ltd	Labour hire and temporary replacement	2,258.96
EF101383	12/08/26	The Trustee for the O'Grady Family Trust Efficient Site Services	Parks and gardens contract payments	4,092.00
EF101384	12/08/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	13,318.38
EF101385	12/08/26	Beaver Tree Services Australia Pty Ltd	Parks and gardens contract payments	3,245.00
EF101386	12/08/26	OneMusic Australia	Memberships and subscriptions	3,973.77
EF101387	12/08/26	Twins (WA) Pty Ltd	Functions and events catering expenses	114.00
EF101388	12/08/26	Boyan Electrical Services	Electrical installation and repair	708.45
EF101389	12/08/26	AAAC Towing Pty Ltd	Vehicle towing	3,609.10
EF101390	12/08/26	ibookingsystems	Memberships and subscriptions	99.00
EF101391	12/08/26	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	4,090.10
EF101392	12/08/26	CNW Pty Ltd	Building supplies and hardware	1,068.01
EF101393	12/08/26	Hodge Collard Preston Unit Trust T/A Hodge Collard Preston Architects	Professional consultancy services	31,259.25
EF101394	12/08/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	4,692.37
EF101395	12/08/26	Department of the Premier and Cabinet	Advertising public notices	111.93
EF101396	12/08/26	Brownes Foods Operations Pty Ltd	Staff amenities	176.80
EF101397	12/08/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	419.65
EF101398	12/08/26	WPC Group Ltd	Labour hire and temporary replacement	4,502.58
EF101399	12/08/26	AA Collard Pty Ltd T/A Garden Care West (WA)	Parks and gardens contract payments	660.00
EF101400	12/08/26	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	2,940.58
EF101401	12/08/26	The Trustee for The Garry Millane Family Trust T/A G.M. Millane & Co	Plant and vehicle parts and materials	313.50
EF101402	12/08/26	The Trustee for The Bailey Family Trust T/A Top of the Ladder Gutter Cleaning	Building maintenance and services	4,686.00
EF101403	12/08/26	Omnicom Media Group Australia Pty Ltd	Advertising public notices	1,498.56
EF101404	12/08/26	Hayley Janelle Bilsborow T/A Haylz Cookes n More	Functions and events catering expenses	420.00
EF101405	12/08/26	LGRCEU (WA) T/A The Western Australian Municipal Road Boards Parks	Staff superannuation and other deductions	1,056.00
EF101406	12/08/26	Progility Pty Ltd	Information technology minor purchases	3,539.75
EF101407	12/08/26	Greenway Solutions Pty Ltd	Parks and gardens materials	7,092.80
EF101408	12/08/26	McLeods Lawyers Pty Ltd	Legal expenses and court costs	7,341.42
EF101409	12/08/26	The Trustee for Story Family Trust T/A Steve's Sand Sifting for Playground Services	Parks and gardens contract payments	1,342.00
EF101410	12/08/26	Beinformed Group Pty Ltd T/A BeCarWise	Staff superannuation and other deductions	1,164.85
EF101411	12/08/26	Claudia Boehm T/A Next Door Crafties	Library book stock and materials	1,200.00
EF101412	12/08/26	Novated Lease Australia Pty Ltd	Staff superannuation and other deductions	2,022.15
EF101413	12/08/26	Cohera-Tech Pty Ltd	Memberships and subscriptions	1,900.26
EF101414	12/08/26	Windcave Pty Ltd T/A Windcave Australia	Fees and charges	181.50
EF101415	12/08/26	Watchtower Security Pty Ltd	Equipment maintenance	1,303.50
EF101416	12/08/26	Flare HR Pty Ltd	Staff superannuation and other deductions	1,770.31
EF101417	12/08/26	Thinkproject Australia Pty Ltd	Professional consultancy services	1,980.00
EF101418	12/08/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	335.50
EF101419	12/08/26	Perth Professional Sales & Service Pty Ltd T/A Team Digital	Minor equipment purchase	226.80
EF101420	16/08/26	Australia Post	Postage and courier charges	154.23
EF101421	16/08/26	Synergy	Electricity charges - street lighting	183,335.71
EF101422	16/08/26	Water Corporation	Water usage charges	16,169.47
EF101423	16/08/26	Department of Planning, Lands and Heritage	Fees and charges	225.10
EF101424	16/08/26	T.M Coghill & J Reeves T/A Technologically Speaking	Youth and seniors community activities	800.00
EF101425	16/08/26	Cohesis Pty Ltd	Professional consultancy services	5,497.25
EF101426	16/08/26	Zenith Corporation Australia Pty Ltd T/A Elite Office Furniture	Minor equipment purchase	1,174.38
EF101427	16/08/26	Dorothy Bagshaw	Sitting fee	200.00
EF101428	16/08/26	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	927.45
EF101429	16/08/26	The Trustee for Creative Catering Trust	Functions and events catering expenses	1,910.00
EF101430	16/08/26	Brant Bibby	Sitting fee	200.00
EF101431	16/08/26	Dou He Han Pty Ltd T/A The Pamphleteers	Community engagement framework	510.00
EF101432	16/08/26	Karen Bagshaw	Staff allowances and reimbursements	205.86
EF101433	16/08/26	Thomas Family Trust T/A Lawley's Bakery	Kiosk stock	765.10
EF101434	16/08/26	Lane Geoffrey Robert	Commission	1,785.00
EF101435	16/08/26	Graeme Cross	Refund bond	550.00
EF101436	16/08/26	Ali Talib M H Shukur	Refund residential verge deposit	60.00

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				$
EF101437	16/08/26	Jamie Nick	Refund crossover	671.50
EF101438	16/08/26	Ryan and Kerry Forsyth	Refund crossover	671.50
EF101439	16/08/26	Red Ink Homes Pty Ltd	Refund residential verge deposit	1,560.00
EF101440	16/08/26	Sam Leon Giuffre	Refund residential verge deposit	1,560.00
EF101441	16/08/26	ABN Residential WA Pty Ltd T/A Dale Alco	Refund residential verge deposit	1,485.23
EF101442	16/08/26	Philip Andrew Nolis	Refund residential verge deposit	1,200.00
EF101443	16/08/26	Shelford Constructions Pty Ltd	Refund residential verge deposit	1,435.00
EF101444	16/08/26	Carrisa Pty Ltd T/A Zircon Living	Refund residential verge deposit	1,560.00
EF101445	16/08/26	Cindy Fensom	Refund residential verge deposit	2,300.00
EF101446	16/08/26	Ljubomir and Snjezana Drljaca	Refund crossover	1,530.00
EF101447	16/08/26	Taliya Davidow	Refund crossover	1,562.40
EF101448	16/08/26	Melanie Ramona Prell	Verge garden rebate	250.00
EF101449	16/08/26	Samantha & Nicholas Conroy	Refund residential verge deposit	257.63
EF101450	16/08/26	Vicki Thaxter & Steve Schmoller	Refund residential verge deposit	2,300.00
EF101451	16/08/26	Angela Dignam	Refund residential verge deposit	2,300.00
EF101452	16/08/26	S Moemai	Refund bond	500.00
EF101453	16/08/26	WA Football Commission	Refund bond	550.00
EF101454	16/08/26	Katherine Pena Maldonado	Refund bond	550.00
EF101455	16/08/26	B.E & T.A Moss	Refund crossover	1,777.50
EF101456	16/08/26	Hao Zheng Cheng	Refund crossover	992.00
EF101457	16/08/26	Ghazi Alghizzy	Refund crossover	992.00
EF101458	21/08/26	AlintaGas Sales Pty Ltd	Gas usage charges	507.55
EF101459	21/08/26	BOC Ltd	Minor equipment purchase	277.10
EF101460	21/08/26	Roy Galvin & Co. Pty Ltd T/A Galvins Plumbing Supplies	Building supplies and hardware	240.40
EF101461	21/08/26	Synergy	Electricity charges (other than street lighting)	5,075.68
EF101462	21/08/26	Water Corporation	Water usage charges	7,419.88
EF101463	21/08/26	Cleanaway Equipment Services Pty Ltd	Waste collection and hygiene services	690.91
EF101464	21/08/26	Elan Tzabary	Staff allowances and reimbursements	141.07
EF101465	21/08/26	Assunta Meleca	Councillor allowances and reimbursements	500.00
EF101466	21/08/26	Telstra Ltd	Office telephone and communication expenses	11,947.57
EF101467	21/08/26	Amy Tolley	Staff allowances and reimbursements	46.72
EF101468	21/08/26	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	413.90
EF101469	21/08/26	Nicole Rae Durrant	Staff allowances and reimbursements	273.72
EF101470	21/08/26	Joshua Chapman	Staff allowances and reimbursements	134.99
EF101471	21/08/26	Karen Bagshaw	Staff allowances and reimbursements	160.55
EF101472	21/08/26	Hao Zheng Cheng	Refund crossover	992.00
EF101473	21/08/26	Italiano Property Developers	Refund crossover	1,297.50
EF101474	21/08/26	Denis McDaid	Refund crossover	925.60
EF101475	21/08/26	Rachael Everett	Refund crossover	925.60
EF101476	21/08/26	J Wiggins Roofing Co Pty Ltd T/A Kinsell	Refund residential verge deposit	1,560.00
EF101477	21/08/26	J Wiggins Roofing Co Pty Ltd T/A Kinsell	Refund residential verge deposit	1,560.00
EF101478	21/08/26	MGB Legal Pty Ltd	Refund rates overpayment	164.90
EF101479	21/08/26	MGB Legal Pty Ltd	Refund rates overpayment	163.29
EF101480	21/08/26	Vinsan Contracting Pty Ltd	Refund residential verge deposit	2,369.00
EF101481	21/08/26	Darren Antonio Camaratta	Refund residential verge deposit	2,300.00
EF101482	21/08/26	Jaqueline Bacon & Lane Tomich	Refund residential verge deposit	2,300.00
EF101483	21/08/26	Plunkett Homes (1903) PL	Refund residential verge deposit	1,485.23
EF101484	21/08/26	Anne Bennett	Commission	127.50
EF101485	21/08/26	B G Crappsley	Commission	340.00
EF101486	21/08/26	Frida Dougall	Commission	178.50
EF101487	21/08/26	Yi-Chun Chen	Commission	85.00
EF101488	21/08/26	Tom Linden-Wood	Commission	127.50
EF101489	21/08/26	Taani Lum	Commission	722.50
EF101490	21/08/26	Simon Drew McArdell	Commission	1,020.00
EF101491	21/08/26	San Cheung Yeung	Commission	1,275.00
EF101492	21/08/26	Samuel & Charlotte Fardoe	Commission	1,275.00
EF101493	21/08/26	P. Rae	Commission	191.25
EF101494	21/08/26	Maurice MR Ball & Pamela M Tuckett	Commission	408.00
EF101495	21/08/26	Orlando Scolese	Commission	552.50
EF101496	21/08/26	Maureen Faas	Commission	493.00
EF101497	21/08/26	P Milinda Kaushalya Nonis	Commission	374.00
EF101498	21/08/26	Mozhgan Rahmani	Commission	45.00
EF101499	21/08/26	Damien Troy & Bonne Jade Arnott	Commission	50.00
EF101500	21/08/26	Laura Peden	Commission	935.00
EF101501	21/08/26	Jane F Marron	Commission	722.50
EF101502	21/08/26	Afsaneh Zendegani	Commission	50.00
EF101503	21/08/26	John Kirk	Commission	340.00
EF101504	21/08/26	John Dakin	Commission	255.00
EF101505	21/08/26	J. Johnson	Commission	340.00
EF101506	21/08/26	Jane L. Aitken	Commission	450.50
EF101507	21/08/26	Mecah Siarn White	Commission	1,445.00
EF101508	21/08/26	Lesley Marshall	Commission	612.00
EF101509	21/08/26	Luigi Marco D'Adamo	Commission	170.00
EF101510	21/08/26	Lucie Groom	Commission	1,530.00
EF101511	21/08/26	R Schulz	Refund of term program	168.00
EF101512	21/08/26	Daniel C Bull	Refund bond	1,000.00
EF101513	21/08/26	Ruby T I Kwong	Verge garden rebate	250.00
EF101514	21/08/26	RJ & LJ Morris	Cloth nappy rebate	100.00
EF101515	21/08/26	Adrian Fabiankovits	Commission	30.00
EF101516	21/08/26	Bevan Malcolm Uren & Elizabeth Williams	Refund infringement	80.00
EF101517	20/08/26	A. Richards Pty Ltd T/A Richgro Garden Products	Parks and gardens materials	1,316.16
EF101518	20/08/26	Asphaltech Pty Ltd	Engineering works materials	682.64
EF101519	20/08/26	Australia Day Council of WA Inc	Memberships and subscriptions	836.00
EF101520	20/08/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	292.60
EF101521	20/08/26	Bayswater Croquet Club (Inc)	Garden maintenance	3,407.00
EF101522	20/08/26	Bunnings Group Ltd	Engineering works materials	3,874.97
EF101523	20/08/26	Cat Haven	Animal supplies and services	880.00
EF101524	20/08/26	Architectural Ceiling Systems Pty Ltd T/A Ceiling Manufacturers of Australia	Construction and civil works tools and materials	427.68
EF101525	20/08/26	Chemistry Centre (WA)	Environmental testing and sampling	3,067.68
EF101526	20/08/26	Cleanaway Pty Ltd	Waste collection and hygiene services	932.36
EF101527	20/08/26	Detail West	Plant and vehicle repairs	220.00
EF101528	20/08/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	334,805.83
EF101529	20/08/26	Fuel Distributors of WA Pty Ltd	Fuel and oil	20,439.76
EF101530	20/08/26	Kevrek (Australia) Pty Ltd	Plant and vehicle parts and materials	711.80

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				$
EF101531	20/08/26	Local Government Professionals Aust WA	Memberships and subscriptions	3,200.00
EF101532	20/08/26	Modern Teaching Aids Pty Ltd	Library book stock and materials	21.95
EF101533	20/08/26	Rotary Club of Morley Inc	Functions and events site setup expenses	2,750.00
EF101534	20/08/26	Natural Area Holdings Pty Ltd	Parks and gardens contract payments	1,457.50
EF101535	20/08/26	Officeworks Ltd T/A Officeworks	Youth and seniors community activities	129.00
EF101536	20/08/26	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	1,906.91
EF101537	20/08/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	505.57
EF101538	20/08/26	The Trustee for FAMD Trust & Top Spot Trust T/A Retech Rubber Pty Ltd	Parks and gardens contract payments	4,719.00
EF101539	20/08/26	Sprayline Spraying Equipment	Plant and vehicle parts and materials	1,692.58
EF101540	20/08/26	Antonio D'Onofrio	Citizenship expenses	200.00
EF101541	20/08/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	390.52
EF101542	20/08/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	180.20
EF101543	20/08/26	Ultimo Catering and Events Pty Ltd	Functions and events catering expenses	2,139.00
EF101544	20/08/26	Landgate	Gross rental valuation charges	1,337.73
EF101545	20/08/26	Western Power	Parks and gardens contract payments	6,625.00
EF101546	20/08/26	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	200.00
EF101547	20/08/26	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	2,833.74
EF101548	20/08/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	5,289.32
EF101549	20/08/26	Australian Golf Course Superintendents Association Ltd	Memberships and subscriptions	520.00
EF101550	20/08/26	Heidelberg Materials Australia Pty Ltd	Construction and civil works tools and materials	354.64
EF101551	20/08/26	West Coast Turf	Parks and gardens contract payments	7,058.70
EF101552	20/08/26	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	3,274.36
EF101553	20/08/26	Perth Scientific Pty Ltd	Environmental testing and sampling	143.00
EF101554	20/08/26	Town Inn Pty Ltd T/A Miss Maud	Functions and events catering expenses	271.30
EF101555	20/08/26	Department of Transport - Vehicle Search	Vehicle searches	961.05
EF101556	20/08/26	CSE Crosscom Pty Ltd	Memberships and subscriptions	550.00
EF101557	20/08/26	Rubek Automatic Doors	Building maintenance and services	350.35
EF101558	20/08/26	Bridgestone Aust Ltd	Plant and vehicle parts and materials	605.00
EF101559	20/08/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	399.84
EF101560	20/08/26	Bartco Traffic Equipment Pty Ltd	Plant and vehicle parts and materials	448.14
EF101561	20/08/26	Nisbets Australia Pty Ltd	Building supplies and hardware	884.73
EF101562	20/08/26	Dowsing Group Pty Ltd	Construction and civil works payments	3,342.90
EF101563	20/08/26	Maylands Tennis Club Inc	Parks and gardens contract payments	19,780.32
EF101564	20/08/26	LGConnect Pty Ltd	Professional consultancy services	5,346.00
EF101565	20/08/26	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	340.23
EF101566	20/08/26	Trauma Clean WA	Waste collection and hygiene services	610.00
EF101567	20/08/26	Aquamonix Pty Ltd	Parks and gardens contract payments	6,792.50
EF101568	20/08/26	CITEC Confirm	Vehicle searches	21.55
EF101569	20/08/26	Contra-flow Pty Ltd	Traffic management	11,868.71
EF101570	20/08/26	Robert Thomas White T/A Oz Bat	Kiosk stock	330.00
EF101571	20/08/26	Kay Family Trust T/A Pressure Masters	Plant and vehicle parts and materials	157.30
EF101572	20/08/26	The trustee for Grano Unit Trust T/A Grano Direct	Engineering works materials	430.69
EF101573	20/08/26	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	2,019.60
EF101574	20/08/26	BP Australia Pty Ltd	Fuel and oil	2,468.40
EF101575	20/08/26	Cleantex Pty Ltd	Staff uniforms and protective equipment	150.69
EF101576	20/08/26	IRP Pty Ltd	Labour hire and temporary replacement	2,823.70
EF101577	20/08/26	The Trustee for the O'Grady Family Trust Efficient Site Services	Construction and civil works payments	9,488.60
EF101578	20/08/26	Carol Foley	Youth and seniors community activities	340.00
EF101579	20/08/26	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	87,065.00
EF101580	20/08/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	8,917.45
EF101581	20/08/26	Beaver Tree Services Australia Pty Ltd	Parks and gardens contract payments	9,577.70
EF101582	20/08/26	NoiseNet Operations Pty Ltd	Minor equipment purchase	4,884.00
EF101583	20/08/26	Boyan Electrical Services	Electrical installation and repair	12,832.69
EF101584	20/08/26	AAAC Towing Pty Ltd	Vehicle towing	3,547.50
EF101585	20/08/26	Diversity Council Australia Ltd	Memberships and subscriptions	5,403.00
EF101586	20/08/26	CNW Pty Ltd	Building supplies and hardware	7,230.20
EF101587	20/08/26	Product Recovery Industries Pty Ltd	Tipping fee	825.00
EF101588	20/08/26	Kmart Australia Ltd	Minor equipment purchase	132.00
EF101589	20/08/26	William Buck Consulting (WA) Pty Ltd	Audit services	3,696.00
EF101590	20/08/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	1,813.96
EF101591	20/08/26	AMS Technology Group Pty Ltd	Building maintenance and services	2,264.12
EF101592	20/08/26	Brownes Foods Operations Pty Ltd	Staff amenities	75.14
EF101593	20/08/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	419.65
EF101594	20/08/26	All-Ways Training Services Pty Ltd	Staff training, development and support	550.00
EF101595	20/08/26	WPC Group Ltd	Labour hire and temporary replacement	17,646.11
EF101596	20/08/26	Olistico Pty Ltd	Youth and seniors community activities	828.00
EF101597	20/08/26	AA Collard Pty Ltd T/A Garden Care West (WA)	Parks and gardens contract payments	330.00
EF101598	20/08/26	Perth Medical Volunteers Inc	Medical services and materials	1,660.23
EF101599	20/08/26	Rowe Group (WA) Pty Ltd T/A Air Tools WA	Building maintenance and services	743.49
EF101600	20/08/26	GO2CUP Pty Ltd	Waste collection and hygiene services	8,226.90
EF101601	20/08/26	Progility Pty Ltd	IT network maintenance	27,170.45
EF101602	20/08/26	Savana Environmental Australia Pty Ltd T/A Savana Services	Environmental services and supplies	5,085.85
EF101603	20/08/26	AMC Commercial Cleaning (WA) Pty Ltd	Cleaning services	12,928.30
EF101604	20/08/26	WATFS Pty Ltd T/A WA Temporary Fencing Supplies	Fencing	660.00
EF101605	20/08/26	Jenoptik Australia Pty Ltd	Memberships and subscriptions	658.20
EF101606	20/08/26	Djena Boodja-K Pty Ltd	Sitting fee	550.00
EF101607	20/08/26	The Trustee for Rise Now Trust T/A Ambrosia Catering & Event Hire	Functions and events catering expenses	448.00
EF101608	20/08/26	Watchtower Security Pty Ltd	Equipment maintenance	434.50
EF101609	20/08/26	Remote Asset Inspection & Maintenance Pty Ltd	Construction and civil works payments	2,920.50
EF101610	20/08/26	Jane Louise Murphy T/A Afterglow Interpreting Services	Language Interpretative Service	2,838.00
EF101611	20/08/26	Grosvenor Engineering Group Pty Ltd	Equipment purchases	139,370.00
EF101612	20/08/26	Deborah Anne Eldridge	Youth and seniors community activities	650.00
EF101613	20/08/26	The Trustee for Cookers Trust T/A Cookers Bulk Oil System	Kiosk stock	523.33
EF101614	20/08/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	2,970.00
EF101615	20/08/26	Altus Group Consulting Pty Ltd	Professional consultancy services	3,300.00
EF101616	20/08/26	The Trustee for Smoke and Mirrors Trust T/A Smoke and Mirror	Equipment hire	3,881.63
EF101617	20/08/26	Biopak Pty Ltd	Kiosk stock	110.83
EF101618	20/08/26	Endeavour Group Ltd T/A Dan Murphy's	Functions and events catering expenses	399.37
EF101619	20/08/26	Muzcar Unit Trust T/A Borrell Rafferty Associates Pty Ltd	Professional consultancy services	3,256.00
EF101620	20/08/26	Thomas Family Trust T/A Lawley's Bakery	Kiosk stock	830.14
EF101621	27/08/26	AlintaGas Sales Pty Ltd	Gas usage charges	3,792.30
EF101622	27/08/26	J.Blackwood & Son Pty Ltd T/A Blackwoods Atkins	Depot stores and consumables	1,549.68
EF101623	27/08/26	Roy Galvin & Co. Pty Ltd T/A Galvins Plumbing Supplies	Building supplies and hardware	5,931.21
EF101624	27/08/26	Synergy	Electricity charges (other than street lighting)	35,394.34

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				$
EF101625	27/08/26	Northam's Avon Descent Association (Inc)	Grants and funding	22,000.00
EF101626	27/08/26	Water Corporation	Water usage charges	24,670.43
EF101627	27/08/26	LGISWA	Insurance excess	1,000.00
EF101628	27/08/26	Paywise Pty Ltd	Staff superannuation and other deductions	864.54
EF101629	27/08/26	T.M Coghill & J Reeves T/A Technologically Speaking	Youth and seniors community activities	885.00
EF101630	27/08/26	Easisalary Pty Ltd	Staff superannuation and other deductions	2,058.39
EF101631	27/08/26	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	169.40
EF101632	27/08/26	The Trustee for Malaga Centa No 2 Trust	Minor equipment purchase	293.00
EF101633	27/08/26	The Trustee for Creative Catering Trust	Functions and events catering expenses	971.00
EF101634	27/08/26	Veolia Environmental Services (Australia) Pty Ltd	Building maintenance and services	4,558.55
EF101635	27/08/26	Carl Ericsson	Commission	180.00
EF101636	27/08/26	Wendy Stone	Refund crossover	2,072.00
EF101637	27/08/26	PA & KL Hesse	Crossover subsidy	745.50
EF101638	27/08/26	KGM TIC	Refund animal sterilisation	150.00
EF101639	27/08/26	Julia Jotta	Refund animal sterilisation	150.00
EF101640	27/08/26	Lana Abro	Refund rates overpayment	1,000.00
EF101641	27/08/26	Jordan Bonannella	Crossover subsidy	1,872.40
EF101642	27/08/26	David De Beaux	Refund residential verge deposit	2,300.00
EF101643	27/08/26	Hilburn Constructions	Refund residential verge deposit	1,560.00
EF101644	27/08/26	Prem Nagappan Pillai Subha	Refund residential verge deposit	2,300.00
EF101645	27/08/26	Jasmina Abbott	Refund bond	550.00
EF101646	27/08/26	Yamatji Leadership Collective	Refund bond	1,000.00
EF101647	27/08/26	Adam Barralet	Refund bond	65.50
EF101648	27/08/26	Michelle + Adam Trainer	Commission	106.25
EF101649	27/08/26	Gertrina Hayden	Commission	425.00
EF101650	27/08/26	Shivan Amedi	Refund residential verge deposit	2,300.00
EF101651	27/08/26	Nu-Style Living Pty Ltd	Refund residential verge deposit	2,300.00
EF101652	27/08/26	Nu-Style Living Pty Ltd	Refund residential verge deposit	2,300.00
EF101653	27/08/26	Home Group WA Pty Ltd	Refund residential verge deposit	1,560.00
EF101654	27/08/26	Materon Investments WA Pty Ltd	Refund residential verge deposit	1,560.00
EF101655	27/08/26	Action Glass & Aluminium	Building supplies and hardware	312.93
EF101656	27/08/26	A. Richards Pty Ltd T/A Richgro Garden Products	Parks and gardens materials	762.96
EF101657	27/08/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	2,000.24
EF101658	27/08/26	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	339.90
EF101659	27/08/26	Bedford-Dianella Vet Centre	Animal supplies and services	55.00
EF101660	27/08/26	Bunnings Group Ltd	Engineering works materials	1,975.38
EF101661	27/08/26	Cleanaway Pty Ltd	Waste collection and hygiene services	10,516.00
EF101662	27/08/26	Winc Australia Pty Ltd	Office stationery and consumables	14,256.05
EF101663	27/08/26	The Trustee for the Cavalino Trust T/A Di Candilo Steel City	Engineering works materials	477.40
EF101664	27/08/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	55,106.00
EF101665	27/08/26	Fuel Distributors of WA Pty Ltd	Fuel and oil	5,486.54
EF101666	27/08/26	The Trustee for the Jansen Gray Family Trust T/A Geoffs Tree Services Pty Ltd	Parks and gardens tree pruning and assoc. services	85,580.55
EF101667	27/08/26	Jason Signmakers	Signage and banners	12,280.72
EF101668	27/08/26	Rosmech Sales & Service Pty Ltd	Plant and vehicle parts and materials	1,389.06
EF101669	27/08/26	The Leisure Institute of WA (Aquatics) Inc.	Memberships and subscriptions	88.00
EF101670	27/08/26	Lock, Stock & Farrell Locksmith Pty Ltd	Key / lock services	716.22
EF101671	27/08/26	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	174.25
EF101672	27/08/26	Guardian Tactile Systems Pty Ltd	Equipment purchases	3,415.20
EF101673	27/08/26	The Trustee for the Parker Black & Forrest Unit Trust Parker Black and Forrest	Key / lock services	103.57
EF101674	27/08/26	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	476.76
EF101675	27/08/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	3,367.98
EF101676	27/08/26	The Royal Life Saving Society WA Inc	Staff training, development and support	200.00
EF101677	27/08/26	Sports Turf Technology Pty Ltd	Parks and gardens contract payments	6,236.13
EF101678	27/08/26	Sprayline Spraying Equipment	Plant and vehicle parts and materials	437.84
EF101679	27/08/26	St John Ambulance Western Australia Ltd	Medical services and materials	160.50
EF101680	27/08/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	2,186.90
EF101681	27/08/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	767.45
EF101682	27/08/26	Ultimo Catering and Events Pty Ltd	Functions and events catering expenses	1,242.00
EF101683	27/08/26	Western Resource Recovery	Waste collection and hygiene services	308.00
EF101684	27/08/26	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	389.00
EF101685	27/08/26	Morley/Noranda Recreation Club Inc	Garden maintenance	16,402.31
EF101686	27/08/26	Nestle Australia Ltd	Staff amenities	2,081.82
EF101687	27/08/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	7,827.15
EF101688	27/08/26	A1 Locksmiths	Key / lock services	2,551.95
EF101689	27/08/26	The Trustee for Swan Towing Trust	Vehicle towing	983.13
EF101690	27/08/26	Heidelberg Materials Australia Pty Ltd	Construction and civil works tools and materials	405.68
EF101691	27/08/26	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	3,274.36
EF101692	27/08/26	Blue Force Pty Ltd	Equipment maintenance	58,024.39
EF101693	27/08/26	Saferight Pty Ltd	Staff training, development and support	1,400.00
EF101694	27/08/26	Cleverpatch Pty Ltd	Youth and seniors community activities	503.33
EF101695	27/08/26	Veolia Recycling & Recovery Pty Ltd	Waste collection and hygiene services	146.80
EF101696	27/08/26	Abco Products Pty Ltd	Cleaning supplies	6,319.11
EF101697	27/08/26	Acurix Networks Pty Ltd	Software maintenance	2,046.00
EF101698	27/08/26	Bridgestone Aust Ltd	Plant and vehicle parts and materials	2,574.29
EF101699	27/08/26	Corsign WA Pty Ltd	Signage and banners	137.50
EF101700	27/08/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	2,204.50
EF101701	27/08/26	Intelife Group Ltd	Building maintenance and services	2,839.01
EF101702	27/08/26	Vorgee Pty Ltd	Kiosk stock	2,426.81
EF101703	27/08/26	E Fire & Safety	Fire suppression and alarm monitoring	2,502.01
EF101704	27/08/26	ADT Security	Building maintenance and services	307.13
EF101705	27/08/26	The Trustee for Aberhart & Rajoo Unit Trust T/A W.A. Cleaning Equipment Repairs	Equipment maintenance	2,206.33
EF101706	27/08/26	The Trustee for Rawlinson Roberts & Partners Unit Trust T/A Rawlinsons Publishing	Memberships and subscriptions	600.00
EF101707	27/08/26	Perth Energy Pty Ltd T/A Goldfields Energy	Gas usage charges	29,379.28
EF101708	27/08/26	Morley Mower Centre	Parks and gardens contract payments	114.40
EF101709	27/08/26	Sonic Health Plus Pty Ltd	Medical services and materials	5,250.30
EF101710	27/08/26	Boilertronix	Building maintenance and services	804.83
EF101711	27/08/26	Talis Consultants	Professional consultancy services	15,950.00
EF101712	27/08/26	Two Way Hire and Sales	Equipment hire	286.00
EF101713	27/08/26	Pirtek Malaga	Equipment repairs	1,329.17
EF101714	27/08/26	Contra-flow Pty Ltd	Traffic management	9,306.73
EF101715	27/08/26	Alinea Inc.	Postage and courier charges	8,728.61
EF101716	27/08/26	Planet Footprint Pty Ltd T/A Azility	Memberships and subscriptions	40,040.00
EF101717	27/08/26	Avantgarde Technologies Pty Ltd	IT network maintenance	4,950.00
EF101718	27/08/26	Woolworths Group Ltd	Functions and events catering expenses	299.48

Reference	*Date*	*Creditor Name*	*Invoice details*	*Amount Paid*
Payments				**$**
EF101719	27/08/26	Linemarking WA Pty Ltd	Parking bays marking	2,795.96
EF101720	27/08/26	Living Turf	Parks and gardens plants and trees	19,428.20
EF101721	27/08/26	Officeasy Pty Ltd T/A McLernons Business Base	Minor equipment purchase	1,307.00
EF101722	27/08/26	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	1,852.40
EF101723	27/08/26	Advance Press (2013) Pty Ltd	Publications	14,679.50
EF101724	27/08/26	Mader Contracting Pty Ltd	Labour hire and temporary replacement	21,540.75
EF101725	27/08/26	F E Technologies Pty Ltd	Library book stock and materials	1,269.40
EF101726	27/08/26	IRP Pty Ltd	Labour hire and temporary replacement	2,258.96
EF101727	27/08/26	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	17,928.34
EF101728	27/08/26	Bucher Municipal Pty Ltd	Plant and vehicle parts and materials	925.12
EF101729	27/08/26	Beaver Tree Services Australia Pty Ltd	Parks and gardens contract payments	4,867.50
EF101730	27/08/26	SoCo Studios	Photography / video production	1,980.00
EF101731	27/08/26	Abacus Cash Systems Pty Ltd	Minor equipment purchase	786.50
EF101732	27/08/26	Boyan Electrical Services	Electrical installation and repair	17,184.17
EF101733	27/08/26	Ricoh Australia Pty Ltd	Photocopying contract charges	5,197.98
EF101734	27/08/26	Exbo Signage and Digital Pty Ltd T/A Bokay Signage	Plant and vehicle parts and materials	1,005.57
EF101735	27/08/26	Stuart G Shackell Pty Ltd T/A Signarama Morley	Signage and banners	2,348.50
EF101736	27/08/26	Freedom Fairies Pty Ltd	Functions and events entertainment expenses	3,844.50
EF101737	27/08/26	The Trustee for Silverspring Trust T/A T J Depiazzi & Sons	Parks and gardens materials	9,211.18
EF101738	27/08/26	The Trustee for the Nannup Family Trust T/A Indigenous Tours WA	Library book stock and materials	1,100.00
EF101739	27/08/26	Urban Resources Pty Ltd	Parks and gardens materials	3,801.60
EF101740	27/08/26	Safety Barriers WA Pty Ltd	Equipment purchases	12,122.00
EF101741	27/08/26	CNW Pty Ltd	Building supplies and hardware	1,706.46
EF101742	27/08/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	1,536.82
EF101743	27/08/26	Maxwell Robinson & Phelps	Pest control	1,411.34
EF101744	27/08/26	DLF Co Pty Ltd	Parks and gardens contract payments	1,078.00
EF101745	27/08/26	Kasse Marie McCummiskey T/A Move & Nourish with Kasse	Youth and seniors community activities	850.00
EF101746	27/08/26	IWM (PBH) Pty Ltd T/A Perth Bin Hire	Waste collection and hygiene services	1,512.86
EF101747	27/08/26	AMS Technology Group Pty Ltd	Building maintenance and services	111,287.79
EF101748	27/08/26	Brownes Foods Operations Pty Ltd	Staff amenities	176.80
EF101749	27/08/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	438.65
EF101750	27/08/26	Aarco Environmental Solutions Pty Ltd	Environmental health services and supplies	1,310.38
EF101751	27/08/26	The Trustee for the BA Wood-Gush Family Trust T/A Insight Urbanism	Sitting fee	500.00
EF101752	27/08/26	Pro-Lamps Pty Ltd	Building supplies and hardware	572.00
EF101753	27/08/26	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	5,215.24
EF101754	27/08/26	Miltom Pty Ltd T/A Classic Hire	Equipment hire	1,750.65
EF101755	27/08/26	TJ & RJ Sellick Pty Ltd T/A Lawn Doctor Turf Solutions	Parks and gardens contract payments	9,726.06
EF101756	27/08/26	The Institute of Internal Auditors-Australia	Memberships and subscriptions	690.00
EF101757	27/08/26	Specialist Trailer Builders Pty T/A OMB WA	Plant and vehicle parts and materials	1,309.00
EF101758	27/08/26	The First Aid Group Pty Ltd	Medical services and materials	1,593.07
EF101759	27/08/26	Grzyb C & Ross S T/A Flowers in Wonderland	Gifts and presents	680.00
EF101760	27/08/26	Australian Agribusiness (Holdings) Pty Ltd T/A Nuturf	Parks and gardens materials	2,420.00
EF101761	27/08/26	Techworks Plumbing Pty Ltd Techworks Plumbing Pty Ltd	Construction and civil works payments	40,529.80
EF101762	27/08/26	Club Fed Pty Ltd T/A Evolve WA	Professional consultancy services	262.50
EF101763	27/08/26	Arbor Centre Group Pty Ltd	Parks and gardens plants and trees	15,721.09
EF101764	27/08/26	RTV Computers Pty Ltd	Minor equipment purchase	495.00
EF101765	27/08/26	Omnicom Media Group Australia Pty Ltd	Advertising public notices	4,587.50
EF101766	27/08/26	Cromag Pty Ltd T/A Sigma Chemicals & Telford Industries	Minor equipment purchase	877.80
EF101767	27/08/26	JEC Holdings WA Pty Ltd T/A CAI Fences	Fencing	53,831.86
EF101768	27/08/26	CTI5 Pty Ltd T/A CTI Risk Management	Fees and charges	2,630.66
EF101769	27/08/26	Paatsch Consulting Pty Ltd T/A Paatsch Group	Professional consultancy services	22,721.88
EF101770	27/08/26	The Trustee for L Jeffrey Family Trust T/A Cockburn Party Hire	Equipment hire	10,301.60
EF101771	27/08/26	McLeods Lawyers Pty Ltd	Legal expenses and court costs	10,182.61
EF101772	27/08/26	Komatsu Australia Pty Ltd	Engineering works materials	210.89
EF101773	27/08/26	FX Hanging Systems	Functions and events supplies	1,257.30
EF101774	27/08/26	Coldtrek WA Pty Ltd	Kiosk stock	346.25
EF101775	27/08/26	3CIR Pty Ltd	Staff training, development and support	1,350.00
EF101776	27/08/26	Head Oceania Pty Ltd T/A Zoggs Australia	Staff uniforms and protective equipment	4,909.85
EF101777	27/08/26	Lisa Katherine Driehuis T/A Chair Dancing Perth	Youth and seniors community activities	700.00
EF101778	27/08/26	TKPH Pty Ltd T/A OTR Tyres	Plant and vehicle repairs	2,256.14
EF101779	27/08/26	Acacia Connection Pty Ltd	Staff training, development and support	2,941.40
EF101780	27/08/26	The Trustee for PFL Unit Trust Print Finishing Line	Printing and graphic design expenses	3,344.00
EF101781	27/08/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	451.00
EF101782	27/08/26	Gresley Abas Pty Ltd T/A Gresley Abas	Professional consultancy services	50,668.75
EF101783	27/08/26	Cythera Pty Ltd	IT network maintenance	20,350.00
EF101784	27/08/26	Schlager Group Pty Ltd	Building maintenance and services	278,038.64
EF101785	27/08/26	BCA Consultants (WA) Pty Ltd	Professional consultancy services	3,740.00
EF101786	27/08/26	Endeavour Group Ltd T/A Dan Murphy's	Functions and events catering expenses	53.99
EF101787	27/08/26	Thomas Family Trust T/A Lawley's Bakery	Kiosk stock	368.40
EF101788	27/08/26	Open Scope Construction Pty Ltd	Building maintenance and services	1,265.00
EF101789	27/08/26	CEOs for Gender Equity	Memberships and subscriptions	6,352.50
EF101790	27/08/26	The Trustee for the Aquila Music Trust	Youth and seniors community activities	480.00
				5,771,100.58
Cancelled Payments				
EF101155	10/08/26	Lane Geoffrey Robert		-1,785.00
EF101165	10/08/26	Graeme Cross		-550.00
EF101456	17/08/26	Hao Zheng Cheng		-992.00
				-3,327.00

City of Bayswater

List of Payment - Trust
for the period 1 August 2026 to 31 August 2026

Reference	*Date*	*Creditor Name*	*Invoice details*	*Amount Paid*
Payments				**$**
EF101291	06/08/26	Amir Ajan	Refund of crossover	1,820.28
EF101292	12/08/26	Building & Construction Industry Training Board	Construction Training Fund Levy	3,255.25
EF101293	12/08/26	Department of Local Government, Industry Regulation and Safety	Refund BSL	43,344.49
				48,420.02

City of Bayswater

Corporate Credit Card Transactions
for the period 29 July 2026 to 28 August 2026

Date	Supplier	Description	Amount $
Chief Executive Officer			
29/07/26	Australian Institute of Company Directors	Conference expenses	330.00
03/08/26	IGA	Food and drinks	22.61
05/08/26	Uber	Travelling expense	23.34
06/08/26	Uber	Travelling expense	22.96
07/08/26	Coles	Gifts and presents	500.00
10/08/26	Farmers Home Hotel	Food and drinks	33.25
10/08/26	Farmers Home Hotel	Travelling expense	345.00
10/08/26	Farmers Home Hotel	Travelling expense	345.00
14/08/26	The Good Grocer	Food and drinks	53.21
14/08/26	Artwork	IT systems licensing fees and support	2,388.93
17/08/26	ChatGPT	Memberships and subscriptions	28.69
17/08/26	Local Government Professionals WA	Memberships and subscriptions	560.00
		Card Total	4,652.99
Director Community Services			
05/08/26	Twilio	Memberships and subscriptions	143.04
13/08/26	Department of Local Government, Industry Regulation and Safety	Licence and permit renewal	282.00
14/08/26	Department of Justice	Legal expenses and court costs	199.10
21/08/26	Virgin Australia	Conference expenses	674.06
24/08/26	Department of Justice	Legal expenses and court costs	199.10
26/08/26	Stamford Plaza Adelaide	Conference expenses	660.00
26/08/26	Stamp Lab	Office stationery and consumables	134.80
28/08/26	Eventbrite	Memberships and subscriptions	21.15
		Card Total	2,313.25
Director Corporate Services			
05/08/26	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material	871.00
05/08/26	Create Send	Memberships and subscriptions	451.00
06/08/26	Fat Zebra	Fees and charges	550.00
07/08/26	Trello	Memberships and subscriptions	1,516.60
11/08/26	WA News	Memberships and subscriptions	32.00
12/08/26	Dome	Food and drinks	11.50
13/08/26	Meta Platforms Ireland Ltd T/A Facebook	Memberships and subscriptions	138.30
14/08/26	Wilson Parking	Travelling expense	31.75
21/08/26	Inglewood Public	Food and drinks	12.03
21/08/26	Fat Zebra	Fees and charges	(550.00)
21/08/26	Fat Zebra	Fees and charges	(550.00)
		Card Total	2,514.18
Director Infrastructure & Assets			
11/08/26	Event and Conference Co	Conference expenses	1,948.80
11/08/26	Fastfield	Memberships and subscriptions	107.91
13/08/26	Transport WA	Licence and permit renewal	49.10
14/08/26	ChatGPT	Memberships and subscriptions	28.69
17/08/26	Transport WA	Licence and permit renewal	482.90
27/08/26	A-Grade Glass and Aluminium	Minor equipment purchase	370.99
		Card Total	2,988.39
		Grand Total	**12,468.81**

City of Bayswater

List of Corporate Purchase Card Transactions for the period 1 August 2026 to 31 August 2026

Date	Description		Amount $
Bunnings Group Ltd			
4470			
07/07/26	Building supplies and hardware		55.16
07/07/26	Building supplies and hardware		199.00
10/07/26	Building supplies and hardware		46.35
		Sub Total	300.51
9176			
26/06/26	Building supplies and hardware		53.54
07/07/26	Building supplies and hardware		72.98
07/07/26	Building supplies and hardware		140.00
08/07/26	Building supplies and hardware		66.45
09/07/26	Building supplies and hardware		44.18
09/07/26	Building supplies and hardware		80.71
14/07/26	Building supplies and hardware		183.26
14/07/26	Building supplies and hardware		41.08
17/07/26	Building supplies and hardware		103.39
21/07/26	Building supplies and hardware		40.35
21/07/26	Building supplies and hardware		57.06
28/07/26	Building supplies and hardware		66.70
04/08/26	Building supplies and hardware		57.33
		Sub Total	1,007.03
0012			
11/07/26	Minor equipment purchase		91.94
21/07/26	Minor equipment purchase		108.29
22/07/26	Minor equipment purchase		176.94
		Sub Total	377.17
8753			
30/07/26	Minor equipment purchase		33.25
		Sub Total	33.25
7447			
14/07/26	Parks and gardens materials		75.52
14/07/26	Parks and gardens materials		65.49
		Sub Total	141.01
5762			
10/07/26	Engineering works materials		116.40
10/07/26	Engineering works materials		95.28
13/07/26	Engineering works materials		370.26
15/07/26	Engineering works materials		95.52
24/07/26	Engineering works materials		281.63
29/07/26	Engineering works materials		6.77
30/07/26	Engineering works materials		3.08
31/07/26	Plant and vehicle parts and materials		29.98
		Sub Total	998.92

Date	Description		Amount $
0131			
31/07/26	Minor equipment purchase		334.35
03/08/26	Minor equipment purchase		330.40
04/08/26	Minor equipment purchase		107.98
		Sub Total	772.73
8394			
06/07/26	Building supplies and hardware		239.40
08/07/26	Building supplies and hardware		264.00
		Sub Total	503.40
4766			
22/07/26	Parks and gardens materials		185.49
23/07/26	Parks and gardens materials		89.56
24/07/26	Parks and gardens materials		98.05
24/07/26	Parks and gardens materials		293.80
27/07/26	Parks and gardens materials		120.07
27/07/26	Parks and gardens materials		148.96
28/07/26	Parks and gardens materials		107.37
28/07/26	Parks and gardens materials		47.48
		Sub Total	1,090.78
5718			
23/07/26	Parks and gardens materials		104.93
27/07/26	Parks and gardens materials		42.04
29/07/26	Parks and gardens materials		214.19
31/07/26	Parks and gardens materials		40.78
31/07/26	Parks and gardens materials		72.32
		Sub Total	474.26
1238			
03/07/26	Engineering works materials		74.01
07/07/26	Engineering works materials		254.01
08/07/26	Engineering works materials		189.30
14/07/26	Engineering works materials		47.48
15/07/26	Engineering works materials		326.73
28/07/26	Engineering works materials		303.96
		Sub Total	1,195.49
6649			
08/07/26	Aquatic chemicals and consumables		41.04
09/07/26	Aquatic chemicals and consumables		28.32
09/07/26	Aquatic chemicals and consumables		51.59
15/07/26	Aquatic chemicals and consumables		30.90
03/08/26	Aquatic chemicals and consumables		8.46
		Sub Total	160.31
8073			
07/07/26	Building supplies and hardware		30.42
15/07/26	Building supplies and hardware		142.27
17/07/26	Building supplies and hardware		150.01
20/07/26	Building supplies and hardware		61.86
20/07/26	Building supplies and hardware		50.19
03/08/26	Building supplies and hardware		6.10
03/08/26	Building supplies and hardware		38.49
		Sub Total	479.34

Date	Description		Amount $
0999			
20/07/26	Building supplies and hardware		88.90
		Sub Total	88.90
		Bunnings Group Ltd Total	**7,623.10**
BP Australia Pty Ltd			
0090			
03/07/26	Fuel and oil for council fleet		175.07
10/07/26	Fuel and oil for council fleet		125.54
20/07/26	Fuel and oil for council fleet		161.79
27/07/26	Fuel and oil for council fleet		139.44
		Sub Total	601.84
0116			
30/06/26	Fuel and oil for council fleet		62.55
10/07/26	Fuel and oil for council fleet		80.83
21/07/26	Fuel and oil for council fleet		68.97
28/07/26	Fuel and oil for council fleet		67.48
		Sub Total	279.83
0124			
04/07/26	Fuel and oil for council fleet		38.91
06/07/26	Fuel and oil for council fleet		64.46
		Sub Total	103.37
0173			
15/07/26	Fuel and oil for council fleet		68.95
		Sub Total	68.95
0199			
15/07/26	Fuel and oil for council fleet		84.47
		Sub Total	84.47
0207			
01/07/26	Fuel and oil for council fleet		45.99
06/07/26	Fuel and oil for council fleet		49.67
11/07/26	Fuel and oil for council fleet		49.68
16/07/26	Fuel and oil for council fleet		45.48
20/07/26	Fuel and oil for council fleet		36.81
26/07/26	Fuel and oil for council fleet		53.64
30/07/26	Fuel and oil for council fleet		44.75
		Sub Total	326.02
0223			
04/07/26	Fuel and oil for council fleet		66.61
17/07/26	Fuel and oil for council fleet		63.01
26/07/26	Fuel and oil for council fleet		71.72
		Sub Total	201.34
0231			
08/07/26	Fuel and oil for council fleet		230.82
		Sub Total	230.82

Date	Description		Amount $
2547			
02/07/26	Fuel and oil for council fleet		65.50
08/07/26	Fuel and oil for council fleet		55.89
15/07/26	Fuel and oil for council fleet		66.78
21/07/26	Fuel and oil for council fleet		65.10
27/07/26	Fuel and oil for council fleet		77.47
		Sub Total	330.74
6571			
05/07/26	Fuel and oil for council fleet		74.27
20/07/26	Fuel and oil for council fleet		75.32
		Sub Total	149.59
1506			
12/07/26	Fuel and oil for council fleet		91.43
		Sub Total	91.43
		BP Australia Pty Ltd Total	**2,468.40**
		Grand Total	**10,091.50**

Note: The above payments have been included in payments from the Municipal Account.

City of Bayswater

Electronic Fund Transfers
for the period 1 August 2026 to 31 August 2026

Date	Description	Amount
		$
04/08/26	Fat Zebra merchant fee	1,461.00
04/08/26	Fat Zebra merchant fee	2.53
04/08/26	Fat Zebra merchant fee	0.81
05/08/26	Wages	1,275,113.29
11/08/26	New term deposit	700,000.00
12/08/26	NAB account fee	28.91
18/08/26	New term deposit	1,300,000.00
18/08/26	New term deposit	1,000,000.00
18/08/26	New term deposit	1,000,000.00
19/08/26	Wages	1,308,127.70
20/08/26	Wages	1,212.33
25/08/26	New term deposit	1,800,000.00
25/08/26	New term deposit	1,000,000.00
25/08/26	New term deposit	500,000.00
25/08/26	New term deposit	6,200,000.00
26/08/26	NAB batch fee	0.30
31/08/26	NAB connect fee	172.68
31/08/26	NAB bpay charge	3,857.50
31/08/26	NAB merchant fee	1,363.99
31/08/26	NAB merchant fee	1,132.74
31/08/26	NAB merchant fee	434.93
31/08/26	NAB merchant fee	343.95
31/08/26	NAB merchant fee	60.00
31/08/26	NAB merchant fee	40.00
31/08/26	NAB merchant fee	35.18
	Total	**16,093,387.84**

10.2.3 Investment Report for the Period Ended 31 August 2026

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. Investment Register [**10.2.3.1** - 1 page] 2. Investment Summary [**10.2.3.2** - 1 page] 3. Investment Portfolio [**10.2.3.3** - 1 page]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report presents the City's Investment Portfolio for the period ended 31 August 2026.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council receives the Investment Portfolio Report for the period ended 31 August 2026 with investments totalling $88,391,758.22.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

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 way 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 August 2026 were $88,391,758.22.

Of the total investment portfolio, $71,757,825.85 is internally restricted and $2,630,737.30 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 2026/27 operating and capital expenditure requirements.

LEGISLATIVE COMPLIANCE

Investment Policy applies. It is noted that the City currently has 9% in fossil fuel free investments.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR06 - City does not have the adequate financial capacity to deliver planned services and maintain assets.	

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025-2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.2	Stakeholder Leadership
Objective 5.2.1	Communicate and engage effectively to empower civic participation.

CONCLUSION

That Council receives the Investment Portfolio Report for the period ended 31 August 2026 with investments totalling $88,391,758.22.

