City of
Bayswater

Minutes

Ordinary Council Meeting

26 May 2026

By signing these minutes I certify that they were confirmed at the Ordinary Council Meeting held on Tuesday, 23 June 2026 by resolution of Council

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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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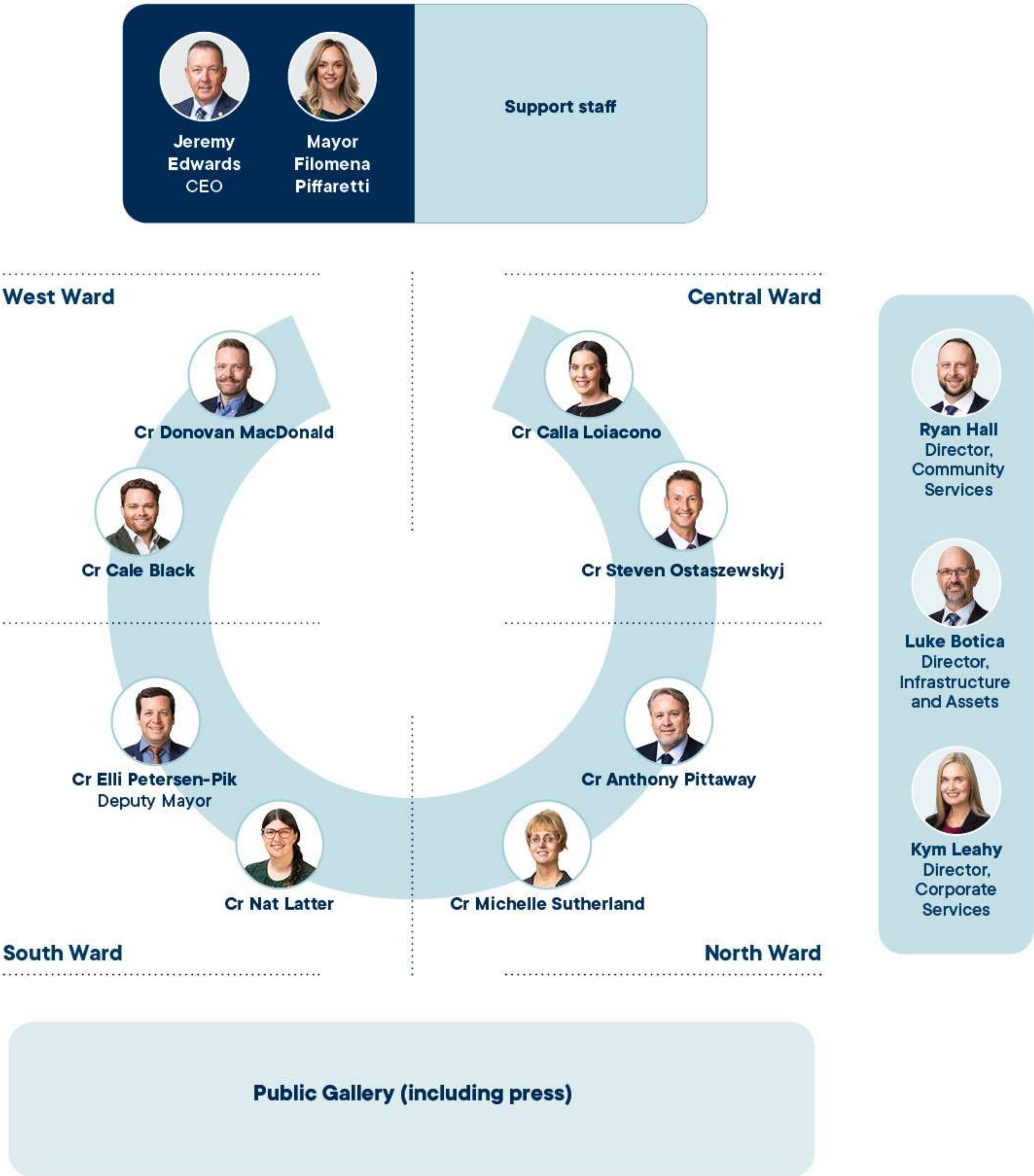
City of
Bayswater

Council Chambers Seating Plan



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.

AGENDA

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 26 May 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 recognised the passing of former Shire of Bayswater President Mr Neville Davis and extended condolences to Mr Davis's family on behalf of the City of Bayswater Elected Members and staff.

4 Attendance

Members

Mayor Filomena Piffaretti (Presiding Member)

South Ward

Cr Elli Petersen-Pik - Deputy Mayor
Cr Nat Latter

Central Ward

Cr Calla Loiacono

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
Kym Leahy	Director Corporate Services
Amanda Albrecht	Manager Governance and Strategy
Rebecca McKrill	Governance Advisor
Stuart Monks	Manager Financial Services
Bianca Sandri	Executive Manager Strategic Projects

Observers

Public - 20

4.1 Apologies

Cr Steven Ostaszewskyj

4.2 Approved Leave of Absence

Councillor	Date of Leave	Authority
Cr Cale Black	15 April 2026 to 14 October 2026	S2.25(5B) of the *Local Government Act 1995*

4.3 Applications for Leave of Absence

COUNCIL RESOLUTION

That Leave of Absence be granted as follows:

1. **Cr Steven Ostaszewskyj from 22 June 2026 to 19 July 2026 inclusive;**
2. **Cr Michelle Sutherland from 28 May 2026 to 31 May 2026 inclusive and from 28 June 2026 to 19 July 2026 inclusive.**

Cr Calla Loiacono Moved, Cr Elli Petersen-Pik - Deputy Mayor Seconded

CARRIED UNANIMOUSLY: 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 Donovan MacDonald	10.5.1.1	Impartial	I own a restaurant however this report does not have any impact on me, it is spread across all businesses in the City.
Cr Cale Black	10.4.1	Impartial	I previously gave a deputation on this matter at the Council meeting of 28 August 2025, prior to my election as a Councillor. In addition, I am a member of the Bedford Bowling Club.
Cr Cale Black	10.4.2	Impartial	My employer has a financial interest with a client who may have an association with the applicant.

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

Matt Duxbury, Bayswater
Proposed signalisation at Stone Street, Frinton Street and Garratt Road

Question 2

One of the responses came back noting that Stone Street is classified as a local distributor, as shown in planning documents, and that Queen Street holds the same classification. However, current traffic volumes on Stone Street are under 3,000 vehicles per day, which aligns more closely with an access road than a local distributor. Local distributor roads are not intended to carry through traffic from further afield. Despite this, previous minutes approving this item indicated that traffic from the Peninsula uses this route.

Why is a residential street functioning as a through route when alternative options, such as Great Eastern Highway and Guildford Road, are available?

Response 2

Luke Botica, Director Infrastructure and Assets noted that City is not necessarily encouraging through traffic, but that the road network provides permeability, allowing vehicles to travel through the area.

The intent of the project is to improve how traffic associated with the Maylands Peninsula precinct enters and exits the area via Garratt Road, rather than encouraging through traffic on residential streets. Should the traffic signals be installed at the intersection, they can be configured to manage traffic movements in a way that discourages non-local traffic. This can be achieved by limiting the green time allocated to movements associated with through traffic, thereby introducing delays that make these routes less attractive compared to higher order roads such as Guildford Road and Great Eastern Highway.

Harvey Tonkin, Noranda
Bayswater Waves Tile Cleaning

Question 2

At the 24 March 2026 Ordinary Council Meeting, I asked a question in relation to Wi-Fi at Bayswater Waves and I received a response, however it was not satisfactory. I subsequently sent a follow-up question via email to mail@bayswater.wa.gov.au on Thursday, 23 April, which has not yet received a response.

Response 2

The Chief Executive Officer confirmed that the City is currently working to reinstate guest Wi-Fi within the Council Chambers and understands the importance of being able to access Wi-Fi in this space, particularly to allow patrons to view agendas and other meeting materials.

In relation to Bayswater Waves, the City does not provide free public Wi-Fi in the aquatic areas. This approach supports the “Watch Around Water” initiative, which promotes active, distraction-free supervision of children and reinforces a strong safety-first environment within the facility.

6.2 Public Question Time

Public Question Time commenced at 7:15 pm.

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

Name: Matthew Morgan, Bayswater
Subject: Item 10.3.2 Petition – Prevention of Non-Local Traffic through Bayswater Roads

Question 1

The City of Bayswater publicly suppressed consultant reports regarding increased rat-running through Stone st, Percy st, Queen st and Traylen rd. Until a Freedom of Information request forced its release. The letter distribution also did not reach the intended participants. Accordingly, community misconceptions have been festering. Can the City of Bayswater confirm it has no intention re-naming the streets of Stone Street, Percy Street, Queen Street and Traylen Road to the "Guildford-Garratt Road Bypass Hwy"?

Response 1

The City has not withheld any consultant reports relating to increased traffic volumes on Stone Street, Percy Street, Queen Street and Traylen Road. A technical report prepared by an external consultant was released following the necessary permissions being obtained from the authoring party. The City rejects any suggestion that information has been intentionally withheld.

The City engaged Australia Post to distribute more than 3,000 copies of a second letter to residents and extended the community engagement period to support participation. The City is not aware of any widespread issues with the distribution of this correspondence.

The City confirms that there is no proposal or intention to rename Stone Street, Percy Street, Queen Street or Traylen Road.

Question 2

At the 28 April 2026 meeting, City of Bayswater conceded that they are not complying with motion 1 of the 2025 AGM to include restricted movement traffic calming as an option for Traylen Road in the community engagement survey. Why does the City of Bayswater brazenly not comply with its own motions that it passes at their AGM meetings?

Response 2

The City is complying with the motions adopted by Council following the 2025 Annual General Meeting of Electors.

Motion 1 states that Council:

1. Does not install a treatment at Traylen Road like those proposed for Williamson Street and Milne Street at this time; and
2. Includes the suggested treatment as a comment in the community engagement process for the signalising of the Garratt Road and Stone Street intersection.

