

Supplementary Information

Ordinary Council Meeting

Tuesday 22 September 2026

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Addendum - Item 10.1.2 - Market Engagement Development Opportunity - 92 Railway ParadeADDITIONAL 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, with changes shown in red text:

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.**

Addendum - Item 10.1.3 - Partial Disposal Of Lot 2, No. 60 Embleton Avenue, Embleton (Wotton Reserve)ADDITIONAL INFORMATION

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 shown in red text:

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.

Addendum - Item 10.1.4 - Community PartnershipsADDITIONAL 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.

Addendum - Item 10.1.3 - Partial Disposal Of Lot 2, No. 60 Embleton Avenue, Embleton (Wotton Reserve)ADDITIONAL INFORMATION

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 was 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.

Addendum - Item 10.5.2.2.1 Policy Review: Street VergesADDITIONAL INFORMATION

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.