City of Bayswater
Investment Register
Balance as at 31 August 2026

Investment Number	Bank	Lodgement Date	Maturity Date	Rate %	Principal $	Accrued Interest $	Maturity Interest $	Maturity Amount $
201274	Bank of Queensland	11/08/26	01/09/26	4.30	700,000.00	1,649.32	1,731.78	701,731.78
201276	Bank of Queensland	18/08/26	01/09/26	4.30	1,000,000.00	1,531.51	1,649.32	1,001,649.32
201277	Bank of Queensland	18/08/26	08/09/26	4.30	1,000,000.00	1,531.51	2,473.97	1,002,473.97
201278	Bank of Queensland	18/08/26	15/09/26	4.30	1,300,000.00	1,990.96	4,288.22	1,304,288.22
201280	National Australia Bank	25/08/26	15/09/26	3.95	6,200,000.00	4,025.75	14,090.14	6,214,090.14
201272	Commonwealth Bank	14/07/26	22/09/26	4.88	503,195.07	3,229.27	4,709.35	507,904.42
201281	Bank of Queensland	25/08/26	22/09/26	4.30	1,000,000.00	706.85	3,298.63	1,003,298.63
201282	Commonwealth Bank	25/08/26	29/09/26	4.62	1,800,000.00	1,367.01	7,974.25	1,807,974.25
201283	Commonwealth Bank	25/08/26	06/10/26	4.68	500,000.00	384.66	2,692.60	502,692.60
Muni General Funds Total					**14,003,195.07**	**16,416.83**	**42,908.26**	**14,046,103.33**
201218	Commonwealth Bank	26/11/25	01/09/26	4.26	6,920,063.01	224,528.55	225,336.21	7,145,399.22
201264	National Australia Bank	23/06/26	15/09/26	4.95	5,784,115.30	54,125.06	65,891.37	5,850,006.67
201231	Westpac Bank	20/01/26	03/11/26	4.64	5,633,514.92	159,701.66	205,535.32	5,839,050.24
201235	Westpac Bank	17/02/26	03/11/26	4.89	1,915,278.22	50,035.99	66,458.06	1,981,736.28
201242	Westpac Bank	03/03/26	08/12/26	4.91	2,752,103.41	67,008.82	103,660.05	2,855,763.46
201263	Westpac Bank	23/06/26	22/12/26	5.32	5,994,645.06	60,288.06	159,020.69	6,153,665.75
201248	Bendigo Bank	31/03/26	05/01/27	5.40	5,127,502.09	116,064.17	212,405.02	5,339,907.11
201268	National Australia Bank	30/06/26	05/01/27	5.32	2,515,978.51	22,736.17	69,308.66	2,585,287.17
201252	National Australia Bank	28/04/26	09/02/27	5.34	5,993,999.61	109,616.29	251,679.01	6,245,678.62
201261	Bank of Queensland	16/06/26	23/02/27	5.30	3,369,913.88	37,189.08	123,311.15	3,493,225.03
201265	Westpac Bank	23/06/26	02/03/27	5.37	5,784,115.30	58,717.49	214,446.47	5,998,561.77
201269	National Australia Bank	30/06/26	16/03/27	5.37	4,974,679.52	45,377.25	189,559.82	5,164,239.34
201262	Bank of Queensland	16/06/26	23/03/27	5.30	7,089,856.84	78,240.94	288,256.10	7,378,112.94
201271	Westpac Bank	07/07/26	13/04/27	5.40	1,221,522.69	9,939.51	50,601.16	1,272,123.85
201273	Westpac Bank	04/08/26	11/05/27	5.37	3,678,133.15	14,610.75	151,518.93	3,829,652.08
201279	Bendigo Bank	18/08/26	25/05/27	5.30	2,388,246.94	4,508.23	97,100.23	2,485,347.17
201284	Westpac Bank	25/08/26	01/06/27	5.37	614,157.40	542.14	25,299.92	639,457.32
Muni Reserve Total					**71,757,825.85**	**1,113,230.17**	**2,499,388.17**	**74,257,214.02**
201270	Commonwealth Bank	07/07/26	01/09/26	4.80	898,446.86	6,498.36	6,616.51	905,063.37
201275	National Australia Bank	11/08/26	12/01/27	5.20	1,232,290.44	3,511.18	27,036.11	1,259,326.55
201285	Westpac Bank	25/08/26	02/02/27	5.25	500,000.00	431.51	11,578.77	511,578.77
Trust Specific Total					**2,630,737.30**	**10,441.05**	**45,231.39**	**2,675,968.69**
Total					**88,391,758.22**	**1,140,088.05**	**2,587,527.82**	**90,979,286.04**

City of Bayswater
Investment Summary
Balance as at 31 August 2026

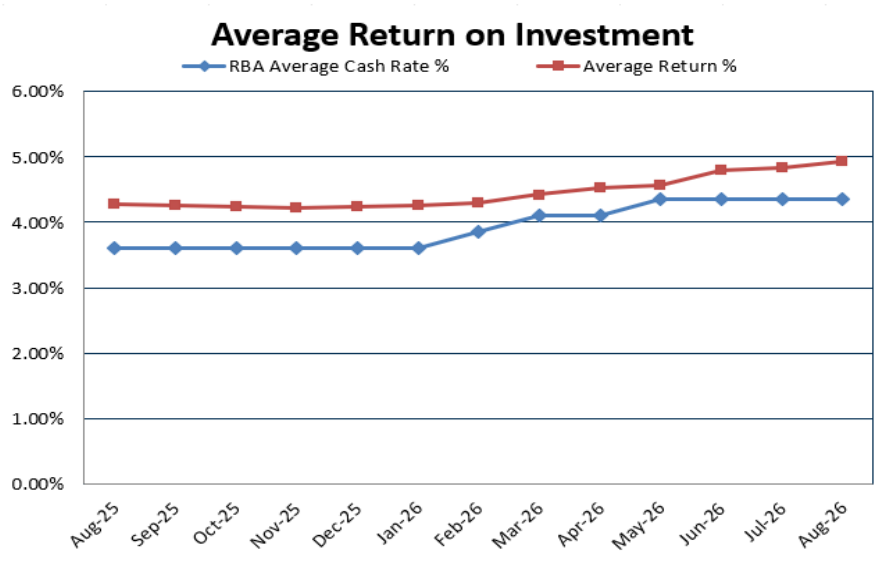
Investments By Maturity Date

Maturity Dates	Principal	Portfolio %	Number of Investments
Less than 30 days	$27,105,820.24	30%	11
Between 30 days and 60 days	$500,000.00	1%	1
Between 61 days and 90 days	$7,548,793.14	9%	2
Between 91 days and 180 days	$27,486,433.00	31%	8
Between 181 days and 1 year	$25,750,711.84	29%	7
Total	$88,391,758.22	100%	29

Allocation of Investments

S&P Rating (Short-term)	Bank	Amount Invested	Amount Invested %	Threshold %
A-1+	National Australia Bank	$26,701,063.38	30%	45%
A-1+	Westpac	$28,093,470.15	32%	45%
A-1+	Commonwealth Bank	$10,621,704.94	12%	45%
A-2	Bank of Queensland	$15,459,770.72	17%	30%
A-2	Bendigo Bank **	$7,515,749.03	9%	30%
Total		$88,391,758.22	100%	

** Fossil fuel free investment



City of Bayswater
Investment Portfolio
Balance as at 31 August 2026

Description	Total $	Internally restricted $	Externally restricted $
Investment - CoB General Funds	14,003,195.07	-	-
Investment - CoB Reserve	71,757,825.85	71,757,825.85	-
Investment - Trust	2,630,737.30	-	2,630,737.30
Total	**88,391,758.22**	**71,757,825.85**	**2,630,737.30**

10.3 Infrastructure and Assets Directorate Reports

10.3.1 Tender 06-2026 Mowing of Arterial Road Verges

Responsible Branch:	Parks and Environment
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	1. CONFIDENTIAL - 06-2026 - Consensus & Recommendation Report [**10.3.1.1** - 6 pages]
Refer:	Nil.
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item contains one or more confidential attachments that may be dealt with behind closed doors, in accordance with Section 5.23(4) of the *Local Government Act 1995,* sub-section:

(c) information contained in a tender received by the local government for a contract to the extent that the information -

(i) is a tendered price; or

(ii) a tendered methodology for calculating a price;

SUMMARY

For Council to consider and award a contract for Tender No. 06-2026 - Mowing of Arterial Road Verges in accordance with the *Local Government (Functions and General) Regulations 1996*.

The value of the contract exceeds the Chief Executive Officer's delegated authority limit of $500,000 for awarding a contract. The matter is therefore referred to Council for determination.

The recommended tender is within the 2026/27 Budget allocation and allows for provisional and contingency sums if required. Future expenditure associated with the contract beyond 2026/27 will be considered through the City's annual budget process and Long-Term Financial Plan. Approval of Council will allow for the works to proceed.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council awards the contract for Tender 06-2026 - Mowing of Arterial Road Verges. to Prestige Property Maintenance Pty Ltd. in accordance with their offer dated 11 June 2026 and submitted Price Schedule Rates (excluding GST), as contained in Confidential Attachment 1.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The City of Bayswater is responsible for the ongoing maintenance of arterial road verges throughout the municipality to ensure acceptable standards of safety, amenity and asset

presentation are maintained. The current model for delivering this service is through the utilisation of a suitably equipped, qualified and experienced contractor.

The previous contract for arterial verge mowing expired in 2025. To ensure continuity of service, the City maintained service delivery through a series of short-term Request for Quotation (RFQ) processes while developing a long-term procurement strategy. During this period, consideration was given to the most effective packaging of mowing services, including whether verge and median maintenance should be procured under a combined or separate arrangement. Following this review, the City determined that separate tenders provided greater operational flexibility and contingency capacity, with limited financial benefit identified through combining the services. As a result, the City has proceeded with the current tender process.

The tender was released via the City's TenderLink portal on 9 May 2026 and closed on 11 June 2026. It sought a suitably equipped, qualified and experienced contractor capable of delivering the mowing services to the City's required safety, quality and operational performance standards. The proposed contract comprises an initial three-year term, with two one-year extension options exercisable at the City's discretion.

This report is presented to Council seeking approval to award the contract.

EXTERNAL CONSULTATION

A Request for Tender was advertised in The West Australian and Perth Now Central newspapers, on the City's website, and on noticeboards at the City's libraries and Civic Centre for a period of 33 days, closing on 11 June 2026.

OFFICER'S COMMENTS

At the close of the tender advertising period, 11 conforming submissions were received from the following tenderers:

- ELM
- Enviro Industries
- Gecko Contracting
- GreenLife
- Green By Nature
- Intelife Group
- Landscape Australia
- LD Total
- Lochness Landscapes
- Overwatch Construction
- Prestige

Submissions were evaluated in accordance with the tender evaluation criteria by a panel comprising representatives from Parks and Environment, Engineering and Procurement. The following City officers formed the tender evaluation panel:

- Coordinator Tree Services
- Coordinator Engineering
- Supervisor Streetscapes

- Coordinator Procurement and Contracts

The above assessment panel members have declared that they do not have any conflict of interest with the submissions provided. All tenderers have indicated that they do not have any conflicts of interest in the performance of their obligations under the contract.

The evaluation panel determined that Prestige Property Maintenance Pty Ltd demonstrated the capability, experience and resources required to deliver the services and provided the best overall value for money outcome for the City.

Awarding the contract will provide a stable, long-term arrangement for the maintenance of arterial road verges and ensure the continuation of this essential service across the City.

All submissions have been evaluated in accordance with the qualitative and quantitative criteria detailed below.

Qualitative Criteria

The qualitative criteria for this tender are as follows:

Description of Qualitative Criteria	Weighting
Relevant Experience	25%
Respondents Resources	10%
Demonstrated Understanding	20%
Sustainability	5%

Quantitative Criteria

The Procurement Team recorded each respondents submitted prices in the Evaluation Worksheet, prior to issuing to the Panel Members, which uses a comparative formula to drive a score. Based on this method a first year lump sum value was calculated.

Quantitative Criteria	Weighting %
Price - Total value proposition to the City	40%

Assessment

Tender submissions were evaluated against the qualitative and quantitative criteria as shown in rank order in the tables below:

Tenderer	Qualitative Criteria				Quantitative Criteria	Total	
	Relevant Experience (25%)	Respondents Resources (10%)	Demonstrated Understanding (20%)	Sustainability (%)	Price (40%)	Total	Ranking
ELM	15%	6	12	3	38.17	74.17	**7**
Enviro Industries	15%	6	12	3	29.2	65.2	**9**
Gecko Contracting	12.5%	5	10	3	32.52	63.02	**10**

Tenderer	Qualitative Criteria				Quantitative Criteria	Total	
	Relevant Experience (25%)	Respondents Resources (10%)	Demonstrated Understanding (20%)	Sustainability (%)	Price (40%)	Total	Ranking
GreenLife	20%	8	16	4	33.34	81.34	**4**
Green By Nature	22.5%	9	16	4.5	36.94	88.94	**2**
Intelife Group	12.5%	7	12	3	38.74	73.24	**8**
Landscape Australia	15%	6	12	3	38.19	74.19	**6**
LD Total	20%	8	16	3.5	34.8	82.3	**3**
Lochness Landscapes	15%	6	12	3	38.19	74.19	**6**
Overwatch Construction	10%	4	8	2.5	3.61	28.11	**11**
Prestige Property Maintenance	22.5%	9	18	3.5	39.64	92.64	**1**

Considering the above, the submission from Prestige Property Maintenance Pty Ltd has been evaluated as the highest ranked Tender. The submission from Prestige Property Maintenance Pty Ltd provides a submitted tender price within budget and allows for provisional sums and budget contingency. The submission provided the assessment panel confidence that the contractor has the required skills, relevant experience and method to complete the project to the required standards and within project timelines.

The City has contacted referees supplied within the Prestige Property Maintenance Pty Ltd tender submission and received positive feedback regarding meeting project delivery timeframes, delivery within allocated budget and quality of work on previous projects of a similar nature.

Officers recommend awarding Tender 06-2026 - Mowing of Arterial Road Verges contract to Prestige Property Maintenance Pty Ltd.

LEGISLATIVE COMPLIANCE

The following legislation and policies are relevant to this matter:

- *Local Government Act 1995*
- *Local Government (Functions and General) Regulations 1996*
- City of Bayswater Procurement Policy

The procurement process was undertaken in accordance with the City's procurement framework and legislative requirements.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer’s recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Medium
Governance and Compliance	Low	Medium
Strategic Risk	SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets. SR06 - City does not have the adequate financial capacity to deliver planned services and maintain assets.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Sufficient budget provision exists within the adopted operational budget to fund the contract. Future expenditure will be considered through the City's annual budget process and Long Term Financial Plan.

Item 1: Mowing of Arterial Road Verges

Asset Category: Other

Source of Funds: Municipal

LTFP Impacts: Expenditure is accommodated within existing operational budgets and future annual budget allocations.

Notes: The previous arterial verge mowing service was funded across a number of operational project codes, with the majority of costs allocated to Project 61447 (Arterial Verge Maintenance Program). Morley Drive West mowing costs were allocated to Project 61214 (Morley Drive Median), while Guildford Road-related costs were allocated to Project 60233 (Morley Drive RAB & Collier Road Bridge Gardens). This allocation methodology aligns with Main Roads WA funding provided to the City for maintenance activities on Guildford Road, Morley Drive and Collier Road and ensures associated expenditure is charged to the corresponding funded projects.

ITEM NO.	CAPITAL / UPFRONT COSTS ($)	ONGOING COSTS ($) ANNUAL		INCOME ($)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS ($)	CURRENT BUDGET ($)
		MATERIALS & CONTRACT	EMPLOYEE				
1	Nil	Schedule of Rates Contract	Nil	Main Roads WA contribution applicable to Guildford Road and Morley Drive West maintenance activities	N/A	Budget dependent	$250,129

Budget Amendments

Nil.

STRATEGIC IMPLICATIONS

The outcome of this tender will establish a new community asset, providing quality services and infrastructure into the future.

In accordance with the City of Bayswater Council Strategic Plan 2025-2035, the following applies:

Key Result Area:	Built
Outcome 2.1	A Connected and Accessible City
Objective 2.1.1	Plan for connected, accessible and safe roads, pathways and places.

Key Result Area:	Built
Outcome 2.2	Built Infrastructure that Meets Current and Future Community Needs
Objective 2.2.1	Improve the amenity of our public spaces and streetscapes.
Objective 2.2.3	Plan, build and maintain current and future assets.

CONCLUSION

The recommended contract will provide a reliable and cost-effective arrangement for the ongoing maintenance of arterial road verges throughout the City, ensuring acceptable standards of safety, amenity and asset presentation are maintained. Funding for the contract is available within existing operational budgets, including applicable Main Roads WA funded maintenance programs.

The recommendation aligns with the City's strategic objectives, supports the effective maintenance of public assets, and mitigates risks associated with service delivery and asset management. Accordingly, officers recommend that Council accept the tender submitted by Prestige Property Maintenance Pty Ltd.

10.4 Community Services Directorate Reports

Nil.

10.5 Sub Committee Reports

10.5.1 Audit, Risk and Improvement Committee - 31 August 2026

10.5.1.1 Interim Audit 2025/26 - Management Letter

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority
Attachments:	1. CONFIDENTIAL - Interim Audit Management Letter [**9.1.1** - 4 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item contains one or more confidential attachments in accordance with Section 5.23(2) of the *Local Government Act 1995*:

(f) information the making public of which would be likely to impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law.

SUMMARY

This report presents the Interim Audit Management Letter, including management comments for the interim audit completed in May 2026.

ADDITIONAL INFORMATION

An incorrect reference was included in the agenda as to why the attachment was considered Confidential. The correct reference reads as follows:

This item contains one or more confidential attachments that may be dealt with behind closed doors, in accordance with Section 5.23(4) of the *Local Government Act 1995*, sub-section:

(e) information the making public of which would be likely to endanger the security (including cyber-security) of any of the local government's property or operations.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council notes the 2025/26 Interim Audit Management Letter including management comments as contained in Confidential Attachment 1 to this report.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The City's auditor, the Office of the Auditor General (OAG), has completed the interim audit for the financial year ending 30 June 2026 and has issued an Interim Audit Management Letter to the City.

The procedures undertaken during the interim audit will contribute to the formation of the OAG's audit opinion on the City's Annual Financial Report. This opinion will be provided in the Independent Auditor's Report, which is expected to be issued following the conclusion of the final audit in November 2026.

EXTERNAL CONSULTATION

Officers from OAG liaised with City staff in May and July 2026 to complete the interim audit process.

Officers from OAG met with City staff to discuss the draft interim audit management letter and the recommendations.

OFFICER'S COMMENTS

The 2025/26 audit identified three key areas requiring improvement; however, none were classified as significant. Details of these matters, along with Management's responses, are provided in **Confidential Attachment 1**.

The City has taken appropriate action and has implemented one of the three recommendations. The remaining item will be recorded in the City's audit log and will be monitored and reported to the Audit, Risk and Improvement Committee.

LEGISLATIVE COMPLIANCE

- *Local Government Act 1995* - Division 3A – Financial audit
- *Local Government (Audit) Regulations 1996* - Section 10 – Report by Auditor
- *Australian Accounting Standards*

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Implementation of the officer's recommendation can be completed within existing resources.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2025-2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

CONCLUSION

It is recommended that the Audit, Risk and Improvement Committee and Council note the Interim Audit Management Letter, including management's comments.

10.5.1.2 Project Eden Update - August 2026

Responsible Branch:	Digital Solutions and Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority
Attachments:	1. Project Eden Update [**9.2.1** - 16 pages] 2. Eden Roadmap [**9.2.2** - 4 pages] 3. Payroll Leave UAT Closeout Report [**9.2.3** - 6 pages] 4. Payroll Project Assurance Approval [**9.2.4** - 6 pages] 5. Request Management UAT Closeout Report [**9.2.5** - 6 pages] 6. Sundry Debtors and Leasing Option Paper [**9.2.6** - 25 pages]
Office Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report provides Council with an update of Project Eden, the upgrade of the City's Enterprise Resource Planning (ERP) software and the Project Eden provisional roadmap.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council notes the following attachments to this report:

1. **Project Eden Update as contained in Attachment 1**
2. **Eden Roadmap as contained in Attachment 2**
3. **Payroll Leave UAT Closeout Report Attachment 3**
4. **Payroll Project Assurance Approval in Attachment 4**
5. **Request Management UAT Closeout Report Attachment 5**
6. **Sundry Debtors & Leasing Option Paper Attachment 6.**

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The City's ERP solution was rapidly approaching end of life with no new features (and only critical fixes applied from October 2023) and support for the on-premise hosted solution ceased in October 2024.

This key business risk is being managed by moving from an on-premise hosted solution to a Software as a Service platform and to the latest version (CiA Live).

Project status updates are provided through the Audit, Risk and Improvement Committee (ARIC) through to Council.

EXTERNAL CONSULTATION

No external consultation has taken place.

OFFICER'S COMMENTS

The Project Eden Status Report can be found in **Attachment 1**.

Employee Self-Service Leave was successfully implemented on 8 June 2026, improving operational efficiency by simplifying leave requests, reducing administrative effort, eliminating reliance on paper forms, streamlining approvals, and significantly decreasing paper consumption (**Attachment 3** and **Attachment 4**).

Request Management User Acceptance Testing (UAT) has been completed. Key learnings highlighted the need for additional staff training to support the new processes.
To facilitate a successful rollout, the revised go-live date of 24 August 2026 was approved, allowing training for more than 130 staff members. Automated customer notifications have also been implemented, providing email updates when requests are lodged and closed, with administrator override functionality available where required (**Attachment 5**).

Following review, TechOne recommended combining Stage 1B (Animals, Infringements, Debtors) with Stage 2 (Permits, Licenses, Approvals and Leases) due to the current Ci lease functionality relying on hard-coded processes for generating sundry invoices. TechOne has advised that implementation resources will not be available until January 2027. Despite this delay, they confirmed the October 2028 roadmap completion date remains achievable and recommended undertaking the AMS Property & Rating Data Cleanse, noting that other customers have found it significantly improves the transition from Ci to Ci Anywhere (CiA) (**Attachment 6**).

Work is currently progressing with:

1. Discovery phase for Property & Rating Phase 1B, including the transition from Ci to CiA for Animals, Infringements and Sundry Debtors, and the implementation of eServices (24/7 online transactions). Due to hard-coded integrations between Leasing (Property & Rating Stage 2) and Sundry Debtors (Phase 1B), TechOne has recommended combining both stages into a single implementation. While TechOne has advised that resources will not be available until January 2027, they attended the Eden Board meeting on 2 July 2026 and confirmed that the October 2028 completion date remains achievable.
2. Execution phase of Property & Rating 1a, which encompasses CiA Request Management, Ci Sync, Closing the loop functionality with customer requests, and embedded maps, scheduled for implementation on the 24 August 2026.
3. Conducting an Employee Self Service lessons learned workshop as part of the project closeout process.

The ARIC report includes supplementary dashboard-style graphs providing metrics on Risk Impact (High, Medium, Low), Issue Severity (High, Medium, Low), and Action Status (On Track, At Risk, Overdue).

The Eden Provisional Roadmap (**Attachment 2**) has been updated to capture:

1. Centralised User Access Management, implemented 22 March 26
2. Digital Experience Platform (DXP) Knowledge Management, implemented 23 April 26
3. ESS Payroll leave, implementation 8 June 26

4. 1A Request Management, Ci Sync & Embedded maps scheduled for 24 August 2026 go-live
5. Connected Content planning Oct-26 to Nov-26,
6. Rephasing of Stage 1B, with Stage 2, complete by Dec-27
7. Rephasing of Stage 3, implemented by Jun-28
8. Rephasing of Stage 4, implemented by Oct-28

PROJECT EDEN PROVISIONAL ROADMAP

The provisional roadmap (**Attachment 2**) has been developed for the following purposes:

- Identify all outstanding work packages which need to be performed to complete the agreed scope of work.
- Identify the estimated duration of each of these work packages.
- Present a logical sequencing of the work given identified business priorities and dependencies.
- Identify the business readiness change window – Subject Matter Experts and testers available and backfilled, business dependency artefacts ready (Process Maps, Work Instructions, Test Scenarios).
- Outline key strategies to progress Eden given the City's organisational readiness and risk appetite.
- Identify key assumptions, dependencies and constraints made in developing the roadmap.
- Identify criteria which should be met for Eden to be considered complete.
- Identify the estimated date of completion and close-out of Eden.
- Provide a process for the ongoing review and refinement of the Eden Roadmap.

LEGISLATIVE COMPLIANCE

Nil.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendations is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR11 - Lack of modern, integrated, and secure digital environment.	

FINANCIAL IMPLICATIONS

Attachment 1 provides further details of the cost breakdown.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025-2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.3	Optimised Performance
Objective 5.3.1	Focus on operational efficiency, effective delivery and innovation to ensure our services are fit for purpose, contemporary and secure.

CONCLUSION

A comprehensive Project Eden status update is provided in **Attachment 1**, detailing progress against key workstreams, delivery milestones, and emerging risks and dependencies. Significant project achievements include the successful implementation of Employee Self-Service Leave on 8 June 2026, which has improved operational efficiency through streamlined leave processing and reduced administrative effort. Supporting assurance and closeout documentation is provided in the Payroll Leave UAT Closeout Report **(Attachment 3)** and Payroll Project Assurance Approval **(Attachment 4)**.

The updated Eden Roadmap is presented in **Attachment 2** and reflects the current delivery sequence and dependencies**.** Request Management User Acceptance Testing (UAT) has been completed, and a revised go-live date of 24 August 2026 was approved to enable comprehensive training for more than 130 staff and support successful organisational adoption. Outcomes and recommendations from this workstream are documented in the Request Management UAT Closeout Report **(Attachment 5)**.

A key strategic consideration for the program is outlined in the Sundry Debtors & Leasing Option Paper **(Attachment 6)**. Following review, TechnologyOne recommended combining Stage 1B and Stage 2 implementations due to current Ci lease management dependencies and advised that implementation resources will not be available until January 2027. While this will impact the timing of intermediate deliverables, TechnologyOne has confirmed that the overall October 2028 roadmap completion date remains achievable. The assessment also recommends progressing the AMS Property & Rating Data Cleanse to support a more effective transition from Ci to Ci Anywhere (CiA).

Further updates on project delivery, assurance outcomes, key decisions, and roadmap progress will continue to be reported to the Audit, Risk and Improvement Committee.

City of Bayswater

Project Eden – ARMI Briefing

31 August 2026

City of Bayswater

Contents

1. Program Status Overview
2. Timeline
3. Estimated Costs
4. Key Next Steps

City of Bayswater

Abbreviations

Abbrev.	Description
PID	Project Initiation Document
CES	Corporate Environment Suite (Modules – Finance / Procurement / Payroll / HR)
SCM	Supply Chain Management
HR	Human Resources
TechOne	TechnologyOne
BPO	Business Process Owner
FIN	Finance
PAY	Payroll
HRP	Human Resources & Payroll
SME	Subject Matter Experts
ERP	Enterprise Resource Planning
ECR	Enterprise Corporate Receipting
SIT	System Integration Testing
Ci	Connected Intelligence (TechOne non-browser version)
CiA	Connected Intelligence Anywhere (TechOne browser version)
CRM	Ci Customer Request Management
XLOne	Reporting Tool based on an Excel Spreadsheet add-in
ETL	Extract Transform & Load (Program used in the backend of TechOne)
DXP	TechOne's Digital Experience Platform (replaces eServices to internet transaction processing)

City of Bayswater

1. Program Status Overview

City of Bayswater

CES Objectives – As outlined in the CES Project Initiation Document

1) Consolidate all functional components of TechOne onto the CiA platform
2) Target, prioritise and deliver business process improvements, primarily within Supply Chain Management
3) Deliver a more robust security model that meets business requirements, addresses any shortcomings identified by the OAG, is sustainable for BAU support and is scalable for downstream Property & Rating implementations
4) Maximise the use of standard shipped functions, workflows and security components as much as possible i.e. minimise customisation
5) Maintain the currency of the software to ensure the City maximises its access to new features and bug fixes
6) Minimise and manage the impact of any unforeseen changes to TechOne modules arising from the upgrade, including no adverse impact on Payroll processing
7) Develop and enhance the awareness and capabilities of both the Eden Team and the Business for downstream implementations of Property & Rating within CiA

City of Bayswater

PID Constraints, Assumptions, and Dependencies

Constraints

C1	The project will be constrained to the budget approved by the Executive Sponsor.
C2	The CES upgrade should be implemented no later than 30 October 2025 to avoid disruption to End of Financial Year readiness and avoid disruption to Payroll new EA initiatives starting.
C3	Availability of Business Process Owners and Subject Matter Experts to attend workshops, demonstrations, make business decisions, review business requirements, solution designs, testing plans and change management materials, while they continue to deliver business as usual.
C4	Availability of Subject Matter Experts and SuperUsers to participate in the detailed planning and execution of User Acceptance Planning
C5	Availability of Business Systems Analysts within the Business Solutions Team to contribute to the planning and execution of SIT and UAT activities, including a parallel payroll run
C6	Current resourcing levels of the Project Eden Team
C7	TechOne convert all the CI to CiA conversions as advocated in their CiA Live contract and subject to the TechOne questionnaire

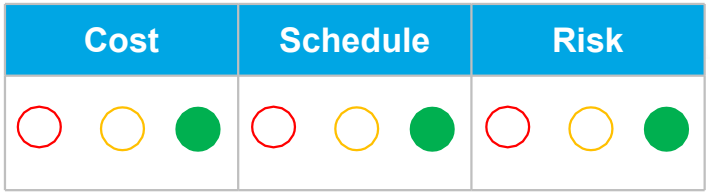
Assumptions

A1	That business decisions can be made promptly by Business Process Owners to support the upgrade timelines
A2	That cross BPO conflicts can be resolved in a prompt manner to support the upgrade timelines, while not diluting the business objectives
A3	Any additional Eden Project Team resourcing required can be sourced within the upgrade timelines and within the approved budget
A4	That the deployment 2 Carry Forward Work Packages of eServices will run to plan and not create resource or other conflicts with the upgrade

Dependencies

D1	Sufficient Business Unit engagement and participation in the project life cycle
D2	Sufficient support and collateral from TechOne to complete the design, configuration, conversion and testing activities

Program Status Overview



Headline Activities

- Employee Self-Service Leave was successfully implemented on 8 June 2026, improving operational efficiency by simplifying leave requests, reducing administrative effort, eliminating reliance on paper forms, streamlining approvals, and significantly decreasing paper consumption. (**Attachment 3 and Attachment 4**)
- Request Management User Acceptance Testing (UAT) has been completed. Key learnings highlighted the need for additional staff training to support the new processes. To facilitate a successful rollout, the revised go-live date of 24 August 2026 was approved, allowing training for more than 130 staff members. Automated customer notifications have also been implemented, providing email updates when requests are lodged and closed, with administrator override functionality available where required. (**Attachment 5**)
- Following review, TechOne recommended combining Stage 1B (Animals, Infringements, Debtors) with Stage 2 (Permits, Licenses, Approvals and Leases) due to the current Ci lease functionality relying on hard-coded processes for generating sundry invoices. TechOne has advised that implementation resources will not be available until January 2027. Despite this delay, they confirmed the October 2028 roadmap completion date remains achievable and recommended undertaking the AMS Property & Rating Data Cleanse, noting that other customers have found it significantly improves the transition from Ci to Ci Anywhere (CiA). (**Attachment 6**)

City of Bayswater

RAID Breakdown

Breakdown of Risks, Actions, Issues and Decisions (RAID), Opportunities

New Risks

Rsk-045 - Resistance from staff to transitioning from manual forms to the TechOne leave processing system may lead to continued reliance on manual processes, resulting in increased workload for the Payroll team and reduced team cohesion..

Rsk-046 - Delay to P&R Stage 1B implementation due to dependencies on the City's TechOne build, specifically integration with Sundry Debtors and Leases.

Rsk-047 - The project schedule may be delayed due to TechOne's limited resource availability.

Rsk-048 - If the handover to support is not adequately planned and resourced, the project team may be required to provide extended support beyond the 4-week warranty period.

Rsk-049 - Running parallel systems (Ci CRM and CiA Request Management) introduces a risk of employee dissatisfaction due to duplicated effort, unclear processes, and increased workload. This risk will persist while a significant volume of requests remains active in Ci CRM, potentially leading to ongoing disengagement, reduced morale, and impacts to productivity and service quality until full transition is achieved.

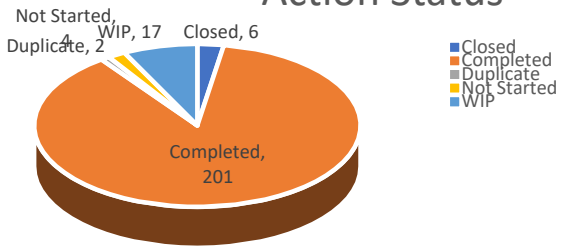
Rsk-50 - Staff may enter information into the resolution field that is automatically sent to customers, resulting in inappropriate messaging, customer dissatisfaction, reputational impact, or complaints.

New Issues - NILL

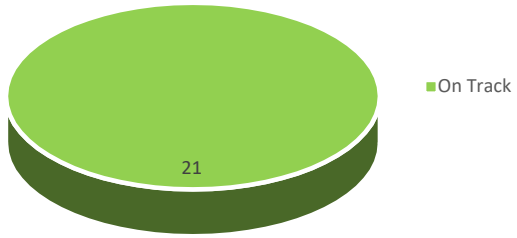
City of Bayswater

Statistical Dashboard

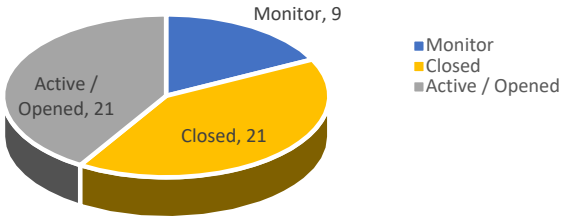
Action Status



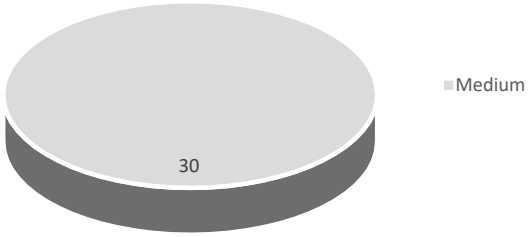
Action At Risk Status



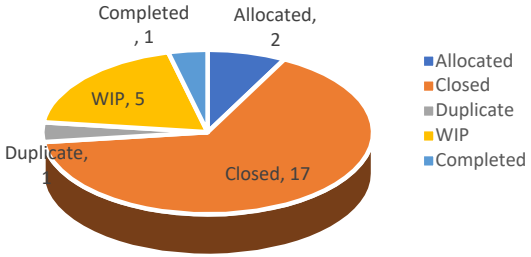
Risk Status



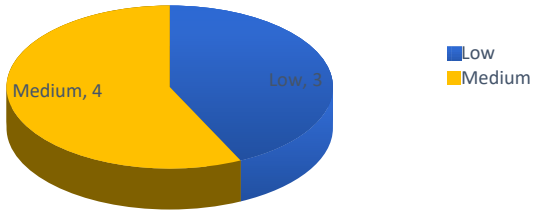
Open - Risk Impact



Issue Status



Open - Issue Impact



City of Bayswater

2. Timeline

City of Bayswater

Key Milestones Aug-26

ID	Milestone	Responsible	Due Date	Status	Notes
1	1a P&R Request Management System Integration Testing (includes Test Scenarios creation)	Project Team & SMEs	6 March 2026	Completed	14/7/25 - system integration testing to be scheduled 4/11/25 - Test scenarios are being built based on confirmation of TechOne that changed to the CDD are endorsed that were sent to them on the 4/11/25. 19/2/26 - the City took on the remainder time slippage of the TechOne Build to learn inhouse to support the Request Management System going forward. Date has been revised from 18/12/25 to 6/3/26. 9/4/26 - TechOne have difficulties creating the environment, and have advised the environment will be available for running the transition tool. TechOne have advised a transitional tool is required to be run advising all the updates that need to be added before the testing can commence. This timeline is pushed out two months to enable this process to run.
2	1a P&R Request Management User Acceptance Testing Planning	Project Team, SMEs & Business Units	17 April 2026	Completed	14/7/25 - user acceptance testing to be scheduled 5/11/25 - waiting on confirmation of CDD to be endorsed by TechOne and then signed off by the City so that the build can commence. 19/2/26 - due to slippage of System Integration has affected downstream activities. This activity has moved from due at the 13/2/26 to 13/03/26. 9/4/26 - UAT was rescheduled following issues identified during System Integration Testing (SIT). SIT determined that statutory reporting requirements and access management controls would not be fully met, requiring remediation prior to proceeding with UAT. 13/7/26 - Completed UAT CloseOut
3	1a P&R Request Management & DXP Knowledge Management - Implementation	Eden Project Manager	24 April 2026	Completed	9/4/26 - TechOne have scheduled the golive of DXP for the 24/4/26. 9/4/26 - Request Management will be delayed pending UAT and Change Management planning. The intent is to promote DXP to production this month to support Customer Services. 23/4/26 - Implemented into production on the 24/4/26.
4	Payroll Leave Testing - System Integration Testing	Eden Project Manager	24 April 2026	Completed	9/4/26 - SIT is currently in progress. 24/4/26 - SIT closeout approved.
5	Payroll Leave Testing - User Acceptance Testing	Eden Project Manager	7 May 2026	Completed	9/4/26 - UAT scenarios are being created. 21/5/26 - UAT closeout approved to move to produciton.
6	Payroll Leave Training	Eden Project Manager	15 May 2026	Completed	9/4/26 - planning is underway for Leave Training. 8/6/26 - eLearning rolled out with an Employee Self Service page with FAQ, manual, and eLearning of how to enter Leave and Approve Leave.
7	Payroll Leave Implementation	Eden Project Manager	22 May 2026	Completed	8/6/26 - implementation of Employee Self Service payroll leave.

Summary

- Employee Self Service Leave implemented
- Property & Rating Digital Experience Platform Knowledge Management implemented
- AMS Property & Rating Cleanup scoping

City of Bayswater

Key Milestones Aug-26

ID	Milestone	Responsible	Due Date	Status	Notes
8	1a P&R Request Management Implementation – Mock go-live	Eden Project Manager	3 August 2026	WIP	15/7/26 – Implementation is scheduled for the 24/8/26 with a mock go-live from 30/7/26 to 3/8/26.
9	1a P&R Request Management Training	Eden Project Manager	18 August 2026	WIP	9/4/26 – User Acceptance Testing (UAT) has identified the need for more comprehensive training in addition to eLearning. UAT participants required approximately four hours of training prior to commencing UAT activities, with the UAT phase then extending over two days. The CiA Request Management system introduces new functionality, including Tasks and Workflow, which were not available in the previous system. These features require detailed training planning, preparation, and delivery to ensure effective adoption. Planning is required to outline timelines. 15/7/26 – SME walkthrough of training approach.
10	1a P&R Request Management Implementation	Eden Project Manager	24 August 2026	WIP	15/7/26 – Go-Live scheduled for the 24/8/26.
11	Connected Content Scope & Plan	Eden Project Manager	18 December 2026	WIP	5/11/25 – Work is currently underway to engage a consultant to perform a health check and provide recommendations on the optimal approach for implementing Connected Content. Feedback from other Councils has indicated the importance of completing an ECM health check prior to proceeding with Connected Content implementation. 19/2/26 – due to resourcing in the Eden Dec-25 Board meeting it was agreed to start planning for Connected Content after the implementation of Request Management as the BSA active on Request Management has the ECM prequisit skills for the Connected Content requirements. 15/7/26 – Due to delay in the Request Management implementation has required the planning stage for Connected Content to be re-scheduled.
12	AMS Property & Rating Data Cleanse Scoping	Eden Project Manager	2 October 2026	WIP	15/7/26 – Planning to start
13	1b P&R Animals / Infringements /Sundry Debtors / eServices replacement to CiA DXP – Discovery	Eden Project Manager	28 May 2027	WIP	9/4/26 – the build of the 1b environment is currently underway to enable the discovery of the components in CiA. 15/7/26 – the Finance team and Finance System Analyst discovered that Stage 1b and Stage 2 need to be merged because of the integration with Leasing in Stage 2 being closely integrated with 1b Sundry Debtors.
14	1b P&R Animals / Infringements /Sundry Debtors / eServices replacement to CiA DXP – Implementation placeholder	Eden Project Manager	17 December 2027	WIP	9/4/26 – Placeholder for the implementation of Item 1b, pending business clarification on blockout periods and subject to TechOne resource availability post-UAT. 15/7/26 – Revised implementation date based on TechOne vetting the roadmap at the Eden Board Meeting on Thursday, 2 July 2026.

Summary

- Employee Self Service Leave implemented
- Property & Rating Digital Experience Platform Knowledge Management implemented
- AMS Property & Rating Cleanup scoping

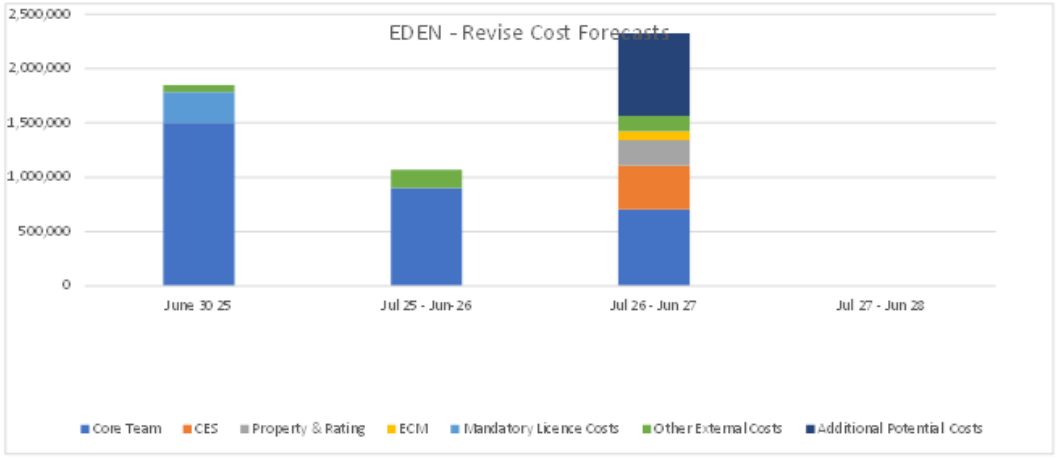
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3. Estimated Costs

City of Bayswater

Estimated Costs - June -26

Excludes 10% Buffer	Actuals to	Actuals (Yr4)	Forecast Spend (Yr5)	Forecast Spend (Yr6)	
Implementation Area	June 3025	Jul 25 - Jun-26	Jul 26 - Jun 27	Jul 27 - Jun 28	Totals
Core Team	1,501,201	902,101	704,952		3,108,254
CES	0	0	401,508		401,508
Property & Rating	0	0	236,156		236,156
ECM	0	0	80,000		80,000
Mandatory Licence Costs	280,985	0	0		280,985
Other External Costs	66,065	166,620	141,120		373,806
Additional Potential Costs	0	0	760,000		760,000
Actual / Forecast	**1,848,251**	**1,068,721**	**2,323,736**	**0**	**5,240,708**
Original Forecasted Budget	**4,463,152**	**626,228**			**5,089,380**



Comments

- Incorporates Yr5 in line with Long Term Financial Plan
- Business SME's subject to workforce planning
- Includes an adjustment of $173k to correct costs incorrectly allocated to the Digital Solutions & Services Budget for the Project Officer and Business Systems Analyst

City of Bayswater

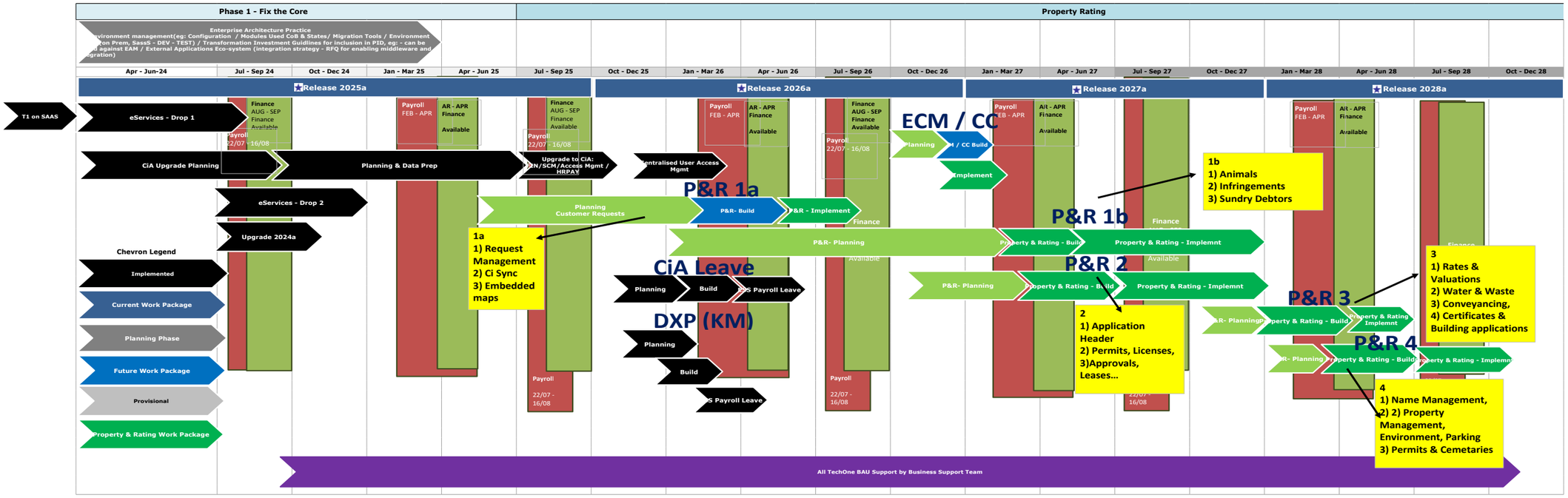
4. Key Next Steps

City of Bayswater

Key Next Steps Overview

- Request Management activities
  - Mock go-live testing
  - Training delivery, 10 August 2026 to 18 August 2026
  - Implementation 24 August 2026
- 1B and Stage 2 of the Property and Rating discover phase for 1b) Animals, Infringements, Sundry Debtors, and Stage 2 Permits, Licenses, Approvals and Leases (including eServices functionality replacement with CiA DXP)
- Ongoing, Phase 2 TechOne University research and discovery, followed by planning for Project Team unit testing
- AMS Data cleanse scoping to identify timing, and resourcing both internally and via TechOne
- Planning for Connected Content implementation
- Ongoing, updating the budget forecast to reflect TechOne's advice that the Property and Rating implementation phases are expected to take 2.5 years. The original budget was created in November 2022, that extended to July 2027.

EDEN Provisional Roadmap



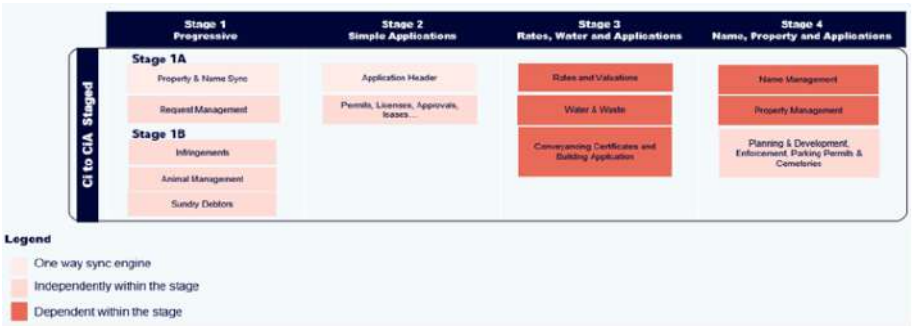
★ = New Release of software available for SAAS customers

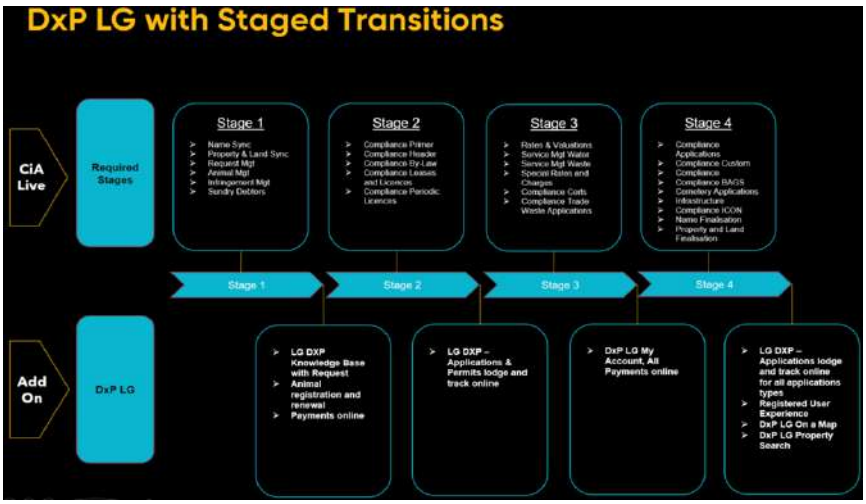
Constraints

C1 *Subject to business readiness (SME availability & Business readiness, eg: work instructions, procedures and process maps)*
C2 *TechnologyOne resourcing of the Roadmap*
C3 *Subject to contractual considerations eg: OpenWindows – are we locked in*
C4 *Subject to Roadmap Strategies*
C5 *Subject to Enterprise Architecture Guidelines (Environment & Release Strategies)*
C6 *Subject to Subject Matter Expert Resourcing in full*

Id	Change	Change Date
1	Updated the blackout periods	5/30/2024
2	Added eServices drop 2	7/25/2024
3	Board approval - 2024a upgrade	
4	Board approval - provision database 18/10/24	10/18/2024
5	EAM removed - moved to BAU Business Systems	8/22/2024
6	AP Automation - moved to BAU Business Systems	8/22/2024
7	Tambla removed on CiA delivery because of multiple assignments requirements which is a dependency for an award interpreter.	8/22/2024
8	Added BusSys PetWA (Kim)	8/23/2024
9	Added BusSYs Finance BAU (Kim)	8/23/2024
10	Restored version from 29/8/24 becaue of corruption with Architecture roadmap.	10/2/2024
11	Updated the eServices to implemented	12/11/2024
12	Updated the 24a upgrade to implemented	12/11/2024
13	Updated roadmap to include the 2.5 month delay with the CiA on CES project environment delay.	1/3/2025
14	Updated 23/09/25 to include the staged appoach of P&R implementation and DXP stages.	9/30/2025
15	1) Increased the P&R stage 1a out to end of March-26 2) Added ECM implementation for after Request Management	11/26/2025
16	Colour coded to completed the CES implementation	12/18/2025
17	Changed the title to 2024 - 2028 Roadmap	1/6/2025
18	Update the Connected / ECM workpackage to match the completion of Request Management	3/23/2026
18	**Updated timelines:-** 1) **Centralised User Access Management 22 March 26** **2) DXP Knowledge Management 23 April 26** **3) Marked the ESS Payroll Leave as completed 8 June 26** 4) Updated 1A to implement in 24 Aug-26 5) Moved out 1B to implement Dec-27 6) Moved out stage 2 to implement end of Dec-27 7) Moved out Stage 3 to implement Jun-28 8) Moved out Stage 4 to implement Oct-28	6/22/2026

Id	Suite	Stage	Description	From	To
1	CES	All	Payroll Procurement Finance	Jul-24	Oct-25
2	P&R	1a	Request Management Ci Sync	Mar-25	Nov-25
3	P&R	1b	Animals Infringements Sundry Debtors	Jan-26	Aug-26
4	P&R	2	Application Header Permits, Licenses, Approvals, Leases…	Sep-26	May-27
5	P&R	3	Rates & Valuations Water & Waste Conveyancing, Certificates & Building applications	Jun-27	Feb-28
6	P&R	4	Name Management, Property Management, Environment, Parking Permits & Cemetaries	Mar-28	Oct-28


Stage 1
Progressive
Stage 2
Simple Applications
Stage 3
Rates, Water and Applications
Stage 4
Name, Property and Applications
CI to CIA Staged
Stage 1A
Property & Name Sync
Request Management
Stage 1B
Infringements
Animal Management
Sundry Debtors
Application Header
Permits, Licenses, Approvals, leases...
Rates and Valuations
Water & Waste
Conveyancing Certificates and Building Application
Name Management
Property Management
Planning & Development, Enforcement, Parking Permits & Cemeteries
Legend
One way sync engine
Independently within the stage
Dependent within the stage


DxP LG with Staged Transitions
CiA Live
Required Stages
Stage 1
Name Sync
Property & Land Sync
Request Mgt
Animal Mgt
Infringement Mgt
Sundry Debtors
Stage 2
Compliance Primer
Compliance Header
Compliance By-Law
Compliance Leases and Licences
Compliance Periodic Licencing
Stage 3
Rates & Valuations
Service Mgt Water
Service Mgt Waste
Special Rates and Charges
Compliance Certs
Compliance Trade Waste Applications
Stage 4
Compliance Applications
Compliance Custom
Compliance
Compliance RAGS
Cemetery Applications
Infrastructure
Compliance ICON
Name Finalisation
Property and Land Finalisation
Stage 1
Stage 2
Stage 3
Stage 4
Add On
DxP LG
LG DXP Knowledge Base with Request
Animal registration and renewal
Payments online
LG DXP – Applications & Permits lodge and track online
DxP LG My Account, All Payments online
LG DXP – Applications lodge and track online for all applications types
Registered User Experience
DxP LG On a Map
DxP LG Property Search

User Acceptance Testing

User Acceptance Testing Closeout Report – Payroll Leave on Employee Self Service (ESS)

Version History

Date	Version	All / Sections	Name	Change Details
15/05/2026	0.1	All	Lee Oliver	Original

City of Bayswater

Document Review & Endorsement

I have read and reviewed the document in its current state. I am in agreement and approve the planning activities for the Payroll Leave transition to CiA Employee Self Service.