The City has implemented this motion as resolved by Council.

Question 3

Some drivers have been illegally driving from Stone Street and driving straight through to Frinton Street. These car drivers are rat-running through Stone Street and should be using Guilford and Garratt Road to access this street. Why is the council condoning this rat-running behaviour by recommending opening up this street in all directions instead of closing off the street by installing a cul-de-sac?

Response 3

The City does not condone illegal driving behaviour and expects all road users to comply with applicable traffic laws.

Based on traffic counts conducted along Stone Street and Traylen Road, traffic volumes on both roads are consistent with their current road hierarchy classification.

The proposed intersection modification is intended to improve access and safety for local traffic entering and exiting Garratt Road from the Maylands Peninsula precinct.

A full or partial road closure, such as a cul-de-sac, would redirect traffic onto other residential streets within the precinct, potentially resulting in unintended impacts on the broader local road network.

Name: Nana Maeshinjo, Bayswater
Subject: Item 10.3.2 Petition – Prevention of Non-Local Traffic through Bayswater Roads

Question 1

Guildford Road is in desperate need of a pedestrian crossing. Darby Street provides access to MPPS, Meltham train station and cafes; it statically it has vehicle crash clusters but has line of sight for a traffic signal, with a slip road for residential traffic and available verge space that will not impact residents for a traffic signal. If Stone Street/Garratt Road becomes a left-right-in and left-out only to allow for bus route 41, why has council not considered a traffic signal for Darby Street?

Response 1

Darby Street does not meet the warrants for the installation of traffic signals and is unlikely to be approved by Main Roads WA, which is the responsible authority for Guildford Road.

The City has, however, identified the need to improve pedestrian connectivity in the area and is progressing a signalised pedestrian crossing on Guildford Road between Traylen Road and Ferguson Street. This project has been under development for several years, and funding has been secured.

Question 2

The City of Bayswater were suppressing the GHD report that required a Freedom of Information request to access. This information was extremely valuable for the residents to properly conduct the community engagement survey. Can the City of Bayswater confirm whether they are suppressing any other documents that could significantly influence a resident's decision to properly conduct the community engagement survey?

Response 2

The report referenced was prepared by a third party, and permission from that party was required prior to its release. Once this permission was obtained, the report was made available. The City rejects any suggestion that information has been intentionally withheld.

No other reports have been prepared for this project.

Question 3

To avoid unnecessary planning costs during planning and development, government guidelines advise that community consultation should start at beginning of any project. Why has the Local Roads and Infrastructure department already sought Council approval, engaged an external consultant paid by rate payers and omitted recommendations before any community consultation has commenced?

Response 3

The City engages external consultants at an early stage of a project to provide technical advice and identify appropriate options for consideration. This helps inform Council decision-making and ensures that any potential proposals presented to the community are supported by evidence-based analysis.

At this stage, the engagement of a consultant was limited to preliminary investigations to determine suitable intersection treatments. No detailed design or construction funding has been sought or approved.

Community consultation forms a key part of the project and will inform whether the proposal progresses beyond this preliminary stage. Any further design development will only occur if there is demonstrated community support to proceed.

Name: Dani De Sousa Fra
Subject: Item 10.3.2 Petition – Prevention of Non-Local Traffic through Bayswater Roads

Question 1

With the proposed signalisation at the Frinton / Stone / Garrett intersection, and the subsequent increase of non-local traffic through our residential roads, how does the City plan to ensure the safety of our children attending Alf Brooks Park and using the footpaths?

Response 1

No detailed design of the Stone Street and Garratt Road intersection upgrade has been undertaken at this stage.

If the proposal progresses, the detailed design will consider pedestrian safety, including appropriate crossing treatments, sightlines, traffic control measures and the maintenance of footpath widths in accordance with the City's Footpath Policy and relevant standards.

The design process will also assess potential impacts to surrounding streets and public spaces, including access to Alf Brooks Park, to ensure safety and accessibility for all users.

Question 2

How would traffic calming measures be implemented in Frinton Street to try to minimise rat running at high speeds?

Response 2

Subject to the outcome of the community engagement process, traffic calming measures along Frinton Street may be considered as part of the project to discourage non-local traffic and reduce vehicle speeds.

Any such measures would be assessed during the detailed design phase to ensure they are appropriate for the local road environment and align with relevant standards.

Question 3

How does the City plan to compensate homeowners directly affected by the changes for the decrease in property value as a result of increased traffic and re-routed bus routes?

Response 3

There is no intention to acquire any private land as part of the project, and any required works, including potential pavement widening, would be undertaken within the existing road reserve.

The City does not provide compensation for changes in property values that may result from traffic or infrastructure projects of this nature.

Should the project proceed, it will be subject to detailed design and community consultation, with consideration given to minimising impacts on surrounding residents where practicable.

Name: Steve Hall
Subject: Item 10.3.2 Petition – Prevention of Non-Local Traffic through Bayswater Roads

Question 1

LCURS treatments have been approved for 19 locations in the Maylands Peninsula (see 'Maylands Pen – FINAL E2' on the Maylands Peninsula traffic measurement page at Engage Bayswater). No treatments were proposed and approved under that plan for Stone Street between Garrat and Percy Roads. Are there any street in the Peninsula which have had an 85th% speed recorded in the last 2 years higher than that for Stone Street (i.e. higher than 56kmhr) which have not either had new treatments constructed or had new treatments proposed AND approved to be constructed under LCURS. Please identify the street/s and the 85th percentile speed for each?

Response 1

In March 2024, Council endorsed 18 traffic management treatment locations within the Maylands Peninsula Precinct following two rounds of community engagement. In October 2025, Council approved a further 10 locations, subject to consultation with directly affected properties. As this consultation process is still underway, the updated plan has not yet been published on Engage Bayswater. These additional locations include a raised platform on Stone Street.

The City also has a further eight locations currently under investigation following additional community requests and petitions.

The prioritisation of traffic management treatments is not based solely on 85th percentile speed data. Assessments also consider factors such as crash history, traffic volumes, road function and classification, rat-running behaviour, pedestrian activity, network connectivity, community feedback and overall precinct balance.

Accordingly, officers have not undertaken a comparative assessment based solely on identifying streets with 85th percentile speeds greater than 56 km/h that have not yet received or been approved for treatment. Such an assessment could be undertaken if requested by Council.

Question 2

The City has referred to at 10.3.2 (as it has multiple times elsewhere) to the blister island treatment at 104 Stone Street as a reason why no action needs to be taken in relation to traffic speed on Stone Street. Has the City assessed the effectiveness of the blister island

treatment in mitigating traffic speed on Stone Street? If not, is it reasonable for the City to be relying on this sole treatment to mitigate traffic speeds on Stone Street, particularly in the circumstances where traffic speeds significantly exceed the speed limit?

Response 2

Blister islands are a recognised traffic calming treatment commonly used to reduce vehicle speeds, narrow the perceived carriageway width and improve driver awareness within residential streets.

The City has not relied solely on the existing blister island treatment at 104 Stone Street in assessing traffic conditions within the area. Traffic management investigations undertaken as part of the broader Maylands Peninsula traffic and Low-Cost Urban Road Safety (LCURS) program have considered a range of matters, including vehicle speeds, traffic volumes, road function, network connectivity, crash history, rat-running behaviour and community feedback.

While the existing blister island contributes to traffic calming outcomes on Stone Street, the City acknowledges that no single treatment is expected to independently address all driver behaviour or speed compliance issues across an entire road segment. For this reason, traffic management within the Peninsula has been considered as part of a broader precinct approach involving multiple existing and proposed treatments across the network.

Question 3

Can the City advise whether the City still constructs similar blister island treatments to mitigate traffic speeds and if not, why not?

Response 3

The City may still consider blister islands as part of traffic management investigations where site conditions are suitable, as they are a recognised traffic-calming treatment that can assist in reducing vehicle speeds and narrowing the perceived carriageway width.

However, the installation of blister islands has become increasingly constrained in many established residential areas due to changes in development patterns and the increased number of driveway crossovers associated with infill development. To ensure that access to properties is maintained and vehicle movements are not unduly restricted, adequate separation is required between opposing crossovers when designing centre island treatments.

In many cases, a minimum spacing of approximately 12 to 15 metres between crossovers on opposite sides of the road is required to safely accommodate a blister island treatment. This level of spacing is becoming increasingly difficult to achieve within parts of the existing urban environment.

Accordingly, the City considers a range of alternative traffic management treatments where blister islands are not feasible or appropriate for the location.

Mark Gardiner, Bedford
Subject: Item 10.4.1 Development Application Proposed Padel Courts Additions to Bedford Bowling Club

Question 1

We have concerns with our right to quiet enjoyment will be compromised by excessive Noise and Traffic/People movement over long opening times, evenings, and weekends. We have reviewed the Reverberate Consulting environmental noise assessment provided by the City. Our concerns and requests for clarification are set out below.

Independent verification – Has the Reverberate report been vetted or peer-reviewed by an independent third party? If so, please provide the reviewer's name, credentials and the review report or confirmation.

Response 1

The acoustic report has been reviewed by the City's qualified Environmental Health Officers, who are authorised under the *Environmental Protection Act 1986* to administer the provisions of the *Environmental Protection (Noise) Regulations 1997*.

Question 2

Evidence for recommended treatments what are they? The report concludes that noise from the proposed padel courts "can be controlled to meet the Assigned Levels" and refers to treatments recommended in Appendix A. We require clear evidence that the recommended treatments will achieve the stated noise limits.

Please provide:

- **Specific, measurable treatment specifications (materials, dimensions, construction details).**
- **Predicted attenuation values and the modelling assumptions used.**
- **Any validation testing or precedent examples showing the treatments achieved comparable results in practice.**

Response 2

Noise modelling contained within the acoustic report indicates that noise from Padel Court activity will be within the assigned levels, provided that no music is audible at nearby neighbours. Given that noise emissions are forecast to comply with the assigned levels, there is no requirement for further attenuation measures to be implemented.