Name	Title / Department / Project Role	Document Review Role	Signature	Date
Kym Leahy	Project Sponsor - Director Corporate Services	Signoff	[redacted]	21/05/2026
Anna Gillespie	Manager People, Culture & Safety	Signoff	[redacted]	21/05/2026
Annette Besch	Payroll Officer	Signoff	[redacted]	20/05/2026
Lee Oliver	Eden Project Manager	Signoff	[redacted]	15/05/2026

Acronyms

Categories	
Abbrev.	Description
SCM	Supply Chain Management
HR	Human Resources
TechOne	TechnologyOne ERP
P&R	Property & Rating
ECM	Enterprise Content Management
HRP	Human Resources and Payroll
FIN	Finance
SIT	User Acceptance Testing

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1. Purpose

The purpose of this User Acceptance Testing (UAT) Closeout Report is to seek approval to formally close the UAT stage gate, enabling the project to progress to formal approval by the Executive Leadership Team to proceed to the Execution Stage.

2. Background

User Acceptance Testing (SIT) commenced on Tuesday, 17 March 2026 and was formally approved on the Friday, 24 April 2026 to move into the UAT phase of testing. Testing was conducted in the HRP environment, which had been upgraded to support Leave functionality and validated across the 2026a release.

The UAT working group comprised representatives from the business departments across the City, ensuring appropriate cross-functional coverage throughout the testing phase. These departments consisted of, Libraries, Customer Service, Buildings, Finance, People Culture & Safety, Rangers, Governance, Environment Health, & the Eden Project Team.

3. Executive Summary

User

User Acceptance Testing (UAT) scenarios were successfully completed by eighteen staff members. The expected results for scenarios not marked as “Passed” are outlined below:

a) Four “Not Applicable” results relate to a non-standard work pattern scenario that could not be tested, as participants followed standard schedules during testing for their business unit.
b) One “Passed – Current Behaviour” result was due to incomplete system setup and insufficient sick leave balance for a tester, reflecting current production behaviour (individual commenced employment after the test environment was created in February 2026).

This formal sign-off confirms that:-

a) All business scenarios relevant to each department have been fully identified, documented, and successfully validated and
b) All testing activities have been completed successfully, with no critical or outstanding defects remaining at the conclusion of.

With testing now complete, the Project Manager seeks approval to formally close the User Acceptance Testing phase. Approval will allow the project to progress to the next activities, including the development of elearning training materials in preparation for end-user engagement.

.

4. Test Status

All users completed the tests allocated across 9x Business Units:-



5. Assessment

The Eden Project Manager confirms no defects remain that would prevent progression to the User Execution Phase.

6. Recommendation

1) That the *Subject Matter Experts*
   - **NOTE** the scope of testing performed by their nominated testers
   - **NOTE** the test outcomes and exceptions
   - **ENDORSE** the approval of the successful completion of the User Acceptance Testing (SIT) stage.

2) That the *Business Process Owner*
NOTE the scope of testing performed by their nominated testers
NOTE the test outcomes and exceptions
ENDORSE the approval of the successful completion of the User Acceptance Testing (UAT) stage.

3) That the *Executive Sponsor*:
   - **NOTES** the scope of testing
   - **APPROVES** the successful completion of the System Integration State (UAT) stage.

Employee Self Service Payroll Project Governance Assurance

Governance Assurance

Version History

Date	Version	All / Sections	Name	Change Details
22/05/26	0.1	All	Lee Oliver	Original

City of Bayswater

Document Review & Endorsement

I have read and reviewed the document in its current state.

Name	Title / Department / Project Role	Document Review Role	Signature	Date
Kym Leahy	Project Sponsor - Director Corporate Services	Signoff	[redacted]	28/5/2026
Lee Oliver	Eden Project Manager	Signoff	[redacted]	22/5/2026

Reference Documents

The content of this document was developed based on information obtained from the following documents and in consultation with the Reviewers listed above.

ECM Reference	Document Name
	2024 - 2027 Roadmap_Draft - Project.xlsx
	Attachment 4 - Testing-DeploymentAssurance.pptx

Acronyms

Categories	
Abbrev.	Description
SCM	Supply Chain Management
HR	Human Resources
TechOne	TechnologyOne ERP
P&R	Property & Rating
ECM	Enterprise Content Management
HRP	Human Resources and Payroll
FIN	Finance
SIT	System Integration Testing

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3. High Level Process Flow - Deployment Assurance Testing Strategy 5
4. Exit Criteria Substantiation 6

1. Purpose

The purpose of this document is to provide evidence that all project stage gates have been successfully exited with the required substantiation, thereby reducing the risk of introducing defects into the TechOne production environment.

2. Background

The CES transition to CiA encompasses the Payroll, Finance, and Procurement modules, noting that Human Resources (HR) had already transitioned to the CiA platform. This project was to implement the City of Bayswater's Payroll Leave forms through CiA Employee Self Service.

3. High Level Process Flow - Deployment Assurance Testing Strategy



4. Exit Criteria Substantiation

The table below describes all the substantiation for the stage of the project:-

ID	Project Stage	Document summary	Document Link	Notes	Assurance Comment
1	Project Entry – Exit Criteria	Board approval to utilise the Eden Budget to implement the Payroll Leave Project	EDEN Board Meeting December 2025.pptx Minutes 03.12.2025.pdf	Board approval to proceed with work package.	Meeting agenda and minutes cited. Decision to precede made here.
2	Project Entry – Exit Criteria	Test Scenarios Created for System Integration Testing	1 - SIT	SIT scenarios created	Yes testing spreadsheets cited. Test scenarios created and materials available.
3	Project Entry – Exit Criteria	Access Management documentented	Leave Conversion-Upgrade (Ci to CiA) - Instructions.docx	Access management documented so that it can be handed over to support after implementation.	Documentation – process to implement – cited.
4	Project Entry – Exit Criteria	SIT closeout report approved	PayrollLeave_CloseoutSIT.docx	Out of session approval to accept the SIT Closeout report to move into the User Acceptance Testing Phase.	Closed out SIT report cited. Signed by all project roles.
5	User Acceptance Testing – Entry Criteria	UAT scenarios created Recording UAT session	2 - TestScenarios	UAT scenarios available	Spreadsheet of testing scenario's provided. UAT completed and documented.
6	User Acceptance Testing – Exit Criteria	UAT closeout report approved and approval to move to the execution phase of the project	PayrollLeave_CloseoutUAT.pdf Payroll Leave - User Acceptance Testing-20260430_110159-Meeting Recording.mp4	UAT closeout report approved to enter into execution phase	Closed out UAT report cited. Signed by all project roles. Transcript of UAT testing introduction and instructions cited.

User Acceptance Testing

User Acceptance Testing Closeout Report – Request management

Version History

Date	Version	All / Sections	Name	Change Details
8/07/2026	0.1	All	Lee Oliver	Original

City of
Bayswater

Document Review & Endorsement

I have read and reviewed the document in its current state. I am in agreement and approve the planning activities for the CES transition to CiA.

Name	Title / Department / Project Role	Document Review Role	Signature	Date
Kym Leahy	Project Sponsor - Director Corporate Services	Signoff	[redacted]	07/13/2026
Lincoln Hayes	Manager Digital Solutions & Services	Signoff	07/13/202	)7/13/2026
Lee Oliver	Eden Project Manager	Signoff		8/7/2026

Acronyms

Categories	
Abbrev.	Description
SCM	Supply Chain Management
HR	Human Resources
TechOne	TechnologyOne ERP
P&R	Property & Rating
ECM	Enterprise Content Management
HRP	Human Resources and Payroll
FIN	Finance
SIT	System Integration Testing

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1. Purpose

The purpose of this User Acceptance Testing (UAT) Closeout Report is to seek approval to formally close the UAT stage gate, enabling the project to progress to formal approval by the Executive Sponsor to proceed to the implementation phase.

2. Background

On 26 February 2026, the Executive Sponsor approved the recommendation to exit the System Integration Testing (SIT) phase and proceed to User Acceptance Testing (UAT).

UAT was conducted on 7 April 2026, where a total of 36 defects were identified, resulting in 54 enhancement requests. Of these, 18 enhancements were classified by Engineering Works as 'Operational and Efficiency Gains'. All 18 enhancements were successfully implemented and resolved.

The completed enhancements were subsequently tested and formally signed off by the Coordinator Engineering Works on 19 May 2026, confirming that all required changes had been satisfactorily delivered and tested.

A total of 11 business areas were identified for testing:

Animals
Customer Service
Parks and Gardens
Community Safety
Parking
Public Health
Trading & Occupation
Building Works
Engineering Design & Services
Engineering Works
Councillor Requests

3. Executive Summary

User Acceptance Testing (UAT) has been successfully completed by nominated Subject Matter Experts and business representatives, confirming the successful execution of 218 test scenarios comprising 2,071 individual test steps.

During the UAT period, 36 defects were raised, all were assessed and reclassified as enhancement requests. Of these, 18 enhancements were identified as critical to business operations prior to go-live. These items were remediated, retested by the business, and subsequently approved.

This sign-off confirms that:

a) All applicable business scenarios across participating departments have been identified, documented, and validated; and

b) All required testing has been completed successfully, with the exception of 114 test scenarios that were deemed not applicable for UAT, having been comprehensively tested and validated during the System Integration Testing (SIT) phase.

Of the 36 enhancement requests, 31 were classified as Non-Critical – Post Go-Live improvements, while the remaining 5 were assessed as Not Applicable.

With UAT now complete and all critical enhancements successfully addressed, the Project Manager seeks approval to formally close the User Acceptance Testing phase and progress to the implementation phase of the project.

4. Test Status

All defects raised during UAT were assessed and reclassified as enhancement requests. All critical operational efficiency enhancements identified by Engineering Works were implemented, retested and formally approved by the business prior to go-live. In addition, 114 test scenarios were deemed not applicable for UAT, as they had already been comprehensively tested and validated during the System Integration Testing (SIT) phase.

CoB Request Management High Level Scenarios — 07/04/2026

Business Activity - Process Name	Hyperlink	Test Scenario Review Status	% Complete	TL - Not Run	TL - Passed	TL - Passed - Current Behaviour	TL - Failed	TL - Blocked	TL - N/A	# of Test Scenarios
Animals	GoTo	Reviewed by SME	100.00%	0	15	0	0	0	18	33
Customer Service	GoTo	Reviewed by SME	100.00%	0	16	0	0	0	5	21
Parks and Gardens	GoTo	Reviewed by SME	100.00%	0	19	0	0	0	5	24
Community Safety	GoTo	Reviewed by SME	100.00%	0	9	0	15	0	16	40
Parking	GoTo	Reviewed by SME	100.00%	0	4	0	6	0	2	12
Public Health	GoTo	Reviewed by SME	100.00%	0	23	0	0	0	24	47
Trading & Occupation	GoTo	Reviewed by SME	100.00%	0	7	0	0	0	16	23
Building Works	GoTo	Reviewed by SME	100.00%	0	32	0	0	0	0	32
Engineering Design & Services	GoTo	Reviewed by SME	100.00%	0	17	1	0	0	7	25
Engineering Works	GoTo	Reviewed by SME	100.00%	0	19	5	15	0	0	39
Councillor Requests	GoTo	Reviewed by SME	100.00%	0	15	0	0	0	21	36
Totals			100.00%	0	176	6	36	0	114	332

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5. Assessment

The Eden Project Manager confirms that no critical defects remain that would prevent progression to the implementation of CiA Request Management.

6. Recommendation

1) That the *Subject Matter Experts*
   - **NOTE** the scope of testing performed by their nominated testers
   - **NOTE** the test outcomes and exceptions
   - **ENDORSE** the approval of the successful completion of the User Acceptance Testing (UAT) stage.

     All test Scenarios completed are at the location below:-
     UAT Request Management Test Scenarios.xlsx

2) That the *Executive Sponsor*:
   - **NOTES** the scope of testing
   - **APPROVES** the successful completion of the User Acceptance Testing Stage (UAT) stage.

City of Bayswater

Property & Rating CiA Transition

Debtors and Leasing Assessment Paper



City of Bayswater

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Document Review & Endorsement

Name	Title / Department / Project Role	Document Review Role	Signature	Date
Eden Board	Executive Approval	Board Decision		2/07/2026
Kym Leahy	Director of Corporate Services	Signoff	[redacted]	27/5/2026
Stuart Monks	Manager Financial Services	Signoff		22/05/2026
Lee Oliver	Project Manager - Eden	Co-Author / Signoff		22/05/2026
Hilda Ho	Senior Financial Accountant	Reviewer / Signoff		Click or tap to enter a date.
Ha Ta	Accountant	Reviewer		Click or tap to enter a date.
Josie Perry	Finance Officer - Revenue	Reviewer		Click or tap to enter a date.
Pete Anderson	Finance Systems Analyst	Author		Click or tap to enter a date.

Reference Documents

Type	Document Details	Document Link
Email	Questions posed to TechnologyOne about Finance concerns decoupling Sundry Debtors from Leasing	3DC1B527.msg
Email	Answer to TechnologyOne question about Debtors and Debtor Type	839C00CD.msg
Email	Answer to TechnologyOne question about Event Operation custom script	8A379963.msg
Video	Meeting with TechnologyOne discussing our various options and the way forwar	Debtor and Leasing Transition Q&A
Email	Minutes advising 15mth delay for delivering stage 1b & stage 2 P&R	2 - RE_ Byaswater P\u0026R Transition Project Regular Meeting.msg
Emai	Minutes advising completion of Eden staged P&R implementation would complete Dec-28	1 - RE_ Byaswater P&R Transition Project Regular Meeting.msg

Acronyms / Abbreviations

Acronym / Abbreviation	Definition

City of Bayswater

CiA	CiAnywhere
Ci	Connect Intelligence
P&R	Property & Rating
SME	Subject Matter Expert

RACI Matrix Legend	
A	Accountable
R	Responsible
C	Consulted
I	Informed

City of Bayswater

Purpose Statement

Outlines the challenges, impacts and risks associated with continuing a traditional staged transition approach for the Property & Rating (P&R) CiAnywhere (CiA) migration for Sundry Debtors and Leasing.

The City is asked to evaluate the transition options presented by TechnologyOne which identifies concerns about how complicated the work may be, the impact on staff and resources, the additional overhead, accuracy and reliability of transactions, and the risk of delays or issues with delivering the project.

The document intends to support decision-making regarding the preferred transition approach for Stage 1B of the P&R CiA program.

Problem Statement

Bayswater's existing business model has maintained a strong dependency between Leasing transactions and Sundry Debtor financial processing. TechnologyOne's transition approach from Ci to CiA separates the implementation of Sundry Debtors (Phase 1a) and Leasing (Stage 2 compliance), with each stage estimated to take approximately six months, resulting in a decoupled delivery model.

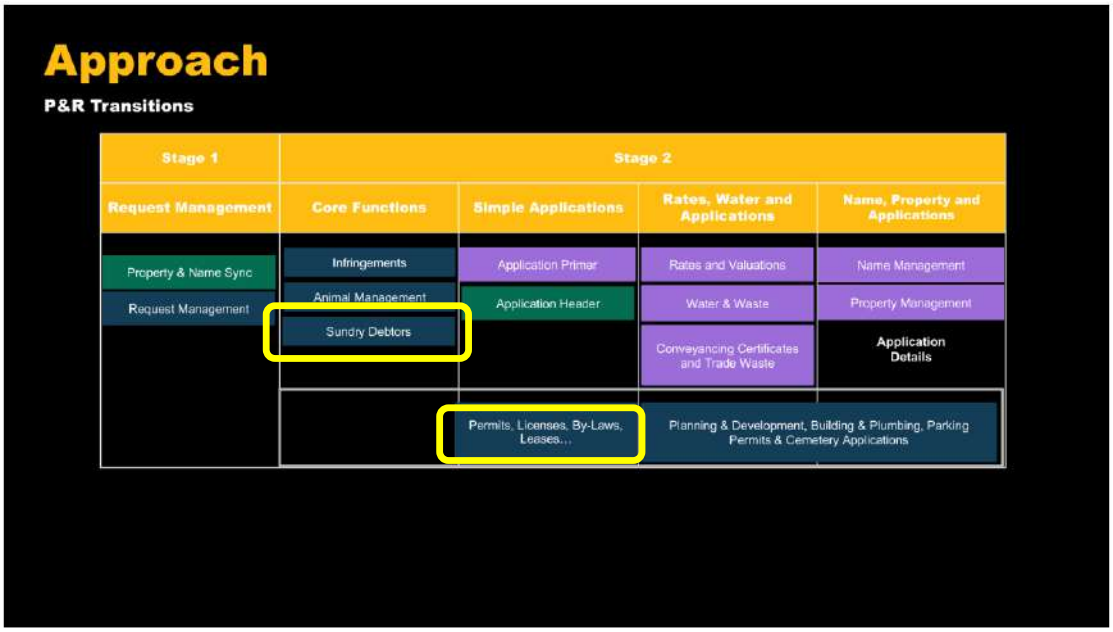
Separating these functions across different transition stages introduces avoidable complexity in transaction management, reconciliation, and ongoing operational support. The City has identified significant operational and technical risks associated with transitioning Sundry Debtors independently from the Leasing application during the Ci to CiA migration. Current in Ci, the Leasing and Debtors functionality is heavily integrated through custom scripting when Event Operation process(es) are in use that rely on the existing Ci schema and transactional framework. A partial transition approach will result in transactional inconsistencies and temporary custom functionality between Ci and CiA environments.

Aligning the transition of Leasing and Sundry Debtors will provide a more cohesive implementation approach that protects data integrity, streamlines financial processing, and enables existing customisations to transition into a more supportable and simplified future-state environment.

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Background

As part of the P&R CiA transition program, the City was advised that Sundry Debtors and Leasing would transition separately, resulting in a period where the two functions would operate across different environments.



Following consultation with Finance, concerns were raised regarding the viability of this approach due to the strong operational and transactional dependency between the two functions. Finance advised that maintaining a prolonged period where Sundry Debtors and Leasing were separated would introduce significant operational difficulties, reconciliation challenges, and increased business risk.

The current configuration relies on custom Event Operation(s), scripting, and balance apportionment processes that automatically allocate charges to Sundry Debtors while maintaining Lease records as charge free. These processes have evolved over time to support the City's operational requirements and are closely integrated within the existing Ci environment.

TechnologyOne subsequently advised that the City's configuration could not be considered a standard '*vanilla*' implementation due to the level of customisation and interdependency between the Leasing and Debtors functions. As a result, additional consideration is required to determine how the modules could transition to CiA without creating excessive transactional overhead, temporary customised functionality, or increased processing complexity between Ci and CiA environments.

In collaboration with the City, TechnologyOne has played a significant role in reviewing the existing configuration, identifying the operational impacts associated with a delineated transition approach, and developing several implementation options for consideration. These discussions focused on balancing implementation practicality, project scope, transactional integrity, and long-term business sustainability throughout the transition period.

To support this assessment, the City intends to provide TechnologyOne with access to the '*PR-CiA Live*' environment to enable detailed analysis of the Sundry Debtors and Leasing integration, including custom fields, Event Operations, scripts, and associated transactional processes. This analysis will assist in identifying the remediation effort required and the most sustainable transition pathway moving forward.

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TechnologyOne subsequently presented three (3) potential implementation approaches:

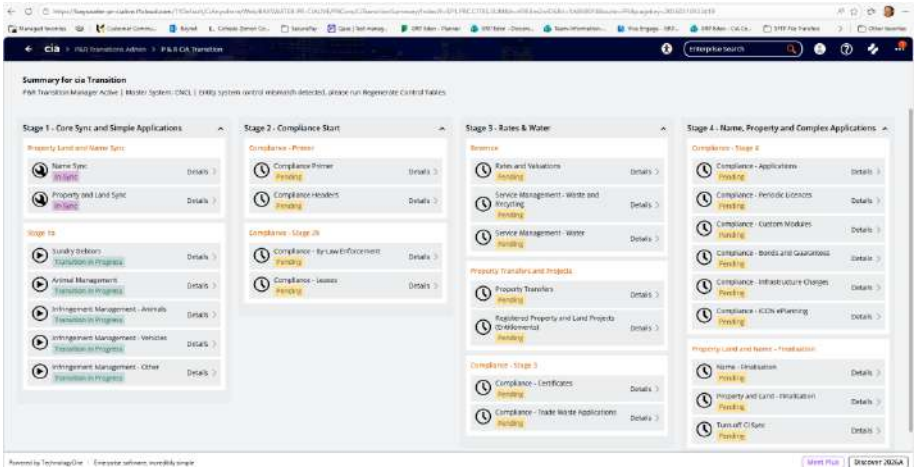
Option 1 – Transition only the impacted Debtors through scripted updates (1B implementation only where subsequent scripting is later removed when processing Stage 2)

Option 2 – Transition both Debtors and Leasing concurrently

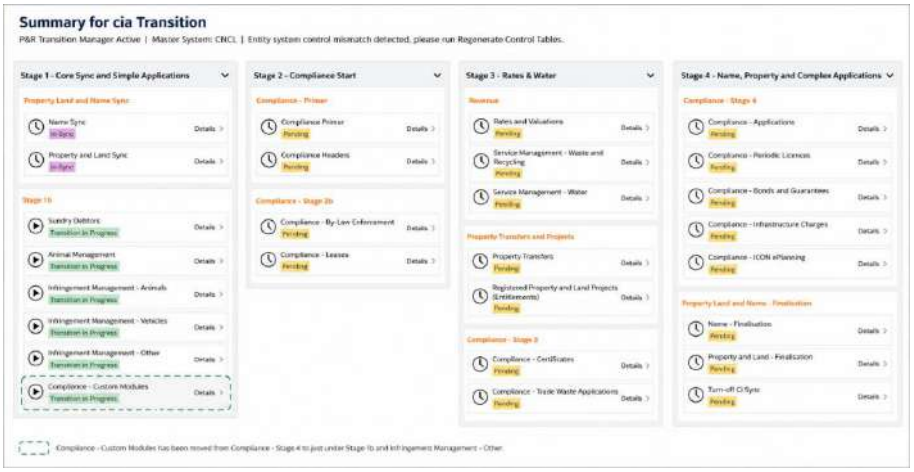
Option 3 – Adopt a full '*Big Bang*' approach and transition all remaining stages concurrently

Finance has indicated a preference for **Option 2**, noting that although it may require elements of future project stages to be accelerated, it provides the most operationally sustainable outcome while minimising disruption, and maintaining transactional integrity, financial control processes, and the long-term sustainability of the City's P&R environment.

Existing staged transition



Proposed staged transition



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Option Assessment

Option 1 – Transition only the impacted Sundry Debtors through scripted updates

Scope Impact

This option limits the Stage 1B scope to only the Sundry Debtors impacted by Leasing transactions. While initially appearing to provide a simplified and accelerated implementation pathway, the approach introduces additional complexity through the need to maintain processing between Ci and CiA transactional processes.

The existing Leasing functionality would remain within Ci while impacted Debtors transition to CiA, resulting in a split-processing model across environments. It would also mean that Enterprise Cash Receipting would require two transaction lines, rather than the existing one to capture the transaction in both Ci and CiA.

Additional development would be required to:

a) Review and redevelop existing Event Operation(s).

b) Modify or recreate scripts impacted by schema changes.

c) Review whether T-Scripts can, initially, replace scripts used in Ci.

d) Support dual-processing activities during transition periods.

Scheduling Impact

See below for the scheduling impact

1) TechnologyOne has advised that delivery will require approximately six months, shifting the target from the original October 2026 placeholder to November 2026. As of Thursday, 21 May 2026, the TechnologyOne Project Manager further advised a two month lead time is required to secure and commit the necessary resources, &

2) Potential schedule impacts may also arise from additional advisory or managed services (e.g. AMS) required to support activities such as data cleansing (TechnologyOne advice, 21 May 2026 – applicable across all options).

Cost Impact

See below for the cost impacts:-

1) Potential cost increases from TechnologyOne, including advisory or managed services (e.g. AMS) to support activities such as data cleansing (TechnologyOne advice, 21 May 2026 – applicable across all options).

Quality Impact

This option presents considerable quality concerns due to the reliance on existing custom scripts and Event Operation(s).

Current processes:

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a) Apportion balances to Debtors.

b) Retain Lease accounts as charge free.

c) Depend on Ci schema structures and transactional behaviours.

Schema changes between Ci and CiA create uncertainty regarding whether these processes will continue functioning as intended. There is a high likelihood of:

a) Transactional inconsistencies.

b) Data integrity issues.

c) Failed balance apportionments.

d) Increased manual reconciliation activities.

The requirement to perform transactions across both environments significantly increases the risk of operational error and reduced process reliability.

Resource Impact

This option would require substantial technical and operational support resources despite initially being viewed as a 'quick win'.

Impacts include:

a) Ongoing support for dual transactional environments.

b) Increased testing requirements.

c) Redevelopment and validation of scripts.

d) Additional Finance reconciliation activities.

e) Increased operational overhead for business SMEs.

The approach is considered highly onerous from both Digital Services and Finance perspectives due to increased requirements of supporting parallel transaction processing across Ci and CiA.

Risk Impact

Key risks associated with this option include:

a) Failure of existing Event Operations due to schema incompatibility.

b) Increased manual intervention requirements.

c) Reduced confidence in financial integrity.

d) Extended stabilisation periods post 'go-live'.

e) Increased risk of user error through dual-system processing.

This option is considered to present a high operational and transactional risk profile.

RACI Matrix

City of Bayswater

Key Activity	Digital Solutions	Finance	TechnologyOne
Maintain and support custom scripts (Event Operations)	R / A	C	C
Validate schema compatibility between Ci and CiA	R / A	C	C
Apportion balances to Debtors (dual environment processing)	C	A / R	I
Maintain Lease accounts as charge free across environments	C	A / R	I
Transaction processing across Ci and CiA environments	R	A	I
Testing of scripts and event operations post schema changes	R / A	C	C
Reconciliation of dual environment transactions	C	A / R	I
Incident resolution (failed apportionments / script failures)	R / A	A	C
Managing operational risk and control assurance	C	A / R	C
End user transaction processing in dual systems	I	R	I
Stabilisation and post 'Go live' support	R / A	A	C

Summary Interpretation

a) **Finance** is accountable for end-to-end financial integrity, reconciliation, and correctness of transactions and lease treatments.
b) **Digital Solutions** is responsible for technical enablement, scripts, integrations, schema handling, and operational system support.
c) **SMEs** are consulted throughout, particularly for validating business rules impacted by Ci / CiA decoupling.
d) **TechnologyOne** is consulted for schema compatibility and defects, especially where Event Operation(s) fail.
e) **Project** retains accountability for delivery risk and stabilisation outcomes, given the high risk classification.
f) **End users** remain responsible for executing transactions but are heavily exposed to dual system complexity.

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Option 2 – Transition both Debtors and Leasing concurrently

Scope Impact

This option expands the Stage 1B scope to include both Sundry Debtors and Leasing functionality concurrently.

As a result, elements originally intended for later project stages, specifically components aligned to Stage 4 of the CiA transition program relating to Compliance and Custom Modules, would need to transition earlier than planned.

TechnologyOne would be required to:

a) Assess the revised implementation approach.

b) Review impacted custom functionality.

c) Assess custom fields and scripts requiring conversion.

d) Confirm dependencies associated with Leasing integrations.

The City would also need to facilitate access to the PR-CIA Live environment for a TechnologyOne Consultant to assess the current Sundry Debtors and Leasing interfaces and associated customisations.

Scheduling Impact

See below for scheduling impacts:-

1) TechnologyOne has advised that combining Stage 1b and Stage 2 will require approximately 15 months (6 months plus 9 months), including activities such as data migration, DocOne configuration, and header detail setup. As of 21 May 2026, the TechnologyOne Project Manager further indicated a two-month lead time is required to secure a compliance resource for Stage 2. As at the 18 June 2026, the TechnologyOne account manager has advised there will be no impact to the timeline, &
2) Additional schedule impacts may arise from advisory or managed services (e.g. AMS) required to support activities such as data cleansing (TechnologyOne advice, 21 May 2026 – applicable across all options). As at the 18 June 2026, the TechnologyOne account manager advised that this will be a free service for the City.

Cost Impact

See below for the cost impacts:-

1) Rephasing of existing budgeted costs associated with backfilling Subject Matter Experts to support compliance activities during Stage 2.

Quality Impact

This option is considered the preferred operational outcome from a Finance perspective.

Transitioning both Sundry Debtors and Leasing concurrently:

a) Maintains transactional consistency.

b) Preserves end-to-end processing integrity.

c) Reduces reliance on interim workaround solutions.

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d) Minimises dual-system transaction handling.

By maintaining aligned transactional processing within a single environment, the City significantly reduces the likelihood of reconciliation issues and operational inconsistencies.

While redevelopment and conversion activities would still be required, the quality outcome is considered substantially stronger than maintaining split environments.

Resource Impact

This option requires:

a) Additional project planning and coordination.

b) Increased engagement with TechnologyOne consultant(s).

c) Earlier involvement of custom module remediation activities.

d) Increased testing and validation activities during Stage 1B.

However, the approach reduces long-term operational overhead by avoiding prolonged dual-environment processing.

Business SMEs would still be required to support testing and validation activities, though the overall support model is considered more sustainable than **Option 1**.

Risk Impact

Key risks associated with this option include:

a) Scope expansion impacting timelines.

b) Additional complexity in Stage 1B delivery.

c) Dependency on TechnologyOne assessment activities.

d) Potential delays associated with custom module remediation.

e) Increased project coordination requirements.

Despite these risks, this option is considered to present a lower operational risk than **Option 1** due to the preservation of transactional integrity and reduced reliance on interim processing arrangements.

This option is currently viewed as the preferred approach.

RACI Matrix

Key Activity	Digital Solutions	Finance	TechnologyOne
Overall solution design (single environment processing model)	A / R	C	C
Transition planning for Sundry Debtors and Leasing	R / A	C	C

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Maintain transactional consistency across consolidated environment	R	A	I
End-to-end process integrity validation	R	A	C
Removal of interim workaround processes	R	A	I
Design and implementation of consolidated transaction processing	R / A	C	C
Custom module remediation (Stage 1B alignment)	R	C	A / C
Testing and validation of Stage 1B changes	R	A	C
Reconciliation process validation post transition	C	A / R	I
Project planning and delivery coordination	A / R	C	C
Risk management (timeline, scope, dependency impacts)	A / R	C	C
Operational readiness and 'Go-live' support	R	A	C
Ongoing system support post implementation	R	A	C

Summary Interpretation

1) **Digital Solutions** is accountable for:
    a. Delivery execution.
    b. Remediation coordination.
    c. Testing and implementation.
    d. Project governance and risk management.
    e. Stage 1B alignment.
2) **Finance** are accountable for:
    a. Financial integrity.
    b. Validation of outcomes.
    c. Reconciliation correctness.
    d. Testing sign-off.
3) **TechnologyOne** is:
    a. Consulted for remediation feasibility.
    b. Supporting custom module assessment.
    c. Providing technical validation input.

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Option 3 – Adopt a full '*Big Bang*' approach and transition all remaining stages concurrently

Scope Impact

This option would involve transitioning all remaining CiA stages concurrently as part of a single large-scale implementation.

The scope would significantly increase beyond the currently planned Stage 1B activities and would require:

a) Concurrent remediation of all remaining modules.

b) Extensive business transformation activities.

c) Large-scale testing and training programs.

d) Coordinated deployment across multiple business units.

TechnologyOne indicated an estimated completion timeframe of approximately 18 months.

Scheduling Impact

A "big bang" approach would require comprehensive replanning to account for Subject Matter Expert availability, organisational blackout periods, and TechnologyOne resource constraints.

Cost Impact

A big bang approach would require bringing forward existing budgeted costs.

Quality Impact

While a single transition event may eliminate interim integration issues, the scale and complexity of the implementation significantly increases delivery risk.

Potential quality concerns include:

a) Reduced testing effectiveness due to implementation scale.

b) Competing project priorities.

c) Increased change fatigue across business areas.

d) Greater likelihood of defects or post 'Go-live' stabilisation issues.

The City currently has concerns regarding whether sufficient business capacity exists to support an implementation of this magnitude.

Resource Impact

This option would require substantial project resourcing across both TechnologyOne and the City.

Other customer sites are in the infancy of similar approaches when questioning TechnologyOne. Details regarding resourcing models were also unclear.

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It was noted that:

a) Other councils may have had full-time, seconded, business SMEs dedicated exclusively to the project.

b) Bayswater business SMEs currently remain operationally committed and are engaged on a project-request basis rather than fully seconded.

As a result, the City may not currently possess sufficient resource capacity to effectively support a large-scale concurrent transition approach.

Risk Impact

Key risks associated with this option include:

a) Resource exhaustion and project fatigue.

b) Insufficient SME availability.

c) Extended project delivery timelines.

d) Increased delivery complexity.

e) Higher likelihood of schedule overruns.

f) Potential impacts to operational continuity during implementation, including the risk of longer production freezes

While strategically comprehensive, this option currently presents significant delivery and resourcing risks for the City.

RACI Matrix

Key Activity	Digital Solutions	Finance	TechnologyOne
Overall program delivery for concurrent transition	A / R	C	C
Capacity planning and resourcing strategy	A / R	C	C
SME allocation and business engagement model	C	A / R	I
Operational SME participation (workshops, testing, validation)	I	R	I
Business process design and validation	C	A / R	C
Test planning and execution (large-scale implementation)	R / A	C	C
End-to-end testing effectiveness and coverage management	R	A	C
Defect management and triage during implementation	R / A	C	C
Go-live readiness assessment	R / A	A	C
Change management and business readiness impacts	C	A / R	C
Operational continuity planning during implementation	R / A	C	C

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Project schedule management and delivery timeline control	A / R	C	C
Risk management (fatigue, capacity, delivery complexity)	A / R	C	C
Post 'Go-live' stabilisation support	R / A	A	C
Vendor support for implementation and technical guidance	C	C	A / R

Summary Interpretation

1) **Digital Solutions** carries primary accountability for:
    a. End-to-end delivery coordination.
    b. Testing execution and defect management.
    c. Schedule, risk, and stabilisation control.
    d. Overall implementation governance.
2) **Finance** are:
    a. Accountable for business readiness and validation.
    b. Responsible for SME engagement and testing participation.
    c. Accountable for operational continuity and acceptance.
3) **TechnologyOne** is:
    a. Responsible for technical guidance and implementation support.
    b. Accountable for platform-specific execution assistance during delivery.

City of Bayswater

Recommendation

Following assessment of the available options, the City has identified significant concerns regarding the operational sustainability of transitioning Sundry Debtors independently from Leasing.

Option 1, while initially appearing to provide a rapid implementation pathway, introduces substantial transactional, operational and reconciliation risks due to the interconnected nature of the existing Leasing and Debtors processes.

Option 3, while strategically comprehensive, presents considerable resource and delivery risks due to the scale of implementation and current SME capacity constraints.

Option 2 is presently considered the preferred approach as it:

a) Maintains transactional integrity.

b) Minimises operational risk.

c) Provides a more sustainable long-term solution despite increased short-term scope and implementation effort.

Further assessment by TechnologyOne will be required to determine the detailed impacts associated with accelerating Leasing and associated custom module functionality into Stage 1B of the CiA transition program.

Option	Quality Impact	Resource Impact	Risk Impact
Option 1 – Dual Environment (Ci / CiA)	🔴 High quality risk (transactional inconsistency, reconciliation issues, dual processing)	🟠 Medium – High (ongoing dual support & workaround overhead)	🔴 High operational & transactional risk
Option 2 – Consolidated Stage 4; Compliance – Custom Modules with Stage 1B; Sundry Debtors (Preferred)	🟢 Strong quality outcome (single environment integrity, reduced reconciliation issues)	🟠 Medium (structured project effort, but sustainable long-term)	🟠 Low – Medium (delivery complexity, but reduced operational risk)
Option 3 – Large-Scale Concurrent Transition	🟠 Medium – Low (scale increases defect / stabilisation risk despite single event)	🔴 Very High (SME exhaustion, full-time commitment required)	🔴 Very High (fatigue, schedule overrun, delivery complexity)

City of Bayswater

Appendix 1 – Future transition considerations

See below for future enhancements based on 'As Is' pain points.

Pending Requirements

Recognising the concerns surrounding Sundry Debtors and Leasing, it would be prudent to also consider the broader requirement to modernise and strengthen the reporting and reconciliation processes that support these functions.

At present, a significant amount of manual effort, time and oversight is required to prepare, validate and maintain these activities on a recurring basis. By reviewing and implementing improved automation and reporting capabilities, the organisation has a need not only to mitigate existing risks, but also to enhance operational efficiency, improve data integrity, and provide more timely and reliable financial information for decision making.

The following requirements should be considered as part of any future implementation and process.

Lease Details (Custom Fields)

Currently, there is no dedicated functionality within TechnologyOne to centrally manage and maintain lease information. As a result, lease details are recorded and administered through a stand-alone Excel spreadsheet, creating reliance on manual processes and limiting reporting capability.

An opportunity exists to use ETL processes and Data Warehouse reporting solutions, enabling a more robust and centralised approach to lease management. This would provide the ability to capture and report on lease information year-on-year, improve accessibility to data, strengthen reconciliation processes, and support operational and financial reporting.

Key lease information that could be incorporated include:

a) Lease commencement and expiry dates

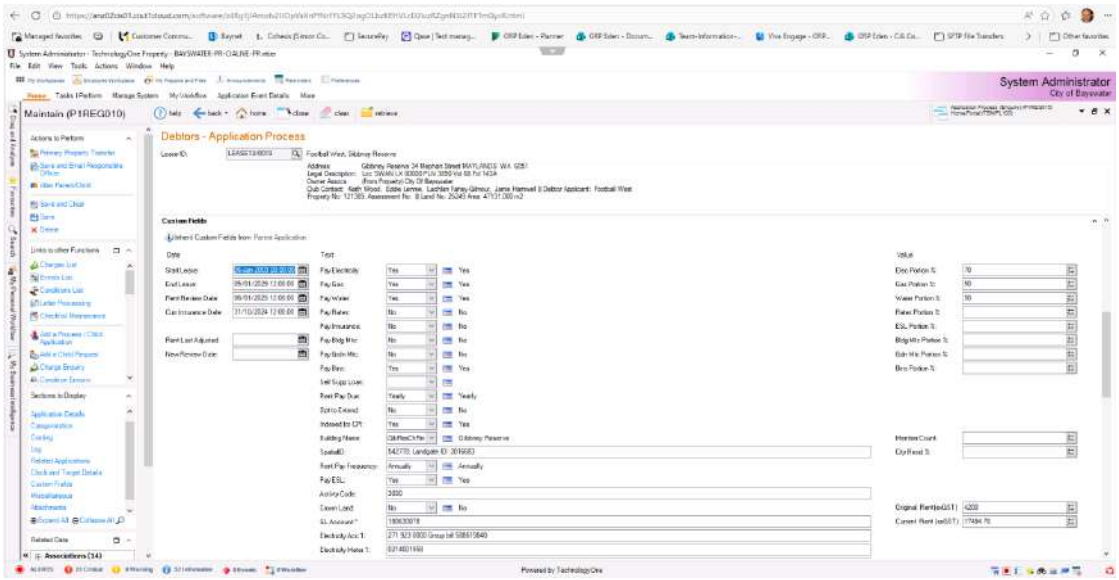
b) Rent review dates

c) Insurance renewal dates

d) Original and Current rental amounts (ex GST)

e) Utilities apportionment details

City of Bayswater



Reporting

Several reports are required within this space as part of the transition from Ci to CiA, as the reporting currently available within Ci lacks the depth and flexibility required by Finance. To address these limitations, Finance has historically relied on an evolving series of Excel spreadsheets incorporating manually extracted data from the platform.

To improve and support Sundry Debtors with Leasing reporting requirements moving forward, the following reports will need to be migrated, enhanced, or newly developed.

Lease Charge List

Provide a consolidated view of lease-related debtor and charging information, enabling Finance to identify lease records, associated debtor details, invoicing and charge data, and the corresponding general ledger postings and account allocations:

Current Process	Required Report (Platform TBD)
Search for list of Lease(s) Identify current Charge IDs Establish Debtor Number / Debtor ID Details collected: • Due Date • Amount (ex GST) / Value (inc GST) • Comment(s) • Invoice Year / Invoice Number • Charge Type • Accrued to • Identify GL Posting Journal ID ▪ Account String ▪ Contra Account String	Columns to include are: • Lease ID • Charge ID • Debtor Number / Debtor ID • Due Date • Amount (ex GST) / Value (inc GST) • Comment(s) • Invoice Year / Invoice Number • Charge Type • GL Posting Accounts • Account String • Contra Account String

City of Bayswater

Community Leasing

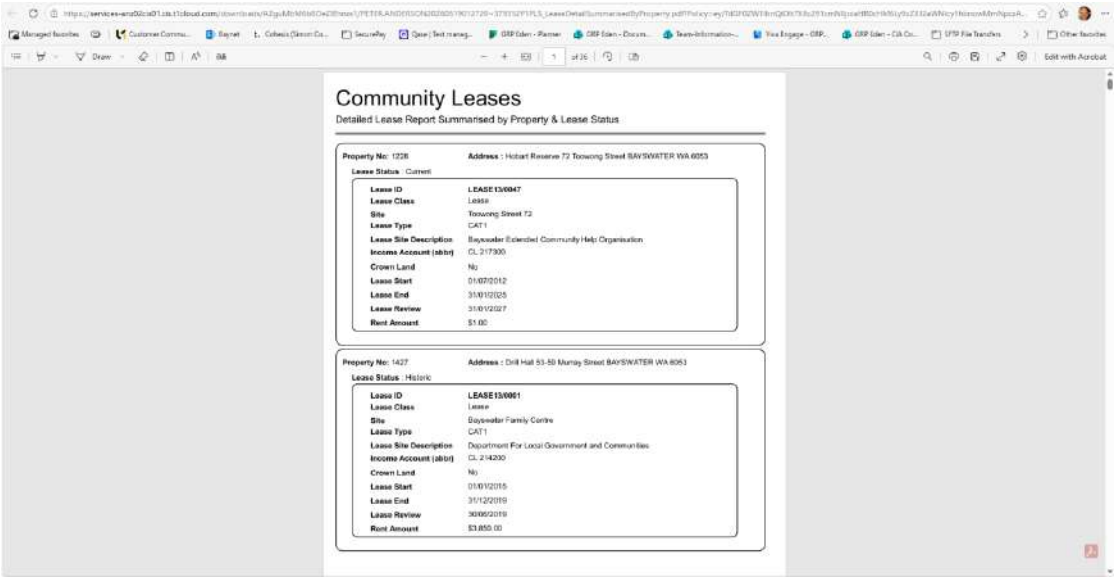
The proposed community lease reporting suite will provide Finance and operational stakeholders with a comprehensive view of lease portfolio activity, financial performance, and outstanding balances across all lease arrangements. The reports will support the management of lease and property information, including lease status, classifications, rental values, review dates, and associated income accounts, while also delivering improved financial visibility through trial balance reporting by Lease ID and Charge Group.

Summary and graphical reporting of charge types and balances carried forward will enable enhanced monitoring of lease related revenue, outstanding charges, and debtor activity, supporting auditing and informed financial decision making.

City of Bayswater

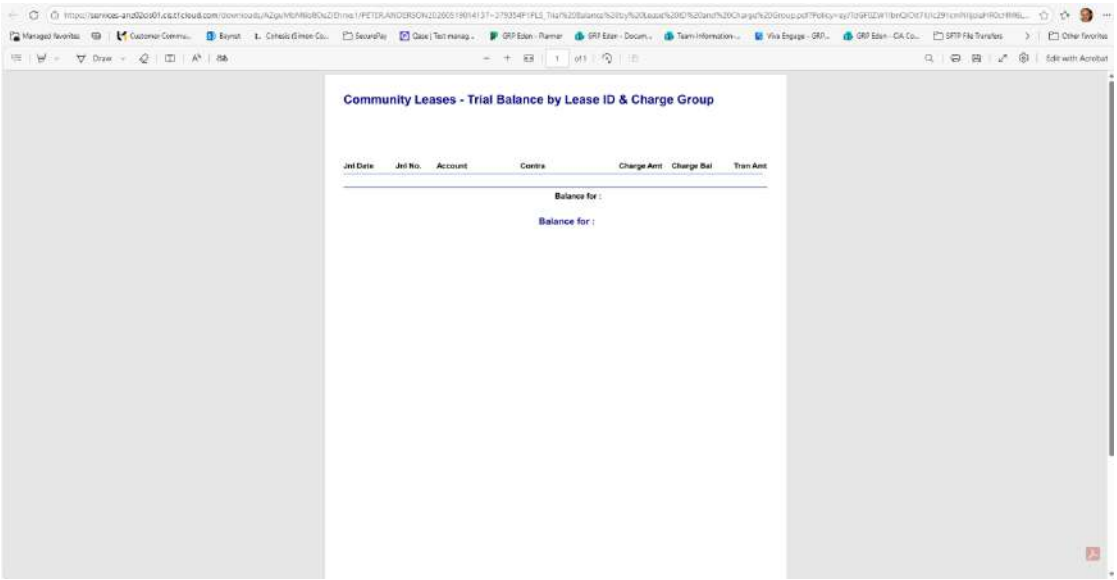
Detailed Lease Report Summarised by Property & Lease Status

Is a Crystal based report that will require migration using one or many of the mechanisms available in Corporate Performance Management. The report currently does not represent accurate information, and work with Finance is required to confirm detail required to be displayed to ensure the report maintains a value-add proposition.



Trial Balance by Lease ID & Charge Group (does not currently return any data)

Is a Crystal based report that will require migration using one or many of the mechanisms available in Corporate Performance Management

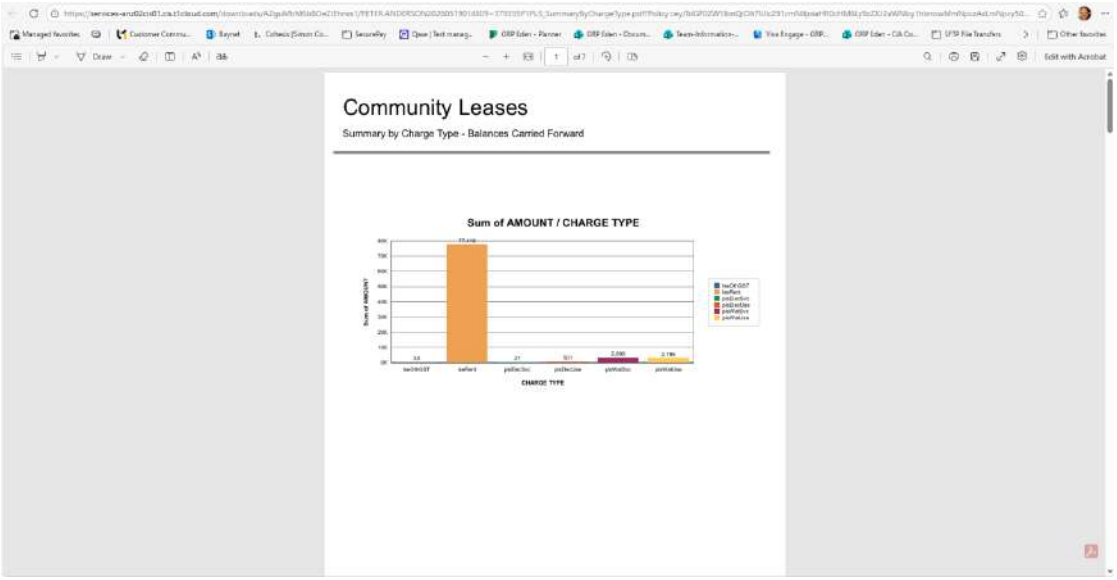


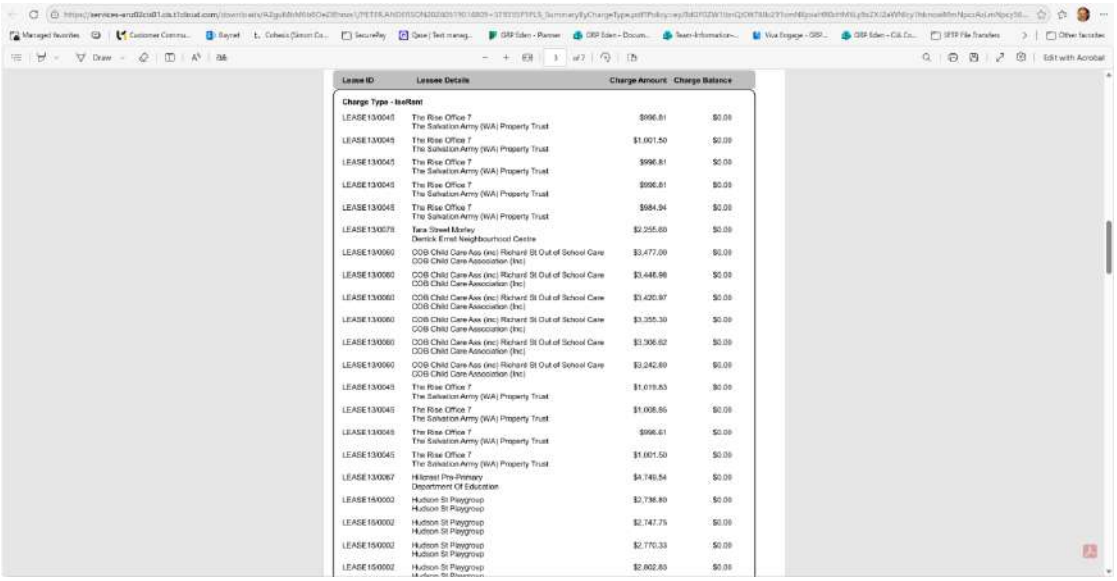
The report requires enhancement to incorporate the additional fields of Charge Type and Lease Number, enabling Finance to effectively use the report for analysis and transactional purposes.

City of Bayswater

Summary by Charge Type – Balances Carried Forward

Is a Crystal based report that will require migration using one or many of the mechanisms available in Corporate Performance Management



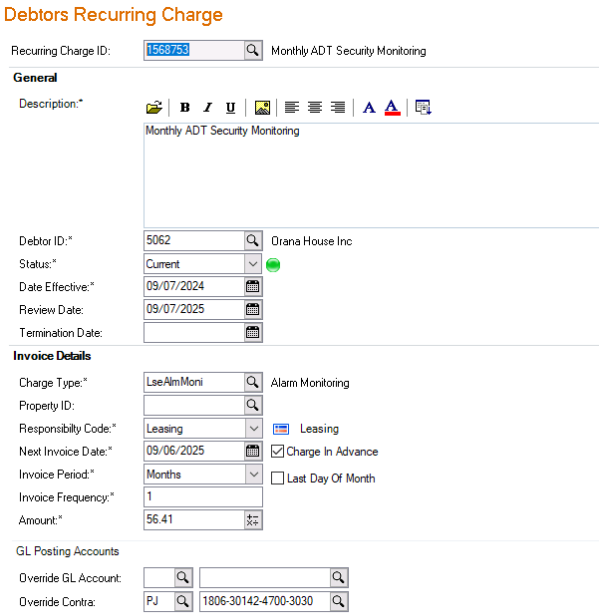


Recurring invoice schedules for leasing

The report will provide a comprehensive view of Debtors recurring charges enabling Finance to monitor billing arrangements, property associations, charge types, invoice scheduling, frequencies, charge amounts, and responsibility codes.

City of Bayswater

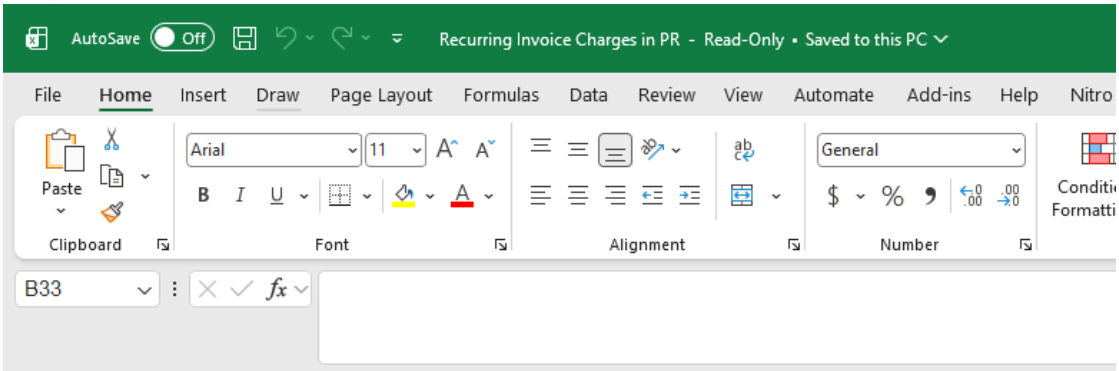
The report will provide visibility of associated general ledger posting and contra accounts, supporting improved revenue management and audit oversight.