Question 3

Ambiguous wording - The conclusion uses "can" rather than stating that compliance will be achieved. Please clarify whether compliance with the Environmental Protection (Noise) Regulations 1997 is guaranteed if the recommended treatments are implemented exactly as specified, or whether there is residual risk that assigned levels will still be exceeded. If there is residual risk, describe mitigation or enforcement measures proposed.

Response 3

The modelling provided within the acoustic report demonstrates that noise emissions "can" comply with the *Environmental Protection (Noise) Regulations 1997*, if no music is audible at nearby neighbours.

Nevertheless, the applicant is responsible for ensuring ongoing compliance with the assigned noise levels. Where complaints are received, the City may investigate and undertake noise measurements at affected properties. If exceedances are identified, the matter will be raised with the applicant for rectification. Continued non-compliance may result in enforcement action, including infringement notices, environmental protection notices, noise abatement directions, or prosecution.

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

Name: Andrew Barry, Bayswater
Subject: Item 10.3.1 Proposed Cul-De-Sac Heads on Gilbert Street and Rosher Place

Question 1

Adjacent Goldmead Street is a local access road with significant vertical gradients and school-age children walking to school. How has the increase in traffic on Goldmead Street been considered in terms of improving local road safety?

Response 1

Luke Botica, Director Infrastructure and Assets advised that if the cul-de-sac proceeds, some traffic would be redistributed to surrounding streets, but Goldmead Street has capacity to carry additional traffic. The Director acknowledged resident concerns about increased traffic and amenity impacts, but stated the local access street can accommodate more vehicles if required.

Question 2

Have any road safety audits, topographic surveys or traffic surveys been undertaken, noting that sight lines and safe intersection distances at the Goldmead/Rosher intersection are compromised by the vertical design of Derby Street?

Response 2

Luke Botica, Director Infrastructure and Assets advised that the specific studies mentioned had not been carried out for that street. He stated that a substantial increase in traffic is not expected, so such studies are not considered warranted at this stage, but if problems emerge the City would investigate and consider additional measures.

Question 3

How the proposal been considered in light of proposals to signalise Garrett Road and Stone Street, as this could cause Goldmead Street to become a de facto north–south connector and rat-run alternative to Guildford Road?

Response 3

Luke Botica, Director Infrastructure and Assets advised that the proposed signalisation of Stone Street and Garrett Road intersection, is primarily a road safety project to address right-turn movements at the intersection. He acknowledged the potential for rat-running but noted that other low-cost urban road safety treatments are being installed across the peninsula area to reduce rat-running and traffic speeds more broadly, and officers do not anticipate major issues for Goldmead Street from the signals.

Mr Barry sought clarification, suggesting that without baseline studies any conclusions on traffic impacts were speculative.

Luke Botica, Director Infrastructure and Assets advised that while there will be some additional traffic, officers do not believe volumes will be so high as to overload other roads. He confirmed that if issues arise the City would assess the situation and implement further measures as needed.

Name: Steven Lim, Bayswater
Subject: Item 10.3.1 Proposed Cul-De-Sac Heads on Gilbert Street and Rosher Place

Question 1

Have alternatives been considered, such as closing the ends of Goldmead Street and Mephan Street to stop through-traffic and directing vehicles to Queen Street, which is a larger road, currently used by cars and buses?

Response 1

Luke Botica, Director Infrastructure and Assets explained that the report recommends deferring the cul-de-sac project until further low-cost urban road safety treatments are implemented. He noted that the cul-de-sac concept originated from a community petition, and the current report brings the outcomes of consultation on that proposal, plus a more recent petition, back to Council, with an officer recommendation not to proceed at this stage until the broader safety program is rolled out.

Question 2

When was the petition seeking the cul-de-sac tabled, as I've lived nearby since 2019 but was unaware of this petition and which streets had requested the road closure?

Response 2

Luke Botica, Director Infrastructure and Assets advised the petition was presented to Council in 2025 and that the project began as a pathway project on Gilbert Street before evolving into a cul-de-sac proposal from the community through that petition.

Name: Kahli Buesnel, Morley
Subject: Item 10.4.2 Proposed Change of Use to Unhosted Short-Term Rental Accommodation Units – Lot 800, 1 Mangini Street, Morley

Question 1

The agenda implies the use is a temporary measure, pending Specialist Disability Accommodation (SDA) leases, while the proponent had said during their deputation last week, they did not expect to be at SDA capacity. Why are the unused dwellings not being rented as standard residential tenancies?

Response 1

Mayor Filomena Piffaretti advised that this was a matter for the private property owner and that the City has no authority to require an owner to rent out a property as private tenancies.

Question 2

Is the building approved specifically for specialist disability accommodation?

Response 2

Ryan Hall, Director Community Services advised that the building is designed for specialist disability accommodation but is approved as multiple dwellings, with no restriction that only people with a disability can live there, although the design is tailored for that purpose.

Question 3

Would approving short-stay accommodation (e.g. Airbnb) use in the surplus units undermine the attractiveness of the property for SDA tenants?

Response 3

Mayor Filomena Piffaretti advised that this is essentially a market-led question for the owner and not something Council can answer.

Name: Steven Gee, Bayswater
Subject: Item 10.1.1 Leake Street – Subdivision

Question 1

What are the values listed in the public notice (1.705 million and the current valuation of 1.7 million) referred to, do they represented sale price, development cost or another figure, and what profit is the City expected to make?

Response 1

Bianca Sandri, Executive Manager Strategic Projects advised that the amount in the public notice is the market valuation of the lot as a whole, undertaken by an external valuer (CBRE) as at 13 February 2026, with a current market value of 1.7 million dollars. The Executive Manager further explained that this valuation is for the current site prior to subdivision. The City's intention is to subdivide and sell individual lots and to receive more than the current market valuation of 1.7 million dollars in total.

Question 2

What the City was paying 1.7 million dollars for?

Response 2

Bianca Sandri, Executive Manager Strategic Projects advised that the City already owns the site in freehold and is not paying 1.7 million dollars. The valuation is a legislative requirement for public notice purposes. The City expects that subdividing and selling individual lots will generate proceeds exceeding the current overall valuation, although individual lot values are not yet known.

Question 3

How is the developer appointed as development manager, what is the standard procedure for developments on Council-owned land (including advertising to the public), and how does the City ensure there is no conflict of interest and that there is not a more profitable option for the City to consider?

Response 3

Bianca Sandri, Executive Manager Strategic Projects advised that the proposal arose from an unsolicited offer from the development manager, which was reported to Council for consideration. To progress this, the City was required to undertake public notice under the *Local Government Act 1995*, which has now been completed, and submissions are now presented to Council for consideration.

Name: Janette Gee, Bayswater
Subject: Item 10.1.1 Leake Street – Subdivision

Question 1

The public notice was regarding a proposed management agreement with 3 Leake Street Pty Ltd. When residents contacted the City by phone, they were given differing information about the development of the block, lot numbers and possible modifications to Leake Street etcetera. Do City officers have any definitive answers about the proposed subdivision layout for 154 Leake Street?

Response 1

Bianca Sandri, Executive Manager Strategic Projects advised that the process that is currently being undertaken is solely for the disposal of the site in accordance with the Act.
Matters relating to subdivision and future development applications that could occur on the site will go through their own statutory processes and will sit within that framework.

When residents ring the City for information we are given different information about how many lots are being proposed, is there an answer to these queries at this stage?

Bianca Sandri, Executive Manager Strategic Projects advised that the site is currently zoned R25 and, under that zoning, a subdivision of five or six lots could be contemplated, and that is what is currently being considered which is consistent with the zoning.

Question 2

Why was the City not more transparent with the notification of intent to dispose of and development of the lot? The public notice was on the website only and there was no on-site signage or letters to adjacent residents, despite working relationships being established last year?

Response 2

Bianca Sandri, Executive Manager Strategic Projects advised that public notice was given in accordance with the *Local Government Act 1995* requirements but acknowledged the feedback and said it would be considered for future processes.

Question 3

Will Council commit to transparent consultation with residents if development proceeds, as residents wish to work with the City?

Response 3

Bianca Sandri, Executive Manager Strategic Projects took the question on notice, indicating that any commitment to consultation would depend on Council's decision that evening, and that officers would liaise with residents if the project progresses.

Name: Guy Lanza, Bayswater
Subject: Item 10.1.1 Leake Street – Subdivision

Question 1

Residential lots could extend towards the existing car park, potentially creating an unusual interface between residential development, car park and parkland. Is this intended and what portion of the 2,562 m² site would be parks and recreation versus developable residential land?

Response 1

Bianca Sandri, Executive Manager Strategic Projects advised that the site is approximately 2,563 m², of which 1,971 m² is developable and the remaining is reserved for parks and recreation. As part of any subdivision, the parks and recreation portion (largely the car park area) would be ceded to the Crown. The unusual shape and an additional remnant area near a sewer easement contributed to the valuation and makes the site less straightforward than a regular rectangular lot.

My question was more towards the park end not the sewer end.

Bianca Sandri, Executive Manager Strategic Projects advised that in terms of what the development interaction would be to the park, that is something that would be dealt with at a later stage as part of a planning application process for any residential dwelling, in terms of the subdivision layout, there hasn't been a Council decision for the disposal, in order for a layout to be finalised.

Question 2

Has the City assessed likely impacts on adjoining property values and park/river views, and how the City would balance financial benefits of sale against amenity, privacy and property value impacts on affected residents?

Response 2

Bianca Sandri, Executive Manager Strategic Projects advised that Council would be considering the disposal this evening and that property value concerns had been noted in submissions. Council would weigh all aspects of the disposal, including these issues, when making its decision.