Property Charges

Finance requires a report that consolidates Property ID, Lease ID, Charge Type, Charge Amount, and associated invoice details into a single reporting source, as this information is not currently available within the existing system. At present, these details are being manually maintained and reconciled through a series of Excel spreadsheets.

City of
Bayswater



	A	B	C
1	**Recurring Invoices set up**		
2			
3			
4			
5	**Lease Number**	Debtor	Name
6	Lease21/0004	1001415	Bayswater Infant Health Clinic
7	Lease13/0068	80224	Bayswater Morley District Cricket Club
8	Lease13/0014	80212	Bayswater Tennis Club
9	Debtor	1001127	Bayswater Waves Café - Twin Peaks September CPI
10	Lease16/0001	999969	Casa Mia Montessori
11	Lease13/0017	89930	Chabad Lubavitch Of Western Australia
12	Debtor	995841	Claude Outdoor Pty Ltd
13	Lease18/0004	998776	Dome Coffees Aust - Annual Rent
14	Lease19/0005	1001059	Echo (15 Brand Place)
15	Lease13/0047	85238	Echo (72 Toowonge)
16	Lease13/0044	999706	Ed Connect t/as The School Volunteer Program Rm 3
17	Lease19/0006	999706	Ed Connect t/as The School Volunteer Program Rm 4
18	Lease13/0010	996183	Ellis House Community Art Centre Incorporated
19	Lease13/0031	998932	Environment House
20	Lease13/0019	90663	Football West
21	Lease13/0022	997916	Maylands Historical And Peninsula Association Inc
22	Lease13/0040	999012	Morley Sporting Club
23	Lease13/0076	80226	Noranda Netball Association Inc
24	Lease13/0054	998775	Noranda Sporting Association (Inc
25	Lease23/0003	1001283	Orana House Lease 2
26	Lease20/0005	1001283	Orana House Lease 1
27	Lease25/0004	1001967	Rise Now Pty Ltd
28	Lease15/0001	1000293	WA Youth Jazz Orchestra (WAYJO)
29			

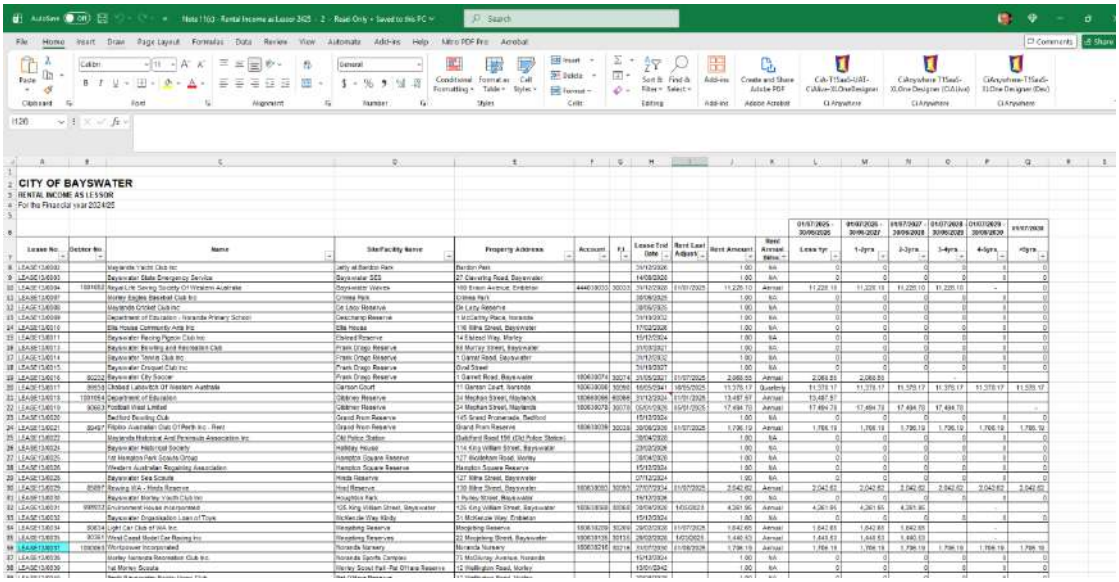
City of Bayswater

Rental Income as Lessor

A report is required that provides a consolidated view of lease and rental income projected across the next five or so financial years. Details to be included; Lease Number, Debtor Details (where applicable; Number / ID, Name), Site or Facility, Address, Account String, Project Code, Lease Details, Last Rent Amount Adjustment, Billing Cycle, projected income across the next five or so financial years.

The report will provide a clear foundation for forecasting and monitoring rental income over the full term of each lease, supporting longer-term financial planning and visibility of future revenue streams.

The report is currently manually collated on an Excel spreadsheet.



CITY OF BAYSWATER
RENTAL INCOME AS LESSOR
For the Financial year 2024/25

Versioning

Version	Author	Department	Date
1.0	Pete Anderson	Digital Solutions and Services - Project EDEN	20/05/2026
2.0	Lee Oliver	Digital Solutions and Services - Project EDEN	22/05/2026

10.5.1.3 Compliance Audit Return for 2025

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required.
Attachments:	1. Draft Compliance Audit Return [**9.3.1** - 27 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report presents the City's completed Compliance Audit Return (CAR) for the period 1 January 2025 to 31 December 2025 for Council's consideration and adoption. The CAR assesses the City's compliance with prescribed statutory requirements under the Local Government Act 1995 and associated regulations.

No instances of non-compliance were identified in the 2025 CAR. Following Council's adoption, the signed return, together with any recommendations arising from the Audit, Risk and Improvement Committee's review, will be submitted to the Local Government Inspector by the due date of 30 September 2026.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council adopts the completed Compliance Audit Return for the period 1 January 2025 to 31 December 2025, as contained in Attachment 1.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

R14 of the *Local Government (Audit) Regulations 1996* requires local governments to carry out a compliance audit with the statutory requirements prescribed by R13 for each calendar year.

In accordance with R14, the CEO must prepare a compliance audit return (CAR) in the form approved by the inspector and provide a copy to the Audit, Risk and Improvement Committee (ARIC). The ARIC must review the CAR and report to the Council on the results of the review, making recommendations as it considers appropriate.

The Council must then determine if any matters raised by the ARIC in relation to the CAR require action to be taken by the local government, and whether to adopt the CAR or to adopt the CAR subject to amendments.

R15 requires the signed adopted compliance return and any recommendation of the ARIC to be provided to the Inspector, no later than 31 March next following the period to which the return relates. For the 2025 return, the 31 March date does not apply as it is the first year under the new

local government Inspector regime. The due date for the 2025 signed return to be submitted to the Inspector has been deferred to 30 September 2026.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

The CAR for the reporting period 1 January 2025 to 31 December 2025 is contained in **Attachment 1**.

This is the first year that the CAR is being managed by the Local Government Inspector, in accordance with amendments made to the *Local (Audit) Regulations 1996,* which came into effect on 1 January 2026. This year's CAR questions are arranged differently to previous years, when questions were grouped into categories such as "disclosure of interest" and "disposal of property". The 2025 car questions are instead grouped in order of the legislation to which they relate:

- *Local Government Act 1995*
- *Local Government (Administration) Regulations 1996*
- *Local Government (Constitution) Regulations 1998*
- *Local Government (Elections) Regulations 1997*
- *Local Government (Financial Management) Regulations 1996*
- *Local Government (Functions and General) Regulations 1996.*

No instances of non-compliance have been identified in the 2025 CAR.

As part of the City's assurance process, the Compliance Audit Return is subject to review through the internal Audit Program, with the 2025 CAR to be audited following adoption of the Strategic Internal Audit Plan 2026/27-2029/30, as contained in the agenda for this meeting.

LEGISLATIVE COMPLIANCE

Section 7.13(1)(i) of the *Local Government Act 1995.*

Regulations 13 – 15A of the *Local Government (Audit) Regulations 1996*.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

CONCLUSION

The completed 2025 Compliance Audit Return in **Attachment 1** demonstrates the City has met the statutory compliance requirements for the reporting period, with no matters of non-compliance identified.

Adoption of the CAR will enable the City to meet its obligations under the *Local Government (Audit) Regulations 1996* and facilitate submission of the signed return to the Local Government Inspector.

Local Government Inspector

GOVERNMENT OF WESTERN AUSTRALIA

2025 Compliance Audit Return

Local Government Authority: The City of Bayswater

Local Government Act 1995

s. 2.29

Has every person elected or appointed to a mayor, president, deputy, or councillor role made the required declaration in the prescribed form before a prescribed person, prior to acting in the office?

Response: Yes

Comments: The swearing in Ceremony for the members elected in the 2025 local government elections was held on 20 October 2025.

s. 3.16

Has the local government reviewed local laws, which have not been reviewed in the previous 8 years, to ensure compliance with Schedule 9.3, Clause 65?

Response: Yes

Comments: The City completed a review of its Property Local Law 2016, Parking and Parking Facilities Local Law 2016 and Dogs Local Law 2016 under section 3.16 of the Local Government Act 1995 at its meeting of 24 September 2024. The Property Local Law was amended in 2025, and the Dogs and Parking Local Laws are currently being reviewed under section 3.12 of the Act.

s.3.57

Subject to Local Government (Functions and General) Regulations 1996, regulation 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in regulation 11(1) of the Regulations?

Response: Yes

Comments: The City tenders for all contracts that are expected to be >$250,000.

s. 3.58(3)

Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) of the Local Government Act 1995 (unless section 3.58(5) applies)?

Response: N/A

Comments: The City did not dispose of any property in 2025.

s. 3.58(4)

Where the local government disposed of property under section 3.58(3) of the Local Government Act 1995, did it provide details, as prescribed by section 3.58(4) of the Act, in the required local public notice for each disposal of property?

Response: N/A

Comments: The City did not dispose of any property in 2025.

s. 3.59(2)(a)

Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2025?

Response: N/A

Comments: The City did not have any major trading undertakings in 2025.

s. 3.59(2)(b)

Has the local government prepared a business plan for each major land transaction that was not exempt in 2025?

Response: N/A

Comments: The City did not have any major land transactions in 2025.

s. 3.59(2)(c)

Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2025?

Response: N/A

Comments: The City did not have any major land transactions in 2025.

s. 3.59(4)

Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2024?

Response: N/A

Comments: The City did not have any major land transactions in 2025.

s. 3.59(5)

During 2025, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?

Response: N/A

Comments: The City did not have any major land transactions or trading undertakings in 2025.

s. 5.16 (1)

Were all delegations to committees resolved by absolute majority?

Response: N/A

Comments: The City did not have any committees with delegated authority in 2025.

s. 5.16 (2)

Were all delegations to committees in writing?

Response: N/A

Comments: The City did not have any committees with delegated authority in 2025.

s. 5.17

Were all delegations to committees within the limits specified in section 5.17 of the Local Government Act 1995?

Response: N/A

Comments: The City did not have any committees with delegated authority in 2025.

s. 5.18

Were all delegations to committees recorded in a register of delegations?

Response: N/A

Comments: The City did not have any committees with delegated authority in 2025.

s. 5.36(4) and s. 5.37(3)

Were all CEO and/or senior employee vacancies advertised in accordance with Local Government (Administration) Regulations 1996, regulation 18A?

Response: N/A

Comments: No CEO or designated senior employee positions were advertised in the reporting period.

s. 5.37(2)

Did the CEO inform council of each proposal to employ or dismiss senior employee?

Response: N/A

Comments: No designated senior employee was dismissed in the reporting period.

Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?

Response: N/A

Comments: No designated senior employee was dismissed in the reporting period.

s. 5.39B

Has the local government adopted and maintained model standards that incorporate the prescribed model standards within required timeframes (including amendments), ensured adoption by absolute majority, published an up-to-date version on its official website, and avoided including any inconsistent additional provisions?

Response: Yes

Comments: The Council adopted the Model Standard by an absolute majority on 23 March 2021 and did not include any additional provisions.

s. 5.42

Were all delegations to the CEO resolved by an absolute majority?

Response: Yes

Comments: Council resolved delegations to the CEO by an absolute majority at its meeting of 27 May 2025.

Were all delegations to the CEO in writing?

Response: Yes

Comments: The delegations to the CEO were provided in writing in the register of delegations as attached to the Council report.

s. 5.43

Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the Local Government Act 1995?

Response: Yes

s. 5.44(2)

Were all employees delegated authority by the CEO under Section 5.44(1), issued with a written instrument of delegation?

Response: Yes

Comments: The City uses the Attain software to manage its delegations. When an employee is assigned to a position with delegated authority, the written instrument is generated by the system and provided to the employee by email. The instrument also reminds employees of their responsibilities under the Act, including that they must keep a written record any time that they exercise that delegation.

s. 5.45(1)(b)

Were all decisions by the Council to amend or revoke a delegation made by absolute majority?

Response: Yes

Comments: The Council revoked two delegations (TP-D03 - Development Assessment Panels) and FM-D02A - Procurement for the supply of reticulated natural gas for Bayswater Waves at its meeting of 27 May 2025, by an absolute majority.

s. 5.46

Has the CEO kept a register of all delegations made under Division 4 of the Act to the CEO and to employees?

Response: Yes

Comments: The City keeps a register of all delegations made under division 4 of the Act to the CEO and employees, using the Attain software system. This register is published on the City's website.

Were all delegations made under Division 4 of the Act reviewed by the delegator at least once during the 2024/2025 financial year?

Response: Yes

Comments: The City reviews all of its delegations to the CEO and from the CEO to employees at least once a year. The CEO signed off on delegations to employees in a memorandum dated 30 June 2025.

Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Local Government (Administration) Regulations 1996, regulation 19?

Response: Yes

Comments: The City keeps records of determinations made under delegated authority using its

enterprise software system. Planning determinations made under delegated authority are also published on the City's website.

s. 5.50

If the local government paid a finishing employee an amount in addition to their entitlement, did the local government follow a policy it had adopted and published on its website outlining the circumstances in relation to payments made to terminated employees?

Response: Yes

Comments: A policy was published and the requirements of the policy followed including reporting to the Audit and Risk Committee. No payments were made that were more than provided for in the policy.

If the local government made a payment to a finishing employee that is more than the amount set out in the policy, was local public notice given?

Response: N/A

Comments: No payments were made that were more than provided for in the policy.

s. 5.51A

Has the CEO prepared and implemented a code of conduct to be observed by employees of the local government?

Response: Yes

Comments: The City's Code of Conduct for Employees was originally adopted on 11 February 2022. It was updated on 23 January 2025, with amendments made to clauses relating to values, WHS and gifts.

Has the CEO published an up-to-date version of the code of conduct for employees on the local government's website?

Response: Yes

Comments: The up-to-date version of the code of conduct is available on the City's website at the address: https://www.bayswater.wa.gov.au/city-and-council/management-and-governance/codes-of-conduct-and-complaints.

s. 5.67

Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69 of the Local Government Act 1995, did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?

Response: Yes

Comments: There were no situations in 2025 where a council member disclosed an interest in a matter and did not have participation approval but remained and participated in the matter.

s. 5.68(2)

Were all decisions regarding participation approval in relation to Section 5.68(2), including the extent of participation allowed and, where relevant, the information required by the Local Government (Administration) Regulations 1996 regulation 21A, recorded in the minutes of the relevant council or committee meeting?

Response: N/A

Comments: There were no decisions to provide participation approval made by the Council in 2025 under s5.68(2).

s. 5.69(5)

Were all decisions regarding participation approval in relation to Section 5.69(5), including the extent of participation allowed recorded in the minutes of the relevant council or committee meeting?

Response: Yes

Comments: At the Ordinary Council Meeting of 26 August 2025, Cr Giorgia Johnson participated in item 10.1.5 Consent to advertise Local Planning Scheme No. 25, with Ministerial Approval granted under s5.69(3)(a) of the Act. The extent of the participation allowed was recorded in page 10 of the minutes of the meeting.

s. 5.70

Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?

Response: Yes

Comments: The City's report template requires a disclosure to be made by the report writer and reviewers of the report. An example of a disclosure made by an officer can be seen in the minutes of the Ordinary Council Meeting of 28 October 2025, where the Director Infrastructure and Assets made a disclosure relating to item 10.3.3 and withdrew from the chamber for the item.

s. 5.71B(5) and (7)

Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under section 5.71A(1) of the Local Government Act 1995 relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application?

Response: N/A

Comments: No applications were made to the Minister in 2025 in relation to s5.71B(6).

Was any decision made by the Minister under section 5.71B(6) of the Local Government Act 1995, recorded in the minutes of the council meeting at which the decision was considered?

Response: N/A

Comments: No applications were made to the Minister in 2025 in relation to s5.71B(6).

s. 5.73

Were disclosures under sections 5.65, 5.70 or 5.71A(3) of the Local Government Act 1995 recorded in the minutes of the meeting at which the disclosures were made?

Response: Yes

Comments: The City records all interests in the minutes for the meeting at which they were disclosed in the "Disclosure of Interest Summary" section and also in the item to which the declaration relates.

s. 5.75

Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?

Response: Yes

Comments: All primary returns were lodged by relevant persons within 3 months of their start day.

s. 5.76

Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2025?

Response: Yes

Comments: All annual returns were lodged by relevant persons by the deadline of 31 August 2025.

s. 5.77

On receipt of a primary or annual return, did the CEO, or the Mayor/President, as the case may be, give written acknowledgment of having received the return?

Response: Yes

Comments: Acknowledgements of primary and annual returns were given in writing and managed through the City's governance application, Attain. The Manager Governance and Strategy is delegated to acknowledge primary and annual returns for employees (delegation LGA-01).

s. 5.88

Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76 of the Local Government Act 1995?

Response: Yes

Comments: The City manages its returns with the Attain application, which produces the statutory register of returns lodged.

Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28?

Response: Yes

Comments: The City keeps a separate register of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the Act, which is in the form required by R28. These can both be found on the registers page on the City's website.

After a person ceased to be a person required to lodge a return under sections 5.75 and 5.76 of the Local Government Act 1995, did the CEO remove from the register all returns relating to that person?

Response: Yes

Comments: Once a person ceases to be a relevant person under s5.75 and 5.76, they are excluded from inclusion in the register.

Have all returns removed from the register in accordance with section 5.88(3) of the Local Government Act 1995 been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?

Response: Yes

Comments: Returns are kept for a minimum period of 5 years following the cessation of that person's status as a "relevant person".

s. 5.89A

Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28A?

Response: Yes

Comments: This statutory register is managed using the City's Attain governance software.

Did the CEO publish an up-to-date version of the gift register on the local government's website?

Response: Yes

Comments: The register is updated and published to the City's registers website page as soon as gift disclosures are made.

s. 5.90A

Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at events?

Response: Yes

Comments: The Attendance at Events Policy was originally adopted on 8 December 2020. It was last reviewed on 28 January 2025 and the revised policy was adopted by an absolute majority.

s. 5.94

Does the local government have information available for members of the public to inspect, free of charge as prescribed under section 5.94 and Admin Reg 29, except where restricted under this section?

Response: Yes

Comments: A member of the public can attend the Civic Centre and view the information as prescribed under S5.94 and R29 at any time during office hours.

s. 5.96

Where a person is entitled to inspect information under this Division, can the local government confirm that copies are available and that the price at which it sells copies does not exceed the cost of providing them, (unless prescribed otherwise)?

Response: Yes

Comments: The City does not charge for provision of this information.

s. 5.96A

Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the Local Government Act 1995?

Response: Yes

Comments: The information prescribed in s5.96A is available on the City's website

s. 5.104

Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates that incorporates the model code of conduct?

Response: Yes

Comments: The Code of Conduct that was in effect during the 2025 calendar year was adopted by an absolute majority in 2021.

Did the local government adopt additional requirements in addition to the model code of conduct?

Response: No

Comments: The City did not include any additional requirements to the Model Code.

Has the CEO published an up-to-date version of the code of conduct for council members, committee members and candidates on the local government's website?

Response: Yes

Comments: It should be noted that a new Code of Conduct was adopted by the Council at its meeting of 24 March 2026 and that is the version that is currently on the City's website

s. 5.128

Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?

Response: Yes

Comments: Provisions relating to professional development are included in the City's Elected Members Entitlements Policy. The Policy was reviewed by an absolute majority at the Council meeting of 9 December 2025.

s. 7.12A(3), (4) and (5)

Where the local government determined that matters raised in the auditor's report prepared under section 7.9(1) of the Local Government Act 1995 required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters?

Response: Yes

Comments: The City ensured that appropriate action was taken.

Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters?

Response: N/A

Comments: As no significant matters were identified, the City was not required to prepare a report to the Minister.

Within 14 days after the local government gave a report to the Minister under section 7.12A(4)(b) of the Local Government Act 1995, did the CEO publish a copy of the report on the local government's official website?

Response: N/A

Comments: As no significant matters were identified, the City was not required to prepare a report to the Minister or publish the results on its website.

Local Government (Administration) Regulations 1996

r. 18F

Were the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4) of the Local Government Act 1995?

Response: N/A

Comments: No CEO was appointed during the reporting period.

r. 19AB

Does the code of conduct contain the requirement that a local government employee (not including the CEO) must not accept a prohibited gift from an associated person?

Response: Yes

Comments: Clause 1.16.1 of the City's Code of Conduct for Employees states that Employees must not accept prohibited gifts.

r. 19AC

Does the local government's code of conduct include requirements for the recording, storing, disclosure, and use of information relating to gifts accepted by local government employees (excluding the CEO) from associated persons, in accordance with regulatory requirements?

Response: Yes

Comments: Clause 1.16.2 of the City's Code of Conduct for Employes includes requirements for the recording, storing, disclosure, and use of information relating to gifts accepted by local government employees (excluding the CEO) from associated persons, in accordance with regulatory requirements.

r. 19AE

Does the local government's code of conduct include requirements addressing employee behaviour in the performance of duties, interactions with others, use and disclosure of information, use of local government resources and finances, the keeping of records, and the reporting and management of suspected breaches and misconduct, in accordance with regulatory requirements?

Response: Yes

r. 19B

Did the local government include in its annual report all information required under section 5.53(2)(g) and (i) and regulation 3A(2), including number of employee's in salary bands over $130,000, remuneration and allowances paid, ordered payments, CEO remuneration, council member meeting attendance, available demographic information about council members, and details of any modifications to the strategic community plan or significant modifications to the corporate business plan?

Response: Yes

Comments: This information can be found on pages 14,17,18 and 167-246 of the report.

r. 19C

Has the local government adopted by absolute majority a strategic community plan?

Response: Yes

Adoption date or the date of the most recent review: 01/07/2025

r. 19DA

Has the local government reviewed its corporate business plan in accordance with Admin Regulation 19DA(4)?

Response: Yes

Date of review: 01/07/2025

Does the corporate business plan comply with the requirements of Local Government (Administration) Regulations 1996 19DA(2) & (3)?

Response: Yes

r. 22

No response required. This is covered by s5.75.

r. 23

No response required. This is covered by s5.76.

r. 28

No response required. This is covered by s5.88(1).

r. 28A

No response required. This is covered by s5.89A(1).

r. 29

No response required. This is covered by s5.94.

r. 29C

Does the local government publish all prescribed information on its official website— including up-to-date policies, required details of council member and employee returns, council member fees and allowances, and relevant public notices—within the specified timeframes and in accordance with legislative requirements?

Response: Yes

Comments: The City published all of the information required by Reg 29C on its website.

r. 35

Has every local government council member completed and passed the Council Member Essentials course, consisting of the five required modules and delivered by an approved provider, within 12 months of being elected?

Response: Yes

Comments: The 2023-2025 Council had completed all of their mandatory training within 12 months of election and by the end of 2025, Councillors elected in 2025 had partially completed their training. At this stage only one unit remains outstanding for one elected member.

r. 36

Does the local government appropriately identify and document council members who are exempt from the training requirements under section 5.126(1), including verifying that the member:

- has completed an approved course within the specified 5-year period prior to election, or
- completed the LGASS00002 Elected Member Skill Set before 1 July 2019 within the relevant timeframe, or
- qualifies for the transitional exemption applicable to council members in office at the commencement of the 2019 regulatory amendments?

Response: Yes

Comments: The City appropriately identified one elected member who was elected in 2025 and qualified for the exemption. That member completed the declaration. The declaration is stored in the City's record keeping system together with supporting documentation.

Local Government (Audit) Regulations 1996

r. 10

Was the auditor's report for the financial year ending 30 June 2025 received by the local government within 30 days of completion of the audit?

Response: Yes

Comments: The audit was completed in late November and the Audit Opinion was dated 1 December 2025.

r. 17

Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Local Government (Audit) Regulations 1996 regulation 17 within the three financial years prior to 31 December 2025?

Response: Yes

Comments: Council resolved on the Regulation 17 review on 22 August 2023

(please note, no earlier date was able to be accepted in the field below, hence 1/1/2025 was selected on the advice of the office of the Local Government Inspector)

Date of council's resolution to accept the report: 01/01/2025

Local Government (Constitution) Regulations 1998

r. 11FA

Did the CEO provide the Minister a report as to the result of the election within 14 days of the declaration and in the form of Form 20 of the Local Government (Elections) Regulations 1997, modified as necessary?

Response: Yes

Comments: The City submitted the Form 20 through the Department's Election Portal on Friday 24 October 2025.

r. 13

Were all required oaths, affirmations and declarations under section 2.42 (in relation to Commissioners) made in the correct form (Form 8), before the appropriate authorised person?

Response: N/A

Comments: No commissioners were appointed in 2025.

Local Government (Elections) Regulations 1997

r. 30G

Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate in accordance with regulations 30G(1) and 30G(2) of the Local Government (Elections) Regulations 1997?

Response: Yes

Comments: The City's electoral gift register is available on its website.

Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years in accordance with regulation 30G(4) of the Local Government (Elections) Regulations 1997?

Response: Yes

Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with regulation 30G(5) of the Local Government (Elections) Regulations 1997?

Response: Yes

Local Government (Financial Management) Regulations 1996

r. 5

Has the CEO ensured efficient systems and procedures are established under provisions set out in Financial Management Regulations 5(1)(a) to (g)?

Response: Yes

Comments: Regulation 5 Audit completed and provided to Audit and Risk Committee in March 2025.

r. 6

Has the local government ensured that any employee delegated responsibility for day-to-day accounting or financial management operations is not also delegated the responsibility for conducting internal audits, reviewing their own duties, or for managing, directing or supervising someone who carries out these functions?

Response: Yes

Comments: The City uses William Buck to conduct its internal audits. This function is not conducted by any employee of the City.

r. 7

Did the local government ensure it has regard to the needs of the inhabitants of the district as a whole and not keep separate ward accounts or determine expenditure on the basis of revenue from a ward?

Response: Yes

Comments: The City does not keep separate financial records or transactions by Ward, only the City as a whole.

r. 8

Does the local government maintain separate accounts with a bank or other financial institution for money to be held in the municipal fund, trust fund and for reserve account purposes?

Response: Yes

Comments: The City has separate NAB accounts and all investments are held separately by Municipal, Trust or Reserve.

r. 9

Did the local government keep separate financial records for each trading undertaking and each major land transaction?

Response: N/A

Comments: There were no major trading undertakings or major land transactions in the reporting period.

r. 11

Has the local government developed procedures for the authorisation of, and the payment of, accounts in accordance with Local Government (Financial Management) Regulations 11(1), (2) and (3)?

Response: Yes

r. 12

Were payments made from the municipal fund or trust fund made by the CEO under a delegated authority or authorised, in accordance with regulation 13(2), in advance by a council resolution?

Response: Yes

Comments: Under delegated authority - 'FM-D04 Payments from the Municipal and Trust Funds'

r. 13

Can the local government confirm that, where the CEO has been delegated authority to make payments from the municipal or trust fund, the CEO prepared accurate monthly lists that are presented at the next ordinary council meeting and recorded in the minutes?

- includes the payee's name, payment amount, payment date, and sufficient information to identify each transaction where payments have already been made; or
- includes the payee's name, payment amount, sufficient information to identify each transaction, and the date of the council meeting (to which the list will be presented) for accounts requiring council approval.

Response: Yes

Comments: A "list of payments" report is prepared and provided for Council's consideration at each monthly Ordinary Council Meeting.

r. 13A

Did the local government prepare a list each month of all payments made using employee-authorised credit, debit or other purchasing cards, and include the payee’s name, the amount of the payment, the date of the payment, sufficient information to identify the payment, and present the list at the next ordinary council meeting (and record in the minutes)?

Response: Yes

Comments: This information is available in the monthly "list of payments" report to Council.

r. 19

Has the local government established and documented internal control procedures to enable identification of the nature and location of all investments and any related transactions?

Response: Yes

Comments: Internal procedures are used on a weekly basis for investments.

r. 19C

Has the local government ensured that all investments made under section 6.14(1) comply with statutory restrictions set out in Financial Management Reg. 19C?

Response: Yes

Comments: Investments comply with both legislation and Council Policy as evidenced in the Monthly Investment report to Council.

Local Government (Functions and General) Regulations 1996

r. 7

No response required. This is covered by s3.59(2).

r. 9

No response required. This is covered by s3.59(2).

r. 10

No response required. This is covered by s3.59(2).

r. 11A

Did the local government comply with its current purchasing policy, adopted under the Local Government (Functions and General) Regulations 1996, regulations 11A(1) and (3) in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, $250,000 or less or worth $250,000 or less?

Response: Yes

Comments: There are no known instances of non-compliance for the reporting period

r. 11

No response required. This is covered by s3.57.

r. 12

Did the local government consider the implications of Local Government (Functions and General) Regulations 1996, Regulation 12 when deciding to enter into multiple contracts rather than a single contract?

Response: Yes

Comments: There were no known cases of non-compliance.

r. 14(1), (3) and (5)

If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents, or each acceptable tenderer notice of the variation?

Response: Yes

Comments: Addendums posted to all potential respondents.

r. 15

Did the local government's procedure for receiving and opening tenders comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 15 and 16?

Response: Yes

Comments: There are no known cases of non-compliance.

r. 16

No response required. This is covered by r. 15.

r. 17

Did the information recorded in the local government's tender register comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulation 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?

Response: Yes

Comments: Available on the City's website.

r. 18(1) and (4)

Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender?

Response: Yes

Comments: This occurred on two or three occasions.

Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?

Response: Yes

r. 19

Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?

Response: Yes

Comments: The written notice was sometimes delegated.

r. 21

Does the local government's advertising and expression of interest processes for limiting who can tender comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulations 21 and 22?

Response: Yes

Comments: There are no known cases of non-compliance.

r. 22

No response required. This is covered by r. 21.

r. 23

Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice?

Response: N/A

Comments: None were received during the reporting period.

Were all expressions of interest that were not rejected under the Local Government (Functions and General) Regulations 1996, Regulation 23(1) & (2) assessed by the local government? Did the CEO list each person as an acceptable tenderer?

Response: N/A

Comments: None were received during the reporting period.

r. 24

Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with Local Government (Functions and General) Regulations 1996, Regulation 24?

Response: Yes

Comments: The written notice was sometimes delegated.

r. 24AD(2), (4) and (6)

Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with Local Government (Functions & General) Regulations 1996 regulations 24AD(4) and 24AE?

Response: N/A

Comments: The City utilises Primary and Secondary Providers in place of panels.

If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?

Response: N/A

r. 24AE

No response required. This is covered by r. 24AD(2), (4) and (6).

r. 24AF

No response required. This is covered by r. 24AD(2), (4) and (6).

r. 24AG

Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24AG?

Response: N/A

r. 24AH(1) and (3)

Did the local government reject any applications to join a panel of prequalified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications?

Response: N/A

Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?

Response: N/A

r. 24AI

Did the CEO send each applicant written notice advising them of the outcome of their application?

Response: N/A

r. 24E

Where the local government gave regional price preference, did the local government comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24E and 24F?

Response: N/A

r. 24F

No response required. This is covered by r. 24E.

I certify this is a true and accurate copy of the 2025 Compliance Audit Return, as adopted by Council at the meeting of _____ 2026.

CEO	Date
Mayor or President	Date

10.5.1.4 Quarter 4 - Performance Report - CEO KPI

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required.
Attachments:	1. CEO KPI Qtr. 4 [**9.4.1** - 4 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report provides an update on the Chief Executive Officer (CEO) Key Performance Indicators (KPIs) for Quarter 4 (April - June) 2025-26.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council notes the Quarter 4 - Performance Report - CEO KPIs.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

Section 5.38 of the *Local Government Act 1995* requires that the performance of the Chief Executive Officer (CEO) be reviewed at least once each year. In accordance with this requirement, and in line with the City's CEO Performance Review Policy, the Chief Executive Officer Review Committee works collaboratively with the CEO to establish Key Performance Indicators (KPIs) for the upcoming year. These KPIs are then submitted to Council for approval.

The KPIs are intended to be balanced, strategic, and aligned with the City's Council Plan. In particular, the KPIs are designed to reflect the deliverables identified through the Council-led Business Planning and Budgeting process, which informs the development of the Corporate Business Plan (CBP).

The CEO KPIs for the 2025/26 financial year were adopted by Council at the Ordinary Council Meeting held in September 2025.

EXTERNAL CONSULTATION

No external consultation was undertaken to prepare this report.

OFFICER'S COMMENTS

Quarter 4 progress reporting against the below approved CEO KPIs for 2025/26 is provided in **Attachment 1**.

KPI	Deliverable(s)
1. Lead improved organisational change	**1.1 Community Building Contract Management** 1.1.1 Complete a comprehensive review of the City's current community building contract management processes and conditions. 1.1.2 Develop and present draft service level agreements for community building contracts. 1.1.3 Implement a process to monitor and manage contract compliance. **1.2 Community Lease Management** 1.2.1 Conduct a full review of the City's lease processes and conditions. 1.2.2 Identify and document improvement opportunities with recommended actions. 1.2.3 Develop and implement a lease compliance monitoring process, ensuring leases are regularly reviewed and compliance monitored.
2. Support delivery of the Economic Development Strategy	**2.1 Advocacy** 2.1.1 Lead strategic opportunities for the City as approved through the City Advocacy Strategy / Approach **2.2 Place Management - Grants** 2.2.1 Complete a review of the current place-based grants process, identifying and documenting opportunities for improvement. 2.2.2 Develop a plan to implement identified improvements **2.3 Business Support** 2.3.1 Establish and document actions aligned with the Economic Development (ED) Strategy for the 2025–2027 period. 2.3.2 Report progress on the implementation of these actions through the corporate reporting process 2.3.3 Prepare and submit funding requests through the Annual Business Planning and Budgeting process to resource the development and implementation of a Local Business Empowerment Plan.
3. Support delivery of the Land Acquisition and Disposal Strategy	**3.1 Land Acquisition and Disposal Strategy** 3.1.1 Identify and present strategic land opportunities (acquisition or disposal) to Council that support the Land Acquisition and Disposal Strategy and the City's long-term growth.
4. Support delivery of the Urban Forest Strategy	**4.1 Urban Forest** 4.1.1 Provide and promote initiatives for the community that contribute to increasing the City's tree canopy, including the development and delivery of educational campaigns to promote the benefits of tree canopy 4.1.2 Further analysis of tree canopy data and development of further detail into the City's Urban Canopy Implementation Program, including considering alignment with the State's canopy strategies. 4.1.3 Development of tree planting projects and seek funding opportunities for its delivery.

KPI	Deliverable(s)
5. Lead the implementation of Project EDEN.	**5.1 Project EDEN** 5.1.1 Lead and complete the planning phase of Project EDEN related to Property and Rating.
6. Oversee the development of the Waste Business Model	**6.1 Waste Business Model** 6.1.1 Development of the City's Waste Business Model that will enable the consideration of the future of the City's waste service to ensure the service is contemporary, relevant and meets the community expectations.
7. Strengthen partnerships and advocate for the City	**7.1 Partnerships and Advocacy** 7.1.1 Complete a full review and update of the City's Advocacy Plan 7.1.2 Manage partnerships and source commitments from State and Federal stakeholders to support the City's strategic advocacy priorities.
8. Maylands Lakes	**8.1 Maylands Lakes** 8.1.1 Substantially progress the implementation of Phase 1 of the Maylands Lakes Environmental Restoration Master Plan, with ongoing community engagement; and 8.1.2 Continue to advocate the State and federal governments for funding of the remaining phases of the Master Plan.

LEGISLATIVE COMPLIANCE

- *Local Government Act 1995* – section 5.38(1) and section 5.39
- *Local Government (Administration) Regulations 1996* – Regulation 18FA, Schedule 2, Division 3 – Standards for Review of Performance of CEO's

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

CONCLUSION

It is a requirement under the *Local Government Act 1995* that the CEO's KPIs are made publicly available. The City meets this obligation by publishing the KPIs on its website. In addition, the Quarterly Performance Reporting process provides regular updates on progress against these KPIs. This ongoing reporting forms a key part of the evidence base used to assess the CEO's performance, in alignment with the relevant legislative.

2025/26 CEO KPI: QUARTERLY REPORTING					Reporting For: Qtr 4 - FY25/26	
CEO KPI No.	CEO KPI / Goal	Deliverable No.	Deliverable / Outcome	Deliverable / Action	Current Quarter Status	Current Quarter Comment
1	Lead improved organisational change	1.1	Community Building Contract Management	1.1.1 Complete a comprehensive review of the City's current community building contract management processes and conditions.	Complete	A comprehensive review of seven community building maintenance contracts was completed, identifying opportunities to improve consistency, service level alignment, reporting and contract management practices. The review resulted in the development of a standardised contract management framework, strengthening oversight and service delivery. A demonstation and review of the improvements was provided to Council at 30 June briefing session.
1	Lead improved organisational change	1.2	Community Building Contract Management	1.1.2 Develop and present draft service level agreements for community building contracts.	Complete	Draft Service Level Agreements were developed and presented to support consistent service delivery and contractor performance management. A Building Maintenance Contract Matrix was also implemented to align service standards with contract requirements and support ongoing monitoring. A demonstation and review of the improvements was provided to Council at 30 June briefing session.
1	Lead improved organisational change	1.3	Community Building Contract Management	1.1.3 Implement a process to monitor and manage contract compliance.	Complete	A structured compliance framework was implemented, including routine inspections, compliance schedules, verification processes and corrective action procedures. New compliance forms and regular operational review meetings have strengthened contractor accountability and contract oversight. A demonstation and review of the improvements was provided to Council at 30 June briefing session.
1	Lead improved organisational change	2.1	Community Lease Management	1.2.1 Conduct a full review of the City's lease processes and conditions	Complete	A comprehensive review of community lease processes, conditions and governance arrangements was completed. The review informed policy updates, clarified responsibilities and strengthened lease administration across the City's community facilities portfolio.
1	Lead improved organisational change	2.2	Community Lease Management	1.2.2 Identify and document improvement opportunities with recommended actions.	Complete	Improvement opportunities were identified and documented, resulting in new processes for annual audits, inspections, lease renewals, variations and breach management. These improvements provide greater consistency and governance across the lease portfolio.
1	Lead improved organisational change	2.3	Community Lease Management	1.2.3 Develop and implement a lease compliance monitoring process, ensuring leases are regularly reviewed and compliance monitored.	Complete	A formal lease compliance monitoring framework was implemented, including annual audits, building inspections and breach management processes. Documented procedures and workflows now provide a consistent and centralised approach to lease compliance management.
2	Support delivery of the Economic Development Strategy	1.1	Advocacy	2.1.1 Lead strategic opportunities for the City as approved through the City Advocacy Strategy / Approach	Complete	Significant advocacy activity was undertaken across key strategic projects. Governance arrangements, stakeholder engagement programs and election-ready advocacy materials were established to strengthen future funding and partnership opportunities.
2	Support delivery of the Economic Development Strategy	2.1	Place Management - Grants	2.2.1 Complete a review of the current place-based grants process, identifying and documenting opportunities for improvement.	Complete	The 2025/26 round of Placemaking Grants opened for applications on 1 May 2026 closing on 31 May 2026 with all applications assessed after this date. An online information session was held during the advertising period to assist propsective applicants. A comprehensive review of the Placemaking Grants Program was completed, incorporating legislative changes, operational reviews, applicant feedback and internal audit findings.
2	Support delivery of the Economic Development Strategy	2.2	Place Management - Grants	2.2.2 Develop a plan to implement identified improvements	Complete	An implementation plan was developed and commenced, including policy updates, improved acquittal and assessment processes, enhanced SmartyGrants functionality and establishment of a grants register.
2	Support delivery of the Economic Development Strategy	3.1	Business Support	2.3.1 Establish and document actions aligned with the Economic Development (ED) Strategy for the 2025–2027 period.	Complete	Priority actions arising from the Economic Development Strategy were documented and embedded within service planning and business planning processes. Delivery commenced across business engagement, investment attraction, economic data, activation initiatives and business capability programs.
2	Support delivery of the Economic Development Strategy	3.2	Business Support	2.3.2 Report progress on the implementation of these actions through the corporate reporting process	Complete	Mother's Day in Maylands took place on 10 May. Maylands Business Association will provide a project assessment in due course. The website accessibility project went live on 13 May. This will benefit businesses that speak a language other than English as a first language. The April Business Newsletter was circulated. Feed Me Morley and Bayswater Business Awards are both progressing well through planning stages.
2	Support delivery of the Economic Development Strategy	3.3	Business Support	2.3.3 Prepare and submit funding requests through the Annual Business Planning and Budgeting process to resource the development and implementation of a Local Business	Complete	Funding requests were prepared and submitted through the 2026/27 business planning process to support development of an Investment Attraction, Retention and Expansion Plan.

2025/26 CEO KPI: QUARTERLY REPORTING					Reporting For: Qtr 4 - FY25/26	
CEO KPI No.	CEO KPI / Goal	Deliverable No.	Deliverable / Outcome	Deliverable / Action	Current Quarter Status	Current Quarter Comment
3	Support delivery of the Land Acquisition and Disposal Strategy	1.1	Land Acquisition and Disposal Strategy	3.1.1 Identify and present strategic land opportunities (acquisition or disposal) to Council that support the Land Acquisition and Disposal Strategy and the City's long-term growth.	Complete	154 Leake Street - The City has advertised the intended disposal of this site in accordance with the Local Government Act with submissions being presented to Elected Members at the May OCM. A Development Management Agreement for this site is being negotiated. 14 King Willaim Street - The City has sort Expressions of Interest (EOIs) for the lease of this property. Five EOIs have been received for assessment. 23C Redgum Way - A valuation has been received and next steps are being reviewed. 127 King William Street - A development opportunity is progressing with a proposal expected prior to the end of financial year. Aligns with LADS.
4	Support delivery of the Urban Forest Strategy	1.1	Urban Forest	4.1.1 Provide and promote initiatives for the community that contribute to increasing the City's tree canopy, including the development and delivery of educational campaigns to promote the benefits of tree canopy	Complete	Progress against this KPI is on track, with strong delivery of initiatives that increase tree canopy and promote community awareness. The Waterwise Native Verge Program continues to achieve measurable outcomes, with 43 verges converted in 2025 and the 2026 program already supporting approximately 28 properties since opening on 1 April 2026. The upcoming Plants to Residents program will further support canopy growth through the distribution of approximately 11,000 subsidised native plants. The City will also use this event to deliver targeted tree planting demonstrations and promote the benefits of increased tree canopy coverage. In addition, the City is undertaking a free tree giveaway in June, with two sessions offering 160 trees per session. Educational and community-based initiatives remain a key focus. Tree planting and community planting day activities have been promoted through the City's communications channels and broader media coverage, including Perth is OK, helping to increase community awareness and engagement with urban forest initiatives. The City's Urban Forest Officer has also been actively engaging with schools, Environment House and the Urban Tree Advocacy Network to promote the benefits of tree canopy and strengthen community participation in greening initiatives. The City is also working with Environment House to support urban greening initiatives and education programs, including native garden workshops and promotion of the role of urban canopy in increasing biodiversity in urban areas. Community planting programs have contributed significantly, with 42,000 plants installed in Winter 2025 and a further 47,500 planned for Winter 2026. Community planting events continue to support environmental education, volunteer participation and stewardship of the City's natural areas.
4	Support delivery of the Urban Forest Strategy	1.2	Urban Forest	4.1.2 Further analysis of tree canopy data and development of further detail into the City's Urban Canopy Implementation Program, including considering alignment with the State's canopy strategies.	Complete	Progress against this KPI is on track, with continued improvements to the City's canopy data systems and implementation planning. The appointment of the Urban Forest Officer in April 2026, following an extended recruitment process, is expected to accelerate delivery of detailed canopy analysis and implementation activities. During the quarter, Tree Plotter continued to be implemented as the City's primary canopy and tree asset data platform, improving mapping capability, field data access and integration opportunities. Consultant support also continued to address remaining data gaps and strengthen the City's evidence base for future planning. Integration with Intramaps is progressing and will improve internal planning capability while also supporting future public-facing canopy mapping opportunities. These improvements continue to support refinement of the Urban Canopy Implementation Program and alignment with emerging State canopy strategies and policy directions.

2025/26 CEO KPI: QUARTERLY REPORTING					Reporting For: Qtr 4 - FY25/26	
CEO KPI No.	CEO KPI / Goal	Deliverable No.	Deliverable / Outcome	Deliverable / Action	Current Quarter Status	Current Quarter Comment
4	Support delivery of the Urban Forest Strategy	1.3	Urban Forest	4.1.3 Development of tree planting projects and seek funding opportunities for its delivery	Complete	Progress against this KPI is on track, with several tree planting and revegetation projects progressing alongside successful external funding outcomes. The Riverside Gardens Urban Forest project continues to progress, with Lotterywest funding secured and a federal funding application submitted in March 2026 currently under assessment. The City has also secured $850,000 in grant funding for Phase 2 of the Riverside Gardens Urban Forest Program, with implementation planned for Winter 2026. A detailed project plan has been developed and initial planting works have commenced. The City also secured approximately $250,000 in SCRUF funding for the Maylands Foreshore Riverpark project, supporting the planting of more than 150 advanced native trees and contributing directly to increased canopy cover outcomes. The City's Catchment Management Officer secured funding for four Drainage for Liveability projects, which will convert City and Water Corporation drainage assets into living streams, providing urban canopy, habitat connectivity and improved water-sensitive urban design outcomes. Additional funding has been secured through multiple Water Corporation and Community Rivercare grants, supporting weed control and revegetation activities across a range of natural areas. The Community Rivercare Iconic Project, Urban Forest Stage 1A, is nearing completion and continues to contribute to canopy and ecological outcomes across the City. The City's Urban Forest Officer has also submitted grant applications associated with mitigating impacts from polyphagous shot-hole borer. City officers partnered with schools to submit Let it Grow grant applications for two separate locations within the City. The City progressed environmental restoration works at Tranby Reserve, including significant areas of urban greening and tree planting. The City's Natural Areas team also continued to establish new planting areas to reduce turf, increase canopy and improve biodiversity outcomes.
5	Lead the implementation of Project EDEN.	1.1	Project EDEN	5.1.1 Lead and complete the planning phase of Project EDEN related to Property and Rating	Complete	1) Ci CRM to CiA Request Management 2) Ci paper-based Leave to CiA Leave via Employee Self Service (ESS) 3) Stage 1b transition from Ci to CiA, covering the following modules: i) Animals, ii) Infringements, iii) Sundry Debtors, iv)Transfer of associated functionality to the CiA eServices equivalent, DXP The following work packages are progressing across different delivery stages: 1.CiA Request Management – Currently in User Acceptance Testing (UAT), with change management planning underway. 2.CiA Leave – Successfully completed System Integration Testing (SIT) and UAT, and is now in the implementation phase. 3.Stage 1b P&R – In the discovery phase, with the second environment currently under development.
6	Oversee the development of the Waste Business Model	1.1	Waste Business Model	6.1.1 Development of the City's Waste Business Model that will enable the consideration of the future of the City's waste service to ensure the service is contemporary, relevant and meets the community expectations	Complete	This KPI has been completed, with the City developing a comprehensive Waste Business Model to support evaluation of future waste service options and long-term strategic planning. The model enables financial comparison of multiple service scenarios against the City's current waste service baseline and incorporates nine service models. It includes detailed revenue and expenditure assumptions and allows testing of key variables including service levels, contract rates, waste volumes, growth assumptions and operational costs. Importantly, the model demonstrates the relationship between service delivery models and the Annual Waste Charge, allowing officers to assess cost recovery requirements under various future scenarios. The Waste Business Model was reviewed by the Executive Team and presented to Council as part of a formal briefing on the City's waste services and future strategic direction. The model is now being actively utilised to support the development of the City's future waste contract and broader long-term waste service planning.

2025/26 CEO KPI: QUARTERLY REPORTING					Reporting For: Qtr 4 - FY25/26	
CEO KPI No.	CEO KPI / Goal	Deliverable No.	Deliverable / Outcome	Deliverable / Action	Current Quarter Status	Current Quarter Comment
7	Strengthen partnerships and advocate for the City	1.1	Partnerships and Advocacy	7.1.1 Complete a full review and update of the City's Advocacy Plan	Complete	A briefing was held 7 April 2026 on current and future advocacy priorities. Purple lead an interactive briefing with Elected Members on 12 May 2026 to determine additional priority matters for advocacy. A review of the Advocacy Plan will take place following the Council-led business planning and budget process. The review will incorporate Councillor discussions and assess current advocacy projects, with the view to tailoring an approach to maximise potential in the lead up to the next election cycle.
7	Strengthen partnerships and advocate for the City	1.2	Partnerships and Advocacy	7.1.2 Manage partnerships and source commitments from State and Federal stakeholders to support the City's strategic advocacy priorities.	Complete	The City and advocacy consultants, Purple continue to engage with, and facilitate meeting with, State and Federal stakeholders.
8	Maylands Lakes	1.1	Maylands Lakes	8.1.1 Substantially progress the implementation of Phase 1 of the Maylands Lakes Environmental Restoration Master Plan, with ongoing community engagement	Complete	Progress against this KPI is well advanced, with multiple Phase 1 projects either completed or underway during the reporting period. Key milestones achieved include completion of ground and bathymetric surveys, delivery of algaecide and Phoslock dosing programs, and review of the Midge Management Plan, which has contributed to a significant reduction in midge activity. Design development is continuing for major infrastructure components, including the Brickworks Biofilter and water recirculation system. The landscape design was endorsed by Council in June 2025. Community and stakeholder engagement has continued throughout project delivery, including community information sessions, Council briefings and regular updates through Engage Bayswater. A community forum was held in June, highlighting the success of the works delivered to date. Of particular note is the significant reduction in cyanobacteria, demonstrating positive early water quality outcomes from the restoration program.
8	Maylands Lakes	1.2	Maylands Lakes	8.1.2 Continue to advocate the State and federal governments for funding of the remaining phases of the Master Plan.	Complete	Continued advocacy to State Government agencies and Ministers regarding future funding and responsibility for remaining phases of the Maylands Lakes Environmental Restoration Master Plan. The Mayor and senior officers have continued engagement with the Department of Planning, Lands and Heritage, the Department of Biodiversity, Conservation and Attractions, and relevant Ministers through meetings and formal correspondence. Advocacy has focused on the scale and regional significance of the project, noting the complexity of delivering major restoration works on Crown land. The State Government has acknowledged the significance of the project and the City's commitment in delivering Phase 1 works, including the allocation of $2.4 million to fully fund Phase 1. While no commitment has yet been secured for future phases, the City continues to advocate for a collaborative funding and governance approach informed by the outcomes of Phase 1 delivery.

10.5.1.5 Quarter 4 - Performance Report - Corporate

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required.
Attachments:	1. Preliminary Performance Report Quarter 4 April - June 2025-26 [**9.5.1** - 33 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

The City of Bayswater prepares the Quarterly Performance Report to provide Council and the community with an overview of operational performance and progress in delivering the Corporate Business Plan (CBP) 2025/26-2028/29.

As the 2025/26 financial year has concluded and year-end reconciliation, validation and review processes are still underway, the City has prepared a Preliminary Quarter 4 Performance Report (**Attachment 1**) to provide Council with an interim update on progress against the Corporate Business Plan. The report includes information relating to Services, Operating Projects, Capital Works Programs and Projects, Informing Plan deliverables and Corporate Business Plan measures.

Final validated performance results, including financial outcomes, will be reported through the City's 2025/26 Annual Report and presented to the Audit and Risk Improvement Committee (ARIC) in December 2026.

ADDITIONAL INFORMATION

Attachment 1 has been updated to remove the incorrect reference to the 2026/27 financial year and replaced with 2025/26.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council notes the Preliminary Quarterly Performance Report – Corporate Quarter 4 (April - June) 2025/26 as contained in Attachment 1.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The Corporate Business Plan (CBP) 2025/26-2028/29, adopted on 1 July 2025, forms part of the City's integrated Council Plan alongside the Strategic Community Plan. It outlines the services, programs and projects to be delivered over the four-year period and supports accountability, transparency and performance reporting across the organisation.

Under the Integrated Planning and Reporting Framework (IPRF), local governments are required to monitor and report on organisational performance. The Quarterly Performance Report provides Council and the community with regular updates on service delivery and implementation of Corporate Business Plan commitments.

EXTERNAL CONSULTATION

No external consultation was undertaken to prepare this report.

OFFICER'S COMMENTS

The Corporate Business Plan 2025/26 translates the City's services, programs, projects and Informing Plan deliverables into 288 measurable actions for delivery during the financial year.

As this reporting period represents the conclusion of the 2025/26 financial year, the review and validation of year-end performance information is still underway. Accordingly, this report provides a preliminary assessment of performance across Services, Operating Projects, Capital Works Programs and Projects, Informing Plan deliverables and Corporate Business Plan measures.

The preliminary results provide an indication of the extent to which Corporate Business Plan commitments have been delivered during 2025/26 and may be subject to change following completion of the year-end reconciliation and validation process.

Actions marked as **Complete** indicate that the 2025/26 deliverable has been fully implemented, delivered as intended, or completed following approved adjustments.

Actions identified as **Off-Track** represent deliverables that were not completed as planned during 2025/26 and are expected to be progressed in 2026/27.

Actions identified as **On-Track** are generally approved multi-year deliverables that are progressing in accordance with approved milestones and delivery timeframes.

Final validated performance results, including financial outcomes, will be reported through the City's 2025/26 Annual Report and presented to the Audit and Risk Improvement Committee (ARIC) in December 2026.

Performance Overview

The table below provides a preliminary summary of performance outcomes against Corporate Business Plan actions at the conclusion of the 2025/26 financial year.

Category	Total Actions	Complete	On Track	Not Started	Off Track	Discontinued	% Complete
Services	28	28	-	-	-	-	100%
Operating Projects	20	8	7	-	4	1	75%
Capital Projects	138	93	13	3	22	7	77%
Informing Plan Actions	102	68	12	6	11	5	78%

Category	Total Actions	Complete	On Track	Not Started	Off Track	Discontinued	% Complete
Total	**288**	**197**	**32**	**9**	**37**	**13**	**80%**

LEGISLATIVE COMPLIANCE

Local Government Act 1995

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

Key Result Area:	Leadership and Governance
Outcome 5.2	Stakeholder Leadership
Objective 5.2.1	Communicate and engage effectively to empower civic participation.

CONCLUSION

The report provides an update on the implementation of the City's Integrated Planning and Reporting Framework and reports on progress at the end of Quarter 4 for the City's services, programs, projects and Informing Plan actions.

As year-end reconciliation, validation and review processes for the 2025/26 financial year are still underway, the results contained within this report should be considered preliminary. Final validated performance results, including financial outcomes, will be reported through the City's 2025/26 Annual Report and presented to the Audit and Risk Improvement Committee (ARIC) in December 2026.

Preliminary Performance Report Quarter 4

April – June 2026

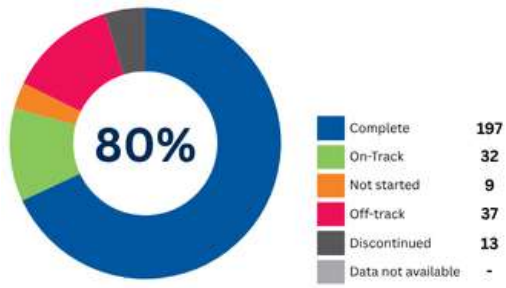
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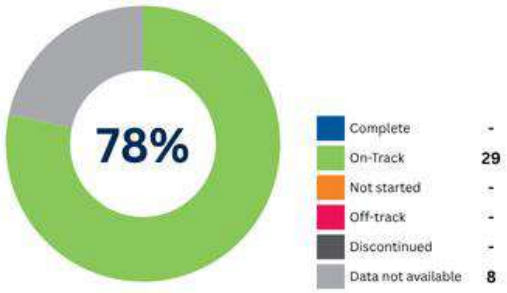
Progress Overview

Action progress is reported quarterly using a Red, Amber, Green, Grey and Blue traffic light system, covering quarter 4 of 2025/26 financial year.

Total Actions 288



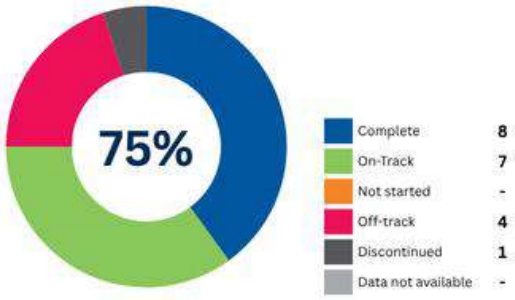
Total Measures 37



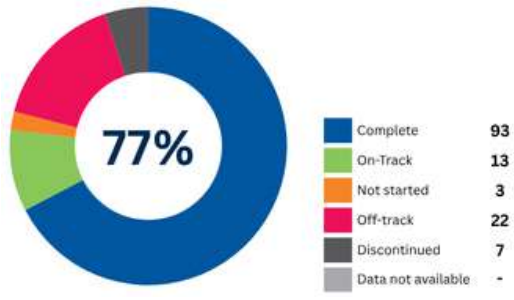
Services
Total Actions 28



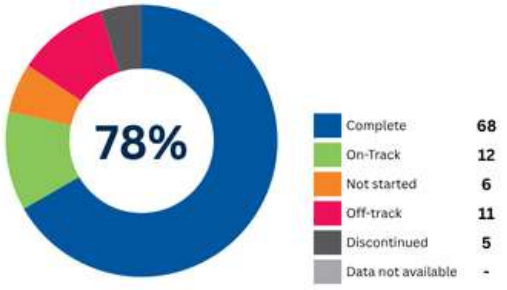
Operating Projects
Total Actions 28



Capital Works Program
Total Actions 138



Informing Plans
Total Actions 102



Social

Our community is diverse, cohesive and inclusive. We enjoy safe and accessible connections to services, events, activities and recreational spaces that support health, wellbeing and resilience. Our Aboriginal and global cultures and heritage are respected, supported and celebrated.

How we Performed

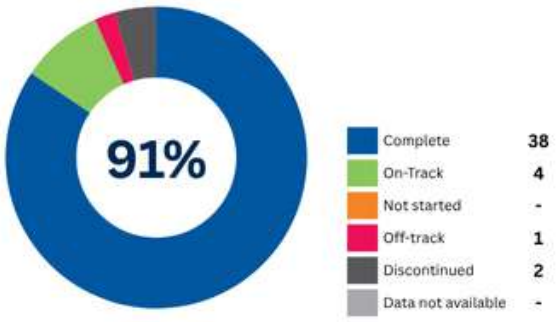
Total Actions: 45

Total actions complete or on track: 43

Action Delivery



Action Status



Performance measures

Measure		Q1	Q2	Q3	Q4
Better Bayswater Grants issued (biannual)	Number	Measured Biannually	4	Measured Biannually	**3**
	Value	Measured Biannually	$11,560	Measured Biannually	**$10,547**
Community Service partnership agreements		16	14	10	**12**
Community Event Grants and City Support	Number	9	4	0	**0**
	Value	$35,223	$19,028	0	**0**
City led community events		4	8	1	**3**
Bayswater residents registered as library members		22%	22%	23%	**24%**
Bayswater residents registered as recreation centre members		6%	7%	6%	**10%**
Usage of City's facilities Hours booked/total available hours	Meeting room	23%	27%	28%	**28%**
	Sports Courts	51%	41%	43%	**48%**
	Venue Hire	44%	47%	46%	**29%**

Measure	Q1	Q2	Q3	Q4
Customer requests received for Community Safety matters	1865	2912	2718	**3155**

1.1 Connected and Inclusive Community

Services

Services	Subservice	Status
Arts and Events	· Arts and Culture · City led events · Community led events · Grants management	**Complete**
Community Strategy and Programs	· Community Strategy · Community Programming · Community Grants	**Complete**
Library and Community Centres	· Library Services · Customer Experience · Community Centres	**Complete**

Operating Projects

Operating Projects	Status
Events Grants and Sponsorships	**Complete**
Perth Wildcats Preseason Game	**Complete**
StrEATS	**Discontinued**

1.2
A Safe and Resilient Community

Services

Services	Subservice	Status
Emergency Management	· Emergency Management	**Complete**
Ranger Services	· Animal Management · Call Centre/ Administration · Community Rangers · Parking Enforcement	**Complete**
Safety and Crime Prevention	· Community Security Patrol · Crime Prevention	**Complete**

Operating Projects

Operating Project	Status
CCTV System	**On Track**

Capital Program

Capital Program	Number of Projects	Status			
		Complete	On track	Off Track	Not Started
CCTV System	3	**1**	**2**	**-**	**-**

1.3
An Active and Healthy Community

Services	Subservice	Status
Health Services	· Environmental Health · Mosquito Control	**Complete**
Golf Courses	· Contractor Management · Golf Course Grounds/Facilities · Maintenance	**Complete**
Recreation Services	· Booking Facilities, Halls and Reserves · Club liaison and Development · Recreation Facilities	**Complete**

Informing Plans

Informing Plan	Status				
	Complete	On-Track	Off-Track	Not Started	Discontinued
Reconciliation Action Plan 2021-2023	**3**	**-**	**1**	**-**	**1**
Public Health and Wellbeing 2021 - 2025	**2**	**-**	**-**	**-**	**-**
Cultural Plan 2019 - 2024	**6**	**-**	**-**	**-**	**-**
Access and Inclusion Plan 2025 - 2029	**14**	**-**	**-**	**-**	**-**
CCTV Strategy 2018 - 2028	**1**	**1**	**-**	**-**	**-**

Built

Our inviting and thriving centres are connected via safe, accessible transport infrastructure and green spaces that enhance liveability. Our attractive neighbourhoods offer diverse and quality housing options. Our assets are well planned and managed for current and future generations, with consideration for the City's heritage.

How we performed

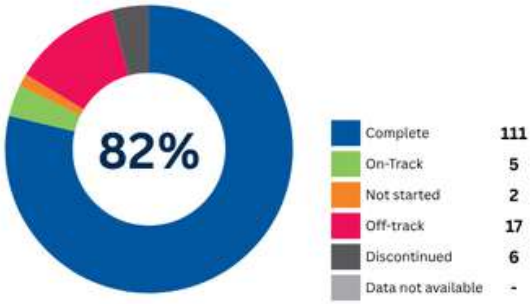
Total Actions: 141

Total actions complete or on track: 116

Action Delivery



Action Status



Performance measures

Measure	Q1 2025/26	Q2 2025/26	Q3 2025/26	Q4 2025/26
Building Applications Received	265	266	239	**288**
Building approval compliance rate within statutory approval timelines	100%	100%	100%	**100%**
Planning applications received	174	145	133	**162**
Planning approval compliance rate within statutory approval timelines	97%	98%	83%	**96%**
Resolved graffiti incidents	1330	1233	1469	**1487**

2.1
A Connected and Accessible City

Services

Services	Subservice	Status
Statutory Building	· Building Approvals · Swimming pool inspections · Application Liaison	**Complete**
Infrastructure Projects	· Infrastructure Planning · Project Management	**Complete**
Statutory Planning and Compliance	· Statutory Planning · Development Compliance	**Complete**
Strategic Land Use Planning	· Land Planning Strategy · Town Planning Scheme	**Complete**
Transport Infrastructure and Operations	· Car Parks · Drainage · Footpaths and Cycleways · Other Transport Infrastructure · Roads · Street Lighting · Surveying Systems Management	**Complete**

Operating Projects

Operating Projects	Status
Local Planning Scheme Review	**Off track**
Major Recreation Building Masterplan	**Off track**

Capital Programs

		Status			
Capital Program	Number of Projects	Complete	On Track	Off track	Discontinued
Transport - Other	3	**2**	**-**	**-**	**1**
Transport - Pathways	7	**5**	**-**	**-**	**2**
Transport – Roads and Carparks	25	**22**	**2**	**1**	**-**

2.2
Built Infrastructure that Meets Current and Future Community Needs

Services

Services	Subservice	Status
Asset Management and Mapping	· Digital Mobile Radio and GPS Enabled Duress systems · Infrastructure Asset Management · Land and Property Data Management · Spatial Information Management (GIS)	**Complete**
Building Maintenance	· Building Services and Maintenance	**Complete**
Property (Community)	· Property (Community)	**Complete**

Operating Projects

Operating Project	Status
Town Centre Streetscape Banners	**Complete**

Capital Programs

Program	Number of Projects	Status				
		Complete	On Track	Off track	Discontinued	Not Started
Buildings - Buildings	11	**7**	**1**	**1**	**-**	**2**
Buildings – City Sport and Recreation Buildings	18	**13**	**-**	**4**	**1**	**-**
Buildings – Community Buildings	19	**13**	**1**	**4**	**1**	**-**
Parks and Reserves – Parks Built	8	**8**	**-**	**-**	**-**	**-**
Parks and Reserves – Playgrounds	3	**2**	**-**	**1**	**-**	**-**
Parks and Reserves – Sportsgrounds	11	**9**	**-**	**2**	**-**	**-**
Transport - Drainage	5	**5**	**-**	**-**	**-**	**-**

Informing Plans

Informing Plan	Status				
	Complete	On-Track	Off-Track	Not Started	Discontinued
Bike Plan 2023	**9**	**1**	**-**	**-**	**-**
Play Space Strategy 2019 - 2029	**3**	**-**	**-**	**-**	**-**
Community Recreation Plan 2022 - 2032	**4**	**-**	**2**	**-**	**1**

Natural

Our valued natural environment is biodiverse and resilient to the changing climate. We use our resources wisely, minimise waste and have net zero emissions. Our community enjoys our green open spaces and tree-lined streets.

How we performed

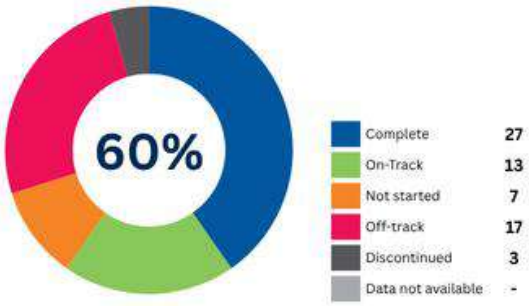
Total Actions: 67

Total actions complete or on track: 40

Action Delivery



Action Status



Performance Measures

Performance Measure	Q1 2025/26	Q2 2025/26	Q3 2025/26	Q4 2025/26
City carbon footprint	Data not available	15, 121	0	**0**
Native Plant Planted	38,447	0	0	**37,375**
Trees planted	3,200	0	0	**0**
Tree canopy coverage (measured every three years)	14.48%	14.48%	14.48%	**14.48%**
Groundwater allocation used	3%	22%	78%	**87%**
Waste Recovery rate (includes recycling and FOGO)	Data Not Available (Annual Measure)	Data Not Available (Annual Measure)	Data Not Available (Annual Measure)	**46%**

3.1
A Climate Resilient City

Services	Subservice	Status
Environmental Sustainability	· Catchment Management · Natural Areas Management · Protecting Biodiversity · Sustainability	**Complete**
Waste Management	· Bayswater Transfer Station · Bulk Waste · Commercial Waste Collection · Residential Waste Collection · Street and Park Bin Collections and Infrastructure · Waste Education	**Complete**

Operating Projects	Status
Biodiversity Management	**Complete**
Fleet Transition Plan	**Off track**
Maylands Lakes Environmental Restoration	**On track**

3.2
Sustainable Natural Green Spaces

Services	Subservice	Status
Parks and Gardens	· Irrigation · Landscape Design · Parks Infrastructure · Parks Projects · Planning and Maintenance · Spraying · Tree Care	Complete

Capital Program	Number of Projects	Status				
		Complete	On-Track	Off-Track	Not Started	Discontinued
Parks and Reserves – Bores and Irrigation	10	2	-	7	-	1
Parks and Reserves – Parks Natural	4	-	2	1	1	-

Informing plans	Status				
	Complete	On-Track	Off-Track	Not Started	Discontinued
Waterwise Bayswater Strategy 2020-2030	-	4	-	6	-
Urban Forest Strategy 2017	6	-	-	-	-
Local Biodiversity Strategy 2008	7	-	-	-	-
Emission Reduction and Renewable Energy Plan 2021 -2040	4	-	5	-	-
Environment and Livability Framework 2021 - 2045	4	1	3	-	-
Foreshore Area 10-year Plan 2019	-	5	-	-	2

Economic

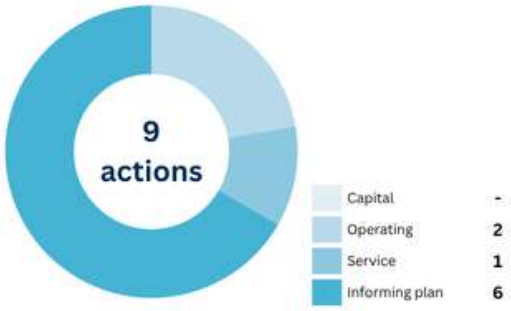
With diverse opportunities for businesses and investment, our distinctive centres offer multiple uses and attractions. Local businesses are thriving, experiencing growth, benefitting from partnerships and offering a variety of local employment options.

How we performed

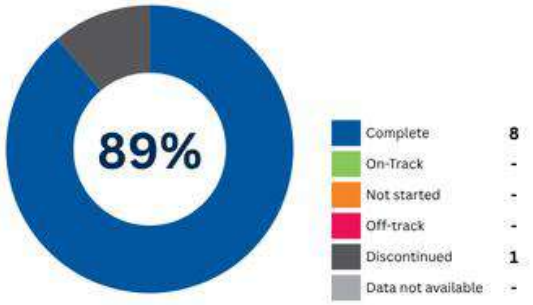
Total Actions: 9

Total actions complete or on track: 8

Action Delivery



Action Status



Performance Measures

Performance Measures	Q1 2025/26	Q2 2025/26	Q3 2025/26	Q4 2025/26
Job to worker ratio	0.58	0.58	0.58	0.58
Per capita gross regional product of City of Bayswater	$52,381	$52,381	$52,381	$58,670
Active trading businesses in City of Bayswater	Annual Measure	6,424	6,424	6,779

Outcome

4.1
Diverse Economic Opportunities

4.2
Distinctive Centres

4.3
Sustainable Thriving Businesses and Employment

Services

Services	Subservice	Status
Economic Development	• Advocacy • Commercial Activities • Economic Development • Place Management and Town Centre Activation	**Complete**

Operating Projects

Operating Projects	Status
Advocacy Priorities	**Complete**
Implementation of Economic Development Strategy	**Complete**

Informing Plans

Informing Plan	Status				
	Complete	On-Track	Discontinued	Off-Track	Not Started
Morley activity Centre Plan 2018	**5**	-	-	-	-
Maylands Town Centre Car Parking Strategy 2018	-	-	**1**	-	-

Leadership and Governance

Our City is governed with ethical and accountable decision-making to ensure we provide for our current and future generations. We deliver effective and efficient service to our community, with open communication and engagement. We advocate, partner and invest wisely to meet our community's needs.

How we performed

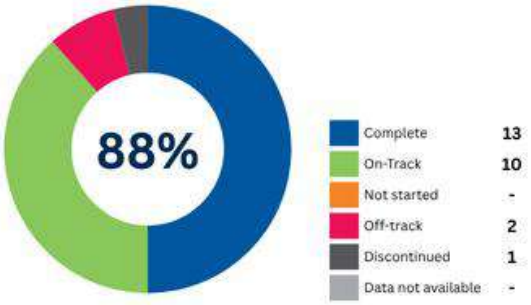
Total Actions: 26

Total actions complete or on track: 23

Action Delivery



Action Status



Performance Measures

Performance Measure		Q1 2025/26	Q2 2025/26	Q3 2025/26	Q4 2025/26
Financial Sustainability	Current Ratio	Data Not Available	Data Not Available	Data Not Available	**Data Not Available**
	Operating surplus ratio	Data Not Available	Data Not Available	Data Not Available	**Data Not Available**
	Own revenue ratio	Data Not Available	Data Not Available	Data Not Available	**Data Not Available**
	Debt service ratio	Data Not Available	Data Not Available	Data Not Available	**Data Not Available**
Annual capital budget utilization		Data Not Available	Data Not Available	Data Not Available	**Data Not Available**
Employee turnover rate		13.58%	15.03%	15.28%	**14.87%**
Lost time injury frequency rate (LTIFR)		37.92	48.37	43.08	**45.46**
Visitors to the City of Bayswater website		81,000	91,000	94,000	**84,000**
Visitors to the Engage Bayswater portal		19,700	21,300	18,162	**37,400**
Social media follower growth		4%	3%	4%	**5%**
Engagement rate of social media content		11%	10%	13%	**9%**

5.1 Good Governance

Services	Subservice	Status
Financial Services	· Accounting Services · Cash Management · Procurement · Rating Services	**Complete**
Governance and Executive Services	· Executive and Council Support · Executive Leadership · Governance · Policy Development	**Complete**

Operating Projects	Status
2025 Ordinary Council Election	**Complete**

5.2 Stakeholder Leadership

Services	Subservice	Status
Communications, Engagement and Customer Relations	· Communications and Marketing · Community Engagement · Customer Relations	**Complete**

5.3
Optimised Performance

Services	Subservice	Status
Digital Solutions and Services	· Business Systems · Digital Solutions Architecture · Information and Communication Technology · Information Management	**Complete**
People Culture and Safety	· Human Resources · Organisational Development · Payroll · Work Health and Safety	**Complete**
Planning Performance and Risk	· Business Improvement · Insurance · Integrated Planning and Reporting · Internal Audit · Risk Management	**Complete**
Plant Fleet and Equipment	· Depot Operations · Plant Fleet and Equipment	**Complete**

Operating Projects	Status
Asset Management System	**On track**
Fleet Management System	**On track**
Forward Capital Works Management System	**On track**
Swimming Pool Inspection Program Enhancements	**Complete**
Information Classification	**On track**
EDEN Project	**On track**
Digitising Archives	**Off track**

Capital Programs	Number of Projects	Status				
		Complete	On Track	Off Track	Discontinued	Not Started
Plant and Fleet	1	**1**	**-**	**-**	**-**	**-**
ICT -Technology and Equipment	10	**3**	**5**	**1**	**1**	**-**

Attachment 1

Progress of Actions – Off-Track or Discontinued status and comment.

Type	KRA	Deliverable	Status	Comment
Capital Programs	Built	Bayswater Waves Large equipment storage shed	**Off-Track**	Scope completed. Action will be carried forward into 2026/27, with works programmed for August 2026.
Capital Programs	Built	Bayswater Waves Upgrade hydrotherapy air handling - stage 1 design	**Off-Track**	Final design in progress. Action will be carried forward into 2026/27.
Capital Programs	Built	Civic Centre Refurbishing	**Not Started**	Project direction pending. Action will be carried forward into 2026/27.
Capital Programs	Built	Civic Centre Security & access control upgrade	**Off-Track**	Contractor has been appointed and delivery planning is pending. Action will be carried forward into 2026/27.
Capital Programs	Built	De Lacy Reserve Clubrooms - Maylands Cricket club- Hot water System Replacement	**Off-Track**	Quote accepted. Action will be carried forward into 2026/27, with works expected to be completed by the end of July 2026.
Capital Programs	Built	Houghton Park Clubroom - Hot water System Replacement 1	**Off-Track**	Quote accepted. Action will be carried forward into 2026/27, with works expected to be completed by the end of July 2026.

Type	KRA	Deliverable	Status	Comment
Capital Programs	Built	Lightning Park - sewer connection	**Off-Track**	Design quotations pending. Action will be carried forward into 2026/27.
Capital Programs	Built	Maylands Tennis Court Redevelopment (CSRFF)	**Off-Track**	Project costs exceed the current budget allocation. Action will be carried forward into 2026/27 for further assessment and consideration.
Capital Programs	Built	Morley Sport and Rec Court 1 grandstand rectification	**Discontinued**	The grandstand storage issue has been resolved through equipment relocation and the creation of multiple minor stores.
Capital Programs	Built	Morley Sport and Rec Court 3 flooring replacement	**Off-Track**	Action will be carried forward into 2026/27, with works programmed for September 2026 to align with operational requirements.
Capital Programs	Built	New Bus Shelter no 16512, TRANBY RD	**Discontinued**	Replaced by the Eighth Avenue bus shelter, which is now complete.
Capital Programs	Built	New pathway (Local Access) - Bellew Way from McGilvray Avenue to 23 Bellew Way	**Discontinued**	Funds reallocated to the continuation of Mickleham St path which is now complete.
Capital Programs	Built	New pathway (Local Access) - Wholley Street from Traylen Road to Darby Street	**Discontinued**	Discontinued as per Ordinary Council Meeting. Funds reallocated to reserve.

Type	KRA	Deliverable	Status	Comment
Capital Programs	Built	Pat O'Hara Reserve Rugby Clubrooms and Changerooms Upgrades	**Discontinued**	External funding was not received.
Capital Programs	Built	Peninsula Hotel (Dome) Balcony repairs	**Not Started**	Project costs exceed the current budget allocation. Action will be carried forward into 2026/27 for further assessment and consideration.
Capital Programs	Built	Renewal of Grand Prom Synthetic Cricket Practice Wickets	**Off-Track**	Delayed demolition works now complete. Action will be carried forward into 2026/27.
Capital Programs	Built	Riverside Gardens Playground Renewal	**Off-Track**	Funding approved and tender process completed, with project delivery to be carried forward into 2026/27.
Capital Programs	Built	Roberts Str traffic treatments	**Off-Track**	Following additional consultation, works are now in progress. Project delivery carried forward into 2026/27.
Capital Programs	Built	Senses/WA Ballet Building - Wooden decking upgrade - Community Grant Program	**Off-Track**	Project costs exceed the current budget allocation. Action will be carried forward into 2026/27 for further scope assessment.
Capital Programs	Built	The RISE sports courts ducting Aircon	**Off-Track**	Works are underway. Action will be carried forward into 2026/27, with completion expected July 2026.

Type	KRA	Deliverable	Status	Comment
Operating Project	Built	Local Planning Scheme	**Off-Track**	The draft Local Planning Scheme is currently under assessment by the Department of Planning, Lands and Heritage (DPLH). Progression is pending Ministerial consent. Action will be carried forward into 2026/27.
Operating Project	Built	Major Recreation Building Masterplan	**Off-Track**	Pending further assessment. Action will be carried forward into 2026/27.
Informing Plan	Built	Develop / support a plan to guide locations of Neighbourhood level skate and bike nodes across the City, in conjunction with City's Skate and Bike Development Advisory Committee. The Strategy will identify the demand for skate, scooter and BMX infrastructure in the City, and guide planning for the future.	**Discontinued**	The project was an initiative of the City's Skate and Bike Development Advisory Committee, which disbanded following the 2025 election. As a result, this action has been discontinued and will instead be implemented through the Skate and BMX framework.
Informing Plan	Built	Develop a map of current and future locations to install exercise equipment, for community use and health promotion programs.	**Off-Track**	Pending implementation planning. Action will be carried forward into 2026/27.
Informing Plan	Built	Guide locations for outdoor exercise equipment to be installed across the City, considering shade, access and other park infrastructure	**Off-Track**	Pending local considerations report. Action will be carried forward into 2026/27.
Informing Plan	Economic	Mark parking bays on Whatley Crescent where road width allows.	**Discontinued**	The City is no longer completing this action due to conflict with proposed improvements in the Main Roads Maylands Town Centre Streetscape Masterplan.

Type	KRA	Deliverable	Status	Comment
Capital Programs	Leadership and Governance	Audio Visual Equipment Renewal	**Off-Track**	Pending implementation planning. Action will be carried forward into 2026/27.
Capital Programs	Leadership and Governance	Sport and Recreation IT Equipment Renewal (Wellington Room Wi-Fi)	**Discontinued**	Funding reallocated to Community Safety for CCTV upgrades at Morley Sport and Recreation.
Operating Project	Leadership and Governance	Digitising Archives	**Off-Track**	Digitisation of archived building plans is ongoing. Due to the scale of the project action will be carried forward into 2026/27.
Capital Programs	Natural	Addlestone Reserve Irrigation System Renewal	**Off-Track**	Pending outcome of Irrigation Study. Action will be carried forward into 2026/27.
Capital Programs	Natural	Arbor Park Irrigation System Renewal	**Off-Track**	Pending outcome of Irrigation Study. Action will be carried forward into 2026/27.
Capital Programs	Natural	Bath Street / Tranby Reserve Irrigation System Renewal	**Off-Track**	Pending outcome of Irrigation Study. Action will be carried forward into 2026/27.

Type	KRA	Deliverable	Status	Comment
Capital Programs	Natural	City Wide - Irrigation system design	**Off-Track**	Pending outcome of Irrigation Study. Action will be carried forward into 2026/27.
Capital Programs	Natural	Median Island Tree Planting Program	**Off-Track**	Pending further engagement. Action will be carried forward into 2026/27.
Capital Programs	Natural	Morley Community Centre Garden	**Not Started**	Pending scope discussions. Action will be carried forward into 2026/27.
Capital Programs	Natural	Noranda Sporting Complex - Running Track - Soccer Irrigation System Renewal	**Off-Track**	Pending outcome of Irrigation Study. Action will be carried forward into 2026/27.
Capital Programs	Natural	Pat O'Hara Reserve / Morley Recreation Irrigation System Renewal	**Off-Track**	Pending outcome of Irrigation Study. Action will be carried forward into 2026/27.
Capital Programs	Natural	Puntie Crescent Reserve Irrigation System Renewal	**Off-Track**	Pending outcome of Irrigation Study. Action will be carried forward into 2026/27.
Capital Programs	Natural	Strutt Reserve Irrigation Modification	**Discontinued**	Assessment made and no works were required.

Type	KRA	Deliverable	Status	Comment
Operating Project	Natural	Fleet Transition Plan	**Off-Track**	Timeline has been revised following project planning. Revised timeframe will be carried forward into 2026/27.
Informing Plan	Natural	Develop a plan for EV charging infrastructure for the City's EVs as well as at community facilities (including potential increase in energy demand)	**Off-Track**	Project is underway. Action will be carried forward into 2026/27.
Informing Plan	Natural	Develop or update plans for the City's fleet fuel transition to hybrid and electric vehicles across all vehicle categories	**Off-Track**	Project is underway. Action will be carried forward into 2026/27.
Informing Plan	Natural	Advocate the State Government to require all houses for sale to publish their energy star rating. - The City to provide information and grants as an incentive for people to make modifications to existing dwellings to improve their energy efficiency	**Off-Track**	Delayed due to competing priorities and resource limitations. Action will be carried forward into 2026/27.
Informing Plan	Natural	Bardon and Berringa Park- Retreat (relocate Yacht Club Tower)	**Discontinued**	Revegetation and erosion management works will enable the tower to remain in its existing location.
Informing Plan	Natural	Consider ways to actively promote and increase uptake of fit-for-purpose alternative water supply options, both with residents and in City-owned/operated assets. Options for promotion include provision of a greywater design and installation or rainwater tank maintenance workshops; sharing resident success stories and scheme water savings via the City's website or during a home open day events; or the use of subsidies.	**Not Started**	Project commencement has been deferred due to competing priorities. Action will be carried forward into 2026/27.

Type	KRA	Deliverable	Status	Comment
Informing Plan	Natural	Develop a practice note for (i) tree pits and raingardens and (ii) living streams that documents the design and construction process and key “success factors”.	**Not Started**	Project commencement has been deferred due to competing priorities. Action will be carried forward into 2026/27.
Informing Plan	Natural	Ensure best practice energy efficiency (and renewable energy generation or design provision) is incorporated into all capital works projects (for example Morley Sport and Recreation Centre and Maylands Waterland). Develop a design guide or standard for future projects	**Off-Track**	Delayed due to competing priorities and resource limitations. Action will be carried forward into 2026/27.
Informing Plan	Natural	Identify and plan the implementation of high priority systemic and behavioural changes that will yield the greatest benefit in emissions savings and staff engagement	**Off-Track**	Delayed due to competing priorities and resource limitations. Action will be carried forward into 2026/27.
Informing Plan	Natural	Install alternatives to soak wells in new/upgraded City buildings (e.g. in-ground rain garden, raised wicking bed, buffer strips, rainwater tanks, pervious paving).	**Not Started**	Project commencement has been deferred due to competing priorities. Action will be carried forward into 2026/27.
Informing Plan	Natural	Prepare a procedure for City capital works (roads, buildings, parks) that integrates the consideration of water with other objectives.	**Not Started**	Project commencement has been deferred due to competing priorities. Action will be carried forward into 2026/27.
Informing Plan	Natural	Prepare simple diagrams that depict WSUD solutions appropriate to low, medium and high density residential and commercial/industrial built forms.	**Not Started**	Project commencement has been deferred due to competing priorities. Action will be carried forward into 2026/27.
Informing Plan	Natural	Provide charging infrastructure at major activity centres to accelerate the uptake of electric vehicles.	**Off-Track**	Pending the development of the City's Fleet Transition Plan. Action will be carried forward into 2026/27.

Type	KRA	Deliverable	Status	Comment
Informing Plan	Natural	Review the City's current range of specifications used to procure services and equipment across operational and capital expenditure, and current awareness of and use of sustainability provisions of existing procurement. Progressively update specifications to align with best practice in sustainable procurement and the City's targets, and provide education / training to City staff	**Off-Track**	Delayed due to competing priorities and resource limitations. Action will be carried forward into 2026/27.
Informing Plan	Natural	Roll out of an app based technology that enables residents to monitor and reduce their carbon footprint in real time.	**Off-Track**	Pending updates to the City's website. Action will be carried forward into 2026/27.
Informing Plan	Natural	Tranby House Reserve North of Peninsular Farm-RETREAT (Relocate Footpath)	**Discontinued**	Stabilisation works in-progress to enable footpath to remain in its existing location.
Informing Plan	Natural	Use the City's website to report on targets for City water use – community, City parks and City buildings.	**Not Started**	Project commencement has been deferred due to competing priorities. Action will be carried forward into 2026/27.
Operating Project	Social	StrEATS	**Discontinued**	Project deferred to support delivery of the Business Awards event. Delivery partnership discussions are underway. Action will be carried forward into 2026/27.
Service Delivery Improvement	Social	Consult local Elders and Aboriginal families and respective Aboriginal organisations to identify community need and prioritisation for the first naming and co-naming of City buildings, places and spaces, in alignment with Landgate's Aboriginal Dual Naming Guidelines, and planned City projects and upgrades	**Off-Track**	Pending consultation. Action will be carried forward into 2026/27.
Service Delivery Improvement	Social	Review the City's Naming Policy to include dual and renaming to Aboriginal names	**Discontinued**	Action deferred to be considered with the next review of the policy scheduled July 2027.

10.5.1.6 Quarter 4 Quarterly Performance Report Risk

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report provides an update on the City's corporate risk management activities for Quarter 4 of 2025/26, including improvements to the Risk Management Framework, risk management systems and reporting capability.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council notes the Quarter 4 – Quarterly Performance Report – Risk.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The City maintains a Risk Management Framework to support the identification, assessment, treatment and monitoring of strategic and operational risks. The Audit, Risk and Improvement Committee (ARIC) receives regular updates on the effectiveness of the City's risk management activities and the implementation of risk treatments.

This report provides an update on risk management activities undertaken during Quarter 4 of 2025/26, with a particular focus on capability, system and process improvements completed during the reporting period.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

During the reporting period, the City's risk management capacity was impacted by staff turnover. As a result, no formal risk assessment workshops or risk reviews were conducted during the quarter.

Following recruitment and onboarding of a new City officer, focus has been placed on strengthening the City's risk management foundations and addressing several data quality and process issues identified within the existing risk management framework, risk register and treatment reporting processes.

Key achievements during the reporting period include:

- Review and update of the Risk Management Framework, with the revised framework scheduled for consideration by the ARIC in December 2026.
- Identification of supporting risk management processes requiring development to improve consistency and governance.
- Collaboration with the Workplace Health and Safety team to align and integrate risk management review and reporting processes.
- Commencement of a comprehensive data cleansing and validation exercise.
- Development of an updated risk treatment register to improve treatment monitoring, accountability and reporting.

These activities have strengthened the City's risk management capability, and identified opportunities to improve the quality, completeness and consistency of existing risk data.

Risk Management System Improvements

Progress has been made in the design and development of a new Corporate Risk Register and supporting reporting dashboards. These improvements have been designed to:

- Improve consistency in risk assessments across all service areas.
- Simplify data entry through a standardised assessment process.
- Strengthen data integrity by establishing a single source of truth for operational risks.
- Improve monitoring of treatment actions and overdue activities.
- Enable improved reporting through automated dashboards and performance indicators.

The redesigned register incorporates improved controls for risk ownership, treatment tracking, due dates, review schedules and reporting functionality.

To improve executive oversight, interactive dashboards are being developed to provide real-time visibility of key risk information, including:

- Risks by rating.
- Risks by status.
- Control status, type and effectiveness.
- Treatment action progress.
- Overdue risk treatments.

These dashboards are intended to reduce manual reporting requirements while improving the accessibility and quality of risk information available to the ELT and the ARIC.

LEGISLATIVE COMPLIANCE

- *Local Government Act 1995*
- *Local Government (Audit) Regulations 1996*

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer’s recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

CONCLUSION

During Quarter 4, priority was given to strengthening the City's risk management framework, systems and reporting processes following a period of resource transition. Significant progress has been made in the development of a new Corporate Risk Register, treatment monitoring processes and reporting dashboards.

These improvements will enhance risk visibility, strengthen data integrity and support more effective monitoring and reporting of corporate risks.

10.5.1.7 Quarter 4 - Quarterly Performance Report - Audit Function

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required.
Attachments:	1. Audit Dashboard [**9.7.1** - 1 page] 2. CONFIDENTIAL - Audit Register [**9.7.2** - 3 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item contains one or more confidential attachments that may be dealt with behind closed doors, in accordance with Section 5.23(4) of the *Local Government Act 1995,* sub-section:

(e) information the making public of which would be likely to endanger the security (including cyber-security) of any of the local government's property or operations;

SUMMARY

This report provides an update on the City's Audit Function for Quarter 4 (April - June) 2025/26.

Key Points

- Quarter 4 opened with 26 actions
- Nine actions added
- Nine actions closed/discontinued
- Twenty-six actions remain in progress: 2 are overdue and 24 are not yet due.

ADDITIONAL INFORMATION

The Audit Function - 2025/26 Progress to Date table has been updated to reflect the correct figures, consistent with those written above the table.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council:

1. Notes the Quarter 4 - Quarterly Performance Report – Audit.

2. Notes the status of the implementation of audit actions as presented in the Audit Function Dashboard Attachment 1 and Audit Register Confidential Attachment 2 to this report.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

This report provides an update on the Internal Audit Program 2025/26 and the Audit Function – Implementation of Recommendations for Quarter 4 (April – June) 2025/26.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

The 2025/26 Internal Audit Program, endorsed by Council on 1 July 2025, includes four projects:

- Regulation 17 CEO Review
- Footpath Maintenance
- Fees and Charges
- Food Business Inspections

All audits for 25/26 are complete.

Audit Function – 2025/26 Progress to date

The 2025/26 financial year opened with 14 actions; since that time, 35 actions have been added totalling 49 actions. 23 actions have been completed, with 26 remaining to be actioned.

2025/26 STATUS	NO.
2025/26 Period Open	14
Actions Added	35
Total Actions	49
Complete (implemented)	23
Remaining actions	26

Implementation of Recommendations (Confidential Attachment 2)

Audit recommendations are monitored by the Executive Leadership Team (ELT) before being reported to the Audit, Risk and Improvement Committee (ARIC), which is updated only on overdue and completed actions.

Quarter 4 commenced with 14 actions and closed with 26 actions. During the quarter, 9 new actions were added and 9 actions were completed.

STATUS	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4
Period Open	14	13	11	26
Actions Added	3	-	23	9
Actions Superseded	-	-	-7	-
Actions Complete	-4	-2	-1	-9
Period Close	13	11	26	26

In-Progress Actions

At the close of Quarter 4, 26 actions remain in progress: 2 are overdue and 24 not yet due. Any action that has passed its original implementation date is considered overdue, even if an amended due date has been requested or approved. Days overdue are recorded and reported to the ARIC, the implementation status is provided against the amended due date.

Status of In-Progress Actions					
26					
Overdue			Not Yet Due		
2			24		
Off-Track	**On-Hold**	**On-Track**	**Off-Track**	**On-Hold/Not Started**	**On-Track**
2	-	-	4	0	20

Overdue Actions

There are 2 overdue audit actions at the end of Quarter 4. One action relates to the Community Grants and Sponsorship Audit, with delays primarily attributable to internal resourcing constraints. The second action relates to the Office of the Auditor General (OAG) General Computer Controls Audit and remains in progress due to ongoing system changes.

	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4
Number of overdue actions	7	8	1	2

LEGISLATIVE COMPLIANCE

- *Local Government Act 1995*
- *Local Government (Audit) Regulations 1995*

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

CONCLUSION

Actions arising from the City's internal and external audits are recorded and monitored within the City's Implementation Recommendation Audit Register. Progress on the implementation of actions is reported on a quarterly basis to the Audit, Risk and Improvement Committee.


Audit Actions
Home
Reset
Directorate
All
Branch
All
Audit Name
All
Quarter
Qtr 4
View Audit Table
Audit Log Status
Year to Date (2025/26)
12
Total No. Audits
91
Total No. Findings
104
Total No. Recommendations
49
Total No. Actions
23
Total No. Implemented
26
Total No. In Progress
No. Actions by Inherent Risk Rating by Branch
Low Medium Not Rated
Digital Solutions and ...
Financial Services
Governance and Strat...
Regulatory Services
Community Develop...
Transport and Buildings
People, Culture and S...
Property and Economi...
Branch
No. Audit Actions
No. Actions by Current Residual Risk Rating by Branch
Low Medium Not Rated
Branch
No. Audit Actions
No. Actions by Residual Risk Rating by Quarter
Opening Actions Added Actions Completed Actions Remaining Actions
Action Count
Qtr 1
Qtr 2
Qtr 3
Qtr 4
Quarter
No. Actions by Days Overdue and Residual Risk Rating
Excludes Implemented Actions | 0 = Not Yet Due
Low Medium Not Rated
No. Actions
(Blank)
0
151
181
Days Overdue (Due Date) as at Reporting Period End Date
No. Actions by Residual Risk Rating by Quarter
Action Implemented Low Medium Not Rated
Action Count
Qtr 1
Qtr 2
Qtr 3
Qtr 4
Quarter
Audit Action Status
Quarterly Update - Qtr 4
35
Total No. Actions
9
Implemented
26
In Progress
58%
Average Completion
2
Overdue
24
Not Yet Due
Overdue Actions by Branch and Status
Off-Track
Community Develop...
People, Culture and S...
Branch
No. Audit Actions
Overdue Actions by Branch and Residual Risk Rating
Low Medium
Community Develop...
People, Culture and S...
Branch
No. Audit Actions
Current Status Distribution
6 (17%)
9 (26%)
20 (57%)
Current Status
On-Track
Complete
Off-Track
No. Actions by Days Overdue and Status
Excludes Implemented Actions | 0 = Not Yet Due
Complete Off-Track On-Track
No. Actions
(Blank)
0
151
181
Days Overdue (Due Date) as at Reporting Period End Date
No. Actions by Status by Quarter
Complete Not Started Off-Track On-Track
Action Count
Qtr 1
Qtr 2
Qtr 3
Qtr 4
Quarter

10.5.1.8 Strategic Internal Audit Plan 2026/27 - 2029/30

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Review
Voting Requirement:	Simple Majority Required.
Attachments:	1. Strategic Internal Audit Plan 2026/27 - 2029/30 [**9.8.1** - 12 pages] 2. CONFIDENTIAL - Audit Universe and Assurance Map [**9.8.2** - 3 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item contains one or more confidential attachments that may be dealt with behind closed doors, in accordance with Section 5.23(4) of the *Local Government Act 1995,* sub-section:

(e) information the making public of which would be likely to endanger the security (including cyber-security) of any of the local government's property or operations;

SUMMARY

The City's Internal Audit function prepares and annually reviews a four-year Strategic Internal Audit Plan, with the first year forming the annual Internal Audit Program. The Plan is reviewed and updated annually to ensure assurance activities remain aligned with the City's strategic objectives, operational priorities, legislative obligations and emerging risks.

The proposed Strategic Internal Audit Plan 2026/27 – 2029/30 has been developed using a risk-based approach informed by the City's Risk Management Framework, consultation with management and consideration of strategic, operational and compliance risks across the organisation.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council notes the proposed Strategic Internal Audit Plan 2026/27 – 2029/30 (Attachment 1 and Confidential Attachment 2).

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The City's Internal Audit function adheres to mandatory guidance contained in the International Professional Practices Framework (IPPF) and Global Internal Audit Standards issued by the Institute of Internal Auditors (IIA). This includes developing and maintaining a risk-based Strategic Internal Audit Plan (the Plan) that considers the City's strategic objectives and risk profile, including risks identified by management, and submitting the Plan to the Audit, Risk and Improvement Committee for review and recommendation to Council for noting and adoption.

The Strategic Internal Audit Plan is prepared over a four-year horizon and reviewed annually, or more frequently as considered necessary, to ensure it remains aligned with the City's strategic

priorities, operational environment and emerging risks. The first year of the Plan forms the annual Internal Audit Program, which guides the work undertaken by the Internal Auditor each financial year.

The Plan has the following key objectives:

- To support the Audit, Risk and Improvement Committee through the provision of reports and assurance activities that enable effective oversight of internal and external audit functions, risk management, internal controls and compliance obligations.

- To provide independent and objective assurance and advisory services through reviews of City operations, systems and processes to assess the effectiveness of governance, risk management, control and compliance activities.

EXTERNAL CONSULTATION

The proposed Strategic Internal Audit Plan 2026/27 - 2029/30 has been prepared by management in consultation with the City's Internal Audit Service Provider, William Buck.

OFFICER'S COMMENTS

The Strategic Internal Audit Plan is developed over a four-year horizon in accordance with the International Professional Practices Framework and the Global Internal Audit Standards.

The Plan provides a structured framework for the delivery of internal audit and assurance activities across the City and is reviewed annually to ensure assurance activities remain aligned with the City's strategic objectives, operational priorities, legislative obligations and emerging risks.

The first year of the Strategic Internal Audit Plan forms the annual Internal Audit Program, which guides the assurance activities undertaken by the Internal Auditor during the relevant financial year. The annual review process enables internal audit resources to be focused on areas of greatest strategic, operational and compliance risk and supports the delivery of proactive, value-added assurance and advisory services.

The City's Internal Audit Charter recognises the dynamic operating environment in which the City operates and allows for the review and adjustment of the Plan, where necessary, in response to changes in risks, operations, programs, systems and controls.

The City's Risk Management Framework informs risk assessments aligned with the strategic and operational objectives and initiatives contained within the Strategic Community Plan and service plans. Risk assessments are regularly reviewed and updated by risk owners and management, with consideration also given to changes in the City's operating environment through ongoing engagement and review of corporate and operational risks.

Internal audit and assurance activities focus on areas of higher strategic, operational and compliance risk, with assurance work directed toward assessing the effectiveness of mitigation strategies, governance processes and internal controls. While the objective is to provide assurance coverage across all key risk areas and control environments, available resources require audit activities to be prioritised toward areas of greatest risk and strategic importance.

The proposed Strategic Internal Audit Plan 2026/27 - 2029/30 (**Attachment 1**) has been developed using this risk-based approach and incorporates the proposed 2026/27 Internal Audit Program. The Assurance Map, although forming part of the Strategic Internal Audit Plan, is provided as **Confidential Attachment 2** due to the sensitive nature of its content.

Proposed auditable areas for inclusion in 2026/27 are as follows. These areas were selected based on risk assessments, previous audit coverage, legislative obligations and consultation with management.

Auditable Area	Reason for Inclusion / Scope Intent
Cash Handling – Community Facilities	To provide assurance that controls over the collection, handling and banking of cash are effective in reducing the risk of fraud, theft, error and non-compliance with financial management requirements.
Contract Management	To provide assurance that contracts are effectively managed, monitored and governed to support compliance, value for money and delivery of contracted services.
Traffic Management	To provide assurance that traffic management activities are conducted safely and in compliance with legislative, operational and public safety requirements.
Regulation 17 – Legislative Compliance	This audit forms part of the City's cyclical review process under Regulation 17 and provides assurance to support the CEO's statutory reporting obligations.

LEGISLATIVE COMPLIANCE

- *Local Government Act 1995*
- Local Government (Audit) Regulations 1996

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer’s recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

The development of a Strategic Internal Audit Plan assists in directing internal audit resources more efficiently to provide sufficient assurance that key risks are identified, assessed, and controlled effectively. The proposed budget allocation is considered sufficient to deliver the 2026/27 Internal Audit Program contained within the Plan.

The proposed allocated budget for 2026/27 is as follows:

Budget item description: Audit Fees

Budget account: 14700.6200

Budget item amount: $75,000 FY 26/27 - request submitted through draft budget

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

Key Result Area:	Leadership and Governance
Outcome 5.3	Optimised Performance
Objective 5.3.1	Focus on operational efficiency, effective delivery and innovation to ensure our services are fit for purpose, contemporary and secure.

CONCLUSION

The Strategic Internal Audit Plan 2026/27 - 2029/30 provides a structured and risk-based approach to the delivery of internal audit and assurance activities across the City. The Plan has been developed to align with the City's strategic priorities, operational environment and legislative obligations, while providing flexibility to respond to emerging risks and organisational change.

The proposed Internal Audit Program is considered to provide appropriate assurance coverage across key governance, operational and compliance areas and will assist the City in maintaining effective internal controls, governance processes and oversight arrangements.

Implementation of the Plan will support continuous improvement of governance, risk management and internal control processes across the organisation.

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Strategic Internal Audit Plan

2026/27 – 2029/30

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Introduction

The City's Internal Audit Charter requires the Internal Audit Function to operate in accordance with the *International Professional Practices Framework (IPPF)* and the *Global Internal Audit Standards* issued by the Institute of Internal Auditors (IIA). This includes developing a risk-based Internal Audit Plan, informed by the City's objectives and key risks, for review by the Audit, Risk and Improvement Committee and endorsement by Council.

The Strategic Internal Audit Plan is prepared in line with the Charter and provides a forward-looking, risk-based framework for delivering audit and assurance activities over a four-year period. It supports effective governance, risk management, internal control, compliance, and organisational performance.

The first year of the Plan forms the annual Internal Audit Program, which directs audit activities for the financial year. An annual review ensures audit effort remains focused on the City's highest risks and supports the delivery of targeted, value adding assurance and advisory services.

Planning Objective

The objective of the Strategic Internal Audit Plan is to provide targeted assurance and advisory coverage over the City's highest priority risks and key control environments.

The Plan supports:

- effective governance and decision-making;
- sound risk management;
- internal control effectiveness;
- compliance with legislative and regulatory obligations;
- achievement of strategic and operational objectives; and
- continuous improvement in systems, processes and service delivery.

Basis of Preparation

The Plan has been developed using a risk-based approach, informed by:

- the City's strategic objectives and priorities;
- the City's Risk Management Framework and risk profile;
- applicable legislative and regulatory obligations;
- internal audit's understanding of governance, risk and control processes;
- input from the Chief Executive Officer, Executive Leadership Team and key stakeholders;
- prior audit results, known control issues and management actions;
- assurance activities undertaken by other internal and external assurance providers; and
- external and emerging risks.

The Plan provides a structured framework for internal audit and assurance activities across the City and is reviewed annually to ensure assurance activities remain aligned with the City's strategic objectives, operational priorities, legislative obligations and emerging risks.

Understanding the Organisation

In developing the Plan, Internal Audit considers the City's operating context, including its governance arrangements, strategic and operational planning processes, service delivery model, risk profile, key

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systems, third-party arrangements, legislative obligations and existing assurance activities. This ensures audit effort is directed toward areas with the greatest potential impact on governance, risk, compliance, service delivery and organisational performance.

Audit Universe

The audit universe represents the full range of auditable activities across the City and forms the foundation of the Strategic Internal Audit Plan.