Name: Babel Mahdi, Bayswater
Subject: Item 10.1.1 Leake Street – Subdivision

Question 1

Has the City considered the existing approved development (DA24-0495) at 152 Leake Street before progressing disposal of 154 Leake Street, how would future development at 154 Leake Street avoid conflicting with my approved balconies, glass balustrades, outdoor living areas, privacy and retaining/boundary treatments?

Response 1

Bianca Sandri, Executive Manager Strategic Projects advised that City Officer's have provided a response regarding the development application and would need to take the more detailed question on notice, noting that matters such as retaining and development outcomes at 154 Leake Street would be addressed at a later stage through a development application.

Has my earlier email containing multiple questions about this been answered?

Ryan Hall, Director Community Services advised that should the Council proceed with the land disposal then there will be a subsequent process that would go through the planning team. With regards to the comments around the balcony and other matters, he would be happy to address all of ythese questions and provide further information in a meeting or by email.

Jeremy Edwards, Chief Executive Officer advised that correspondence answering questions raised at the Agenda Briefing Forum had been sent to submitters the previous Friday and if this hasn't been received, it can be resent.

Bianca Sandri, Executive Manager Strategic Projects confirmed that a letter had been sent to him addressing his specific comments and acknowledging his redevelopment and DA at 152 Lake Street, which can be resent if this hasn't been received.

Question 2

Will the City require any future purchasers or developers of 154 Leake Street to prepare a view impact assessment to address existing parks and river views, from adjoining properties, particularly my property, and whether future designs would be required to minimise obstruction of those views.

Response 2

Ryan Hall, Director Community Services advised that while a seller could choose to consider such issues, from a planning perspective the City does not normally require view impact assessments, as views are not protected under planning law and planning framework and requiring such assessments would not be a defensible planning condition.

Question 3

Has the City considered the sewer easement, triangular land configuration and non-standard boundary between 152 and 154 Leake Street. Part of my development, I had been required to setback 500ml for landscaping/trees however the adjoining triangular piece at 154 Leake Street does not have this setback requirement, which might later be developed on the boundary.

Response 3

Ryan Hall, Director Community Services advised that he is happy to meet with the resident to go through the technical planning matters and explain how those requirements were applied to his development.

Name: Matthew Stokes, Morley
Subject: Item 10.4.2 Proposed Change of Use to Unhosted Short-Term Rental Accommodation Units – Lot 800, 1 Mangini Street, Morley

Question 1

The report says that there were no complaints or impacts from antisocial behaviour, however the deputation indicated police had twice attended to remove tenants for antisocial behaviour. Were such incidents reported to Council, and does the Council receive feedback when police are called or when tenants are evicted by the off-site property manager?

Response 1

Ryan Hall, Director Community Services advised that the officer report referred to complaints received by the City, and confirmed that the City had not received any complaints about the operation of the premises. He noted that while incidents may have occurred, no formal complaints had been lodged with the City.

Name: Tamina Stokes, Morley
Subject: Item 10.4.2 Proposed Change of Use to Unhosted Short-Term Rental Accommodation Units – Lot 800, 1 Mangini Street, Morley

Question 1

Have any adjustments had been made to the application at 1 Mangini Street to reflect the proximity of more than 200 primary school children and people with disability residing at the property? There appears to be no specific preventative or reactive supports in the management plan to ensure equitable amenity, safety and security for these groups?

Response 1

Ryan Hall, Director Community Services advised that officers had recommended a condition requiring preparation of a management plan as part of any approval, and that the management plan would outline how the use operates regarding the use of the site.

Question 2

Has the management plan or the draft unhosted SDA policy included additional requirements to ensure equitable access for vulnerable communities (such as SDA residents and children) and how these groups would be able to access and understand the management plan?

Response 2

Ryan Hall, Director Community Services explained that the application is being assessed under the local planning scheme. A condition would require an operational management plan to be prepared to the satisfaction of the City, and officers would work with the applicant to produce a site-specific plan addressing relevant issues, noting that an advice note requires the plan to be provided to Morley Primary School.

Question 3

Will the Council ensure that the management plan is provided to all the occupants, which would mean that every child and parent at the school receives a copy, and how this would be achieved?

Response 3

Ryan Hall, Director Community Services advised that the City would work with the school on how best to distribute the information.

Jeremy Edwards, Chief Executive Officer added that the City would undertake to work with the school on how best to provide the management plan to the school community.

Question 4

The school had not been included in earlier stages and asked whether the City would in future, work with the property manager and the school to develop an appropriate approach for the adjacent school community?

Response 4

Jeremy Edwards, Chief Executive Officer gave an undertaking that the City would work with the school to provide information, subject to Council's decision on the application, and acknowledged the feedback about past consultation.

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

Name: Clare Duxbury on behalf of Steve Hall, Bayswater
Subject: Stone Street and Garratt Road right-turn removal

Question 1

Previous advice given, indicated that removing the right-turn at Stone Street/Garrett Road would result in about 1,000 vehicles per day being redistributed to other residential streets, likely via Traylen Road. How has the City arrived at the assumption that additional traffic would use Traylen Road rather than other available streets and whether the City had referred to Traylen Road because concerns had been raised about it previously?

Response 1

Luke Botica, Director Infrastructure and Assets advised that given the detail and volume of information involved, the question would be taken on notice so that a considered written response could be provided.

Name: Harvey Tonkin, Noranda
Subject: Wi-Fi and Organisational structure.

<u>Question 1</u>

Can I please have the public Wi-Fi password for the Council Chambers?

<u>Response 1</u>

Kym Leahy, Director Corporate Services advised that the password will be provided to Mr Tonkin by email, once it has been confirmed that the network is ready for public use.

<u>Question 2</u>

What is an ‘Executive Manager’, is this a new role for the City?

<u>Response 2</u>

Jeremy Edwards, Chief Executive Officer explained that the City’s organisational structure includes directors, an executive manager, managers and service managers, indicating the Executive Manager role is part of the existing establishment.

Name: Matthew Duxbury, Bayswater
Subject: Stone Street signalisation

<u>Question 1</u>

I submitted a detailed report, including GHD material, on the proposed signalisation of Stone Street/Garratt Road. Has this been reviewed and will the issues and questions it raised be responded to?

<u>Response 1</u>

Luke Botica, Director Infrastructure and Assets advised that the Stone Street/Garratt Road project had been out for community consultation, which is now closed, and that all submissions, questions and comments—including those in Mr Duxbury’s report—are being compiled and will be presented to Council at a future meeting as part of the consultation outcomes.

<u>Question 2</u>

There is strong feedback from Milne Street residents about traffic accidents, parking, poor sight lines and dangerous intersections, how are these issues and the role of these service roads being taken into account in assessing the impact of the Stone Street signalisation?

<u>Response 2</u>

Luke Botica, Director Infrastructure and Assets advised that issues raised through consultation, including those about other nearby streets, would be considered as part of the project. Some matters may be addressed as part of this project or through separate treatments or projects, depending on assessment.

<u>Question 3</u>

I obtained traffic data via freedom of information, which was limited to a small number of streets, does the City know where traffic using Stone Street is coming from, given apparent inconsistencies in treatment of various local distributor roads?

<u>Response 3</u>

Luke Botica, Director Infrastructure and Assets advised that the City gathers traffic information through periodic traffic counts but cannot count every street or track every vehicle’s origin and destination. The network is permeable. The City is implementing a Low-Cost Urban Road Safety program, including treatments on Traylen Road and the broader peninsula area, to address rat-running. Further monitoring will occur as treatments are rolled out.

At 8:pm Cr Donovan MacDonald withdrew from the meeting.

Name: Tamina Stokes, Morley
Subject: Item 10.4.2 Proposed Change of Use to Unhosted Short-Term Rental Accommodation Units – Lot 800, 1 Mangini Street, Morley

Question 1

How is a single freehold property able to be treated as a combined site for unhosted short-stay purposes yet then be broken into units to stay under a 12-guest cap. The Local Planning Scheme regulations prescribes a maximum of 12 persons for unhosted short-stay use, noting that the application proposed has up to 26 guests across the nine units (later seven), and that the submitted management plan referred to up to six guests per unit, potentially 40 guests in total. Is Council permitted to approve more than 12 guests in this situation?

Response 1

Ryan Hall, Director Community Services explained that the development comprises nine individual units, later reduced to seven in the application after two units were leased for Specialist Disability Accommodation (SDA), and that they can be treated separately. Officers are recommending conditions limiting occupancy to two guests in unit one and four guests in each of the other six units, and this configuration is within Council's powers under the planning framework.

Isn't there a cap of 12 guests in a single application?

Ryan Hall, Director Community Services clarified that there are nine individual dwellings on site, even though they share a freehold title, and reiterated that the recommended conditions set guest limits per unit. Elements of the applicant's management plan proposing higher guest numbers are not approved; officers have assessed the application and recommend that a revised management plan be submitted for approval, reflecting the reduced guest numbers.

Public Question Time closed at 8:01pm.

7 Confirmation of Minutes

7.1 Ordinary Council Meeting

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

The Minutes of the Ordinary Council Meeting held on 28 April 2026 which have been distributed, be confirmed as a true and correct record.

Cr Anthony Pittaway Moved, Cr Nat Latter Seconded

CARRIED UNANIMOUSLY: 7/0

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

Against: ***Nil.***

At 8:02pm Cr Donovan MacDonald returned to the meeting.

8 Presentations

8.1 Petitions

COUNCIL RESOLUTION

Council noted and received a petition with 123 signatures from Aaron Turner, asking the City of Bayswater to consider installing a 1/3 basketball court at Hillcrest Reserve as part of the facility needs assessment process.

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

Cr Calla Loiacono Moved, Cr Elli Petersen-Pik - Deputy Mayor Seconded

CARRIED UNANIMOUSLY: 8/0

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

Against: Nil.

8.2 Presentations

Nil.

8.3 Deputations

Deputations are to be heard at the Agenda Briefing Forum at *7:00 pm* on *Tuesday, 19 May 2026* in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley.
The following deputations were heard at the Agenda Briefing Forum held on 19 May 2026:

In person deputations

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

10.1.1 – Leake Street Subdivision

1. In relation to item 10.1.1 Janette Gee was in attendance and spoke on the item.
2. In relation to item 10.1.1 Babel Mahdi was in attendance and spoke on the item.
3. In relation to item 10.1.1 Guy Lanza was in attendance and spoke in opposition to the officer's recommendation.

10.4.1 – Leake Street Subdivision 10.4.1 – Development Application Proposed Padel Courts Additions to Bedford Bowling Club

4. In relation to item 10.4.1 Jaimie Forssman was in attendance and spoke in support of the officer's recommendation.
5. In relation to item 10.4.1 Martti Warpenuis was in attendance and spoke in support of the officer's recommendation.

10.4.2 – Proposed Change of Use to Unhosted Short-Term Rental Accommodation Units – Lot 800, 1 Mangini Street, Morley

6. In relation to item 10.4.2 Mathew Stokes was in attendance and spoke in opposition to the officer's recommendation.
7. In relation to item 10.4.2 Tamina Stokes was in attendance and spoke in opposition to the officer's recommendation.
8. In relation to item 10.4.2 Carmine Zollo was in attendance and spoke in opposition to the officer's recommendation.
9. In relation to item 10.4.2 Arian Gorjy was in attendance and spoke in support of the officer's recommendation.

13.1 - Access to Roe Estate Subdivision- Blackboy Way, Morley

10. In relation to item 13.1 Alex Jarvis was in attendance and spoke in support of the officer's recommendation.

Written deputations

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

10.4.1 – Development Application Proposed Padel Courts Additions to Bedford Bowling Club

11. In relation to item 10.4.1 Rae Pearce submitted a written deputation in opposition to the officer's recommendation.

10.4.2 – Proposed Change of Use to Unhosted Short-Term Rental Accommodation Units – Lot 800, 1 Mangini Street, Morley

12. In relation to item 10.4.2 Katherine Kissack submitted a written deputation in opposition to the officer's recommendation.

13. In relation to item 10.4.2 Emma Zollo submitted a written deputation in opposition to the officer's recommendation.

8.4 Delegates Reports

Nil.

9 Method of Dealing With Agenda Business

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

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

(a) in which an interest has been disclosed;

(b) that has been the subject of a petition or deputation;

(c) that is a matter on which a Member wishes to make a statement; or

(d) that is a matter on which a Member wishes to move a motion that is different to the recommendation.

The following items were withdrawn and discussed in this order:

Item	Reason for withdrawal
10.1.1	The item was subject to deputations
10.4.1	The item was subject to deputations and a member declared an interest.
10.4.2	The item was subject to deputations and a member declared an interest.
10.1.2	A member wished to move a motion that was different to the officer recommendation and an absolute majority decision was required to carry the item.
10.1.3	A member wished to move the officer recommendation.
10.2.1	A member wished to move the officer recommendation.
10.5.1.1	A member wished to vote against the Committee recommendation for this item.

<u>**COUNCIL RESOLUTION**</u>

That consideration of items 10.1.1, 10.4.1 and 10.4.2, which were subject to deputations, be brought forward for consideration at the beginning of section 10.

Cr Nat Latter Moved, Cr Cale Black Seconded

CARRIED UNANIMOUSLY:8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 Leake Street - Subdivision

Applicant/Proponent:	Leake Street Pty Ltd
Owner:	City of Bayswater
Responsible Branch:	Office of the CEO
Responsible Directorate:	Economic Development and Property
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. CONFIDENTIAL - Proposed Disposal of Land Submission - Leake Street [**10.1.1.1** - 3 pages] 2. CONFIDENTIAL - Proposed Disposal of Land 154 Leake Street Bayswater [**10.1.1.2** - 15 pages]
Refer:	Item 10.1.2 OCM: 22.07.2025 Item 14.1.1 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 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;

SUMMARY

Following a decision of Council at its Ordinary Meeting held on 24 March 2026, the City undertook public notice in accordance with section 3.58 of the *Local Government Act 1995* for the subdivision and sale of City owned land at No. 154 (Lot 3) Leake Street, Bayswater, through a Development Manager.

Council resolved that if public submissions were received, then a further report be presented to Council for consideration prior to finalising a Development Management Agreement.

The City received two submissions during the public notice period.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the submissions received in response to the public notice of the proposed disposal of land at No. 154 (Lot 3) Leake Street, Bayswater.**
2. **Resolves to proceed with the proposed disposal of the land at No. 154 (Lot 3) Leake Street, Bayswater, in accordance with section 3.58 of the *Local Government Act 1995* and generally in accordance with the previously endorsed Heads of Agreement.**
3. **Authorises the Chief Executive Officer to negotiate, finalise and execute the Development Management Agreement and any other associated documentation required to give effect to the disposal and subdivision of the land.**

Cr Nat Latter Moved, Cr Michelle Sutherland Seconded

CARRIED UNANIMOUSLY: 8/0

For:* *Mayor Filomena Piffaretti, Cr Calla Loiacono, 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

No. 154 (Lot 3) Leake Street, Bayswater is a 2,562m2 lot near Riverside Gardens. The majority of the property is zoned 'Residential R25' under the City's Town Planning Scheme No. 24 (TPS 24) with the southern portion of the property (approximately 591m2) zoned as 'Parks and Recreation' under the Metropolitan Region Scheme (MRS).

The property is primarily vacant with a car park on the southern 'Parks and Recreation' zoned portion. Any subdivision would require the Parks and Recreation Reserve to be ceded to the Crown to maintain its purpose.

Council at its Ordinary Meeting held on 23 June 2020 resolved to adopt the City's draft Land Acquisition and Disposal Strategy as follows:

"That Council:

1. *Adopts the draft Land Acquisition and Disposal Policy as contained in Attachment 1 to this report.*
2. *Adopts the draft Land Acquisition and Disposal Strategy as contained in Attachments 2 and Confidential Attachments 3, 4 and 5 to this report.*
3. *Notes that further reports will be presented to Council in relation to the implementation of land transactions consistent with the adopted Land Acquisition and Disposal Strategy."*

Since the adoption of the Land Acquisition and Disposal Strategy and Policy in 2020, the City has progressively implemented a structured approach to reviewing its property portfolio to ensure assets are aligned with service delivery needs and strategic objectives.

This has included the identification of underutilised or surplus properties, such as the subject property, for further assessment. In 2023, an independent review of strategically held land confirmed the site as suitable for potential disposal, having regard to its limited capacity to support ongoing civic or community use and its opportunity to contribute to broader financial and economic outcomes. These findings, together with consideration of potential impacts and market demand resulted in the following resolution of Council at its 22 July 2025, Ordinary Council Meeting as follows:

"That Council:

1. *Requests the Chief Executive Officer to commence the Expression of Interest process for the consideration of disposal of 154 Leake Street, Bayswater and 23C Redgum Way, Morley.*

2. *Requests the Chief Executive to report to Council the outcome of the Expression of Interest for 154 Leake Street, Bayswater, 23C Redgum Way, Morley, and vacant lot at Guildford Road and Slade Street, Bayswater following the conclusion of the public advertising period.*

3. *Instructs the Chief Executive Officer to remove 2 Hudson Street, Bayswater from the Land Acquisition and Disposal Process determined by the Council at its meeting of 23 June 2020.*

4. *Requests the Chief Executive Officer commence the Expression of Interest process for the consideration of either partial or full disposal of City-owned properties at the corner of Guildford Road and Slade Street, Bayswater, comprising Lot 27, Lot 168, no's 466-476 Guildford Road, and no's 94, 96 and 102 Slade Street, as depicted on the attached map."*

As a result of Council's resolution, the City received an unsolicited Heads of Agreement (HOA) from the Development Manager for No. 154 (Lot 3) Leake Street, Bayswater on 3 December 2025.

The HOA was presented to a Councillor Briefing on 16 December 2025. Council was supportive of continuing discussions with the Development Manager and proceeding to seeking a formal valuation of the property, with an item to be presented to Council thereafter.

The City presented a confidential item to Council at its Ordinary Meeting held 24 March 2026, where Council resolved:
"That Council:

1. *Notes the independent market valuation prepared by CBRE dated 13 February 2026, identifying the market value of the land as $1,700,000.*
2. *Notes that the proposed land value of $1,705,000 within the Heads of Agreement is consistent with the independent valuation.*
3. *Authorises the Chief Executive Officer to execute the Heads of Agreement between the City of Bayswater and the Development Manager for the subdivision and sale of the City-owned land, subject to compliance with section 3.58 of the Local Government Act 1995.*
4. *Authorises the Chief Executive Officer to undertake public notice of the proposed disposal of the property in accordance with section 3.58 of the Local Government Act 1995.*
5. *Requires a further report to be presented to Council for consideration if submissions are received during the public notice period.*

6. *Authorises the Chief Executive Officer to negotiate, finalise and execute the Development Management Agreement and any other associated documentation as landowner (including subdivision applications, statutory approvals and agreements), generally in accordance with the endorsed Heads of Agreement, if no submissions are received during the public notice period.*
7. *Keeps this resolution confidential until public notice is given in accordance with section 3.58 of the Local Government Act 1995."*

In accordance with the resolution, the City undertook a public notice period between 21 April 2026 and 5 May 2026. Two submissions were received.

EXTERNAL CONSULTATION

Two submissions were received from nearby residents in relation to the proposed disposal of land at 154 Leake Street. Both submissions raised concerns regarding the potential impact of future development on adjoining properties, including loss of views, privacy, overshadowing, and overall amenity, as well as technical matters such as drainage, retaining walls and access. Submitters also highlighted uncertainty regarding development outcomes and a perceived lack of consultation and transparency, requesting further information and involvement in future planning processes. One submission, from the owners of 152 Leake Street, additionally lodged a formal objection unless appropriate protections are implemented to safeguard their approved development, property value and amenity, including the retention of park and river views and consideration of existing boundary and easement arrangements.