The audit universe includes:

- services and sub-services
- financial and operational control environments
- legislative and regulatory compliance areas

It supports the identification and prioritisation of areas where assurance may be required, considering:

- risk exposure
- control maturity
- prior audit coverage
- legislative requirements
- existing assurance activities

The audit universe is aligned with the City's organisational structure, Risk Management Framework, strategic objectives and key legislative obligations. It is reviewed periodically to reflect changes in operations, risks, systems, programs and regulatory requirements.

The audit universe also underpins the development of the City's Assurance Map (Appendix A), which provides an overview of risk ratings, control adequacy and assurance coverage across the Three Lines Model.

Risk Assessment Approach

The City's Risk Management Framework informs risk assessments that are aligned with the strategic and operational objectives and initiatives contained within the Council Plan. Risk assessments are regularly reviewed and updated by risk owners and management, with consideration also given to changes in the City's operating environment through ongoing engagement and review of strategic and operational risks.

Emerging risks are identified through stakeholder engagement, environmental scanning and review of industry, regulatory and sector developments. These risks are incorporated into the Plan to support forward-looking assurance coverage.

The Plan includes consideration of key risk areas, including:

- information technology and cybersecurity;
- fraud and integrity risks;
- compliance and ethics;
- procurement and contract management;
- financial management;
- third-party and contractor risk;

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- service delivery and operational resilience;
- governance and decision-making;
- workplace health and safety;
- legislative and regulatory obligations; and
- strategic and emerging risks.

Internal audit and assurance activities focus on areas of higher strategic, operational and compliance risk, with assurance work directed toward assessing the effectiveness of mitigation strategies, governance processes and internal controls.

Where risks are rated high, or where risks are not considered to be within accepted risk tolerance, targeted reviews may be undertaken by Risk Management or Internal Audit in consultation with management. These reviews may inform, supplement or be incorporated into the annual assurance program.

While the objective is to provide assurance coverage across all key risk areas and control environments, available resources require audit activities to be prioritised toward areas of greatest risk and strategic importance.

Coordination with Other Assurance Providers

Consistent with the Three Lines Model, the Plan considers assurance from:

- Line 1: management and operational controls
- Line 2: risk, compliance and governance functions
- Line 3: internal audit
- External: external audit and regulators

This approach supports:

- minimising duplication
- identifying assurance gaps
- improving visibility of assurance coverage
- efficient use of resources

The Assurance Map (Appendix A) supports this process by providing a consolidated view of assurance coverage.

Scoping

In accordance with the Global Internal Audit Standards, the scope of internal audit work extends beyond individual controls and includes consideration of governance, risk management and organisational performance.

Internal audit activities may include both assurance and advisory services.

Assurance services involve objective assessments undertaken by internal auditors to provide assurance over governance, risk management and internal control processes. Examples include compliance, financial, operational, performance and technology audits. Internal auditors may provide limited or reasonable assurance depending on the nature, timing and extent of procedures performed.

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Advisory services involve internal auditors providing advice to stakeholders without assuming management responsibility. Advisory services may include advice on the design and implementation of policies, processes, systems or controls; facilitation of risk and control discussions; training; and other agreed consulting activities.

Resource Considerations

The Plan has been developed within the resourcing model established in the Internal Audit Charter, including the City's co-sourced delivery approach.

In determining the Plan:

- available internal and external audit resources have been considered;
- effort has been allocated based on risk, complexity and required expertise;
- priority has been given to higher-risk and compliance-critical areas; and
- consideration has been given to the timing and coordination of other assurance activities.

Where resource limitations impact assurance coverage, priority is given to areas of greatest risk and strategic importance.

The Plan remains flexible and may be reviewed or adjusted during the year in response to changes in the City's risk profile, operations, priorities, legislative requirements or emerging issues.

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Summary of Planned Internal Audit Activities

The following table summarises the proposed internal audit and assurance activities over the four-year period from 2026/27 to 2029/30. The program has been developed using the risk-based planning approach described in this Plan and considers risk rating, integrity and fraud control exposure, legislative obligations, lessons learned, process maturity and stakeholder interest.

The summary table should be read in conjunction with the detailed annual program and budget for 2026/27. The proposed timing of audits is planned with management following adoption and may be adjusted through the annual review process where changes in risk, priorities, resourcing or assurance needs occur.

		Proposed Year				Reason for Inclusion / Comment				
Auditable Area	**Last Reviewed**	**26/27**	**27/28**	**28/29**	**29/30**	**Risk Level**	**Control Criticality**	**Compliance**	**Continuous Improvement**	**Stakeholder Priority**
Cash Handling – Community Facilities	21/22	x					✓		✓	
Contract Management	20/21	x				✓			✓	✓
Traffic Management	N/A	x				✓				✓
Regulation 17 – Legislative Compliance	25/26	x						✓		
Waste Management	N/A		x			✓				✓
Payroll Management	21/22		x			✓	✓		✓	
Building Maintenance	N/A		x							✓
PRIS - Privacy and Confidential information	N/A		x							✓
Regulation 17 - Financial Management (Reg 5)	24/25			x				✓		
Project Management	N/A			x					✓	✓
Community Safety	N/A			x		✓				

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Auditable Area	Last Reviewed	Proposed Year				Reason for Inclusion / Comment				
		26/27	27/28	28/29	29/30	Risk Level	Control Criticality	Compliance	Continuous Improvement	Stakeholder Priority
Street Tree Management	N/A			x		✓				
Regulation 17 – Risk Management	25/26				x			✓		
Volunteer Management	N/A				x	✓				
Fraud and Integrity Prevention	N/A				x		✓			

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Draft Internal Audit Program 2026/27

Auditable Area	Proposed Objective / Scope	Hours (Estimate)
Cash Handling – Community Facilities	**Audit Objective** To assess whether the City has adequate and effective governance, controls and processes to ensure cash received at community facilities is accurately recorded, securely handled, reconciled and banked in a timely manner. **Scope** The audit will consider the following areas: • cash handling policies, procedures and staff awareness; • alignment with relevant legislation, financial management requirements and internal policies; • cash collection, receipting and point-of-sale processes; • controls over manual receipts, refunds and void transactions; • segregation of duties between collection, recording, reconciliation and banking; • physical security over cash, floats, safes and access controls; • banking timeliness, completeness and independent verification; • cash reconciliations, review and sign-off processes; and • identification, investigation and reporting of discrepancies, variances or suspected fraud.	125
Contract Management	**Audit Objective** To assess whether the City has effective governance, controls and processes to support compliant, consistent and effective contract management. **Scope** The audit will consider: • the adequacy of the contract management framework, policies, procedures and guidance; • defined roles, responsibilities and accountabilities for contract owners and contract managers; • use of standard contract templates, legal review and approval processes; • completeness and accuracy of the contract register and contract records; • monitoring of contract expiry dates, extensions and renewal processes; • compliance with delegations and approval requirements; • management of contract variations, extensions, payments and milestones; • monitoring and reporting of contractor performance against KPIs, service levels and deliverables; • management of underperformance, disputes, issues and remediation actions; • controls over contract budgets, cost overruns and payment verification; • compliance with procurement requirements, legislative thresholds and re-tendering obligations; and • management of contract-specific risks, conflicts of interest and probity requirements.	125

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Auditable Area	Proposed Objective / Scope	Hours (Estimate)
Traffic Management	**Audit Objective** To assess whether the City has effective governance, controls and processes to support safe, compliant and effective traffic management activities. **Scope** The audit will consider: • traffic management policies, procedures, standards and frameworks; • alignment with applicable legislation, guidelines and Main Roads WA requirements; • defined roles, responsibilities, delegations and approval pathways; • development, review and approval of traffic management plans and traffic guidance schemes; • risk assessments for roadworks, events and permanent traffic changes; • design and implementation of traffic control measures, including signage, line marking and speed controls; • routine inspection and maintenance of roads, signage and traffic devices; • escalation and rectification of identified safety hazards; • reporting, recording and investigation of traffic incidents or near misses; • identification and mitigation of high-risk locations; • management of community requests and complaints relating to traffic issues; • coordination with external stakeholders; and • monitoring compliance with approved traffic management arrangements.	80
Regulation 17 – Legislative Compliance	**Audit Objective** To provide independent assurance to the Chief Executive Officer and the Audit, Risk and Improvement Committee on whether the City has appropriate and effective systems and procedures for managing legislative compliance, in accordance with Regulation 17 of the Local Government (Audit) Regulations 1996. **Scope** The review will consider: • the adequacy and effectiveness of the City's compliance framework; • processes for identifying, recording, monitoring and reporting legislative and regulatory obligations; • roles, responsibilities and accountability for compliance management; • preparation, completeness and accuracy of the annual Compliance Audit Return; • reporting of Compliance Audit Return outcomes to Council; • procedures for receiving, recording, managing and resolving complaints, including confidential and anonymous complaints; • monitoring of complaints, adverse trends and management actions; and	80

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Auditable Area	Proposed Objective / Scope	Hours (Estimate)
	• compliance with legislative and regulatory requirements applicable to the Audit, Risk and Improvement Committee, including conflicts of interest, conduct obligations and misuse of position requirements.	

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Audit Program Budget

The indicative budget for 2026/27 is based on the proposed annual Internal Audit Program and other recurring internal audit activities, including Audit, Risk and Improvement Committee attendance, audit log review, and the annual review of the Strategic Internal Audit Plan.

Other Services	Frequency	Total Indicative Hours (per annum)
Audit, Risk and Improvement Committee Attendance	Quarterly	8
Audit Log	Annually	40
Annual Internal Audit plan	Annually	24
	Total	**72**

Internal Audit Project	Indicative Hours
Cash Handling – Community Facilities	125
Contract Management	125
Traffic Management	80
Regulation 17 – Legislative Compliance	80
Total	**410**

Total Internal Audit Hours

Description	Indicative Hours
Internal Audit Projects	410
Other Services	72
Total	**482**

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Appendix A: Assurance Map (provided under separate cover)

The Assurance Map builds on the audit universe and provides an overview of the City's:

- risk profile
- control adequacy
- assurance coverage

The Assurance Map supports the Plan by:

- identifying areas of high risk or limited assurance
- highlighting gaps or duplication
- providing visibility across the Three Lines Model
- informing audit prioritisation

The Assurance Map is a working document and will be refined as further risk and control assessments are completed.

Assurance Model

- Line 1: management and operational controls
- Line 2: risk, compliance and governance functions
- Line 3: internal audit
- External: external audit and regulators

The Assurance Map includes an indicative assessment of:

- risk rating
- control adequacy
- assurance coverage
- timing of prior assurance activity

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10.5.2 Policy Committee - 7 September 2026

10.5.2.1 Policy Schedule

10.5.2.1.1 2026 Policy Review Schedule Progress Report

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
Refer:	Item: 10.6.1.1 OCM: 31 January 2023 Item: 10.5.1.1.3 OCM: 9 December 2025
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report monitors the progress of Policy Reviews against the Policy Review Schedule adopted by Council on 9 December 2025.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council notes:

1. **The progress of Policy Reviews against the 2026 Policy Review Schedule.**
2. **The draft Notice of Motion policy was presented to the Council Briefing held 4 August 2026, as requested at the Ordinary Council Meeting of 23 June 2026, and will not proceed to Council for further consideration.**

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

At its meeting of 10 November 2025, the Policy Committee recommended that Council adopt a policy schedule for 2026. The schedule was subsequently adopted by Council at its meeting of 9 December 2025.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

The progress of policy reviews under the 2026 Policy Review Schedule is outlined in the table below.

PC Meeting Date	Policy to be Reviewed	Review Status	Comment
9 February 2026	Use of City Information Resources	Complete	Council adopted the revised Policy at its meeting of 24 February 2026.
	Execution of Documents and Common Seal	Complete	Council adopted the revised Policy at its meeting of 24 February 2026.
	Code of Conduct Complaint Management	Complete	Council adopted the revised Policy at its meeting of 24 February 2026.
	Electronic Attendance	Complete	Council adopted the revised Policy at its meeting of 24 February 2026.
	Bedford North Design Guidelines	Complete	At its meeting of 24 February 2026, Council noted the WAPC refusal of R-Code modifications in the draft Policy, and that it would not come into effect.
	Community Facilities Lease and License User Agreement Policy	Complete	Council adopted the revised policy at its meeting of 23 June 2026.
8 June 2026	Sponsorship of City Assets, Services and Activities	Complete	Council repealed this Policy at its meeting of 23 June 2026
	Crossovers	Complete	Council adopted the revised Policy at its meeting of 23 June 2026
	Risk Management	Rescheduled to 2027	The *Risk Management Policy* will be presented to the Audit, Risk and Improvement Committee in December. Following this, it be considered by the Policy Committee.
	CCTV Management	Complete	Council adopted the revised *CCTV Management Policy* at its meeting of 23 June 2026.
	CEO Performance Review	Rescheduled to align with introduction of Regulations	The CEO Performance Review Policy will need to be reviewed once the Regulations relating to CEO Key Performance Indicators have been made as part of the reform of the *Local Government Act 1995.* As the Policy does not need to be applied until the CEO's performance review next year, rescheduling the review is not expected to create any governance, compliance or operational risk.
7 September 2026	Senior and Executive Staff Attendance at Conferences, Seminars and Training	In progress	The *Senior and Executive Staff Attendance at Conferences, Seminars and Training Policy* is presented for review at this meeting

PC Meeting Date	Policy to be Reviewed	Review Status	Comment
	Sports Turf Maintenance	In progress	The *Sports Turf Maintenance Policy* is presented for review in the agenda for this meeting.
	Fraud, Corruption and Integrity	Rescheduled to 2027	The *Fraud, Corruption and Integrity Policy* will be presented to the Audit, Risk and Improvement Committee in December. Following this, it be considered by the Policy Committee.
	Loan Borrowing	Rescheduled to November Policy Committee meeting	Due to current resourcing constraints, the review of the Loan Borrowing Policy is proposed to be deferred to the November Policy Committee meeting. As the City does not currently plan for any new borrowings during 2026-27, the deferral is not expected to create a governance, financial, or operational risk.
	Complaint Management	In progress	The *Complaint Management Policy* is presented for review in the agenda for this meeting.
	Street Verges	In progress	Review of this Policy was brought forward by the Council at its meeting of 23 June 2026. The Policy is presented for review in the agenda for this meeting.
2 November 2026	Heritage Places	Review rescheduled to 2027	This Policy will be considered as part of a complete review of the City's Heritage Planning Framework in 2027, as supporting work for Local Planning Scheme 25.
	Local Heritage Fund	In progress	This Policy review is on track for 2 November 2026.
	Signage	In progress	This Policy review is on track for 2 November 2026
	Social Media	In progress	This Policy review is on track for 2 November 2026
	Investment	Review rescheduled to 2027	Officers have identified an administrative error in the document details for this Policy which incorrectly show that the Policy review is due in November 2026. The review of the Policy is not due until November of 2027, and no policy changes are required at this time.

The *Residential Development Policy* is also presented in this agenda for final adoption following public advertising.

The draft *Notice of Motion Policy* was considered by Council at its meeting held on 23 June 2026. Council referred consideration of the Policy to a Council Briefing to enable feedback to be provided before the Policy was presented to the Policy Committee. The Policy was presented to Council at its briefing held on 4 August 2026, and Council advised the City that it did not support further consideration of the Policy. The draft Policy will therefore not proceed any further.

LEGISLATIVE COMPLIANCE

In accordance with section 2.7 of the *Local Government Act 1995* the role of Council is to determine a local government's policies.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance

CONCLUSION

This report monitors the progress of the policy reviews against the Policy Review Schedule adopted by Council on 9 December 2025.

10.5.2.2 Council Policies

10.5.2.2.1 Policy Review: Street Verges

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required.
Attachments:	1. Current Policy [**10.5.2.2.1.1** - 5 pages] 2. Draft Policy Showing Tracked Changes [**10.5.2.2.1.2** - 5 pages] 3. Draft Policy [**10.5.2.2.1.3** - 5 pages] 4. Draft Policy showing Policy Committee's Recommended Changes [**10.5.2.2.1.4** - 5 pages]
Refer:	Item: 10.5.1.1.1 OCM: 23.06.26
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

The purpose of this report is to present the outcomes of a review of the City's *Street Verges Policy* and seek Council adoption of the revised Policy. The review has been brought forward in response to Council's June 2026 OCM resolution and concerns raised regarding synthetic lawn as a verge treatment.

ADDITIONAL INFORMATION

In the Officer's Comments on this report, it is noted: *"Feedback and consensus on the best approach was obtained at the briefing, and the policy has now been amended in accordance with the preferred Option 3."* For clarity, the words *"and consensus"* have been removed to reflect that the Concept Forum provides an opportunity for discussion and feedback but is not a decision-making forum.

Recommendation Implications

The officer's recommendation remains unchanged.

ADDITIONAL INFORMATION ARISING FOLLOWING POLICY COMMITTEE

The Policy Committee has requested an amendment to clause 5(b) and the addition of a policy scope to clarify that verges installed prior to the policy change in 2024 are not subject to this policy.

Officers have prepared new **Attachment 4** to this report, which shows the draft policy with the changes recommended by the Committee.

OFFICER'S RECOMMENDATION

That Council adopts the revised *Street Verges Policy* as contained in Attachment 3.

COMMITTEE RECOMMENDATION TO COUNCIL

That Council adopts the revised *Street Verges Policy* as contained in Attachment 3 with the following amendments:

1. Clause 5(b) of the "Permissible Verge Treatments - Principles" amended from:

***"Tree(s) is planted and maintained, so that, at maturity, they will provide canopy coverage sufficient to shade the entire synthetic lawn area. The City will plant and establish the tree(s) as part of its annual tree planting program, at the City's cost."*,**

to:

"A tree or trees must be planted and maintained on the verge. The City will plant and establish the tree or trees, at its cost, as part of its annual tree planting program."

2. A policy scope be included that clarifies synthetic verges that were installed prior to the policy change in 2024 are not subject to this policy.

ADDITIONAL INFORMATION issued on 22 September 2026

It has been brought to the City's attention that some of the provisions in the revised policy (**Attachments 3 and 4**) may be inconsistent with the City's *Activities in Thoroughfares and Public Places and Trading Local Law 2020.* Accordingly, the City proposes to seek legal advice regarding the interaction between the relevant legislation, the local law and the proposed policy.

City Officers were not aware of this issue at the time that the matter was considered by the Policy Committee at its meeting held 7 September 2026.

Recommendation Implications

In light of the above, City officers recommend that Council considers an alternate recommendation to that of the Policy Committee, as follows:

That Council:

1. **Defers consideration of the revised Street Verges Policy (as contained in Attachments 3 and 4);**
2. **Requests that the Chief Executive Officer obtain legal advice regarding the operation of the *City's Activities in Thoroughfares and Public Places and Trading Local Law 2020* and its application to the provisions of the revised policy; and**
3. **Requests that the Chief Executive Officer presents the matter to a Council Briefing following receipt of the legal advice.**

COUNCIL RESOLUTION

That Council:

1. **Defers consideration of the revised Street Verges Policy (as contained in Attachments 3 and 4);**
2. **Requests that the Chief Executive Officer obtain legal advice regarding the operation of the *City's Activities in Thoroughfares and Public Places and Trading Local Law 2020* and its application to the provisions of the revised policy; and**
3. **Requests that the Chief Executive Officer presents the matter to a Council Briefing following receipt of the legal advice.**

Mayor Filomena Piffaretti Moved, Cr Cale Black Seconded

CARRIED: 8/1

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Cr Elli Petersen-Pik - Deputy Mayor.***

REASON FOR CHANGE

To allow the City to seek legal advice regarding the interaction between the relevant legislation, the local law and the proposed policy.

BACKGROUND

Council at its June 2026 OCM meeting resolved:

That Council:

1. Notes the progress of Policy Reviews against the 2026 Policy Review Schedule; and
2. Requests that the CEO brings forward the review of the Street Verges Policy for consideration at the September 2026 Policy Committee meeting.

The review was requested to enable the City to consider concerns raised by residents, undertake further analysis, and provide recommendations to the Policy Committee and Council on the most appropriate response. The review also provides an opportunity to determine whether changes to the Policy are required to better reflect community expectations.

The City is responsible for the care, control and management of road verges under the City's local laws. While adjoining landowners may install permissible verge treatments, these must comply with both the *Activities in Thoroughfares and Public Places and Trading Local Law 2020* and the City's *Street Verge Policy*.

The current *Street Verge Policy* was adopted in July 2024 and established two approval pathways:

- Deemed-to-comply verge treatments; and
- Verge treatments requiring assessment and approval by the city.

The Policy also introduced a prohibition on synthetic lawn as a permissible verge treatment.

While this reflects the City's environmental objectives, it also represented a significant departure from historical practice. For more than a decade, synthetic lawns had generally been accepted across the City and it is estimated that more than 60 properties have installed synthetic lawns on their verges.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

Since adoption of the Policy, the City has identified 21 new, non-compliant, synthetic lawn installations. Compliance action has commenced but has been placed on hold pending Council's consideration of the policy review. One resident has voluntarily removed their verge treatment.

KEY POINTS

The current Policy supports several important strategic objectives, including:

- Increasing urban tree canopy;
- Reducing the urban heat island effect;
- Improving biodiversity;
- Maintaining permeable landscapes;
- Supporting water-sensitive streetscapes; and

- Protecting opportunities for future street tree planting and public utility access.

These objectives remain important and continue to underpin the City's long-term environmental strategy while also facilitating the enhancement of streetscape appearance and quality.

However, implementation of the Policy has highlighted several practical challenges.

Residents who have recently installed synthetic lawns have expressed significant concern regarding the compliance process. Many have invested between $3,000 and $4,000 in what they believed was an attractive, low-maintenance verge treatment that reduced irrigation requirements and ongoing maintenance, particularly for elderly residents or those with limited physical capacity.

If the City continues to enforce the current prohibition, compliance action would ultimately need to recommence and may involve infringements, legal proceedings, removal of verge treatments and recovery of associated costs. This carries potential reputational risks, increased staff resources and media attention.

Furthermore, only properties brought to the City's attention have been investigated. Continuing the current approach may ultimately require a broader City-wide audit to ensure equitable application of the policy.

The review presents an opportunity to achieve both the City's environmental objectives and improved community acceptance.

Options regarding how synthetic lawns can be managed in the policy were presented to the Council briefing held on 4 August 2026. Four options were considered at the briefing:

1. Retain the current prohibition, which best supports environmental objectives but requires ongoing compliance and enforcement;
2. Allow synthetic lawns without conditions, which simplifies administration but significantly limits the City's ability to secure improved environmental outcomes;
3. Allow synthetic lawns conditionally with an appropriate balance between strategic environmental objectives and community expectations; or
4. Retain the current prohibition, but with a verge transition program to assist in the return of verges to permissible treatments that do not consist of synthetic lawn.

Feedback on the best approach was obtained at the briefing, and the policy has now been amended in accordance with the preferred Option 3.

Rather than viewing synthetic lawns as either fully prohibited or fully permitted, the policy has been amended to include a conditional approval framework that allows synthetic lawns only where broader environmental outcomes are achieved.

The amended policy allows synthetic lawns subject to the following conditions:

- Requiring additional verge trees where appropriate;
- Providing minimum mulch areas around tree trunks;
- Ensuring adequate permeability and stormwater drainage;
- Maintaining sufficient landscaping around utilities and infrastructure; and
- Requiring application for approval.

This approach would allow the City to use future verge developments (from July 2024) as an opportunity to increase tree canopy, improve shade, reduce heat impacts and maintain appropriate

drainage outcomes, while recognising changing community preferences and reducing the need for extensive compliance action.

Importantly, it would also provide a consistent framework for future applications rather than relying solely on enforcement.

The following revisions are proposed to the Street Verges Policy:

Revision	Rationale
Amended the deemed-to-comply provisions to clarify that synthetic lawn is not automatically approved and requires an application for City approval.	To ensure synthetic lawn proposals are assessed against appropriate environmental, drainage, urban heat and tree canopy considerations before approval.
Clarified that verge treatments not listed as deemed-to-comply, or that do not meet the stated provisions, require an application for City approval.	To provide clearer guidance to residents and improve consistency in how verge treatment proposals are assessed.
Added specific assessment principles for synthetic lawn, including minimum permeability or alternative drainage requirements.	To reduce stormwater runoff impacts and ensure synthetic lawn treatments do not compromise the drainage function of the verge.
Added requirements for tree planting and canopy coverage where synthetic lawn is proposed.	To offset the urban heat impacts of synthetic lawn and support the City's urban canopy objectives.
Added a requirement for synthetic lawn to be excluded from a minimum one metre radius around tree trunks and replaced with mulch or woodchips.	To protect existing and future street trees by maintaining water infiltration, soil health and root zone conditions.
Other minor changes including grammatical and document titles.	To ensure that the policy is complete.

A copy of the current policy is contained in **Attachment 1**.

A copy of the revised policy, with amendments shown in 'tracked changes' is provided in **Attachment 2**.

A copy of the revised policy, with amendments included, is provided in **Attachment 3**.

LEGISLATIVE COMPLIANCE

Local Government (Uniform Local Provisions) Regulations 1996.

Activities in Thoroughfares and Public Places and Trading Local Law 2020.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low

Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.

FINANCIAL IMPLICATIONS

Any costs associated with administering the revised Policy and undertaking compliance activities will be managed through existing verge management budgets and operational resources.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Built
Outcome 2.2	Built Infrastructure that Meets Current and Future Community Needs
Objective 2.2.1	Improve the amenity of our public spaces and streetscapes.

CONCLUSION

The proposed revisions to the *Street Verges Policy* provide more options for residents, and addresses concerns raised regarding synthetic lawn as an acceptable verge treatment. Adoption of the revised Policy will enable the City to accommodate the residents that wish to provide a low-cost, low maintenance form of treatment and add to the tree canopy program for new treatments.

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Street Verges Policy

Responsible Division	Infrastructure and Assets
Responsible Business Unit	Transport and Buildings, Parks and Environment
Responsible Officer	Parks and Gardens Manager, Transport Infrastructure Manager
Affected Business Units	Parks and Environment, Transport and Buildings
ECM Document Set ID	3372085

Purpose

This policy details the key considerations for the development, improvement, enhancement and maintenance of verges within the City of Bayswater. This policy must be read in conjunction with the City's 'Verge Greening Guidelines'.

To provide further detail and guidance on the installation and maintenance of verge treatments as allowed under the Activities on Thoroughfares and Public Places Local Law.

Definitions

Nil.

Policy Statement

The City of Bayswater defines verges as the portion of Crown land which lies between the edge of a road and the adjacent property line. The verge is an area important for access and services including utilities, crossovers, street trees and footpaths.

An owner or occupier who has land, where there is an adjacent verge area, may install a verge treatment in accordance with the provisions of the Activities on Thoroughfares and Public Places Local Law and this Policy.

Any existing Street Tree within a verge area shall be retained and any works on the verge around existing trees shall comply with Australian Standard AS 4970:2009 to ensure the tree/s are protected during the works occurring on the verge.

Approvals

It is a requirement under the *Local Government Act 1995* that permission is sought from a local government before any private works are undertaken on a public thoroughfare or local government land. In the case of verge treatments, the following shall apply:

Deemed to Comply – proposed verge treatments that meet the requirements of the Local Law and this Policy do not require an application to the City for approval and will be deemed to comply and approved.

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Requiring application for City approval - proposed verge treatments (including any components of that treatment) that do not meet the requirements of the Local Law and this Policy will require an application to be made to the City for consideration for approval. The treatment will be considered and assessed against the principles as described in this Policy.

Permissible Verge Treatments - Deemed to Comply Provisions

Verge treatments that meet the following provisions are deemed to comply and are therefore approved without the need for application to the City:

1. The planting and maintenance of a natural lawn (artificial lawn is not permitted).
2. The planting and maintenance of a garden (acceptable gardens include native gardens, waterwise gardens, edible/vegetable gardens, raised garden beds). provided that –
    a. Clear sight visibility is maintained at all times at intersections, crossovers and pathways. Plants to be kept at a maximum height of 0.75m and larger species lifted to a height of 1.5m in accordance with the City's Tree Pruning Guidelines for Residents.
    b. Where there is no footpath, a pedestrian has a safe and clear access of a minimum width of 2m along that part of the verge immediately adjacent to the kerb;
    c. Raised garden beds meet the following requirements:
        i. The maximum raised garden bed (built structure) height is 0.35m (not including vegetation);
        ii. Provide a 0.5m setback from footpaths, crossovers and street trees;
        iii. Provide a 0.5m setback and clear access to any other infrastructure such as power poles and underground services; and
        iv. A dial before you dig check being undertaken prior to works.
3. Trees in accordance with the Urban Tree Planting and Maintenance Policy;
4. Low plants or ground covers, including shrubs or trees that do not restrict sight lines;
5. Brick paving (up to 30% of the verge area excluding driveways and pathways) and is accompanied by one or more trees capable of shading the full brick paved area when fully mature;
6. Woodchips;
7. Natural elements such as rocks or logs that do not present a hazard; and
8. A combination of the above.

Permissible Verge Treatments - Principles

The following principles are applicable to all verge treatments and shall be used by the City when considering applications for verge treatments that do not meet the deemed to comply provisions in this Policy:

1. Pedestrian and rider safety – the following shall apply to ensure that all pedestrians and riders within the vicinity of the verge treatment are not placed at any undue risk:
    a. Where there is no pathway on the verge:
        i. the treatment does not impede a pedestrian from traversing the verge in a safe manner.
        ii. The treatment shall be constructed from materials that can be maintained in such a way

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as not to present a slip hazard for pedestrians traversing the verge.

iii. Pedestrians can traverse the verge without being impacted by trip hazards.

b. Where there is a pathway:

i. The treatment shall be constructed from materials that can be maintained in such a way as not to present a slip hazard for pedestrians and riders using the pathway.

ii. The treatment shall not impact on sightlines of pedestrians and riders at crossings, including road crossings and at crossovers.

iii. The treatment shall not impact on the passage of pedestrians and other users of the pathway.

2. Vehicle safety – the following shall apply to ensure that all vehicles are not placed at any undue risk due to the verge treatment:

a. The treatment shall be constructed from materials that can be maintained in such a way that there is no spillage onto the kerb and roadway.

b. The treatment shall not impact on sightlines of vehicles entering and exiting properties and crossovers.

c. The treatment shall not impact on the passage of vehicles and other users on the roadway.

3. Stormwater Management – treatments seeking more than 30% hardstand coverage of the verge area (excluding the crossover and pathway) shall take into consideration the impact of the verge treatment on the stormwater capacity in the immediate catchment area:

a. This is on the understanding that the road drainage system is designed to accommodate a blanket runoff coefficient of 50% for all verges.

b. Concessions may be agreed to through the provision of additional stormwater management measures such as the addition of soakwells and other engineered solutions.

4. Urban Heat Island Effect – non-organic treatments, such as hardstand treatments shall incorporate extra trees to provide canopy coverage area sufficient to offset the non-organic treatment area.

5. Under no circumstances is synthetic lawn permitted as a permissible verge treatment.

General Provisions applicable to all verge treatments

1. Undue hazards such as ropes, stakes and star pickets cannot be placed on the verge.

2. A walkable and rideable neighbourhood is a sustainability priority for the City of Bayswater. As such, pathway installation will have priority over verge treatments.

3. Owners from multiple dwellings on the same block all need to be in agreement before installing a permissible verge treatment.

4. If a verge treatment is considered to pose a safety hazard, does not meet the Local Law, Policy or Guidelines, the City of Bayswater will request the adjoining property owner to undertake required works or remove the non-compliant treatment. The City may also undertake works at any time on street verges non-compliant with the street verges policy with all associated costs borne by the property owner.

5. City will consider financial support for the development of waterwise verge gardens in partnership with the owner, grant funding bodies and the City consistent with grant funding body guidelines and budget consideration.

6. Verge treatments installations and maintenance shall be done safely and in accordance with safety

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risk management principles that include any safety measures deemed necessary to protect the workers undertaking the work and the public.

Verge Maintenance

An owner or occupier of a property adjoining a verge containing a verge treatment are required to maintain the treatment and must keep the verge in a good and tidy condition. The City's Urban Tree Planting and Maintenance Policy is applicable to the maintenance of street trees. The City provides programmed maintenance for Verges along arterial roads due to the higher risks associated with working close to traffic on these roads and the City's desire to maintain a uniform standard of presentation on these busier roads. A list of these roads can be found on the City's Verge Greening Guidelines.

The City of Bayswater may also periodically mow verges other than those listed within the Verge Greening Guidelines as directed by the Chief Executive Officer or Director Infrastructure and Assets. This is subject to the owner being a resident of the property and demonstrating an inability to mow the verge, or if the verge is a fire hazard or creates visibility issues for traffic.

All other requests will be progressed in accordance with clauses 3.1 to 3.4 of the *Local Laws for Activities on Thoroughfares*.

Related Legislation

Nil.

Related Documentation

Verge Greening Guidelines
Activities on Thoroughfares and Public Places Local Law 2020
Urban Tree Planting and Maintenance Policy

Document details

Relevant delegations	LL-D01 Local Laws General Administration
Risk evaluation	Low
Strategic link	E1: Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.
Council adoption	23 April 1996
Reviewed/modified	27 June 2006
Reviewed/modified	26 February 2008
Reviewed/modified	17 March 2016
Reviewed/modified	15 November 2016
Reviewed/modified	22 February 2017

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Street Verges Policy

Reviewed/modified	9 April 2019
Reviewed/modified	23 July 2024
Next review due	July 2028

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Street Verges Policy

Responsible Division	Infrastructure and Assets
Responsible Business Unit	Transport and Buildings, Parks and Environment
Responsible Officer	Parks and Gardens Manager, Transport Infrastructure Manager
Affected Business Units	Parks and Environment, Transport and Buildings
ECM Document Set ID	3372085

Purpose

This policy details the key considerations for the development, improvement, enhancement and maintenance of verges within the City of Bayswater. This policy must be read in conjunction with the City's 'Verge Greening Guidelines'.

To provide further detail and guidance on the installation and maintenance of verge treatments as allowed under the *Activities on Thoroughfares and Public Places Local Law 2020*.

Definitions

Nil.

Policy Statement

The City of Bayswater defines verges as the portion of Crown land which lies between the edge of a road and the adjacent property line. The verge is an area important for access and services including utilities, crossovers, street trees and footpaths.

An owner or occupier who has land, where there is an adjacent verge area, may install a verge treatment in accordance with the provisions of the Activities on Thoroughfares and Public Places Local Law and this Policy.

Any existing Street Tree within a verge area shall be retained and any works on the verge around existing trees shall comply with *Australian Standard AS 4970:2009* to ensure the tree/s are protected during the works occurring on the verge.

Approvals

It is a requirement under the *Local Government Act 1995* that permission is sought from a local government before any private works are undertaken on a public thoroughfare or local government land. In the case of verge treatments, the following shall apply:

Deemed to Comply – proposed verge treatments that meet the requirements of the Local Law and this Policy do not require an application to the City for approval and will be deemed to comply and approved.

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Requiring application for City approval - proposed verge treatments (including any components of that treatment) that do not meet the requirements of the Local Law and this Policy will require an application to be made to the City for consideration for approval. The treatment will be considered and assessed against the principles as described in this Policy.

Permissible Verge Treatments - Deemed to Comply Provisions

Verge treatments that meet the following provisions are deemed to comply and are therefore approved without the need for application to the City:

1. The planting and maintenance of a natural lawn. Synthetic lawn is only permitted where it satisfies the requirements in clause 5 of the Principles section. Any proposed treatments that include synthetic lawn will require application for City approval~~(artificial lawn is not permitted)~~.
2. The planting and maintenance of a garden (acceptable gardens include native gardens, waterwise gardens, edible/vegetable gardens**,** raised garden beds). provided that –
    a. Clear sight visibility is maintained at all times at intersections, crossovers and pathways. Plants to be kept at a maximum height of 0.75m and larger species lifted to a height of 1.5m in accordance with the City's Tree Pruning Guidelines for Residents.
    b. Where there is no footpath, a pedestrian has a safe and clear access of a minimum width of 2m along that part of the verge immediately adjacent to the kerb;
    c. Raised garden beds meet the following requirements:
        i. The maximum raised garden bed (built structure) height is 0.35m (not including vegetation);
        ii. Provide a 0.5m setback from footpaths, crossovers and street trees;
        iii. Provide a 0.5m setback and clear access to any other infrastructure such as power poles and underground services; and
        iv. A dial before you dig check being undertaken prior to works.
3. Trees in accordance with the Urban Tree Planting and Maintenance Policy~~;~~.
4. Low plants or ground covers, including shrubs or trees that do not restrict sight lines~~;~~.
5. Brick paving (up to 30% of the verge area excluding driveways and pathways) and is accompanied by one or more trees capable of shading the full brick paved area when fully mature~~;~~.
6. Woodchips~~;~~.
7. Natural elements such as rocks or logs that do not present a hazard~~; and~~.
8. A combination of the above.

Proposed verge treatment proposals that include components not listed above, or do not otherwise meet the above provisions, will require an application for City approval.

Permissible Verge Treatments - Principles

The following principles are applicable to all verge treatments and shall be used by the City when considering applications for verge treatments that do not meet the deemed to comply provisions in this Policy:

1. Pedestrian and rider safety – the following shall apply to ensure that all pedestrians and riders within

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the vicinity of the verge treatment are not placed at any undue risk:

a. Where there is no pathway on the verge:
   i. the treatment does not impede a pedestrian from traversing the verge in a safe manner.
   ii. The treatment shall be constructed from materials that can be maintained in such a way as not to present a slip hazard for pedestrians traversing the verge.
   iii. Pedestrians can traverse the verge without being impacted by trip hazards.

b. Where there is a pathway:
   i. The treatment shall be constructed from materials that can be maintained in such a way as not to present a slip hazard for pedestrians and riders using the pathway.
   ii. The treatment shall not impact on sightlines of pedestrians and riders at crossings, including road crossings and at crossovers.
   iii. The treatment shall not impact on the passage of pedestrians and other users of the pathway.

2. Vehicle safety – the following shall apply to ensure that all vehicles are not placed at any undue risk due to the verge treatment:
   a. The treatment shall be constructed from materials that can be maintained in such a way that there is no spillage onto the kerb and roadway.
   b. The treatment shall not impact on sightlines of vehicles entering and exiting properties and crossovers.
   c. The treatment shall not impact on the passage of vehicles and other users on the roadway.
3. Stormwater Management – treatments seeking more than 30% hardstand coverage of the verge area (excluding the crossover and pathway) shall take into consideration the impact of the verge treatment on the stormwater capacity in the immediate catchment area:
   a. This is on the understanding that the road drainage system is designed to accommodate a blanket runoff coefficient of 50% for all verges.
   b. Concessions may be agreed to through the provision of additional stormwater management measures such as the addition of soakwells and other engineered solutions.
4. Urban Heat Island Effect – non-organic treatments, such as hardstand treatments shall incorporate extra trees to provide canopy coverage area sufficient to offset the non-organic treatment area.
5. ~~Under no circumstances is s~~Synthetic lawn may be permitted as a permissible verge treatment where it satisfies the following requirements:
   a. The synthetic lawn is at least 50% permeable, or alternative drainage is provided to the satisfaction of the City.
   b. Tree(s) is planted and maintained so that, at maturity, they will provide canopy coverage sufficient to shade the entire synthetic lawn area. The City will plant and establish the tree(s) as part of its annual tree planting program, at the City's cost.
   c. Synthetic lawn must be excluded from the area surrounding each tree, measured as a minimum one metre radius from the tree trunk. This area is to be covered with mulch or woodchips. The City may assist with the supply of mulch or woodchip.

General Provisions applicable to all verge treatments

1. Undue hazards such as ropes, stakes and star pickets cannot be placed on the verge.

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2. A walkable and rideable neighbourhood is a sustainability priority for the City of Bayswater. As such, pathway installation will have priority over verge treatments.
3. Owners from multiple dwellings on the same block all need to be in agreement before installing a permissible verge treatment.
4. If a verge treatment is considered to pose a safety hazard, does not meet the Local Law, Policy or Guidelines, the City of Bayswater will request the adjoining property owner to undertake required works or remove the non-compliant treatment. The City may also undertake works at any time on street verges non-compliant with the street verges policy with all associated costs borne by the property owner.
5. City will consider financial support for the development of waterwise verge gardens in partnership with the owner, grant funding bodies and the City consistent with grant funding body guidelines and budget consideration.
6. Verge treatments installations and maintenance shall be done safely and in accordance with safety risk management principles that include any safety measures deemed necessary to protect the workers undertaking the work and the public.

Verge Maintenance

An owner or occupier of a property adjoining a verge containing a verge treatment are required to maintain the treatment and must keep the verge in a good and tidy condition. The City's Urban Tree Planting and Maintenance Policy is applicable to the maintenance of street trees. The City provides programmed maintenance for Verges along arterial roads due to the higher risks associated with working close to traffic on these roads and the City's desire to maintain a uniform standard of presentation on these busier roads. A list of these roads can be found on the City's Verge Greening Guidelines.

The City of Bayswater may also periodically mow verges other than those listed within the Verge Greening Guidelines as directed by the Chief Executive Officer or Director Infrastructure and Assets. This is subject to the owner being a resident of the property and demonstrating an inability to mow the verge, or if the verge is a fire hazard or creates visibility issues for traffic.

All other requests will be progressed in accordance with clauses 3.1 to 3.4 of the *Local Laws for Activities on Thoroughfares and Public Places Local Law 2020*.

Related Legislation

Nil.

Related Documentation

Verge Greening Guidelines
Activities on Thoroughfares and Public Places Local Law 2020
Urban Tree Planting and Maintenance Policy

Document details

Relevant delegations	LL-D01 Local Laws General Administration
Risk evaluation	Low

tracked changes

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Street Verges Policy

Strategic link	E1: Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.
Council adoption	23 April 1996
Reviewed/modified	27 June 2006
Reviewed/modified	26 February 2008
Reviewed/modified	17 March 2016
Reviewed/modified	15 November 2016
Reviewed/modified	22 February 2017
Reviewed/modified	9 April 2019
Reviewed/modified	23 July 2024
Next review due	July 2028

tracked changes

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Street Verges Policy

Responsible Division	Infrastructure and Assets
Responsible Business Unit	Transport and Buildings, Parks and Environment
Responsible Officer	Parks and Gardens Manager, Transport Infrastructure Manager
Affected Business Units	Parks and Environment, Transport and Buildings
ECM Document Set ID	3372085

Purpose

This policy details the key considerations for the development, improvement, enhancement and maintenance of verges within the City of Bayswater. This policy must be read in conjunction with the City's 'Verge Greening Guidelines'.

To provide further detail and guidance on the installation and maintenance of verge treatments as allowed under the *Activities on Thoroughfares and Public Places Local Law 2020*.

Definitions

Nil.

Policy Statement

The City of Bayswater defines verges as the portion of Crown land which lies between the edge of a road and the adjacent property line. The verge is an area important for access and services including utilities, crossovers, street trees and footpaths.

An owner or occupier who has land, where there is an adjacent verge area, may install a verge treatment in accordance with the provisions of the *Activities on Thoroughfares and Public Places Local Law 2020* and this Policy.

Any existing Street Tree within a verge area shall be retained and any works on the verge around existing trees shall comply with *Australian Standard AS 4970:2009* to ensure the tree/s are protected during the works occurring on the verge.

Approvals

It is a requirement under the *Local Government Act 1995* that permission is sought from a local government before any private works are undertaken on a public thoroughfare or local government land. In the case of verge treatments, the following shall apply:

Deemed to Comply – proposed verge treatments that meet the requirements of the Local Law and this Policy do not require an application to the City for approval and will be deemed to comply and approved.

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Requiring application for City approval - proposed verge treatments (including any components of that treatment) that do not meet the requirements of the Local Law and this Policy will require an application to be made to the City for consideration for approval. The treatment will be considered and assessed against the principles as described in this Policy.

Permissible Verge Treatments - Deemed to Comply Provisions

Verge treatments that meet the following provisions are deemed to comply and are therefore approved without the need for application to the City:

1. The planting and maintenance of a natural lawn. Synthetic lawn is only permitted where it satisfies the requirements in clause 5 of the Principles section. Any proposed treatments that include synthetic lawn will require application for City approval.
2. The planting and maintenance of a garden (acceptable gardens include native gardens, waterwise gardens, edible/vegetable gardens**,** raised garden beds) provided that:
    a. Clear sight visibility is maintained at all times at intersections, crossovers and pathways. Plants to be kept at a maximum height of 0.75m and larger species lifted to a height of 1.5m in accordance with the City's Tree Pruning Guidelines for Residents.
    b. Where there is no footpath, a pedestrian has a safe and clear access of a minimum width of 2m along that part of the verge immediately adjacent to the kerb;
    c. Raised garden beds meet the following requirements:
        i. The maximum raised garden bed (built structure) height is 0.35m (not including vegetation);
        ii. Provide a 0.5m setback from footpaths, crossovers and street trees;
        iii. Provide a 0.5m setback and clear access to any other infrastructure such as power poles and underground services; and
        iv. A dial before you dig check being undertaken prior to works.
3. Trees in accordance with the Urban Tree Planting and Maintenance Policy.
4. Low plants or ground covers, including shrubs or trees that do not restrict sight lines.
5. Brick paving (up to 30% of the verge area excluding driveways and pathways) and is accompanied by one or more trees capable of shading the full brick paved area when fully mature.
6. Woodchips.
7. Natural elements such as rocks or logs that do not present a hazard.
8. A combination of the above.

Proposed verge treatment proposals that include components not listed above, or do not otherwise meet the above provisions, will require an application for City approval.

Permissible Verge Treatments - Principles

The following principles are applicable to all verge treatments and shall be used by the City when considering applications for verge treatments that do not meet the deemed to comply provisions in this Policy:

1. Pedestrian and rider safety – the following shall apply to ensure that all pedestrians and riders within

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the vicinity of the verge treatment are not placed at any undue risk:

a. Where there is no pathway on the verge:
   i. the treatment does not impede a pedestrian from traversing the verge in a safe manner.
   ii. The treatment shall be constructed from materials that can be maintained in such a way as not to present a slip hazard for pedestrians traversing the verge.
   iii. Pedestrians can traverse the verge without being impacted by trip hazards.

b. Where there is a pathway:
   i. The treatment shall be constructed from materials that can be maintained in such a way as not to present a slip hazard for pedestrians and riders using the pathway.
   ii. The treatment shall not impact on sightlines of pedestrians and riders at crossings, including road crossings and at crossovers.
   iii. The treatment shall not impact on the passage of pedestrians and other users of the pathway.

2. Vehicle safety – the following shall apply to ensure that all vehicles are not placed at any undue risk due to the verge treatment:
   a. The treatment shall be constructed from materials that can be maintained in such a way that there is no spillage onto the kerb and roadway.
   b. The treatment shall not impact on sightlines of vehicles entering and exiting properties and crossovers.
   c. The treatment shall not impact on the passage of vehicles and other users on the roadway.

3. Stormwater Management – treatments seeking more than 30% hardstand coverage of the verge area (excluding the crossover and pathway) shall take into consideration the impact of the verge treatment on the stormwater capacity in the immediate catchment area:
   a. This is on the understanding that the road drainage system is designed to accommodate a blanket runoff coefficient of 50% for all verges.
   b. Concessions may be agreed to through the provision of additional stormwater management measures such as the addition of soakwells and other engineered solutions.

4. Urban Heat Island Effect – non-organic treatments, such as hardstand treatments shall incorporate extra trees to provide canopy coverage area sufficient to offset the non-organic treatment area.

5. Synthetic lawn may be permitted as a permissible verge treatment where it satisfies the following requirements:
   a. The synthetic lawn is at least 50% permeable, or alternative drainage is provided to the satisfaction of the City.
   b. Tree(s) is planted and maintained so that, at maturity, they will provide canopy coverage sufficient to shade the entire synthetic lawn area. The City will plant and establish the tree(s) as part of its annual tree planting program, at the City's cost.
   c. Synthetic lawn must be excluded from the area surrounding each tree, measured as a minimum one metre radius from the tree trunk. This area is to be covered with mulch or woodchips. The City may assist with the supply of mulch or woodchip.

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General Provisions applicable to all verge treatments

1. Undue hazards such as ropes, stakes and star pickets cannot be placed on the verge.
2. A walkable and rideable neighbourhood is a sustainability priority for the City of Bayswater. As such, pathway installation will have priority over verge treatments.
3. Owners from multiple dwellings on the same block all need to be in agreement before installing a permissible verge treatment.
4. If a verge treatment is considered to pose a safety hazard, does not meet the Local Law, Policy or Guidelines, the City of Bayswater will request the adjoining property owner to undertake required works or remove the non-compliant treatment. The City may also undertake works at any time on street verges non-compliant with the street verges policy with all associated costs borne by the property owner.
5. City will consider financial support for the development of waterwise verge gardens in partnership with the owner, grant funding bodies and the City consistent with grant funding body guidelines and budget consideration.
6. Verge treatments installations and maintenance shall be done safely and in accordance with safety risk management principles that include any safety measures deemed necessary to protect the workers undertaking the work and the public.

Verge Maintenance

An owner or occupier of a property adjoining a verge containing a verge treatment are required to maintain the treatment and must keep the verge in a good and tidy condition. The City's Urban Tree Planting and Maintenance Policy is applicable to the maintenance of street trees. The City provides programmed maintenance for Verges along arterial roads due to the higher risks associated with working close to traffic on these roads and the City's desire to maintain a uniform standard of presentation on these busier roads. A list of these roads can be found on the City's Verge Greening Guidelines.

The City of Bayswater may also periodically mow verges other than those listed within the Verge Greening Guidelines as directed by the Chief Executive Officer or Director Infrastructure and Assets. This is subject to the owner being a resident of the property and demonstrating an inability to mow the verge, or if the verge is a fire hazard or creates visibility issues for traffic.

All other requests will be progressed in accordance with clauses 3.1 to 3.4 of the *Local Laws for Activities on Thoroughfares and Public Places Local Law 2020*.

Related Legislation

Nil.

Related Documentation

Verge Greening Guidelines
Activities on Thoroughfares and Public Places Local Law 2020
Urban Tree Planting and Maintenance Policy

Document details

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City of Bayswater

Street Verges Policy

Relevant delegations	LL-D01 Local Laws General Administration
Risk evaluation	Low
Strategic link	E1: Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.
Council adoption	23 April 1996
Reviewed/modified	27 June 2006
Reviewed/modified	26 February 2008
Reviewed/modified	17 March 2016
Reviewed/modified	15 November 2016
Reviewed/modified	22 February 2017
Reviewed/modified	9 April 2019
Reviewed/modified	23 July 2024
Next review due	July 2028

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Street Verges Policy

Responsible Division	Infrastructure and Assets
Responsible Business Unit	Transport and Buildings, Parks and Environment
Responsible Officer	Parks and Gardens Manager, Transport Infrastructure Manager
Affected Business Units	Parks and Environment, Transport and Buildings
ECM Document Set ID	3372085

Purpose

This policy details the key considerations for the development, improvement, enhancement and maintenance of verges within the City of Bayswater. This policy must be read in conjunction with the City's 'Verge Greening Guidelines'.

To provide further detail and guidance on the installation and maintenance of verge treatments as allowed under the *Activities on Thoroughfares and Public Places Local Law 2020*.

Scope

This policy applies to all verges in the City of Bayswater.

Synthetic lawns installed prior to 23 July 2024 are exempt from the requirements of Clause 5(a)-(c) of the section "Permissible Verge Treatments - Principles" but remain subject to all other applicable requirements of this Policy, the Local Law and the Verge Greening Guidelines.

Definitions

Nil.

Policy Statement

The City of Bayswater defines verges as the portion of Crown land which lies between the edge of a road and the adjacent property line. The verge is an area important for access and services including utilities, crossovers, street trees and footpaths.

An owner or occupier who has land, where there is an adjacent verge area, may install a verge treatment in accordance with the provisions of the *Activities on Thoroughfares and Public Places Local Law 2020* and this Policy.

Any existing Street Tree within a verge area shall be retained and any works on the verge around existing trees shall comply with *Australian Standard AS 4970:2009* to ensure the tree/s are protected during the works occurring on the verge.

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City of Bayswater

Approvals

It is a requirement under the *Local Government Act 1995* that permission is sought from a local government before any private works are undertaken on a public thoroughfare or local government land. In the case of verge treatments, the following shall apply:

Deemed to Comply – proposed verge treatments that meet the requirements of the Local Law and this Policy do not require an application to the City for approval and will be deemed to comply and approved.

Requiring application for City approval - proposed verge treatments (including any components of that treatment) that do not meet the requirements of the Local Law and this Policy will require an application to be made to the City for consideration for approval. The treatment will be considered and assessed against the principles as described in this Policy.

Permissible Verge Treatments - Deemed to Comply Provisions

Verge treatments that meet the following provisions are deemed to comply and are therefore approved without the need for application to the City:

1. The planting and maintenance of a natural lawn. Synthetic lawn is only permitted where it satisfies the requirements in clause 5 of the Principles section. Any proposed treatments that include synthetic lawn will require application for City approval.
2. The planting and maintenance of a garden (acceptable gardens include native gardens, waterwise gardens, edible/vegetable gardens**,** raised garden beds) provided that:
    a. Clear sight visibility is maintained at all times at intersections, crossovers and pathways. Plants to be kept at a maximum height of 0.75m and larger species lifted to a height of 1.5m in accordance with the City's Tree Pruning Guidelines for Residents.
    b. Where there is no footpath, a pedestrian has a safe and clear access of a minimum width of 2m along that part of the verge immediately adjacent to the kerb;
    c. Raised garden beds meet the following requirements:
        i. The maximum raised garden bed (built structure) height is 0.35m (not including vegetation);
        ii. Provide a 0.5m setback from footpaths, crossovers and street trees;
        iii. Provide a 0.5m setback and clear access to any other infrastructure such as power poles and underground services; and
        iv. A dial before you dig check being undertaken prior to works.
3. Trees in accordance with the Urban Tree Planting and Maintenance Policy.
4. Low plants or ground covers, including shrubs or trees that do not restrict sight lines.
5. Brick paving (up to 30% of the verge area excluding driveways and pathways) and is accompanied by one or more trees capable of shading the full brick paved area when fully mature.
6. Woodchips.
7. Natural elements such as rocks or logs that do not present a hazard.
8. A combination of the above.

Verge treatment proposals that include components not listed above, or do not otherwise meet the above provisions, will require an application for City approval.

City of Bayswater

Permissible Verge Treatments - Principles

The following principles are applicable to all verge treatments and shall be used by the City when considering applications for verge treatments that do not meet the deemed to comply provisions in this Policy:

1. Pedestrian and rider safety – the following shall apply to ensure that all pedestrians and riders within the vicinity of the verge treatment are not placed at any undue risk:
    a. Where there is no pathway on the verge:
        i. the treatment does not impede a pedestrian from traversing the verge in a safe manner.
        ii. The treatment shall be constructed from materials that can be maintained in such a way as not to present a slip hazard for pedestrians traversing the verge.
        iii. Pedestrians can traverse the verge without being impacted by trip hazards.
    b. Where there is a pathway:
        i. The treatment shall be constructed from materials that can be maintained in such a way as not to present a slip hazard for pedestrians and riders using the pathway.
        ii. The treatment shall not impact on sightlines of pedestrians and riders at crossings, including road crossings and at crossovers.
        iii. The treatment shall not impact on the passage of pedestrians and other users of the pathway.
2. Vehicle safety – the following shall apply to ensure that all vehicles are not placed at any undue risk due to the verge treatment:
    a. The treatment shall be constructed from materials that can be maintained in such a way that there is no spillage onto the kerb and roadway.
    b. The treatment shall not impact on sightlines of vehicles entering and exiting properties and crossovers.
    c. The treatment shall not impact on the passage of vehicles and other users on the roadway.
3. Stormwater Management – treatments seeking more than 30% hardstand coverage of the verge area (excluding the crossover and pathway) shall take into consideration the impact of the verge treatment on the stormwater capacity in the immediate catchment area:
    a. This is on the understanding that the road drainage system is designed to accommodate a blanket runoff coefficient of 50% for all verges.
    b. Concessions may be agreed to through the provision of additional stormwater management measures such as the addition of soakwells and other engineered solutions.
4. Urban Heat Island Effect – non-organic treatments, such as hardstand treatments shall incorporate extra trees to provide canopy coverage area sufficient to offset the non-organic treatment area.
5. Synthetic lawn may be permitted as a permissible verge treatment where it satisfies the following requirements:
    a. The synthetic lawn is at least 50% permeable, or alternative drainage is provided to the satisfaction of the City.
    b. ~~Tree(s) is planted and maintained so that, at maturity, they will provide canopy coverage sufficient to shade the entire synthetic lawn area. The City will plant and establish the tree(s)~~

~~as part of its annual tree planting program, at the City's cost.~~ A tree or trees must be planted and maintained on the verge. The City will plant and establish the tree or trees, at its cost, as part of its annual tree planting program.

c. Synthetic lawn must be excluded from the area surrounding each tree, measured as a minimum one metre radius from the tree trunk. This area is to be covered with mulch or woodchips. The City may assist with the supply of mulch or woodchip.

General Provisions applicable to all verge treatments

1. Undue hazards such as ropes, stakes and star pickets cannot be placed on the verge.
2. A walkable and rideable neighbourhood is a sustainability priority for the City of Bayswater. As such, pathway installation will have priority over verge treatments.
3. Owners from multiple dwellings on the same block all need to be in agreement before installing a permissible verge treatment.
4. If a verge treatment is considered to pose a safety hazard, does not meet the Local Law, Policy or Guidelines, the City of Bayswater will request the adjoining property owner to undertake required works or remove the non-compliant treatment. The City may also undertake works at any time on street verges non-compliant with the street verges policy with all associated costs borne by the property owner.
5. City will consider financial support for the development of waterwise verge gardens in partnership with the owner, grant funding bodies and the City consistent with grant funding body guidelines and budget consideration.
6. Verge treatments installations and maintenance shall be done safely and in accordance with safety risk management principles that include any safety measures deemed necessary to protect the workers undertaking the work and the public.

Verge Maintenance

An owner or occupier of a property adjoining a verge containing a verge treatment are required to maintain the treatment and must keep the verge in a good and tidy condition. The City's Urban Tree Planting and Maintenance Policy is applicable to the maintenance of street trees. The City provides programmed maintenance for Verges along arterial roads due to the higher risks associated with working close to traffic on these roads and the City's desire to maintain a uniform standard of presentation on these busier roads. A list of these roads can be found on the City's Verge Greening Guidelines.

The City of Bayswater may also periodically mow verges other than those listed within the Verge Greening Guidelines as directed by the Chief Executive Officer or Director Infrastructure and Assets. This is subject to the owner being a resident of the property and demonstrating an inability to mow the verge, or if the verge is a fire hazard or creates visibility issues for traffic.

All other requests will be progressed in accordance with clauses 3.1 to 3.4 of the *Local Laws for Activities on Thoroughfares and Public Places Local Law 2020*.

Related Legislation

Nil.

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City of Bayswater

Street Verges Policy

Related Documentation

Verge Greening Guidelines
Activities on Thoroughfares and Public Places Local Law 2020
Urban Tree Planting and Maintenance Policy

Document details

Relevant delegations	LL-D01 Local Laws General Administration
Risk evaluation	Low
Strategic link	E1: Maintain the identity and heritage of our neighbourhoods while supporting an increase in high quality density around transport nodes.
Council adoption	23 April 1996
Reviewed/modified	27 June 2006
Reviewed/modified	26 February 2008
Reviewed/modified	17 March 2016
Reviewed/modified	15 November 2016
Reviewed/modified	22 February 2017
Reviewed/modified	9 April 2019
Reviewed/modified	23 July 2024
Next review due	July 2028

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10.5.2.2.2 Policy Review: Complaints Management

Responsible Branch:	Communications, Engagement and Customer Relations
Responsible Directorate:	Corporate Services
Authority/Discretion:	Review
Voting Requirement:	Simple Majority Required
Attachments:	1. Current Policy [**9.2.2.1** - 4 pages] 2. Draft Policy [**9.2.2.2** - 6 pages]
Officer Declaration:	The officers involved in drafting and reviewing this report do not have any financial interests to disclose in the item.

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report presents a revised *Complaints Management Policy* for consideration.

The proposed changes to the policy respond to new provisions relating to unreasonable complaints introduced as part of the *Local Government Amendment Act 2024* reforms and associated regulations that commenced on 1 January 2026.

Under Part 10A of the *Local Government (Administration) Regulations 1996 (WA)*, a CEO can declare a complaint unreasonable if it has been previously responded to or if the complaint is assessed as vexatious, misconceived, frivolous or without substance. A person can be restricted from communicating with the local government about that matter for a period determined by the CEO.

The revised *Complaints Management Policy* provides clearer guidance on the overall management of complaints.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council adopt the revised *Complaints Management Policy* as contained in Attachment 2.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The City's current *Complaints Management Policy* **(Attachment 1)** provides a framework for the management of complaints from customers and stakeholders.

A review of the policy has been undertaken to ensure it is fit-for-purpose, reflects current practice and aligns with new legislation relating to the handling of unreasonable complaints.

The revised policy provides clearer guidance on the overall management of complaints, including their resolution, review and reporting for business improvement purposes.

Changes to the policy respond to Part 10A of the *Local Government (Administration) Regulations 1996 (WA)* and will enable the CEO to declare a complaint unreasonable if it has been previously responded to or if the complaint is assessed as vexatious, misconceived, frivolous or without substance. A person can now be restricted from communicating with the City about that matter for a period of time determined by the CEO. This intends to ensure the handling of complaints do not divert an unreasonable portion of the City's resources.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

The following revisions are proposed to the Complaints Management Policy.

Revision	**Rationale**
The Purpose has been updated to include reference to customer service excellence and continuous improvement.	The purpose more clearly describes what the Policy is intended to achieve. It now focuses on effective complaints handling as part of the City's commitment to customer service excellence and continuous improvement.
The Objectives have been updated to reference the corporate values, Customer Service Charter, accessibility, best practice and legislative compliance and unreasonable complaints handling.	The objectives ensure the practice of complaints handling at the City is aligned with its corporate values and Customer Service Charter, the complaint process is accessible to our community, reflects best practice and complies with legislative requirements. A new objective of the policy is to ensure the City has a clear process for handling unreasonable complaints to prevent the diversion of a disproportionate amount of City resources. This aligns with new legislation that enables the CEO to restrict communication with a person if their complaint is deemed unreasonable.
The Scope has been updated to reference complaints made by or about City employees that relate to suspected unethical, fraudulent, dishonest, illegal or corrupt behaviour or complaints made in relation to the *Privacy and Responsible Information Sharing Act 2024 (WA).* Feedback gained as part of community consultation and matters currently or previously dealt with by a court, tribunal or external complaints agency were added to the list of items not considered a complaint.	The Scope was redefined for clarity with complaints made by or about City employees that relate to suspected unethical, fraudulent, dishonest, illegal or corrupt behaviour or privacy complaints now out of scope. As feedback gained as part of community consultation or matters currently or previously dealt with by a court, tribunal or external complaints agency are dealt with by a separate process these are not considered a complaint.
The Definitions were updated to include unreasonable and vexatious complaint definitions and remove customer and employee definitions.	New definitions were required to support the new scope of the policy. The definitions of customer and employee were removed as they are self-explanatory.
The Policy Statement was rewritten and now includes new sections on complaint	A section on unreasonable complaints includes changes under Part 10A of the *Local Government (Administration) Regulations 1996 (WA)*, where a CEO can declare a

Revision	Rationale
management, complaints resolution, request for review, unreasonable complaints, lodging a complaint, anonymous complaints, recording complaints, privacy and confidentiality, Freedom of Information and accessible complaints.	complaint unreasonable if it has been previously responded to or if the complaint is assessed as vexatious, misconceived, frivolous or without substance. The CEO can now restrict communication with a person if they are satisfied continuing to respond would divert an unreasonable proportion of the local government's resources from its other operations. Information on how the CEO can provide notice to the person making the unreasonable complaint in line with Regulation 37A of the Administration Regulations is included.

Due to the substantial number of changes, a copy of the policy with amendments shown as 'tracked changes' has not been provided.

A copy of the existing *Complaints Management Policy* is contained in **Attachment 1.**

A copy of the proposed revised *Complaints Management Policy* is provided in **Attachment 2.**

LEGISLATIVE COMPLIANCE

- *Local Government Act 1995 (WA)*
- *Local Government (Administration) Regulations 1996 (WA)*
- *Freedom of Information Act 1992 (WA)*
- *State Records Act 2000*
- *Privacy and Responsible Information Sharing Act 2024 (WA)*

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.2	Stakeholder Leadership

Objective 5.2.2	Provide excellent customer service and ensure the City is easy to do business with.
Outcome 5.3	Optimised Performance
Objective 5.3.2	Maintain a valued, safe and skilled workforce.

CONCLUSION

It is recommended that Council adopt the revised *Complaints Management Policy* as contained in **Attachment 2**.

City of Bayswater

Complaint Management Policy

Responsible Division	Community and Development
Responsible Business Unit	Community Development
Responsible Officer	Manager Community Development
Affected Business Units	All Business Units
ECM Document Set ID	4549365

Purpose

This policy sets out how the City of Bayswater (the City) will effectively and appropriately engage in the handling and management of complaints received from customers and stakeholders.

Objectives

1. To provide a framework that will ensure complaints are managed quickly, fairly and respectfully from the time of receipt through to an outcome and enable the City to use complaint data to improve business practices and increase customer satisfaction levels.
2. To ensure community confidence in how the City handles complaints by implementing processes that ensure transparency and reinforce accountability.

Scope

1. This policy is for complaints relating to the City of Bayswater, its services and standard of services. This includes complaints regarding:
   (a) Decisions made by City employees;
   (b) The conduct of City employees; and
   (c) City practices, policies and procedures.
2. The items listed below are outside the scope of this policy and covered by a separate process.
   (a) A request for City services;
   (b) A request for documents, information or explanation of policies or procedures;
   (c) A request for the City to exercise a regulatory function;
   (d) The lodging of an appeal or objection in accordance with a statutory process, standard procedure or policy;
   (e) A submission relating to the exercise of a regulatory function;
   (f) A petition; and
   (g) A complaint concerning Elected Members, Committee Members and Candidates.

Document Set ID: 4549365
Version: 3, Version Date: 01/08/2023

Definitions

For the purpose of this policy:

Complaint means: an expression of dissatisfaction with a level of service, repeated lack of promised service or response, or the conduct of any person employed by the City of Bayswater, made to the City of Bayswater.

Feedback means: a compliment, criticism, comment or suggestion where a response is not sought, or not reasonable to expect.

Request means: an enquiry for assistance to action, inspect, remove, replace or repair a City service.

Complainant means: the customer or entity expressing dissatisfaction.

Customer means: residents, ratepayers, businesses and members of the public receiving advice, using a City service or facility; engaging in a business relationship; or any other person or organisation having an interest in the functions or activities of the City of Bayswater.

Employee means: all City employees and volunteers or contractors performing work for the City of Bayswater.

Policy means: this City of Bayswater policy titled 'Complaint Management Policy.'

Policy Statement

1. The City recognises that effective complaint handling is integral to providing excellent customer service. The City values all complaints, and encourages a customer focused, objective and proactive approach to complaints management.
2. The City recognises the right of customers to make complaints and considers complaint handling to be an essential part of serving the community in an accountable, open and transparent manner.
3. The City's Customer Service Charter will guide how the City will acknowledge and respond to complaints.
4. The City is committed to resolving complaints, using a customer-focused approach that encourages conciliation. The City will ensure anyone who is dissatisfied with a City service can easily and simply make a complaint and provide feedback.
5. The collection and reporting of complaint data will guide quality improvement of City services.
6. Complaint handling processes will be highly accessible, culturally appropriate and take into consideration the needs of all within our diverse community. Designated methods, channels and locations to lodge complaints will be highly visible and easily accessible to customers.
7. When possible, the utmost confidentiality and respect for personal privacy will be applied to the management and handling of all complaints.
8. Actions to ensure all employees are aware of the Complaint Management Policy and the relevant internal complaint handling practice and procedures will have a high priority.
9. The City will keep the complainant (and if applicable, the person who is the subject of the complaint) advised of the progress and outcome of their complaint.
10. All complaints will receive a procedurally focused fair hearing. The City will accord all parties to a complaint (complainant and respondent) natural justice.
11. A complainant's conduct may be considered unreasonable if the nature or frequency of the conduct:
    (a) consumes a disproportionate amount of City resources that results in being detrimental to the needs of other complainants, and/or
    (b) raises significant health or safety issues for City employees.

Document Set ID: 4549365
Version: 3, Version Date: 01/08/2023

12. The City is committed to procedural fairness and will be guided by the Ombudsman of Western Australia, Guidelines on Effective Complaint Handling; and the Investigation of Complaints documents.
13. Complainant's may exercise their right not to make a complaint directly to the City but may elect to engage with an external oversight body such as the Corruption and Crime Commission, Public Sector Commission, Ombudsman Western Australia etc. In these instances, the complainants may still elect to refer the complaint to the City for investigation with an outcome report being provided to the agency. In some cases, the oversight body may conduct their own investigation with, or without, the City's knowledge.

Lodging Complaints

1. Complaints will able to be lodged by telephone, email, in writing, via the City's website, and in person.

Anonymous Complaints

1. The City understands that some customers may wish to remain anonymous. Anonymous complaints will be acted upon; however, they may limit the City's ability to fully investigate the matter and resolve the complaint.
2. When sufficient information is provided to the City, the City will manage the complaint in accordance with the City's Complaint Management Policy and Complaint Handling Management Practice and associated procedure. As a complaint is anonymous, the City will be unable to provide feedback on decisions made or action taken.

Confidentiality

1. The City will protect complainant confidentiality by:
   (a) Using a unique identification number for each complaint through City ECM records;
   (b) Ensuring access to the complaint database is restricted to authorised employees only through the use of restricted access code for complaints;
   (c) Accepting anonymous complaints;
   (d) Only disclosing identity or personal details to authorised employees; and
   (e) De-identifying complainants in complaint reporting.

Unreasonable Complaint Conduct

1. A complainant's conduct may be considered unreasonable if it involves:
   (a) Unreasonable persistence;
   (b) Unreasonable demands;
   (c) Unreasonable lack of cooperation;
   (d) Unreasonable arguments; or
   (e) Unreasonable behaviour.
2. In these circumstances, special measures to deal with this conduct may be required. The Ombudsman of Western Australia Managing Unreasonable Complaint Conduct Practice Manual will inform these measures.
3. When a complainant engages in unreasonable conduct, the Chief Executive Officer, or their delegate, will decide how to manage the communication with the complainant. The complainant will be informed of the decision.

Document Set ID: 4549365
Version: 3, Version Date: 01/08/2023

Reviews

1. A complainant has a right to request a review of the processes undertaken and the decision made regarding their complaint. This can include a request to investigate the actions involved in the complaint handling process.
2. Where a complainant is dissatisfied with how the City dealt with their complaint, and/or the final determination of the complaint by the City, the complainant may request a secondary review.
3. An investigation of a complaint would occur as per the Ombudsman of Western Australia Investigation of Complaints six-step process chart, and includes compliance with the procedural and evidentiary requirements.

Related Legislation

- *Local Government (Rules of Conduct) Regulations 2007;*
- *Local Government Act 1995;*
- *Freedom of Information Act 1992;*
- *Public Interest Disclosures Act 2003;*
- *Crime, Corruption and Misconduct Act 2003;* and
- *State Records Act 2000.*

Related Documentation

City of Bayswater Customer Service Charter

City of Bayswater Code of Conduct

Councillor Complaint Policy

Ombudsman of Western Australia; Guidelines on Effective Complaint Handling; the Investigation of Complaints; and the Managing Unreasonable Complaint Conduct Practice Manual

Document details

Relevant delegations	Nil.		
Risk evaluation	High		
Strategic link	Provide good customer service: Respond to the needs of our community in a respectful and timely way. 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.		
Council adoption	25 July 2023	**Resolution**	10.5.1.13
Next review due	July 2025		

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City of Bayswater

Complaints Management Policy

Responsible Division	Corporate Services
Responsible Business Unit/s	Communications, Engagement and Customer Relations
Responsible Officer	Manager Communications, Engagement and Customer Relations
Affected Business Unit/s	All
ECM Document Set ID	4549365

Purpose

This policy provides a framework to guide the City of Bayswater in managing complaints from its customers and stakeholders, and is part of its commitment to excellence in customer service. This policy covers complaints relating to the City, including its services, decisions, practices, policies, procedures and employees. The City views the effective management of complaints as an opportunity to continually improve its service delivery.

Objectives

The objectives of the policy are to:

- provide a framework for the management of complaints to ensure they are consistently handled in a prompt, efficient, fair and transparent manner
- ensure the practice of complaint handling at the City is aligned with its corporate values and Customer Service Charter
- ensure the complaint process is accessible, visible and considers the diverse needs of our community
- ensure the City has a clear process in place for dealing with unreasonable complaints to prevent the diversion of a disproportionate amount of City resources
- enable the City to compile and use complaint data to drive business improvement and increase community satisfaction with its service delivery
- reflect best practice as outlined in the Western Australian Ombudsman's Guidelines on Effective Complaint Handling, and
- ensure complaints are managed in accordance with legislative requirements.

Scope

This policy applies to:

- City of Bayswater employees, and
- Contractors, consultants and volunteers engaged by the City or acting on its behalf.

This policy **does not** cover:

- complaints about Elected Members, Committee Members or Candidates. Refer to Code of Conduct Complaints Management Policy.

- complaints made by City employees or about City employees related to suspected unethical, fraudulent, dishonest, illegal or corrupt behaviour. Refer to Code of Conduct – Employee or *Public Interest Disclosure Act 2023* for information on how to report suspected breaches, or
- complaints made in relation to the *Privacy and Responsible Information Sharing Act 2024 (WA)*.

The following **are not** considered a complaint:

- an initial request for service
- a request for documents, information or an explanation of policies or procedures
- a request for the City to exercise a regulatory function
- a submission relating to the exercise of a regulatory function
- the lodgement of an appeal or objection in accordance with a statutory process, standard procedure or policy
- a petition
- feedback gained as part of community consultation, or
- matters currently being dealt with or previously dealt with by a court, tribunal or external complaints agency.

Definitions

For the purpose of this policy:

Complaint means an expression of dissatisfaction made to or about an organisation, related to its products, services, staff or the handling of a complaint, where a response or resolution is explicitly or implicitly expected or legally required.

Feedback means a compliment, comment or suggestion where a response is not sought or not reasonable to expect.

Request for service means the provision of a City service or an action required to address a problem. If the problem is not rectified, it may escalate into a complaint.

Complainant means an individual or entity expressing dissatisfaction.

Unreasonable complaint – the complainant generally believes their complaint is legitimate despite behaving in a manner that exceeds reasonable bounds.

Vexatious complaint – is without real merit or trivial; the complainant's primary objective is to distress, annoy or harass rather than have their complaint addressed. This is considered a type of unreasonable complaint.

Policy Statement

1 Complaint management

The City is committed to providing excellence in customer service. The City strives to be easy to interact with, accessible, and responsive. Complaints are to be handled in line with the City's values of customer, accountability, respect, excellence and safety.

All complaints will be addressed in a fair, objective and unbiased manner. Complaints are to be managed promptly and in line with the timeframes set out in the City's Customer Service Charter. The complainant is to be kept informed of the progress of the complaint and of any delays during the process.

Complaints will be managed consistently and in accordance with legislative requirements and the Western Australian Ombudsman's Guidelines on Effective Complaint Handling.

Under certain circumstances, the CEO may determine that the City will no longer communicate with a complainant regarding a specific complaint or category of complaints.

This decision may be made if:

- the City has previously responded to the complainant about the same issue, or
- the complaint is assessed as vexatious, misconceived, frivolous or lacking substance.

In either case, the CEO must be satisfied that continuing to respond would divert an unreasonable proportion of the local government's resources from its other operations.

2 Complaint resolution

The City aims to resolve complaints on first contact. This requires the staff member managing the complaint to have:

- a clear understanding of the key issues and outcome being sought
- sufficient information and delegation to make a sound decision, and
- the ability to provide a prompt, fair and reasonable response to the complainant.

Initial complaints will be managed by the relevant service area manager.

If a complaint is upheld, the focus should be on providing a remedy such as an apology, change in decision, a change in policies or practices to prevent a reoccurrence or action taken to modify the behaviour of the staff member who the complaint was about, if applicable.

The City may take the following courses of action as part of complaint resolution:

- resolve the complaint by using strategies such as, but not limited to, informal discussion, mediation or negotiation.
- take no further action and give the complainant reason/s.
- discontinue the assessment in circumstances where the matter will be referred to another body or person, advising the complainant accordingly.

3 Request for review

Internal review

Not all complaints can be resolved to the satisfaction of the customer. Complainants have the right to request a review of a decision or outcome unless it relates to an employee disciplinary matter or a matter that is covered under a separate process, policy or legislation.

Where a complainant is dissatisfied with the way a complaint has been handled or the outcome of the complaint, they may request a secondary internal review. The review will be undertaken by the relevant Director. The Director will examine how the decision was reached, taking into account all relevant information and provide the customer with a reviewed outcome.

If the customer is still dissatisfied, they can escalate the matter to the CEO, who will undertake a final internal review and provide the customer with a reviewed outcome.

External review

If the customer is not satisfied with the way the City deals with the complaint, the complainant will be informed of the most appropriate external body the complaint can be referred to, such as the Western Australian Ombudsman or the Local Government Inspector.

4 Unreasonable complaints

A complainant's conduct may be considered unreasonable if it involves:

- unreasonable persistence
- unreasonable demands
- unreasonable lack of cooperation
- unreasonable arguments, or
- unreasonable behaviour.

Fair consideration must be given to all complaints while ensuring the handling of them does not divert a disproportion amount of City resources.

Under Part 10A of the *Local Government (Administration) Regulations 1996 (WA)*, a CEO can declare a complaint unreasonable if it has been previously responded to or if the complaint is assessed as vexatious, misconceived, frivolous or without substance.

A person can be restricted from communicating with the local government about that matter for a period determined by the CEO.

This process for unreasonable complaints does not prevent a person from exercising other rights or entitlements under the law such as lodging applications, participating in elections or inspecting documents. A person may apply to the Inspector if they wish for the CEO's decision to be reviewed.

Regulation 37A of the Administration Regulations requires the CEO to provide notice to the person making the unreasonable complaint, which includes:

- details of the local government's previous responses regarding the subject matter of the complaint
- the reasons why the CEO is satisfied that the complaint is vexatious, misconceived, frivolous or without substance (where that is the basis)

- the reasons why the CEO is satisfied that responding to the complaint would divert an unreasonable portion of the local government's resources, and
- details of how the complainant can make a general complaint to the Inspector in relation to the CEO's decision.

5 Lodging a complaint

Complaints can be lodged by phone, email, in writing, via the City's website and in person.

Unless a complaint is lodged anonymously, the following minimum information should be provided:

- the name and address of the complainant
- the contact details of the complainant, and
- the nature of the complaint and the date it occurred.

6 Anonymous complaints

The City will investigate and record anonymous complaints where reasonable and sufficient information is provided. As the complaint is anonymous, the City will not provide feedback on decisions made or action taken.

7 Recording complaints

All relevant information in relation to a complaint, including actions, decisions and interactions resulting in its resolution, will be collected and registered within the City's business systems as per the *State Records Act 2000.*

8 Complaints reporting

Complaints and compliments are collated and presented to the City's Executive Leadership Team on a quarterly basis. This allows the City to identify key issues and trends related to compliments and complaints received. This information is used for business improvement purposes.

9 Privacy and confidentiality

All complaints are handled with confidentiality. Identities will only be made known to the relevant parties for the purpose of investigating and resolving the complaint. The complaint will not be available publicly except where required by law.

With respect to complaints about employees, the complainant will not be advised of the outcome unless required by law.

The City is committed to handling complaints confidentially and protecting personal information in accordance with the *Privacy and Responsible Information Sharing Act 2024 (WA)*. Reasonable steps will be taken to protect personal information from misuse, loss, unauthorised access, modification and disclosure.

Personal information collected through the complaints process will only be accessed, used or disclosed by authorised officers for the purpose of receiving, assessing, investigating, resolving and reporting, or where required by law.

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10 Freedom of Information

Complaints may be accessed by the public in accordance with the *Freedom of Information Act 1992 (WA).* The City will only release complaint information in accordance with the process and parameters set out in the legislation.

11 Accessible complaints

The method, channels and locations where complaints can be lodged should be visible and accessible. They must consider the needs of people living with disability and from culturally diverse backgrounds.

Related Legislation

Local Government Act 1995 (WA)

Local Government (Administration) Regulations 1996 (WA)

Freedom of Information Act 1992 (WA)

State Records Act 2000

Privacy and Responsible Information Sharing Act 2024 (WA)

Related Documentation

City of Bayswater Customer Service Charter

City of Bayswater Code of Conduct – Employees

City of Bayswater Complaint Handling Management Practice

Ombudsman of Western Australia; Guidelines on Effective Complaint Handling and the Managing Unreasonable Complaint Conduct Practice Manual. 2020

Document details

Relevant delegations	Nil		
Risk evaluation	Medium		
Strategic link	**Council Plan 2025 – 2035** **Theme:** Leadership and Governance **Outcome:** Stakeholder Leadership **Objective:** Provide excellent customer service and ensure the City is easy to do business with.		
Council adoption	25 July 2023	**Resolution**	10.5.1.13
Next review due			

10.5.2.2.3 Policy Review: Sports Turf Maintenance

Responsible Branch:	Project Services
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic Legislative
Voting Requirement:	Simple Majority Required.
Attachments:	1. Current Policy [**9.2.3.1** - 3 pages] 2. Policy with Tracked Changes [**9.2.3.2** - 3 pages] 3. Draft Policy [**9.2.3.3** - 3 pages]
Refer:	Item: 10.6.1.1 OCM: 22/09/2022
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

CR CALE BLACK DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Cale Black declared an impartial interest in this item as he is a social member of Bayswater Bowling Club, Bedford Bowling Club and Bayswater Morley District Cricket Club, which are all mentioned in the report.

Cr Cale Black remained in the Council Chambers and voted on this item.

CR CALLA LOIACONO DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Calla Loiacono declared an impartial interest in this item as she is the Vice President of Bedford Morley Cricket Club.

Cr Calla Loiacono remained in the Council Chambers and voted on this item.

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

For Council to adopt the revised *Sports Turf Maintenance Policy*.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council adopts the revised *Sports Turf Maintenance Policy* as contained in Attachment 3.

Cr Calla Loiacono Moved, Cr Michelle Sutherland Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The Policy provides Council's position on consistent and equitable ways of providing specialist turf surfaces and more appropriately apportioning the cost of turf maintenance.

The Policy was first adopted by Council at its meeting held on 27 June 2017 and was subsequently reviewed and adopted by Council at its Ordinary Meeting on 22 September 2022.

The Policy is now due for review. It has been revised and is presented here for Council consideration.

EXTERNAL CONSULTATION

All nine participating clubs have been advised of the policy review and have provided relevant updated information for the 2026/27 financial year such as number of facilities maintained, player numbers and financial audits.

Section 6 of the Policy relating to club reviews, growth and capacity are monitored with clubs annually.

OFFICER'S COMMENTS

The *Sports Turf Maintenance Policy* provides equitable support to clubs maintaining specialist sports turf such as bowling green, tennis courts, croquet courts and cricket wickets.

The Policy therefore impacts the following clubs:

- Maylands Sport and Recreation Club
- Morley Bowling Club
- Bayswater Bowling Club
- Bedford Bowling Club
- Maylands Tennis Club
- Bayswater Tennis Club
- Bayswater Croquet Club
- Bayswater Morley District Cricket Club
- Bedford Morley Cricket Club

A prescribed maximum amount of funding contribution from the City to each club was set in 2017 per court, green or wicket. Perth CPI has been applied annually. Irrespective of the number of courts, greens or wickets, the City's contribution does not exceed 50% of the total annual turf maintenance cost to the club, with the exception of the Bayswater Morley District Cricket Club, who receive up to 80% due to them competing in the highest State league for turf cricket.

The per playing area $ amount has been adjusted with Perth CPI as follows for year 7 – 10 of the policy:

	Bowling per turf green	Tennis per court	Croquet per court	Cricket (WACA) per wicket	Cricket (Suburban) per wicket
Year 7 + 6.8% CPI 2023/24	$12,343	$3,085	$3,085	$4,936	$2,469
Year 8 + 4% CPI 2024/25	$12,837	$3,208	$3,208	$5,133	$2,568
Year 9 + 2.1% CPI 2025/26	$13,107	$3,276	$3,276	$5,241	$2,622
Year 10 + 4% CPI 2026/27	$13,631	$3,407	$3,407	$5,451	$2,727

City officers will investigate the option of incorporating the *Sports Turf Maintenance Policy* contribution amounts into the City's Fees and Charges or other publication, which is updated

annually as part of the annual budget process. This will provide greater transparency for the management and delivery of this program.

The following revisions are proposed to the *Sports Turf Maintenance Policy*:

Revision	Rationale
Updated figures with CPI applied to the current year ten of operation (2026-27) with CPI applied annually.	An annual CPI change is more reflective of the economic environment, as previous year of the policy. These figures will be the base figure that CPI will be applied to for future increases.

A copy of the current policy is contained in **Attachment 1**.

A copy of the revised policy, with amendments shown in tracked changes is provided in **Attachment 2**.
A copy of the revised policy, with amendments included, is provided in **Attachment 3**.

LEGISLATIVE COMPLIANCE

Nil.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets.	

FINANCIAL IMPLICATIONS

All clubs are responsible for the procurement and service delivery of sports turf maintenance within their facilities.

The City contribution toward the cost of maintenance as prescribed within the Policy is provided with the ground maintenance budget applicable to each sporting reserve location.

A definitive cost of service cannot be determined at this stage as the Policy is based on a rebate to be finalised at the end of the maintenance season. Based on the known number of greens, rinks and wickets to be maintained at each site, the maximum claimable amount for 2026/27 is $424,548.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.3	Optimised Performance

Objective 5.3.1	Focus on operational efficiency, effective delivery and innovation to ensure our services are fit for purpose, contemporary and secure.

CONCLUSION

The *Sports Turf Maintenance Policy* provides equity in service provision by providing a prescribed rebate back to clubs to offset their turf maintenance expenditure. The Policy has been amended to reflect the updated figures with CPI applied to the current year ten of operation (2026/27) with a note that CPI is applied annually.

City of Bayswater

Sports Turf Maintenance Policy

Responsible Division	Major Projects and Commercial Activities
Responsible Business Unit	Project Services
Responsible Officer	Manager Project Services
Affected Business Units	Parks and Gardens
ECM Document Set ID	4323591

Purpose

This policy states the Council's position on consistent and equitable ways of providing specialist turf surfaces and more appropriately apportioning the costs of this to the recipient clubs.

Policy Statement

In order to assist in the delivery of specialist turf surfaces to eligible clubs, the City of Bayswater adopts the following policy:

Capital Costs of Installing Specialist Turf Surfaces

1. The City will assist Clubs to identify sustainable specialist turf surfaces for use within their sport and club environment where the following conditions are met:
    a. The Club contributes to the capital cost of installation;
    b. The Club contributes to the ongoing maintenance costs;
    c. The Club establishes a reserve account/sinking fund for the replacement of the turf at the end of its useful life;
    d. The Club can demonstrate that it has the management capability and membership base to support the ongoing financial responsibilities associated with specialist turf surfaces over the life of the asset;
2. The City will assist Clubs with identifying suitable grant funding opportunities and sponsorship arrangements.
3. The City's contribution towards capital works for specialist turf surfaces will not exceed 50% of the total project cost or $50,000, whichever is the lesser.

Maintenance of Specialist Turf Surfaces

4. The City, in collaboration with Clubs, will develop a detailed specification for the maintenance of each turf area including weekly, monthly and seasonal work.
5. Independent contractors will be appointed by Clubs to conduct maintenance of turf where they do not have the capacity to undertake work themselves based on the specification developed.

6. The City's contribution towards maintenance for specialist turf surfaces will not exceed 50% of the annual cost, except in the case of the WACA cricket club which will not exceed 80% of the annual cost, and will be determined by the following principles:
   a. Development of a Strategic Plan and a sinking fund which includes provision for replacement of assets;
   b. Growth/stability of membership, including junior development programs;
   c. Fundraising capacity of the Club, including a bar, lettable spaces and ability to hire courts/greens to other users;
   d. Community involvement in the Club, including access by others to the premises, contribution to local events and activities;
   e. Provision of annual reports to the City within 6 weeks of the Club's AGM
7. The maximum funding any single club may receive from Council in any year (as of 2022/23) for maintenance of specialist turf surfaces is
   a. Bowling Clubs — $11,557 per useable green (not fallow or used for another purpose)
   b. Tennis Clubs — $2,889 per court
   c. Cricket Clubs (WACA) — $4,622 per block
   d. Cricket Clubs (Suburban) — $2,312 per block
   e. Croquet Clubs — $2,889 per court
8. The Club's performance in managing the specialist turf surface will be considered at the time of entering into lease, funding or other formal agreements.
9. These costs will be indexed every year by CPI (Perth).

Definitions

- Specialist turf surfaces - Provided as a specifically manicured area for the precise play required for turf sports such as bowling, tennis, cricket and croquet. May include artificial turf, grass courts, turf greens and pitches
- Clubs - all clubs that use specialist turf surfaces, whether under lease arrangements or regular hire arrangements.
- City - the City of Bayswater organisation.
- Council - the eleven councillors elected to make decisions on behalf of the residents of the City within the requirements of the Local Government Act (WA) 1995.
- Subsidy - the contribution made by the City of Bayswater to Clubs affected by the policy to reduce the maintenance cost of specialist sports turf.

Related Legislation

Nil.

Related Documentation

Implementation Schedule

Relevant Delegations	Nil.	
Risk Evaluation	Low	
Council Adoption	Date	17 May 2017
Reviewed / Modified	Date	20 September 2022
Reviewed / Modified	Date	
Reviewed / Modified	Date	

City of Bayswater

Sports Turf Maintenance Policy

Responsible Division	Infrastructure and Assets~~Major Projects and Commercial Activities~~
Responsible Business Unit	Infrasrtucture Projects ~~Services~~
Responsible Officer	Manager Recreation Projects~~ Services~~
Affected Business Units	Parks and Gardens
ECM Document Set ID	4323591

Purpose

This policy states the Council's position on consistent and equitable ways of providing specialist turf surfaces and more appropriately apportioning the costs of this to the recipient clubs.

Scope

This policy applies to specialist sports turf surfaces, including grass tennis courts, cricket wickets, and bowling and croquet greens, which require a higher level of maintenance and specialist management than general sports playing fields. It does not apply to sports fields such as football, soccer or rugby ovals, which are maintained under the City's standard parks and sportsground maintenance programs.

Definitions

- Specialist turf surfaces - Provided as a specifically manicured area for the precise play required for turf sports such as bowling, tennis, cricket and croquet. May include artificial turf, grass courts, turf greens and pitches
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tracked changes

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b. The Club contributes to the ongoing maintenance costs;

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d. The Club can demonstrate that it has the management capability and membership base to support the ongoing financial responsibilities associated with specialist turf surfaces over the life of the asset;

2. The City will assist Clubs with identifying suitable grant funding opportunities and sponsorship arrangements.

3. The City's contribution towards capital works for specialist turf surfaces will not exceed 50% of the total project cost or $50,000, whichever is the lesser.

Maintenance of Specialist Turf Surfaces

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b. Growth/stability of membership, including junior development programs;

c. Fundraising capacity of the Club, including a bar, lettable spaces and ability to hire courts/greens to other users;

d. Community involvement in the Club, including access by others to the premises, contribution to local events and activities;

e. Provision of annual reports to the City within 6 weeks of the Club's AGM

7. The maximum funding any single club may receive from Council in any year (as of 2026~~2~~/27~~3~~) for maintenance of specialist turf surfaces is

a.	Bowling Clubs	$13,631~~11,557~~ per useable green (not fallow or used for another purpose)
b.	Tennis Clubs	$3,407~~2,889~~ per court
c.	Cricket Clubs (WACA)	$5,451~~4,622~~ per block
d.	Cricket Clubs (Suburban)	$2,727~~2,312~~ per block
e.	Croquet Clubs	$3,407~~2,889~~ per court

8. The Club's performance in managing the specialist turf surface will be considered at the time of entering into lease, funding or other formal agreements.

9. These costs will be indexed every year by CPI (Perth).

tracked changes

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- ~~Subsidy - the contribution made by the City of Bayswater to Clubs affected by the policy to reduce the maintenance cost of specialist sports turf.~~

Related Legislation

Nil.

Related Documentation

Implementation Schedule

Relevant Delegations	Nil.	
Risk Evaluation	Low	
Council Adoption	Date	17 May 2017
Reviewed / Modified	Date	20 September 2022
Reviewed / Modified	Date	7 September 2026
Reviewed / Modified	Date	

tracked changes

City of Bayswater

OFFICIAL

Sports Turf Maintenance Policy

Responsible Division	Infrastructure and Assets
Responsible Business Unit	Infrastructure Projects
Responsible Officer	Manager Recreation Projects
Affected Business Units	Parks and Gardens
ECM Document Set ID	4323591

Purpose

This policy states the Council's position on consistent and equitable ways of providing specialist turf surfaces and more appropriately apportioning the costs of this to the recipient clubs.

Scope

This policy applies to specialist sports turf surfaces, including grass tennis courts, cricket wickets, and bowling and croquet greens, which require a higher level of maintenance and specialist management than general sports playing fields. It does not apply to sports fields such as football, soccer or rugby ovals, which are maintained under the City's standard parks and sportsground maintenance programs.

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d. The Club can demonstrate that it has the management capability and membership base to support the ongoing financial responsibilities associated with specialist turf surfaces over the life of the asset;

2. The City will assist Clubs with identifying suitable grant funding opportunities and sponsorship arrangements.

3. The City's contribution towards capital works for specialist turf surfaces will not exceed 50% of the total project cost or $50,000, whichever is the lesser.

Maintenance of Specialist Turf Surfaces

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d.	Cricket Clubs (Suburban)	$2,727 per block
e.	Croquet Clubs	$3,407 per court

8. The Club's performance in managing the specialist turf surface will be considered at the time of

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entering into lease, funding or other formal agreements.

9. These costs will be indexed every year by CPI (Perth).

Related Legislation

Nil

Related Documentation

Implementation Schedule

Document details

Relevant delegations	Nil.		
Risk evaluation	Low		
Strategic link	5.3 Optimised Performance		
Council adoption	17 May 2017	**Resolution**	9.1.7
Next review due	September 2030		
Reviewed/modified	20 September 2022 7 September 2026	**Resolution**	10.6.1.2 [item no.]
Revision details	[description]		

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10.5.2.2.4 Policy Review: Senior and Executive Staff Attendance at Conferences, Seminars and Training Policy

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required.
Attachments:	1. Current Policy [**9.2.4.1** - 2 pages] 2. Draft Policy [**9.2.4.2** - 2 pages]
Refer:	Item: 13.5 OCM: 22.05.2018 Item: 10.5.1.18 OCM 25 July 2023
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

The report is presented to Council to seek adoption of the revised *Employee Attendance at Conferences, Seminars and Training Policy* (Policy). The review has been undertaken in accordance with the Council's adopted Policy Review Schedule and proposes updates to the existing *Senior and Executive Staff Attendance at Conferences, Seminars and Training Policy* to improve clarity, transparency and accountability regarding employee attendance at approved activities where the City funds air travel and/or accommodation.

The revised Policy extends its application to all employees and establishes requirements for the reporting and publication of employee attendance at approved activities involving City-funded air travel and/or accommodation. The Policy also supports transparency and accountability through publication of an Employee Attendance at Approved Activities Register on the City's website.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council adopts the revised *Employee Attendance at Conferences, Seminars and Training Policy* as contained in Attachment 2 and notes that the name of the revised policy has been changed from *Senior and Executive Staff Attendance at Conferences, Seminars and Training Policy* as part of this review.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

This Policy was initially developed following a request from the Policy Review and Development Committee to establish a staff policy equivalent to the *Elected Members Conference, Seminars Attendance and Authorised Travel Policy*. The Policy was first adopted by Council at its Ordinary Council Meeting in May 2018 and was intended to provide transparency regarding employee attendance at conferences, seminars and training funded by the City.

This Policy established public reporting requirements for attendance by senior executive staff and managers at conferences, seminars and training, together with certain City-funded travel activities.

The Policy was last reviewed on 25 July 2023 and is now due for review in accordance with Council's adopted Policy Review Schedule for 2026.

EXTERNAL CONSULTATION

N/A

OFFICER'S COMMENTS

The current policy was adopted in 2018 and reviewed in 2023. The Policy was developed to provide transparency regarding attendance by senior executive staff and managers at conferences, seminars and training funded by the City. The policy also established reporting requirements for local conferences and training, together with certain City-funded travel activities.

As part of the 2026 review, City officers reviewed whether the policy remained fit for purpose and appropriately reflected the public interest associated with employee attendance at approved activities involving City-funded travel and accommodation expenditure.

The review identified an opportunity to refine the Policy and focus reporting requirements on attendance at approved activities involving City-funded air travel and/or accommodation. The revised Policy establishes clearer requirements regarding attendance, reporting and publication of relevant travel and accommodation expenditure, and extends its application to all employees.

As part of the review of the Policy, the associated reporting register was also reviewed. While there is no legislative requirement for local governments to maintain or publish such a register. The review identified merit in continuing to publicly report significant employee travel expenditure to support transparency and accountability in the use of public funds.

Publicly available local government information was also reviewed as part of the policy review. This identified examples of employee travel reporting that focus on travel involving material expenditure, including airfares and accommodation costs. This informed consideration of the City's ongoing reporting requirements.

The review also identified an opportunity to refine the current reporting requirements. Under the current Policy, senior executive staff and managers are required to report local conferences and training together with certain travel activities where there is a cost to the City. Under the revised Policy, reporting applies only where an employee undertakes City-funded air travel and/or stays in City-funded accommodation to attend an approved activity.

As a result, routine local conferences, seminars, workshops and training activities undertaken will generally no longer be included in the public register unless they involve City-funded air travel and/or accommodation. This approach better aligns the reporting requirements with the purpose of the revised Policy and with the level of expenditure and public interest associated with employee attendance at approved activities involving funded travel and accommodation.

The following revisions are proposed to the *Senior and Executive Staff Attendance at Conferences, Seminars and Training Policy*:

Revision	Change from current policy and rationale
Policy name changed to *Employee Attendance at Conferences, Seminars and*	**Current policy:** *Senior and Executive Staff Attendance at Conferences, Seminars and Training Policy*. **Revised policy:** *Employee Attendance at Conferences, Seminars and Training Policy*. The new title reflects the

Revision	Change from current policy and rationale
Training Approved Activities Policy	extension of the Policy to all employees and its focus on attendance at approved activities involving City-funded air travel and/or accommodation.
Purpose substantially revised	**Current policy:** Supported staff attendance at conferences, seminars and training to assist employees in fulfilling their roles, developing their skills or benefiting the district community. **Revised policy:** Establishes requirements for reporting and publishing employee attendance at approved activities where the City funds air travel and/or accommodation. The emphasis has therefore shifted from supporting attendance and professional development to transparency and accountability for relevant travel and accommodation expenditure.
Scope changed from activities involving any City cost to activities involving funded air travel and accommodation	**Current policy:** Applied to conferences, seminars, training courses, professional development, industry forums, workshops, presentations, awards and business functions wherever there was a cost to the City. **Revised policy:** Applies where an employee undertakes City-funded air travel and/or stays in City-funded accommodation to attend an approved activity.
Routine local activities removed from the reporting scope unless they meet the new travel test	**Current policy:** Senior Executive Staff and Managers were required to disclose attendance at local conferences and training where there was a cost to the City. **Revised policy:** Reporting is linked to City-funded air travel and/or accommodation. Routine local conferences, seminars, training and similar activities that do not involve that travel and/or accommodation are therefore outside the new reporting requirement.
Policy application extended to all employees	**Current policy:** The reporting provisions applied separately to Senior Executive Staff and Managers. **Revised policy:** The Policy applies to all City employees who undertake City-funded air travel, and/or stay in City-funded accommodation to attend an approved activity. This removes the previous employee-level distinction and applies a consistent requirement to all staff who fall within the new scope.
Employee names removed from the public register and replaced with position titles	**Current policy:** The public register identified employees by name. **Revised policy:** The public register identifies the employee's position title rather than the employee's name.

A copy of the current policy is contained in **Attachment 1**.

A copy of the revised policy, with amendments included, is provided in **Attachment 2**.

LEGISLATIVE COMPLIANCE

Nil.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.
Outcome 5.3	Optimised Performance
Objective 5.3.2	Maintain a valued, safe and skilled workforce.

CONCLUSION

It is recommended that Council adopts the revised *Employee Attendance at Conferences, Seminars and Training Policy* as contained in **Attachment 2** and notes that the name of the revised Policy has been changed from the *Senior and Executive Staff Attendance at Conferences, Seminars and Training Policy* as part of this review.

The revised Policy supports transparent and accountable governance by establishing clearer requirements for reporting and publishing employee attendance at approved activities involving City-funded air travel and/or accommodation. It also ensures the Policy remains current and aligned with the City's strategic objectives.

City of Bayswater

Senior and Executive Staff Attendance at Conferences, Seminars and Training Policy

Responsible Division	Office of the Chief Executive Officer
Responsible Business Unit	Governance and OPD
Responsible Officer	Chief Executive Officer
Affected Business Units	All business units
ECM Document Set ID	4513820

Purpose

Council supports the attendance of City of Bayswater (the City) staff at conferences, seminars and training to assist them in fulfilling their role and further developing their skill set or where attendance will benefit the Bayswater district community.

Scope

Events covered by this policy include: conferences, seminars, training courses, professional development, industry forums, workshops, presentations, awards, business breakfasts/luncheons/dinners - where there is a cost to the City.

Policy Statement

Attendance should be undertaken in a transparent manner and in line with budget allocations.

The City will fund attendance by executive officers at interstate conferences. The City will not fund attendance at overseas conferences, other than New Zealand.

Senior Executive Staff must report, where there is a cost to the City, any intrastate or national travel or travel to New Zealand, and disclose attendance at conferences and training which take place locally. The report must include the name and position title and be published monthly.

Managers must report, where there is a cost to the City, any intrastate or national travel or travel to New Zealand, and disclose attendance at conferences and training which take place locally. The report will be by position title only and is to be published monthly.

Related Legislation

Nil.

Related Documentation

Nil.

Current

City of Bayswater

Policy
Senior and Executive Staff Attendance at Conferences, Seminar and Training

Document details

Relevant delegations	FM-D04 – Authority to incur expenses and apply money from the Municipal Fund Account		
Risk evaluation	Moderate		
Strategic link	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.	
Council adoption	22 May 2018	**Resolution**	13.5
Reviewed/modified	25 July 2023	**Resolution**	10.5.1.18
Next review due	July 2026		

current

OFFICIAL

City of Bayswater

Employee Attendance at Conferences, Seminars and Training Policy

Responsible Division	Office of the Chief Executive Officer
Responsible Business Unit	Governance and Strategy
Responsible Officer	Manager Governance and Strategy
Affected Business Units	All business units
ECM Document Set ID	4513820

Purpose

The purpose of this policy is to establish requirements for the reporting and publication of employee attendance at approved activities where the City funds either air travel or accommodation. The policy supports transparency and accountability by ensuring relevant expenses associated with those activities are reported to the community.

Scope

This policy applies to all City of Bayswater employees undertaking City-funded air travel or staying in City-funded accommodation to attend an approved activity, including conferences, seminars, training, award ceremonies and other authorised activities.

Definitions

For the purpose of this policy -

Approved activity means a conference, seminar, training course, award ceremony or other activity authorised by the City in accordance with the Financial Authorisations Management Practice.

City-funded means expenses paid directly by the City or reimbursed to an employee.

Normally accepted living costs means reasonable expenses necessarily incurred while travelling for an approved activity.

Policy Statement

1. Attendance at approved activities must be undertaken transparently, appropriately authorised and managed within approved budget allocations.
2. The City may fund employee air travel and/or accommodation for approved activities within Australia or New Zealand.
3. Requests for the City to fund employee air travel and/or accommodation expenses for activities in countries other than Australia or New Zealand must be the subject of an officer's report considered and approved by the Council.
4. An employee staying in City-funded accommodation to attend an approved activity may be reimbursed for reasonable living costs necessarily incurred while travelling, subject to applicable financial authorisations and City procedures. Eligible costs include meals and refreshments for the employee that are not covered by the registration costs.

draft

5. Employees will not be reimbursed for meals or refreshments for any other person unless the expense is approved in advance in accordance with the City's Financial Authorisations Management Practice.
6. Expenses will be reimbursed from the time an employee leaves home to attend an approved activity until the employee returns home.
7. Should an employee extend a visit by leaving prior to the time necessary to arrive for the approved activity or return after the time at which the employee could have returned following the activity, reimbursements will be paid:
   a) for the days of the approved activity only; and
   b) for reasonable transport costs between the airport and the accommodation used for the approved activity.
8. Employees attending an approved activity involving City-funded air travel and/or accommodation must report that attendance and the associated City-funded air travel and/or accommodation expenses.
9. The City will publish the Employee Attendance at Conferences, Seminars and Training Register monthly on the City's website. The register will identify employees by position title only.