OFFICER'S COMMENTS

Council at its Ordinary Meeting on 24 March 2026, resolved to endorse a Heads of Agreement (HOA) to facilitate the subdivision and sale of the City owned land at No. 154 Leake Street, Bayswater through a Development Manager, and to undertake public notification in accordance with section 3.58 of the *Local Government Act 1995*. The resolution also required that a further report be presented to Council should submissions be received during the public notice period.

The submissions received primarily relate to potential impacts of future development, rather than the disposal of the land itself. These concerns include impacts on amenity (views, privacy, overshadowing), drainage and retaining, traffic access, and the relationship between the subject land and adjoining properties.

It is noted that the current proposal before Council relates to a land disposal, rather than a detailed development approval. Under the endorsed HOA framework, the Development Manager would be responsible for preparing subdivision designs and securing all required subdivision approvals from the Western Australia Planning Commission and clearing authorities.

Accordingly, detailed matters raised in submissions such as building height, setbacks, overlooking, drainage, and site works will mostly be addressed as part of future statutory planning (where required) or building permit phase. This is where any future development will be formally assessed against the relevant planning and building frameworks.

Issue Raised	Officer Response
Amenity impacts (views, privacy, overshadowing)	These matters are not determined at the land disposal stage. Any future development will be assessed against State Planning Policy 7.3 Volume 1 – Residential Design Codes (R-Codes) and the City's planning framework, which includes provisions relating to overlooking, height, bulk, setbacks and privacy.
Approved development at 152 Leake Street	The City acknowledges that an approved development exists at 152 Leake Street. Any future development proposals on 154 Leake Street will be assessed against the R-Codes and the City's planning

Issue Raised	Officer Response
	framework.
Drainage, retaining and boundary matters	As part of the subdivision process, consideration will be given to appropriate fill and retaining required to support subdivision. This will be subject to subdivision approval and, where required, building permit approval. More detailed drainage and boundary matters are typically addressed at the development stage, where individual dwellings are assessed against the R-Codes, City planning framework and relevant building legislation. Matters such as dividing fences are civil matters; however, if required during subdivision, the City will liaise with adjoining landowners.
Traffic and access concerns	Access arrangements will form part of the subdivision design and will be subject to approval. The City will ensure access complies with relevant engineering and design standards.
Consultation and transparency	Council originally considered potential disposal of the site at its public meeting held on 22 July 2025. The public notice process undertaken forms part of the City's statutory obligations under section 3.58 of the Local Government Act 1995.
Request for safeguards in sale or development arrangements	The Heads of Agreement (HOA) establishes a framework for the subdivision and sale of the land, with detailed development controls addressed through statutory planning processes. The City will retain its role as landowner through to the sale of the subdivided lots.

It is further noted that the proposed arrangement enables the City to retain ownership of the land during the subdivision process, while implementing improved governance measures including cost controls, delivery timeframes and oversight of development outcomes.

The proposal has been assessed against the City of Bayswater's Land Acquisition and Disposal Policy, including consideration of feedback received during the public notice period for Leake Street. The policy requires that land decisions are made through a transparent and accountable process that balances financial outcomes with community benefit and service delivery needs.

In this case, the engagement process has ensured that community concerns have been formally considered as part of the decision-making framework, consistent with the policy's emphasis on responsible and informed management of land assets. While objections raised important local issues, the assessment has determined that the proposal represents an appropriate and strategic use of the land, having regard to its current function, future purpose, and ability to contribute to broader City objectives.

This approach aligns with the policy principle of evaluating whether land should be retained or repurposed based on its capacity to deliver optimal community, service and/or financial outcomes, and supports the effective management of the City's property portfolio to achieve long term value for the community

LEGISLATIVE COMPLIANCE

The proposed arrangement involves the subdivision and subsequent sale of City owned land at 154 Leake Street, Bayswater through a Development Management Agreement (DMA). While the DMA establishes the mechanism for delivering the subdivision, the primary purpose of the arrangement remains the disposal of City owned land through the creation and sale of residential lots.

Section 3.58 of the *Local Government Act 1995* requires a local government to obtain an independent market valuation and undertake a public notice process where it proposes to dispose of property other than by way of public auction or tender. Accordingly, an independent market valuation of the land was obtained from CBRE dated 13 February 2026, which identified the current market value of the land as $1,700,000, and the City has undertaken the required public notice process, during which submissions were received.

Council is now required to consider the submissions received in response to the public notice prior to making a determination on whether to proceed with the proposed disposal. Should Council resolve to proceed, the City may finalise the Development Management Agreement in accordance with the previously endorsed Heads of Agreement.

Following subdivision, the individual lots created will be sold to third-party purchasers at market value and will not require separate public notice under section 3.58.

RISK MANAGEMENT CONSIDERATION

If Council does not proceed with the proposed Development Management Agreement (DMA), the City would revert to the previously endorsed Expression of Interest (EOI) process, which may extend timeframes and delay bringing the land to market.

An EOI process may also introduce greater uncertainty regarding development outcomes, timing and commercial terms compared to the negotiated arrangement.

There is a moderate stakeholder and reputational risk arising from the submissions received; however, these risks are considered manageable as detailed development outcomes will be addressed through subsequent statutory planning processes.

Overall, proceeding with the DMA provides greater certainty in delivery, governance and financial outcomes, compared with the alternative EOI approach.

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	SR04 – Inability to work collaboratively to engage with and partner with stakeholders to promote and advocate opportunities to live and invest. SR06 – The City does not have adequate financial capacity to deliver planned services and maintain assets. SR07 – Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

The financial implication remains unchanged from the 24 March 2026 Ordinary Council Meeting report.

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 submissions raise concerns regarding potential future development impacts; however, these matters are not determinative at the land disposal stage and are more appropriately addressed primarily through subsequent statutory planning processes.

Officers consider that the issues raised do not warrant a departure from the previously endorsed approach, noting that:

- the proposal does not approve a specific development outcome; and
- appropriate planning, engineering and statutory controls will apply to any future development.

Accordingly, it is recommended that the matter progress to a formal Development Management Agreement.

10.1.2 Audit, Risk and Improvement Committee Membership

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	***ABSOLUTE MAJORITY REQUIRED***
Attachments:	1. CONFIDENTIAL - Resume - Candidate A - Mr Frederic Ong [**10.1.2.1** - 3 pages] 2. Revised Independent Committee Members Policy showing tracked changes [**10.1.2.2** - 5 pages] 3. Revised Terms of Reference Audit Risk and Improvement Committee with Tracked Changes [**10.1.2.3** - 3 pages]
Refer:	Item: 10.1.1 OCM: 28.10.2025
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:

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

SUMMARY

This report seeks Council's consideration of matters relating to the membership of the Audit, Risk and Improvement Committee (ARIC) including:

(a) appointment of a 'Deputy of the Presiding Member';

(b) approval of meeting attendance fees for independent committee members in accordance with the latest Salaries and Allowances Tribunal determination;

(c) a vacancy on the ARIC created by the resignation of an Elected Member; and

(d) updates to the *Independent Committee Members Policy* and the ARIC Terms of Reference as a result of these matters.

<u>ADDITIONAL INFORMATION</u>

The Council has requested further information regarding the officer recommendation to increase the meeting attendance fees for the Independent Members of the Audit, Risk and Improvement Committee.

The Salaries and Allowances Tribunal is responsible for determining the appropriate remuneration, allowances and meeting fees for senior public officials (including Local Government CEOs, Elected Members and Independent Committee Members). It does this through evaluating economic conditions, work value and complexity, reviews of market data and formal submissions from relevant stakeholders.

In December 2025, the Salaries and Allowances Tribunal issued a determination to establish specific meeting attendance fees for Independent Audit, Risk and Improvement Committee Members. This determination established a new range with a minimum payment of $105 to a maximum payment of $1,215 per meeting.

This determination was a result of the introduction of new legislation that requires Audit, Risk and Improvement Committee's to be chaired by a fully independent Presiding Member or a Deputy of the Presiding Member, and in circumstances where a Deputy Presiding Member was appointed by the Council, that this person must also be an independent member.

The determination allows Councils to set a fee between $105 to $1,215 per meeting. This wide range allows the Council to consider:

1. **The responsibilities associated with being the Presiding Member of an Audit, Risk and Improvement Committee, which include:**
   a. Ensuring compliance with the Committee's Terms of Reference
   b. Liaising with the Chief Executive Officer and City Officers, including meeting prior to Committee meetings
   c. Overseeing the flow of information to the Committee and monitoring the adequacy and timeliness of materials provided to the Committee
   d. Presiding over every meeting and ensuring familiarity with the City's *Standing Orders Local Law 2021*
   e. Ensuring that external advisors retained by the Committee are appropriately qualified and independent
   f. Undertaking an annual assessment of the Committee and making recommendations for improvements
   g. Attending Council Meetings as requested
   h. Meeting with the Auditors.

2. **The overall scope of responsibilities, and the level of qualifications and experience it expects for its Independent Members.**

   Independent Members are expected to have professional knowledge and expertise in Audit, Risk Management, Information Systems and Technology; Financial management/reporting; and Governance. They must also understand the role of corporate governance in organisations and have current or prior experience on similar committees.

3. **The complexity and volume of matters that may be put to the Committee and the time required to prepare for meetings and attend meetings.**

   The City holds four to five Audit, Risk and Improvement Committee meetings per year. The agendas normally contain eight to 11 reports. The meetings generally run for 2 hours and would require at least 2 hours of reading time prior to attendance. This would be the minimum requirements for the independent members. Some of the Presiding Members duties would add additional time for each meeting (at least one additional hour).

Advertisement

When the City advertised for Independent Members for the Audit, Risk and Improvement Committee, the advertisement advised that the City would pay the maximum fee allowable under Band 1 in line with the City's Policy – *Payment to Independent Members of Committees.* At the time of advertisement this amount was $450, but the City did not specify this figure in its advertisement. Since that time, the Salaries and Allowances Tribunal has issued a new determination, which now creates a specific fee for Independent Members of the Audit, Risk and Improvement Committee with a maximum of $1,215.

Benchmarking

As mentioned in the report below, local governments have until 1 July 2026 to appoint Independent Members to their Audit, Risk and Improvement Committees. At the time of writing the report there was limited benchmarking information available. However, having undertaken further research, City officers can advise that the Cities of Belmont, Canning, Perth, Stirling and Swan pay their Independent Presiding Member the maximum fee prescribed under the Salaries and Allowances Tribunal of $1,215 per meeting. These are all Band 1 local governments like the City of Bayswater. The Cities of South Perth and Vincent and the Town of Victoria Park (Band 2 local governments) have also opted to pay the maximum amount to their Independent Presiding Members.

Not all local governments have a second independent member, other than a Deputy of the Presiding Member who only attends when the Presiding Member is unable to attend. The City of Canning has opted to pay the maximum fee, the City of Stirling has opted to pay 85% of the maximum fee, the City of Swan has opted to pay 75% of the maximum fee, and the City of Vincent has set a fee of $600 per meeting.

Conclusion

The proposed meeting attendance fee for the Independent Presiding Member and the Independent Deputy of the Presiding Member is $1,215 per meeting. Based on an estimate of 5 hours being required for each meeting, this is an hourly rate of $243.
The proposed meeting attendance fee for the Independent Deputy Presiding Member is $911.25 per meeting. Based on an estimate of four hours being required for each meeting, this is an hourly rate of $228.
These hourly rates are not dissimilar to consultant rates for professional services of this nature.

Recommendation Implications

The Officer Recommendation remains the same.

MOTION

That Council:

1. **In accordance with sections 5.11A and 7.1B of the *Local Government Act 1995*, appoints Candidate A as the Deputy of the Presiding Member on the Audit, Risk and Improvement Committee, for the period 27 May 2026 to 16 October 2027.**

ABSOLUTE MAJORITY REQUIRED

2. **Notes that Candidate A will be formally notified by the Mayor of their appointment and, once confirmed, this information will be made public on the City's website.**
3. **Keeps the existing fee structure for independent members of the Audit, Risk and Improvement Committee ($450 per meeting), and updates clause 9 of the *Independent Committee Members Policy* to the following:**

   "Independent members of committees required under statute will be paid $450 per meeting. Independent members of discretionary committees of Council will be paid $200 per meeting".
4. **Notes that the *Independent Committee Members Policy* is scheduled for a full review by the Policy Committee in mid-2027, which will enable Council to consider the fee structure (for the independent members of the Audit, Risk and Improvement Committee) prior to the commencement of the 2027–2029 Council term.**
5. **Notes the resignation of Councillor Donovan MacDonald from the Audit, Risk and Improvement Committee, and reduces the Elected Member membership of the Committee from five Elected Members to four Elected Members, retaining the Independent Member membership at two;**

6. **Adopts the revised Terms of Reference for the Audit and Risk Management Committee as contained in Attachment 3, which has been amended to reflect the changes to membership as detailed in limbs 1 and 5 above.**

Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Michelle Sutherland Seconded

LOST: 4/4

For: Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Elli Petersen-Pik - Deputy Mayor and Cr Donovan MacDonald.

Against: Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Nat Latter and Cr Cale Black.

In accordance with section 5.21(3) of the Local Government Act 1995, as the votes were equally divided, the Presiding Member, Mayor Filomena Piffaretti, used her casting vote to vote against the motion, and the motion was lost.

During debate, Cr Cale Black foreshadowed the officer's recommendation.

As the motion was lost, debate commenced on the foreshadowed officer recommendation.

The Council voted on limb 1 separately from limbs 2-6, due to the requirement for limb 1 to be carried by an absolute majority.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **In accordance with sections 5.11A and 7.1B of the *Local Government Act 1995*, appoints Candidate A as the Deputy of the Presiding Member on the Audit, Risk and Improvement Committee, for the period 27 May 2026 to 16 October 2027.**

ABSOLUTE MAJORITY REQUIRED

Cr Cale Black Moved, Cr Nat Latter Seconded

CARRIED UNANIMOUSLY BY AN ABSOLUTE MAJORITY: 8/0

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

Against: Nil.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

2. **Notes that Candidate A will be formally notified by the Mayor of their appointment and, once confirmed, this information will be made public on the City's website.**
3. **In accordance with section 5.100(1)(b) of the *Local Government Act 1995*, approves the per meeting attendance fees for Independent Audit, Risk and Improvement Committee members as follows:**
   a) **Independent Presiding Member – the maximum attendance fee per meeting for Independent Audit, Risk and Improvement Committee Members, as determined by the Salaries and Allowances Tribunal;**
   b) **Deputy of the Presiding Member - the maximum attendance fee per meeting for Independent Audit, Risk and Improvement Committee Members, as determined by the Salaries and Allowances Tribunal;**

c) Deputy Presiding Member – 75% of the maximum attendance fee per meeting fee for Independent Audit, Risk and Improvement Committee Members, as determined by the Salaries and Allowances Tribunal;

4. Adopts the revised *Independent Committee Members Policy* as contained in Attachment 2 which has been amended to accommodate the fee structure outlined in limb 3;

5. Notes the resignation of Councillor Donovan MacDonald from the Audit, Risk and Improvement Committee, and reduces the Elected Member membership of the Committee from five Elected Members to four Elected Members, retaining the Independent Member membership at two;

6. Adopts the revised Terms of Reference for the Audit and Risk Management Committee as contained in Attachment 3, which has been amended to reflect the changes to membership as detailed in limbs 1 and 5 above.

Cr Cale Black Moved, Cr Nat Latter Seconded

CARRIED: 4/4

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Nat Latter and Cr Cale Black.***

Against: ***Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Elli Petersen-Pik - Deputy Mayor and Cr Donovan MacDonald.***

In accordance with section 5.21(3) of the Local Government Act 1995, as the votes were equally divided, the Presiding Member, Mayor Filomena Piffaretti, used her casting vote to vote for the motion, and the motion was carried.

BACKGROUND

Section 7.1A of the Act requires local governments to establish an Audit, Risk and Improvement Committee to support good governance across financial management, internal control, risk and compliance.

On 28 October 2025, Council established the City's committees for the 2025 - 2027 term, including the Audit, Risk and Improvement Committee (ARIC).

Reforms

Legislative reforms commenced on 1 January 2026, with further changes to ARIC composition and operations taking effect from 1 July 2026, including the introduction of a mandatory independent Deputy of the Presiding Member.

The reforms were accompanied by changes to the Salaries and Allowances Tribunal determination for ARIC meeting fees. In accordance with section 5.100(1)(b), local governments must now set independent ARIC member fees within the updated range of $105 to $1,215 per meeting.

Vacancy

Cr Donovan MacDonald was appointed as a Committee Member at the Ordinary Council Meeting of 28 October 2025, in accordance with section 5.10 of the *Local Government Act 1995*. Written notice of his resignation from the ARIC has been provided to the Chief Executive Officer in accordance with regulation 4 of the *Local Government (Administration) Regulations 1996.*

This resignation has created a vacancy on the ARIC.

EXTERNAL CONSULTATION

No consultation with the public or other agencies is required on this matter.

OFFICER'S COMMENTS

Recent amendments to the *Local Government Act 1995* introduce changes to the composition and operation of Audit, Risk and Improvement Committees (ARICs), with the intent of strengthening independent oversight, governance and continuity of committee operations.

Committee Membership and Composition

At its Ordinary Meeting held on 28 October 2025, Council appointed members to the Audit, Risk and Improvement Committee, including the appointment of an independent Presiding Member. In doing so, Council anticipated the need for continuity when the Presiding Member is unavailable and accordingly endorsed the appointment of a Deputy Presiding Member, who would also serve as an independent committee member in their own right.

As part of this process, Ms Shona Zulsdorf was endorsed as the independent Presiding Member, and Mr Anthony Wittcomb was endorsed as the Deputy Presiding Member.

In December 2025, further legislative amendments introduced new mandatory requirements for ARIC membership. These reforms require every ARIC to include:

- an independent Presiding Member (s.7.1A(3)); and
- an independent *Deputy of the Presiding Member* (s.7.1B).

The Deputy of the Presiding Member is a deputy committee member appointed specifically to the office of Presiding Member in accordance with section 5.11A of the Act. This role is distinct from that of a Deputy Presiding Member. The Deputy of the Presiding Member only attends committee meetings when the Presiding Member is unable to attend.

There has been significant confusion across the sector regarding the distinction between a Deputy Presiding Member and a Deputy of the Presiding Member. Advice received from the Department has clarified that:

- the appointment of a Deputy Presiding Member from within the committee membership under section 5.12(2) is optional; and
- appointing a Deputy Presiding Member does not satisfy the statutory requirement to appoint a Deputy of the Presiding Member.

Appointment of a Deputy of the Presiding Member

To comply with the new legislative requirement from 1 July 2026, Council is required to appoint an independent Deputy of the Presiding Member, who attends meetings solely to deputise for the Presiding Member when required.

Several appointment pathways were considered, including selection from the City's previous expression of interest process for independent committee members and appointment from the WALGA Audit, Risk and Improvement Committee (ARIC) Presiding Members Pool.

Following a review of the WALGA pool, Candidate A was identified as a suitable candidate. It is also noted that in 2025 Candidate A had previously indicated interest in being considered for appointment as an independent member of the City of Bayswater's Audit, Risk and Improvement Committee. An overview of Candidate A's relevant skills, qualifications and experience is provided in **Confidential Attachment 1**.