Related Legislation

Nil.

Related Documentation

Financial Authorisations Management Practice

Document details

Relevant delegations	Nil.		
Risk evaluation	Moderate		
Strategic link	5.1.1 Provide ethical and accountable governance. 5.3.2 Maintain a valued, safe and skilled workforce.		
Council adoption	22 May 2018	**Resolution**	13.5
Reviewed/modified	25 July 2023	**Resolution**	10.5.1.18
Reviewed/modified	22 September 2026	**Resolution**	TBC
Next review due	September 2029		

draft

10.5.2.3 Local Planning Policies

10.5.2.3.1 New Local Planning Policy: Residential Development

Responsible Branch:	Community Planning
Responsible Directorate:	Community Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required.
Attachments:	1. Draft Residential Development Policy - advertised [**9.3.1.1** - 6 pages] 2. Draft Residential Development Policy - track changes [**9.3.1.2** - 6 pages] 3. Draft Residential Development Policy - final [**9.3.1.3** - 5 pages] 4. Summary of the proposed R Code amendments [**9.3.1.4** - 8 pages] 5. Summary of Submissions [**9.3.1.5** - 3 pages]
Refer:	OCM 23.06.2026 item 10.5.1.3.5
Officer Declaration:	*The Director Community Services, Ryan Hall, declared an impartial interest as he is a member of the Western Australian Planning Commission.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

The Draft Residential Development Local Planning Policy provides a more efficient and contemporary approach to the assessment of residential development by simplifying, modifying or removing selected provisions. The draft policy expands development approval exemptions and creates clearer pathways for residents seeking to develop, improve or invest in their properties.

The draft local planning policy enables planning resources to be directed towards more complex applications where assessment adds the greatest value, while maintaining appropriate safeguards through the continued requirement for building permits and compliance with relevant construction, safety and legislative standards. Collectively, these measures support a more efficient, responsive and contemporary planning system that facilitates strongly needed housing in the City.

Overall, the policy supports a more efficient, responsive and contemporary planning framework that facilitates housing delivery, reduces approvals delays and provides simpler development pathways for property owners across the City. It also aligns with broader State Government planning reform initiatives aimed at simplifying the planning system and increasing housing supply.

Council consideration is sought on the outcomes of community and stakeholder engagement and final adoption of the draft amended *Residential Development Local Planning Policy*.

Attachment 1 contains the advertised version of the *Residential Development Local Planning Policy.*

Attachment 2 contains the advertised local planning policy with tracked changes.

Attachment 3 contains the amended draft *Residential Development Local Planning Policy.*

Attachment 4 contains a summary table of policy provisions which amend the R-Codes.

Attachment 5 contains a summary of submissions received during community consultation.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

1. **Notes the outcomes of community engagement as discussed in the report.**
2. **Adopts the draft amended *Residential Development Local Planning Policy* as contained in Attachment 3.**

Cr Calla Loiacono Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The City is carrying out a holistic review of the local planning framework. This includes completing out-of-cycle reviews and preparing new local planning policies to streamline the City's policy framework and support the implementation of draft *Local Planning Scheme No. 25.* As part of this review a series of improvements to the operation of the R-Codes have been identified which will simplify the residential development process across most residential land in the City.

Council at its Ordinary Meeting held on 23 June 2026 adopted the draft *Residential Development Local Planning Policy* for public advertising (see **Attachment 1**).

EXTERNAL CONSULTATION

A copy of the draft LPP was advertised for community consultation, for a period of 22 days from Thursday, 16 July 2026 to Friday, 7 August 2026 by way of:

- Notification in the Perth Now newspaper on Thursday 16 July 2026;
- Information being placed on the City's engagement website, Engage Bayswater;
- Public Notice on the City's website; and
- Hard copies of the draft LPP being made available for inspection at the City of Bayswater Civic Centre and libraries.

As the draft LPP is applicable to all residential development in the City, the consultation was open to all residents.

During the consultation period, 10 submissions were received, all in support of the new LPP. The comments received are addressed in the Officer Comments below. A summary of submissions is included in **Attachment 5**.

As part of the LPP external consultation process, the City engaged with officers at the Department of Planning, Lands and Heritage (DPLH). This consultation was necessary as aspects of the advertised LPP contain provisions that require approval from the Western Australian Planning Commission (WAPC). Officer-level feedback received from the DPLH has been provided with reference to the State Government's current review of the R-Codes and has informed the policy amendments discussed in the Officer Comments section below.

OFFICER'S COMMENTS

Submissions

All submissions received were in support of the draft LPP. A small number of submissions commented on matters beyond the scope of the draft LPP or on provisions that are already addressed through other statutory mechanisms. Some submissions also raised concerns regarding specific policy provisions. These matters have been reviewed and, where relevant, considered in the assessment of the draft policy. In particular, provisions relating to matters more appropriately address through other regulatory frameworks, or which add unnecessary complexity to the policy implementation, are recommended to be removed from the draft as discussed below.

Department of Planning, Lands and Heritage Feedback

In June 2025, the State Government announced that a major review of the R-Codes would be undertaken, acknowledging that over time, the R-Codes have become increasingly layered and difficult to navigate, adding complexity to residential development and inefficiency in implementation. In July 2026, the Minister for Planning announced that the proposed changes arising from the review are expected to be released for public consultation in late 2026. Subject to consultation, endorsement and approval processes, any amendments are anticipated to become operational from mid to late 2027.

The DPLH, in their feedback, have advised that local planning policies which amend the deemed-to-comply requirements of the R-Codes should be responding to the specific and demonstrated need related to the built form and development context of a particular locality. The DPLH acknowledged that the objectives of the *Residential Development Local Planning Policy* are broadly aligned with the intent of the R-Codes review, however recommended that the City advocated for these changes through engagement with the R-Codes review project.

In light of the above advice and the imminent release of the amended R-Codes for consultation, provisions which require WAPC approval are recommended to be removed from the draft local planning policy to ensure timely implementation.

Recommended Policy Amendments

The intent of the draft LPP is to simplify the implementation of the R-Codes by clarifying, amending or replacing deemed-to-comply requirements which are commonly varied by developers and commonly supported by the City. Once adopted, the LPP will operate by replacing the corresponding provisions of the R-Codes. The draft LPP complements the recently adopted *Development Approval Exemptions Local Planning Policy* by functionally increasing the scope of that LPP where it relates to residential development, as well as existing exemptions in the *Planning and Development (Local Planning Schemes) Regulations 2015* (e.g. single and grouped dwellings which meet the deemed-to-comply requirements of the R-Codes).

As part of the major review of the R-Code Council can expect to see further revisions of this LPP in the future. Given the scale and complexity of the R-Code review and the fact that proposed reforms are yet to be finalised and implemented, additional amendments to this LPP may be required to ensure it remines aligned with the evolving State planning framework and any further changes to R-Codes.

Attachment 4 provides a summary of the proposed R-Code amendments in the draft *Residential Development Local Planning Policy*.

The following advertised policy provisions are proposed to be removed from the draft LPP, as they require WAPC approval:

R-Code Clause	Intent of advertised LPP provision
5.1.3 Lot boundary setback C3.1(i) and (ii)	Simplified calculation of lot boundary setback requirements by aligning Part B provisions with existing Part C provisions. Allowed the posts of carports, patios, verandahs, etc. To be built up to the lot boundary, subject to conditions.
5.3.1 Outdoor living area C1.1 (i) - (v)	Increases the amount of compliant outdoor living area that may be covered.
5.3.2 Landscaping C2.1 (i)-(iii)	Simplified landscaping requirements by aligning Part B provisions with existing Part C provisions and removing non-development requirements.
5.3.5 Vehicle access C5.4	Aligned battle-axe driveway length requirements with existing Part C provisions.

Should Council resolve to adopt the amended draft LPP, it will not require WAPC approval and will provide the City an immediate opportunity to improve customer experience and development outcomes, ahead of planned future R-Code amendments. In order to implement immediate reform within the City it is therefore recommended that the provisions requiring WAPC approval are deleted from the draft LPP as detailed in **Attachment 2**.

The provisions outlined above can still be supported through the development application process, by the City exercising its discretion in undertaking a design principles assessment and issuing Development Approval.

LEGISLATIVE COMPLIANCE

Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the procedure for creating a LPP. Clause 4 of Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires the local government publish notice of the LPP in accordance with Clause 87.

Clause 3.0 of the *Residential Design Codes Volume 1* provides that “local planning frameworks may amend, replace and/or augment the deemed-to-comply provisions of the R-Codes", and sets out which deemed-to-comply provisions may be modified by the local government without the consent of the Western Australian Planning Commission (WAPC).

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer’s recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest.	

City of Bayswater

Residential Development Policy

Responsible Division	Community Services
Responsible Business Unit	Community Planning
Responsible Officer	Manager Community Planning
Affected Business Units	Regulatory Services
ECM Document Set ID	[ECM document set ID]

Purpose

To improve development outcomes and planning processes related to residential development within the City of Bayswater by amending, replacing and augmenting the deemed-to-comply requirements of the R-Codes.

This Local Planning Policy is prepared in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Clause 3.1 of the *Residential Design Codes Volume 1* (R-Codes).

Scope

1. This Policy applies to all land within the City of Bayswater subject to *Town Planning Scheme No. 24* (TPS24) where a dwelling is permitted.

2. This Policy amends and replaces selected provisions of the *Residential Design Codes* (R-Codes) and is to be read in conjunction with it. The R-Codes continue to apply in all instances except where provisions are varied by this policy.

3. This policy does not apply to:
    a. Land or buildings entered on the State Register of Heritage Places under the *Heritage Act 2018*; or
    b. Land or buildings the subject of an order under the *Heritage Act 2018* Part 4 or Part 11, Division 4; or
    c. Land or buildings included on the City of Bayswater Heritage List; or
    d. Land or buildings within an area designated under TPS 24 as a Heritage Area; or
    e. Land or buildings subject to a Heritage Agreement entered into under the *Heritage Act 2018*; or
    f. Development required to be referred by the Metropolitan Region Scheme Instrument of Delegation prior to determination; or

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g. Land subject to the bushfire requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*; or
h. Development which includes the removal of trees.

4. This policy does not exempt any requirement for approval to be sought under other legislation (e.g. the *Building Act 2011*).

Objectives

1. To streamline residential development within the City of Bayswater by replacing and amending clauses of the R-Codes which will not have an adverse impact on the overall amenity of the locality or built form outcomes.

2. Provide clear local variations to the R-Codes to support residential development within the City of Bayswater.

3. Improve certainty and consistency in decision making for residential development by identifying locally appropriate planning standards.

Definitions

For the purpose of this policy, terms have the meaning given in the R-Codes.

Policy Statement

The following amends, replaces or augments the relevant clause of the *Residential Design Codes Volume 1 Part B*.

Context

Residential Design Codes Clause	Replacement/Modification to Clause
5.1.2 Street setback	C2.1iii is replaced with the following: any area of the building can protrude up to 50 percent into the street setback area, to a maximum of 50 percent of the lot frontage.

draft

City of Bayswater

<table>
<tr><td>5.1.3 Lot boundary setbacks</td><td>C3.1i is replaced with the following:

• Buildings set back from lot boundaries in accordance with the table below; and
• the second storey of walls shall be setback in accordance with the table below for a maximum wall length of 14m (including any balconies). Where a portion of wall exceeds 14m in length, the wall is to contain a minimum 2m x 2m separation from the lot boundary.

<table><tr><th>Wall height
Rounded to nearest 0.1m</th><th>Minimum lot boundary setback</th></tr><tr><td>Up to 3.5m</td><td>1m</td></tr><tr><td>3.6m – 7.0m</td><td>1.5m</td></tr><tr><td>7.1m – 10.0m</td><td>3m</td></tr><tr><td>10.1m and above</td><td>3m</td></tr></table></td></tr>
<tr><td></td><td>C3.1ii is replaced with the following:

for carports, patios, verandahs or equivalent structures (with pillars or posts with a horizontal dimension of 450mm by 450mm, or less), the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*:
• is not more than 10m in length and 3.5m in building height;
• is located behind the primary street setback;
• has eaves, gutters and roofs set back at least 450mm from the lot boundary.</td></tr>
<tr><td></td><td>C3.2iii is replaced with the following:

in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to any number of site boundaries.</td></tr>
<tr><td>5.1.6 Building height</td><td>C6 is replaced with the following:

Buildings which comply with the following table for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7).

<table><tr><th rowspan="2">Building category</th><th rowspan="2">Maximum height of wall (m)</th><th colspan="2">Maximum total building height (m)</th></tr><tr><th>Gable, Skillion and concealed roof</th><th>Hipped and pitched roof</th></tr><tr><td>Category A</td><td>3.5</td><td>5</td><td>7</td></tr><tr><td>Category B</td><td>7.5</td><td>8.5</td><td>10.5</td></tr><tr><td>Category C</td><td>9</td><td>10</td><td>12</td></tr></table></td></tr>
</table>

Streetscape

City of Bayswater

Residential Design Codes Clause	Replacement/Modification to Clause
5.2.1 Setback of garages and carports	C1.2 is replaced with the following: Carports are permitted with a 1.5m primary street setback where: i. the width of the carport does not exceed 60 percent of the frontage; ii. the carport is open to all sides; and iii. the carport does not exceed 3.5m in building height.
5.2.2 Garage width	C2 is replaced with the following: A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street (refer Figure 8c). This may be increased up to 60 percent where an upper floor or balcony extends a minimum of 25 percent over the garage and the entrance to the dwelling is clearly visible from the primary street.
5.2.5 Sight lines	C5 is amended to include C5.1 and C5.2 with the following additional 'deemed-to-comply' requirements: C5.1 Development no higher than 0.75m above natural ground level within 1.5m of where: i. a driveway that intersects a street, right-of-way or communal street; and ii. two streets that intersect. C5.2 Notwithstanding C5.1, fencing within 1.5m of where a driveway meets a street is permitted subject to the following: i. soild walls to a maximum height of 0.75m above natural ground level ii. one support pier to a maximum height of 1.8m above natural ground level, with a maximum horizontal dimension of 400mm; and iii. Up to two fence panels (including a sliding or swinging gate) may be installed in this area, provided they use open-style infill which individually achieve a minimum 1:10 spacing ratio (e.g. 10mm picket with 100mm spacing between pickets).

Site planning and design

Residential Design Codes Clause	Replacement/Modification to Clause
5.3.1 Outdoor living area	C1.1 is replaced with the following: An outdoor living area to be provided: i. in accordance with Table B; ii. behind the street setback area;

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	iii. directly accessible from the primary living space of the dwelling; iv. with a minimum length and dimension of 4m; and v. with at least one-third of the required area without permanent roof cover.
5.3.2 Landscaping	C2.1 is replaced with the following: Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following: i. the street setback area developed without car parking, except for visitors' bays; ii. one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number; and iii. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development.
5.3.5 Vehicle access	C5.1 is replaced with the following: Where a road is a designated as a distributor road or higher, vehicle access shall be provided from a right-of-way or secondary street where available.
	C5.4 is replaced with the following: Driveways designed to allow for vehicles to enter the street in forward gear where: • the driveway serves five or more dwellings; • the distance from an on-site car parking space to the street is 30m or more; or • the street to which it connects is designated as a primary distributor or integrator arterial road.
5.3.7 Site works	C7.2 is replaced with the following: Retaining walls and fill within the site and behind the required street setback to comply with Table 4.

Building design

Residential Design Codes Clause	Replacement/Modification to Clause
5.4.3 Outbuildings	C3 is amended as follows: Outbuildings associated with a dwelling site are to: i. individually or collectively does not exceed 60m^2 in area of 10 percent in aggregate of the site area, whichever is the lesser;

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	ii. set back in accordance with 3.1i of Clause 5.1.3 lot boundary setbacks iii. does not exceed a wall height of 3.0m; iv. does not exceed a ridge height of 4.2m; v. not located within the primary street setback area; and vi. does not reduce the open space and outdoor living requirements in Table B. *Note: boundary walls to outbuildings which are less than 10m² and are less than 2.7m high do not contribute to the dimension of boundary walls under clause 5.1.3.*

Related Legislation

Planning and Development (Local Planning Schemes) Regulations 2015

Town Planning Scheme No. 24

Residential Design Codes Volume 1

Draft Development Approval Exemptions Policy

Document details

Relevant delegations	TP-D01		
Risk evaluation	low		
Strategic link	2.1 A Connected and Accessible City 5.2 Stakeholder Leadership 5.3 Optimised Performace		
Council adoption	[date]	**Resolution**	[item no.]
Next review due	[date]		
Reviewed/modified	[date]	**Resolution**	[item no.]
Revision details	[description]		

draft

Attachment_10.5.2.3.1.1 page 6

City of Bayswater

Residential Development Policy

Responsible Division	Community Services
Responsible Business Unit	Community Planning
Responsible Officer	Manager Community Planning
Affected Business Units	Regulatory Services
ECM Document Set ID	[ECM document set ID]

Purpose

To improve development outcomes and planning processes related to residential development within the City of Bayswater by amending, replacing and augmenting the deemed-to-comply requirements of the R-Codes.

This Local Planning Policy is prepared in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Clause 3.1 of the *Residential Design Codes Volume 1* (R-Codes).

Scope

1. This Policy applies to all land within the City of Bayswater subject to *Town Planning Scheme No. 24* (TPS24) where a dwelling is permitted.

2. This Policy amends and replaces selected provisions of the *Residential Design Codes* (R-Codes) and is to be read in conjunction with it. The R-Codes continue to apply in all instances except where provisions are varied by this policy.

3. This policy does not apply to:
    a. Land or buildings entered on the State Register of Heritage Places under the *Heritage Act 2018*; or
    b. Land or buildings the subject of an order under the *Heritage Act 2018* Part 4 or Part 11, Division 4; or
    c. Land or buildings included on the City of Bayswater Heritage List; or
    d. Land or buildings within an area designated under TPS 24 as a Heritage Area; or
    e. Land or buildings subject to a Heritage Agreement entered into under the *Heritage Act 2018*; or
    f. Development required to be referred by the Metropolitan Region Scheme Instrument of Delegation prior to determination; or

tracked changes

g. Land subject to the bushfire requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*; or
h. Development which includes the removal of trees.

4. This policy does not exempt any requirement for approval to be sought under other legislation (e.g. the *Building Act 2011*).

Objectives

1. To streamline residential development within the City of Bayswater by replacing and amending clauses of the R-Codes which will not have an adverse impact on the overall amenity of the locality or built form outcomes.

2. Provide clear local variations to the R-Codes to support residential development within the City of Bayswater.

3. Improve certainty and consistency in decision making for residential development by identifying locally appropriate planning standards.

Definitions

For the purpose of this policy, terms have the meaning given in the R-Codes.

Policy Statement

The following amends, replaces or augments the relevant clause of the *Residential Design Codes Volume 1 Part B.*

Context

Residential Design Codes Clause	Replacement/Modification to Clause
5.1.2 Street setback	C2.1iii is replaced with the following: any area of the building can protrude up to 50 percent into the street setback area, to a maximum of 50 percent of the lot frontage.

tracked changes

City of Bayswater

<table>
<tr><td>5.1.3 Lot boundary setbacks</td><td>~~C3.1i is replaced with the following:~~

~~• Buildings set back from lot boundaries in accordance with the table below; and~~
~~• the second storey of walls shall be setback in accordance with the table below for a maximum wall length of 14m (including any balconies). Where a portion of wall exceeds 14m in length, the wall is to contain a minimum 2m x 2m separation from the lot boundary.~~

<table><tr><th>~~Wall height~~
~~Rounded to nearest 0.1m~~</th><th>~~Minimum lot boundary setback~~</th></tr><tr><td>~~Up to 3.5m~~</td><td>~~1m~~</td></tr><tr><td>~~3.6m – 7.0m~~</td><td>~~1.5m~~</td></tr><tr><td>~~7.1m – 10.0m~~</td><td>~~3m~~</td></tr><tr><td>~~10.1m and above~~</td><td>~~3m~~</td></tr></table></td></tr>
<tr><td></td><td>~~C3.1ii is replaced with the following:~~

~~for carports, patios, verandahs or equivalent structures (with pillars or posts with a horizontal dimension of 450mm by 450mm, or less), the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*:~~
~~• is not more than 10m in length and 3.5m in building height;~~
~~• is located behind the primary street setback;~~
~~• has eaves, gutters and roofs set back at least 450mm from the lot boundary.~~</td></tr>
<tr><td></td><td>C3.2iii is replaced with the following:

in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to any number of site boundaries.</td></tr>
<tr><td>5.1.6 Building height</td><td>C6 is replaced with the following:

Buildings which comply with the following table for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7).

<table><tr><th rowspan="2">Building category</th><th rowspan="2">Maximum height of wall (m)</th><th colspan="2">Maximum total building height (m)</th></tr><tr><th>Gable, Skillion and concealed roof</th><th>Hipped and pitched roof</th></tr><tr><td>Category A</td><td>3.5</td><td>5</td><td>7</td></tr><tr><td>Category B</td><td>7.5</td><td>8.5</td><td>10.5</td></tr><tr><td>Category C</td><td>9</td><td>10</td><td>12</td></tr></table></td></tr>
</table>

Streetscape

tracked changes

City of Bayswater

Residential Design Codes Clause	Replacement/Modification to Clause
5.2.1 Setback of garages and carports	C1.2 is replaced with the following: Carports are permitted with a 1.5m primary street setback where: i. the width of the carport does not exceed 60 percent of the frontage; ii. the carport is open to all sides; and iii. the carport does not exceed 3.5m in building height.
5.2.2 Garage width	C2 is replaced with the following: A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street (refer Figure 8c). This may be increased up to 60 percent where an upper floor or balcony extends a minimum of 25 percent over the garage and the entrance to the dwelling is clearly visible from the primary street.
5.2.5 Sight lines	C5 is amended to include C5.1 and C5.2 with the following additional 'deemed-to-comply' requirements: C5.1 Development no higher than 0.75m above natural ground level within 1.5m of where: i. a driveway that intersects a street, right-of-way or communal street; and ii. two streets that intersect. C5.2 Notwithstanding C5.1, fencing within 1.5m of where a driveway meets a street is permitted subject to the following: i. solid walls to a maximum height of 0.75m above natural ground level ii. one support pier to a maximum height of 1.8m above natural ground level, with a maximum horizontal dimension of 400mm; and iii. Up to two fence panels (including a sliding or swinging gate) may be installed in this area, provided they use open-style infill which individually achieve a minimum 1:10 spacing ratio (e.g. 10mm picket with 100mm spacing between pickets).

Site planning and design

Residential Design Codes Clause	Replacement/Modification to Clause
~~5.3.1 Outdoor living area~~	~~C1.1 is replaced with the following:~~ ~~An outdoor living area to be provided:~~ ~~i. in accordance with Table B;~~ ~~ii. behind the street setback area;~~

tracked changes

	~~iii. directly accessible from the primary living space of the dwelling;~~ ~~iv. with a minimum length and dimension of 4m; and~~ ~~v. with at least one-third of the required area without permanent roof cover.~~
~~5.3.2 Landscaping~~	~~C2.1 is replaced with the following:~~ ~~Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following:~~ ~~i. the street setback area developed without car parking, except for visitors' bays;~~ ~~ii. one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number; and~~ ~~iii. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development.~~
5.3.5 Vehicle access	C5.1 is replaced with the following: Where a road is a designated as a distributor road or higher, vehicle access shall be provided from a right-of-way or secondary street where available.
	~~C5.4 is replaced with the following:~~ ~~Driveways designed to allow for vehicles to enter the street in forward gear where:~~ ~~• the driveway serves five or more dwellings;~~ ~~• the distance from an on-site car parking space to the street is 30m or more; or~~ ~~• the street to which it connects is designated as a primary distributor or integrator arterial road.~~
5.3.7 Site works	C7.2 is replaced with the following: Retaining walls and fill within the site and behind the required street setback to comply with Table 4.

Building design

Residential Design Codes Clause	Replacement/Modification to Clause
5.4.3 Outbuildings	C3 is amended as follows: Outbuildings associated with a dwelling site are to: i. individually or collectively does not exceed 60m^2 in area of 10 percent in aggregate of the site area, whichever is the lesser;

tracked changes

	ii. set back in accordance with 3.1i of Clause 5.1.3 lot boundary setbacks iii. does not exceed a wall height of 3.0m; iv. does not exceed a ridge height of 4.2m; v. not located within the primary street setback area; and vi. does not reduce the open space and outdoor living requirements in Table B. *Note: boundary walls to outbuildings which are less than 10m² and are less than 2.7m high do not contribute to the dimension of boundary walls under clause 5.1.3.*

Related Legislation

Planning and Development (Local Planning Schemes) Regulations 2015

Town Planning Scheme No. 24

Residential Design Codes Volume 1

Development Approval Exemptions Local Planning Policy

Document details

Relevant delegations	TP-D01		
Risk evaluation	low		
Strategic link	2.1 A Connected and Accessible City 5.2 Stakeholder Leadership 5.3 Optimised Performance		
Council adoption	[date]	**Resolution**	[item no.]
Next review due	[date]		
Reviewed/modified	[date]	**Resolution**	[item no.]
Revision details	[description]		

tracked changes

OFFICIAL

City of Bayswater

Residential Development Policy

Responsible Division	Community Services
Responsible Business Unit	Community Planning
Responsible Officer	Manager Community Planning
Affected Business Units	Regulatory Services
ECM Document Set ID	[ECM document set ID]

Purpose

To improve development outcomes and planning processes related to residential development within the City of Bayswater by amending, replacing and augmenting the deemed-to-comply requirements of the R-Codes.

This Local Planning Policy is prepared in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Clause 3.1 of the *Residential Design Codes Volume 1* (R-Codes).

Scope

1. This Policy applies to all land within the City of Bayswater subject to *Town Planning Scheme No. 24* (TPS24) where a dwelling is permitted.

2. This Policy amends and replaces selected provisions of the *Residential Design Codes* (R-Codes) and is to be read in conjunction with it. The R-Codes continue to apply in all instances except where provisions are varied by this policy.

3. This policy does not apply to:
    a. Land or buildings entered on the State Register of Heritage Places under the *Heritage Act 2018*; or
    b. Land or buildings the subject of an order under the *Heritage Act 2018* Part 4 or Part 11, Division 4; or
    c. Land or buildings included on the City of Bayswater Heritage List; or
    d. Land or buildings within an area designated under TPS 24 as a Heritage Area; or
    e. Land or buildings subject to a Heritage Agreement entered into under the *Heritage Act 2018*; or
    f. Development required to be referred by the Metropolitan Region Scheme Instrument of Delegation prior to determination; or

g. Land subject to the bushfire requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*; or
h. Development which includes the removal of trees.

4. This policy does not exempt any requirement for approval to be sought under other legislation (e.g. the *Building Act 2011*).

Objectives

1. To streamline residential development within the City of Bayswater by replacing and amending clauses of the R-Codes which will not have an adverse impact on the overall amenity of the locality or built form outcomes.

2. Provide clear local variations to the R-Codes to support residential development within the City of Bayswater.

3. Improve certainty and consistency in decision making for residential development by identifying locally appropriate planning standards.

Definitions

For the purpose of this policy, terms have the meaning given in the R-Codes.

Policy Statement

The following amends, replaces or augments the relevant clause of the *Residential Design Codes Volume 1 Part B.*

Context

Residential Design Codes Clause	Replacement/Modification to Clause
5.1.2 Street setback	C2.1iii is replaced with the following: any area of the building can protrude up to 50 percent into the street setback area, to a maximum of 50 percent of the lot frontage.
5.1.3 Lot boundary setbacks	C3.2iii is replaced with the following: in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to any number of site boundaries.
5.1.6 Building height	C6 is replaced with the following: Buildings which comply with the following table for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7).

		Building category	**Maximum height of wall (m)**	**Maximum total building height (m)**	
				Gable, Skillion and concealed roof	**Hipped and pitched roof**
		Category A	3.5	5	7
		Category B	7.5	8.5	10.5
		Category C	9	10	12

Streetscape

Residential Design Codes Clause	**Replacement/Modification to Clause**
5.2.1 Setback of garages and carports	C1.2 is replaced with the following: Carports are permitted with a 1.5m primary street setback where: i. the width of the carport does not exceed 60 percent of the frontage; ii. the carport is open to all sides; and iii. the carport does not exceed 3.5m in building height.
5.2.2 Garage width	C2 is replaced with the following: A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street (refer Figure 8c). This may be increased up to 60 percent where an upper floor or balcony extends a minimum of 25 percent over the garage and the entrance to the dwelling is clearly visible from the primary street.
5.2.5 Sight lines	C5 is amended to include C5.1 and C5.2 with the following additional 'deemed-to-comply' requirements: C5.1 Development no higher than 0.75m above natural ground level within 1.5m of where: i. a driveway that intersects a street, right-of-way or communal street; and ii. two streets that intersect. C5.2 Notwithstanding C5.1, fencing within 1.5m of where a driveway meets a street is permitted subject to the following: i. solid walls to a maximum height of 0.75m above natural ground level ii. one support pier to a maximum height of 1.8m above natural ground level, with a maximum horizontal dimension of 400mm; and iii. Up to two fence panels (including a sliding or swinging gate) may be installed in this area, provided they use open-style infill which individually achieve a minimum 1:10 spacing ratio (e.g. 10mm picket with 100mm spacing between pickets).

Site planning and design

Residential Design Codes Clause	Replacement/Modification to Clause
5.3.5 Vehicle access	C5.1 is replaced with the following: Where a road is a designated as a distributor road or higher, vehicle access shall be provided from a right-of-way or secondary street where available.
5.3.7 Site works	C7.2 is replaced with the following: Retaining walls and fill within the site and behind the required street setback to comply with Table 4.

Building design

Residential Design Codes Clause	Replacement/Modification to Clause
5.4.3 Outbuildings	C3 is amended as follows: Outbuildings associated with a dwelling site are to: i. individually or collectively does not exceed 60m^2 in area of 10 percent in aggregate of the site area, whichever is the lesser; ii. set back in accordance with 3.1i of Clause 5.1.3 lot boundary setbacks iii. does not exceed a wall height of 3.0m; iv. does not exceed a ridge height of 4.2m; v. not located within the primary street setback area; and vi. does not reduce the open space and outdoor living requirements in Table B. *Note: boundary walls to outbuildings which are less than 10m^2 and are less than 2.7m high do not contribute to the dimension of boundary walls under clause 5.1.3.*

Related Legislation

Planning and Development (Local Planning Schemes) Regulations 2015

Town Planning Scheme No. 24

Residential Design Codes Volume 1

Development Approval Exemptions Local Planning Policy

Document details

City of Bayswater

Relevant delegations	TP-D01		
Risk evaluation	low		
Strategic link	2.1 A Connected and Accessible City 5.2 Stakeholder Leadership 5.3 Optimised Performance		
Council adoption	[date]	**Resolution**	[item no.]
Next review due	[date]		
Reviewed/modified	[date]	**Resolution**	[item no.]
Revision details	[description]		

final

The provisions below do not require WAPC approval to be retained:

Current Provision	Proposed Provision	Rationale
Clause 5.1.2 Street setback		
C2.1iii. reduced by up to 50 per cent provided that the area of any building, including a garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the street setback line and a line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c).	Replace C2.1iii. as follows: any area of the building can protrude up to 50 percent into the street setback area, to a maximum of 50 percent of the lot frontage.	The modification to the clause removes the needs for average setback calculations, which have the potential to have inconsistent results, particularly where lots are an irregular shape. A building protruding forward to half the required setback (e.g. 3m where 6m is DTC) is considered to reduce bulk to the street regardless of the setback of the remaining portion of the building.
Clause 5.1.3 Lot boundary setback		
C3.2iii in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries.	Replace C3.2iii as follows: in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to any number of site boundaries.	In practice to 'any number' of boundaries' would relate to one additional boundary than the current clause permits, as no boundary wall is permitted to the street boundary. For angled lots or lots with multiple boundaries, boundary walls may result in more effective use of space on site and restricting the number could have an impact on a dwellings functionality. The addition of boundary walls will not impact any single adjoining property as the walls will be to separate boundaries. Open space and OLA requirements remain as per the DTC, so additional boundary walls will not reduce space or increase bulk on the site.
Clause 5.1.6 Building height		
C6 Buildings which comply with Table 3 for category B area buildings, except where stated otherwise in the	Replace C6 as follows: Buildings which comply with the following table for category B area buildings, except where stated otherwise in the	The increase by 0.5m to the building height limits will allow for character retention with new dwellings and or additions more likely to achieve the roof pitch

Current Provision	Proposed Provision	Rationale
scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7).	scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7). **Building category** / **Maximum height of wall (m)** / **Maximum total building height (m)**: Gable, Skillion and concealed roof / Hipped and pitched roof Category A: 3.5 / 5 / 7 Category B: 7.5 / 8.5 / 10.5 Category C: 9 / 10 / 12	heights and allow for smaller lots to have greater floor to ceiling heights. The additional heights are considered to be negligible and have little impact on the existing and desired heights and streetscapes within the City. It should be noted that any existing City policies which have building height restricts will take precedence over this policy.
Clause 5.2.1 Setback of garages and carports		
C1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table B where: i. the width of the carport does not exceed 60 per cent of the frontage; ii. the construction allows an unobstructed view between the dwelling and the street, right-of way or equivalent; and iii. the carport roof pitch, colours and materials are compatible with the dwelling.	Replace C1.2 as follows: Carports are permitted with a 1.5m primary street setback where: i. the width of the carport does not exceed 60 percent of the frontage; ii. the carport is open to all sides; and iii. the carport does not exceed 3.5m in building height.	The reduction in the setback of a carport to the street is considered appropriate without significantly compromising the appearance of the streetscape as carports are open structures. Given the structures are open, it is not considered detrimental that the structure is compatible with the existing dwelling, particularly when considering roof pitch. The height will ensure that carports are of a sufficient height for larger vehicles, without seeing carports dominating the visual appearance of the respective dwelling.
Clause 5.2.2 Garage width		
C2 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street (refer Figure 8c). This may be increased up to	Replace C2 as follows: A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 percent of the frontage at the setback line as viewed from the street (refer Figure 8c). This may be increased up to	It is considered that any portion of an upper floor extending over a garage below assists in mitigating bulk as viewed from the street. Having 25 percent of the garage width ensures that the extension of the upper floor has depth and will provide for articulation to the street.

Current Provision	Proposed Provision	Rationale
60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street.	60 percent where an upper floor or balcony extends a minimum of 25 percent over the garage and the entrance to the dwelling is clearly visible from the primary street.	
Clause 5.2.5 Sight lines		
C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect. (refer Figure 9a)	Amend C5 as follows to include an additional deemed-to-comply requirement: C5.1 Development no higher than 0.75m above natural ground level within 1.5m of where: i. a driveway that intersects a street, right-of-way or communal street; and ii. two streets that intersect. C5.2 Notwithstanding C5.1, fencing within 1.5m of where a driveway meets a street is permitted subject to the following: i. solid walls to a maximum of 0.75m above natural ground level; ii. one support pier to a maximum height of 1.8m above natural ground level, with a maximum horizontal dimension of 400mm; and iii. up to two fencing panels (inclusive of a sliding or swinging gate) may be installed in this area, provided they use open style infill which individually	The inclusion of above natural ground level will result in the height of the wall being more relative to the existing site levels for individual development sites and will improve visual sight lines. The pier width of 400mm is considered to allow for adequate sight lines provided the infill fencing adjoining the pier and within the 1.5m truncation area is open style and the solid portion of fence does not exceed 0.75m high.

Current Provision	Proposed Provision	Rationale
	achieve a minimum 1:10 spacing ratio (e.g. 10mm picket with 100mm spacing between pickets).	
Clause 5.3.5 Vehicle access		
C5.1 Access to on-site car parking spaces to be provided: • where available, from a communal street or right-of-way available for lawful use to access the relevant site and which is adequately paved and drained from the property boundary to a constructed street; or • from a secondary street where no right-of-way or communal street exists; or • from the primary street frontage where no secondary street, right-of way, or communal street exists.	Replace C5.1 with the following: Where a road is a designated as a distributor road or higher, vehicle access shall be provided from a right-of-way or secondary street where available.	Vehicle access being from the same street as the front door to a dwelling (where there are dual frontages), is considered appropriate expect where the road is a distributor road or higher. At present, where a lot has two frontages, vehicle access (car parking areas) are to be located on the opposite frontage to the primary entry of the dwelling, with no engineering or traffic requirements for this to occur. This can lead to confusion for visitors to a site and alter a dwellings design, layout and functionality.
Clause 5.3.7 Site works		
C7.2 Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4.	Replace C7.2 as follows: Retaining walls and fill within the site and behind the required street setback to comply with Table 4.	The removal of excavation in the deemed-to-comply requirement is considered to have little impact on adjoining properties from a planning assessment perspective, particularly as retaining walls will still be considered. Excessive excavation would require appropriate measures to ensure impacts to neighbouring properties is mitigated through the building process.
Clause 5.4.3 Outbuildings		
C3 Outbuildings associated with a dwelling site address either: i. the standards for small outbuildings (A. Small outbuilding); or ii. the standards for large and multiple	Amend C3 as follows: Outbuildings associated with a dwelling site are to: i. individually or collectively does not exceed 60m^2 in area of 10 percent in	The outbuildings requirements have changed over time with the focus on smaller outbuilding being exempt from planning approval. The removal of the 'small' and 'large' outbuilding provisions and

Current Provision	Proposed Provision	Rationale
outbuildings (B. Large and multiple outbuildings)  A. Small outbuilding OR B. Large and multiple outbuildings	aggregate of the site area, whichever is the lesser; ii. set back in accordance with 3.1i of Clause 5.1.3 lot boundary setbacks iii. does not exceed a wall height of 3.0m; iv. does not exceed a ridge height of 4.2m; v. not located within the primary street setback area; and vi. does not reduce the open space and outdoor living requirements in Table B. *Note: boundary walls to outbuildings which are less than 10m^2 and are less than 2.7m high do not contribute to the dimension of boundary walls under clause 5.1.3.*	reverting to one provision for all outbuildings will not result in additional requirements for small scale outbuildings as they can be incorporated into the overall requirement. The 3.0m wall height, and the overall height (ridge to 4.2m) will allow for more residents to have outbuildings which do not require development approval. The 3m wall height is consistent with the heights for boundary wall and lot boundary setback wall height and is of a height which will allow for sufficient clearances for multiple uses in the space.

Following consultation, the above can be considered by Council and be operational.

The provisions below will require consent from the WAPC prior to implementation, and are therefore recommended to be removed from the draft Local Planning Policy:

<table>
<tr><th>Current Provision</th><th>Proposed Provision</th><th>Rationale</th></tr>
<tr><td colspan="3">Clause 5.1.3 Lot boundary setback</td></tr>
<tr><td>C3.1i.
buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4)</td><td>C3.1i is replaced with the following:
Buildings set back from lot boundaries in accordance with the table below; and
the second storey of walls shall be setback in accordance with the table below for a maximum wall length of 14m (including any balconies). Where a portion of wall exceeds 14m in length, the wall is to contain a minimum 2m x 2m separation from the lot boundary.
<table><tr><th>Wall height
Rounded to nearest 0.1m</th><th>Minimum lot boundary setback</th></tr><tr><td>Up to 3.5m</td><td>1m</td></tr><tr><td>3.6m – 7.0m</td><td>1.5m</td></tr><tr><td>7.1m – 10.0m</td><td>3m</td></tr><tr><td>10.1m and above</td><td>3m</td></tr></table></td><td>The existing setbacks specified in Tables 2a and 2b results in discrepancies in assessments, within the City and across the local governments.

Aligning setback assessments (the proposed provision) to be as per Part C creates less ambiguity and ease of assessment for officers and developers and the public.</td></tr>
<tr><td>C3.1ii.
for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*:
is not more than 10m in length and 2.7m in height;
is located behind the primary street setback; and
has eaves, gutters and roofs set back at least 450mm from the lot boundary.</td><td>C3.1ii is replaced with the following:
for carports, patios, verandahs or equivalent structures (with pillars or posts with a horizontal dimension of 450mm by 450mm, or less), the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*:
is not more than 10m in length and 3.5m in building height;
is located behind the primary street setback; and
has eaves, gutters and roofs set back at least 450mm from the lot boundary.</td><td>The 3.5m height is consistent with the lot boundary setback requirements, with these open structures having less of an impact on the adjoining property being open. The 3.5m incorporates the overall height (ie to a pitch and concealed roof).</td></tr>
<tr><td colspan="3">Clause 5.3.1 Outdoor living area</td></tr>
<tr><td>C1.1
An outdoor living area to be provided:</td><td>Replace C1.1 as follows:
An outdoor living area to be provided:</td><td>With open space provisions in place, an additional portion of a covered outdoor living area</td></tr>
</table>

Current Provision	Proposed Provision	Rationale
i. in accordance with Table B; ii. behind the street setback area; iii. directly accessible from the primary living space of the dwelling; iv. with a minimum length and dimension of 4m; and v. with at least two-thirds of the required area without permanent roof cover.	i. in accordance with Table B; ii. behind the street setback area; iii. directly accessible from the primary living space of the dwelling; iv. with a minimum length and dimension of 4m; and v. with at least one-third of the required area without permanent roof cover.	(OLA) will not have a significant impact on open areas around the development site. An increase covered OLA will provide for additional area within a site for occupants to recreate year-round during the varying weather condition.
Clause 5.3.2 Landscaping		
C2.1 Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following: i. the street setback area developed without car parking, except for visitors' bays; ii. pedestrian access providing wheelchair accessibility connecting entries to all ground floor buildings with the public footpath and car parking areas; iii. one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number; iv. lighting to pathways, and communal open space and car parking areas; v. bin storage areas conveniently located and screened from view;	C2.1 is replaced with the following: Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following: i. the street setback area developed without car parking, except for visitors' bays; ii. one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number; and iii. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development.	The existing landscaping clause includes a number of provisions which are not relevant to providing landscaping on site. The modification to the clause removes the elements which do not relate to landscaping and therefore simplifies the requirements and makes the provision more legible and applicable.

Current Provision	Proposed Provision	Rationale
vi. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development; vii. adequate sightlines for pedestrians and vehicles; viii. clear line of sight between areas designated as communal open space and at least two habitable room windows; and ix. clothes drying areas which are secure and screened from view.		
Clause 5.3.5 Vehicle access		
C5.4 Driveways designed for two-way access to allow for vehicles to enter the street in forward gear where: • the driveway serves five or more dwellings; • the distance from an on-site car parking space to the street is 15m or more; or • the street to which it connects is designated as a primary distributor or integrator arterial road.	Replace C5.4 as follows: Driveways designed to allow for vehicles to enter the street in forward gear where: • the driveway serves five or more dwellings; • the distance from an on-site car parking space to the street is 30m or more; or • the street to which it connects is designated as a primary distributor or integrator arterial road.	The modification relates to the reversing distance a vehicle is permitted to make, increasing this from 15m to 30m. This change is consistent with Part C of the R-Codes and as such considered to be appropriate and provide for a consistent approach. Previous discussions with the Department of Planning Lands and Heritage, note that the change should occur in the next revision of the R-Codes.

Summary of Submissions

No.	Support / Object	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
1	Support	I reside/own a residential property in the City of Bayswater	Density should be increased further. Changes to set back to outbuildings is good, however more can be done to increase density	Noted. The draft policy is not an appropriate mechanism for increasing density. Changes to density can be considered as part of the Local Planning Scheme review.
2	Support	I reside/own a residential property in the City of Bayswater	No comment.	Noted.
3	Support	I reside/own a residential property in the City of Bayswater	No comment.	Noted.
4	Support	I reside/own a residential property in the City of Bayswater	The proposed draft attempts to address ambiguities and unnecessary complications in the existing policy. I think it does this fairly well.	Noted.
			Clause 5.1.2 Street setback: • This is a good variation and allows better house design without the detrimental effect of C2.1iii in requiring equal compensation into the S2 area	Noted.
			Clause 5.1.3 Lot boundary setbacks: • Agree with modification to C3.1i as existing is to complex. • Agree with modifications to C3.1ii as the pillar size and heights would have allowed development of carport to be extension from main dwelling roof rather than a new stand alone structure	Noted.
			Clause 5.1.6 Building height: • Agreed. Increasing roof height by 0.5m will allow for better drainage from the roof and allow better roof space for access to roof services.	Noted.
			Clause 5.2.1 Setback of garages and carports: • Agreed. Modifications to reduce ambiguity, in particular to C1.2iii where the current requirement is vague and open to interpretation.	Noted.
			Clause 5.2.2 Garage width • Agreed. The inclusion of specifying the minimum 25 percent extension of upper floor provides specific clarity.	Noted.
			Clause 5.2.5 Sight lines:	Noted.

No.	Support / Object	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
			• Agreed. Modification to include C5.2 provides clear guidelines for fences to the street boundary that are not at intersections.	
			Clause 5.3.1 Outdoor living area (OLA): • Agreed, particularly the modification of only one-third of the required OLA being without permanent roof cover.	Noted.
			Clause 5.3.2 Landscaping • Disagree with removal of existing C2.1ii which relates to wheelchair access and 2.1iv which relates to lighting. • Agree with remaining changes.	Noted. The subject provisions are not considered to be an appropriate consideration for “landscaping” and add unnecessary complexity to the assessment of landscaping as part of low density residential development. Compliance with accessibility related Australian Standards is also captured as part of the dwelling’s demonstrated compliance with the National Construction Code for it’s Building Permit. Notwithstanding, this provision is recommended to be removed from the draft policy.
			Clause 5.3.5 Vehicle access • Agreed. • C5.1 removes ambiguity. • C5.4 30m distance to reverse results in wider driveways to accommodate for 2 way access. Larger blocks often have on site parking >15m from street	Noted.
			Clause 5.3.7 Site works: • Agree with removal of 'excavation' from standards.	Noted.
			Clause 5.4.3 Outbuilding: • Agree with combining and condensing the two tables.	Noted.
5	Support	I reside/own a residential property in the City of Bayswater	No comment.	Noted.
6	Support	I reside/own a residential property in the City of Bayswater	No comment.	Noted.
7	Support	I reside/own a residential property in the City of Bayswater	No comment.	Noted.

No.	Support / Object	Interest in the Proposal	Summary of Submission	City of Bayswater Comments
8	Support	I reside/own a residential property in the City of Bayswater	No comment.	Noted.
9	Support	I reside/own a residential property in the City of Bayswater	No comment.	Noted.
10	Support	I reside/own a residential property in the City of Bayswater	Particularly support the requirement for more tree cover in larger developments.	Noted. Tree cover is a provision of the R-Codes.

ADOPTION BY EXCEPTION

That the recommendations relating to items: 10.1.4, 10.2.2, 10.2.3, 10.3.1, 10.5.1.1, 10.5.1.2, 10.5.1.3, 10.5.1.4, 10.5.1.5, 10.5.1.6, 10.5.1.7, 10.5.1.8, 10.5.2.1.1, 10.5.2.2.2 and 10.5.2.2.4 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 Nat Latter Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

11 Motions of Which Previous Notice Has Been Given

Nil.

12 Questions From Members Without Notice

12.1 Responses to Questions From Members Without Notice

No questions were taken on notice.

12.2 Question From Members Without Notice

Cr Cale Black

Question 1

Could I please get an update on the progress of the heritage officer position for the City?

Response 1

Ryan Hall, Director Community Services advised that the Manager of Community Planning and himself met with the Maylands Historical Society and the Bayswater Historical Society which was positive and productive. The groups' needs were clarified to inform the development of a position description and recruitment requirements, with a further meeting scheduled for the following week.

Question 2

Can I just get an update on the Robert Street traffic treatment project? I understand it was due for completion soon.

Response 2

Luke Botica, Director Infrastructure and Assets advised that it is close to completion however he will issue a memorandum to Elected Members with an update.

13 New Business Of An Urgent Nature

Nil.

14 Meeting Closed To The Public

PROCEDURAL MOTION

That:

1. **In accordance with the *Local Government Act 1995,* the meeting is to be closed to the public to ensure confidentiality for the following matter as the information contained in the report and subsequent discussion details information or may discuss information so prescribed:**
   - **(a) Item 14.1.1 – Chief Executive Officer Review Panel - 24 August 2026 - Chief Executive Officer Performance Review 2025/26 as the information contained in the report relates to the recruitment or employment of the CEO or senior employee including a review of performance under section 5.38 of the *Local Government Act 1995.* This information requires the meeting to be closed under section 5.23(2)(d)(ii) of the *Local Government Act 1995.***
2. **Following discussion and decision being made on the item detailed in Part 1 above, the meeting will be reopened to the public.**

Cr Nat Latter Moved, Cr Cale Black Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

At 8:20pm, the meeting closed to the public and the live-streaming suspended.

The Presiding Member, Mayor Filomena Piffaretti also asked City officers to withdraw from the chamber for this item, excepting the minute-taker and the Chief Executive Officer.

14.1 Matters for Which the Meeting May be Closed

14.1.1 Chief Executive Officer Review Panel - 24 August 2026 - Chief Executive Officer Performance Review 2025/26

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	***ABSOLUTE MAJORITY REQUIRED***
Officer Declaration:	*The Chief Executive Officer has declared a financial interest in relation to this item as the report relates to their performance and remuneration.* *The A/Manager Governance and Strategy, who drafted this report, declared an impartial interest in the item as they have an employment relationship with the Chief Executive Officer, reporting directly to that position.*

JEREMY EDWARDS, CHIEF EXECUTIVE OFFICER DECLARED A FINANCIAL INTEREST

In accordance with section 5.60A of the Local Government Act 1995, Jeremy Edwards, Chief Executive Officer declared a financial interest in this item as the report relates to their performance and remuneration.

At 8:21pm, Jeremy Edwards, Chief Executive Officer, withdrew from the Council Chambers.

This item is confidential in accordance with Section 5.23(2)(d)(ii) of the *Local Government Act 1995,* which requires the meeting to be closed to the public for business relating to:

(d) A matter relating to the recruitment or employment of the CEO or a senior employee, including the following -

(ii) a review of performance under section 5.38;

OFFICER'S RECOMMENDATION

That the officer's recommendation in the “Confidential Report” be adopted.

COUNCIL RESOLUTION
(PANEL RECOMMENDATION)

That Council:

1. **Receives the Chief Executive Officer's 2025/26 Performance Report (Confidential Attachment 1).**
2. **Endorses the Performance Appraisal Report prepared by the independent consultant (Confidential Attachment 2).**

ABSOLUTE MAJORITY REQUIRED

3. **Confirms that the Chief Executive Officer has met the required level of performance for the period 1 July 2025 to 30 June 2026.**

ABSOLUTE MAJORITY REQUIRED

4. **Endorses the Chief Executive Officer's Total Reward Package 2026/27 to commence from 1 July 2026 as follows:**
   - **(a) Option A – As detailed in Confidential Attachment 3.**

5. **Adopts the Chief Executive Officer's 2026/27 Performance Criteria as amended by the Panel (in agreement with the Chief Executive Officer), in new Confidential Attachment 4 (to be circulated and confirmed by the Panel prior being presented to Council) and included in the Confidential Minutes for the meeting.**
6. **Requests the Chief Executive Officer publish the adopted 2026/27 Performance Criteria on the City's website in accordance with the City's *CEO Performance Review Policy*.**
7. **Notes that the CEO Review Panel recommendation to the Council, including the report and attachments, have been kept confidential.**
8. **Makes the final resolution of the Council available in the public minutes but keeps the report and attachments confidential.**

Mayor Filomena Piffaretti Moved, Cr Elli Petersen-Pik - Deputy Mayor Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

At 8:24pm, the Presiding Member, Mayor Filomena Piffaretti invited Jeremy Edwards, Chief Executive Officer back into the Council Chambers.

MOTION

As Council has concluded its deliberations on the confidential information on item 14.1.1, that the meeting be reopened to the public.

Cr Steven Ostaszewskyj Moved, Cr Nat Latter Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

At 8:32pm, the meeting reopened to the public and the live-streaming resumed.

14.2 Public Reading of Resolutions that May be Made Public

Mayor Filomena Piffaretti read out that the Council has adopted the CEO Review Panel recommendation in relation to the CEO's performance review and that the final resolution of the Council will be available in the public minutes, but the report and attachment will be kept confidential. The new Performance Criteria set for the CEO for 2026/27 will be published on the City's website.

15 Closure

There being no further business to discuss, the Presiding Member, Mayor Filomena Piffaretti, declared the meeting closed at 8:33pm.