It is recommended that Council appoint Candidate A as the Deputy of the Presiding Member of the City of Bayswater Audit, Risk and Improvement Committee. Candidate A will only attend ARIC meetings when the Presiding Member is unavailable.

Meeting attendance fees

At its Ordinary Meeting held on 28 October 2025, Council resolved to set the maximum attendance fee per meeting for independent members of the Audit, Risk and Improvement Committee, as determined annually by the Salaries and Allowances Tribunal. At that time, the maximum meeting fee was $450 per meeting.

On 19 December 2025, the Salaries and Allowances Tribunal issued a determination variation specific to Meeting attendance fees for Independent Audit, Risk and Improvement Committee members – per meeting. In accordance with section 5.100(1)(b) of the *Local Government Act 1995*, Meeting attendance fees for Independent Audit, Risk and Improvement Committee members – per meeting must now be set within the range, as per Table 1.

Table 1

Independent ARIC per meeting fees		
Bands	Independent ARIC Member	
1-4	Min	Max
	$105	$1,215

The range in Table 1 is provided to enable local governments to appropriately compensate independent ARIC members depending on the skills and expertise required to undertake the roles. The local government must resolve that the fee represents value for money.

Having regard to the critical oversight role of the City's Audit, Risk and Improvement Committee, and the complexity and breadth of its responsibilities, it is proposed that meeting attendance fees for Independent Audit, Risk and Improvement Committee members – per meeting be set as follows:

- **Presiding Member** – the maximum meeting attendance fee per meeting, as determined by the Salaries and Allowances Tribunal ($1,215 per meeting attendance);
- **Deputy of the Presiding Member** – the same maximum meeting attendance fee per meeting when presiding in place of the Presiding Member; and
- **Deputy Presiding Member** – 75% of the maximum meeting attendance fee ($911.25 per meeting attendance).

This approach recognises the additional responsibilities of the Presiding Member role and provides an appropriate and competitive remuneration framework to support the attraction and retention of suitably experienced independent members.

In determining the proposed meeting attendance fee for the Deputy Presiding Member, benchmarking was undertaken against comparable local governments. While many are still progressing through their decision-making processes, preliminary feedback indicates that most are considering a fee range of approximately 75 - 80% of the maximum amount.

Should Council choose to adopt the above fee structure for ARIC members, the City's *Independent Committee Members Policy* will need to be updated to reflect this. A tracked changes version of the Policy is shown in **Attachment 2**.

Vacancy on the ARIC

Councillor Donovan MacDonald has given the Chief Executive Officer notice of his resignation from the Audit, Risk and Improvement Committee. The Independent Presiding Member, Ms Shona Zulsdorf has been informed.

As this Committee currently has seven committee members (two Independent Members and five Elected Members), rather than filling the vacancy created by this resignation, it is proposed to reduce the elected member membership from five to four.

Amendment to Terms of Reference

The Terms of Reference for the ARIC has been updated to:

- include the new position of Deputy of the Presiding Member;
- reduce the elected member membership from five to four; and
- adjust the quorum from four to three (including at least one independent member).

A copy of the revised Terms of Reference with these proposed amendments included is provided in **Attachment 3**.

LEGISLATIVE COMPLIANCE

Local Government Act 1995

Section 7.1A of the Act requires each local government to establish an Audit, Risk and Improvement Committee to provide oversight across financial management, risk, governance, and continuous improvement. Section 7.1B prescribes membership requirements for audit, risk and improvement committees, including the requirement for an independent presiding member and an independent deputy of the presiding member.

Under section 5.11A of the Act, a local government may appoint deputy committee members, including a deputy to the presiding member position, to act in the place of a committee member when that member is unable to attend a meeting.

Sections 5.100(1)(b) and 5.100(2)(b) require that the meeting attendance fee for an independent Audit, Risk and Improvement Committee member (including the presiding member, deputy presiding member, deputy of the presiding member or member) be set by the local government within the range determined by the Salaries and Allowances Tribunal.

Salaries and Allowances Act 1975 - Determination of the salaries and allowances tribunal for local government chief executive officers and elected council members - 6.4A Meeting attendance fees for independent audit, risk and improvement committee members – per meeting.

The City's *Independent Committee Members Policy* provides the fee structure that the City pays its independent committee members.

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

At its Ordinary Meeting on 28 October 2025, Council resolved to set the meeting attendance fee for independent Audit, Risk and Improvement Committee (ARIC) members at the maximum amount, which at the time was $450 per meeting. Following revisions to the Salaries and Allowances Tribunal determination to introduce a specific fee for Independent ARIC members, the maximum allowable fee for Band 1 local governments has increased to $1,215 per meeting.

In approved by Council, the officer recommendation would result in an increase of $4,905 per year in meeting fees, based on an average of four ARIC meetings annually.

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 appointment of an independent Deputy of the Presiding Member will ensure the City's Audit, Risk and Improvement Committee complies with the recent amendments to the *Local Government Act 1995* arising from local government reform.

City of Bayswater

Independent Committee Members Policy

Responsible Division	Office of the Chief Executive Officer
Responsible Business Unit	Governance and Strategy
Responsible Officer	Manager Governance and Strategy
Affected Business Units	Governance and Strategy
ECM Document Set ID	4961154

Purpose

Council recognises the value of independent committee members in providing expert advice and supporting effective governance.

This policy provides a transparent and merit-based process for the appointment and payment of independent members of City of Bayswater committees, in line with legislative requirements and best practice.

Scope

This policy applies to all committees of Council where independent members are appointed.

Definitions

For the purpose of this policy —

Committee of Council means a committee of 3 or more persons established by the City of Bayswater Council under section 5.8 of the *Local Government Act 1995*.

Independent committee member means a person appointed to a City of Bayswater Council committee who is neither an elected member nor an employee of the City.

Policy Statement

Expression of Interest Process

1. When a vacancy arises or a new position for an independent member is created, the Chief Executive Officer, in consultation with the Mayor, will:
   (a) Advise the Committee by memorandum, or under General Business in an agenda for an upcoming meeting of the Committee;
   (b) Define the required skills, knowledge and experience based on the Committee's Terms of Reference;

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Bayswater

Independent Committee Members Policy

(c) Prepare and publicly advertise an Expression of Interest, outlining selection criteria, application requirements and the closing date. The advertising period must be at least 14 calendar days.

(d) Ensure the advertisement is published on the City's website and other appropriate media.

2. In circumstances where an independent member has served in a position on a Committee for less than four years and expresses a willingness to continue to be on that Committee, the Council may choose to re-appoint the independent member without going through the expression of interest process.

Application Requirements

3. Applicants must submit a current curriculum vitae; and a statement addressing the selection criteria.
4. Incumbent Independent Committee Members seeking reappointment after a period of four years must re-apply through the same process.
5. The Chief Executive Officer may conduct reference and qualification checks as required.

Consideration

6. The Chief Executive Officer is to prepare a report to Council, assessing each application against the selection criteria.
7. The final appointment of Independent Committee Members is to be made by an absolute majority of Council, in accordance with section 5.10 of the *Local Government Act 1995.*

Term of Appointment

8. Independent committee members are appointed for up to a two-year term expiring no later than the next Ordinary Council Election. Requests for expressions of interest may seek applicants prepared to serve a four-year term on the Committee, subject to Council reappointment following each Ordinary Council Election.

Meeting Attendance Fees

9. Independent members of the Audit, Risk and Improvement Committee will be paid as follows:~~committees required under statute will be paid the maximum meeting attendance fee, as determined by the Salaries and Allowances Tribunal.~~

   a) Independent Presiding Member – the maximum attendance fee per meeting for Independent Audit, Risk and Improvement Committee Members, as determined by the Salaries and Allowances Tribunal;

   b) Deputy of the Presiding Member - the maximum attendance fee per meeting for Independent Audit, Risk and Improvement Committee Members, as determined by the Salaries and Allowances Tribunal;

   c) Deputy Presiding Member – 75% of the maximum attendance fee per meeting fee for Independent Audit, Risk and Improvement Committee Members, as determined by the Salaries and Allowances Tribunal;

10. Independent members of discretionary committees of Council will be paid $200 per meeting.

~~10~~11. Independent committee members will be paid for their attendance at:

(a) Meetings of the committee of which they are a member; and

(b) Meetings of a committee of Council on which they are not a member, but their attendance has been requested by the Council.

~~11~~12. Independent committee members must complete a “New Supplier Form” to be eligible for payment of attendance fees. The “New Supplier Form” will be provided to new members following their appointment to the committee.

~~12~~13. If the independent committee member does not have an Australian Business Number, they will need to also provide a Statement by Supplier Form, which is available on the Australian Tax Office website.

~~13~~14. All other compliance forms as required by the Australian Tax Office must be adhered to.

Reimbursement of Expenses

~~14~~15. Independent committee members are entitled to be reimbursed for expenses incurred in performing an authorised function.

~~15~~16. An authorised function refers to the independent committee member’s attendance at the following:

(a) Meetings of the committee at which they are an independent member.

(b) Meetings of committees of Council on which they are not a member, but their attendance has been requested by Council.

(c) Meetings of Council, where Council has requested their attendance.

(d) Meetings as requested by the Chief Executive Officer, including meeting with the City’s Internal Auditor or the Office of the Auditor General.

(e) Training organised by the City for the committee on which they are an independent committee member.

Travel Expenses

~~16~~17. Travel expenses refer to the costs of reasonable travel to and from the location at which independent committee members are required to perform an authorised function. This may include reasonable bus, train, taxi or vehicle hire costs and does not include the cost of any infringements or fines related to travel.

~~17~~18. Travel costs incurred while driving a privately owned or leased vehicle are to be calculated at the rate determined by the Salaries and Allowances Tribunal.

~~18~~19. Travel is to be undertaken by the shortest or most practical route.

Parking

~~19~~20. Parking expenses will be reimbursed for the cost of parking to accommodate attendance of an independent committee member at the location at which they are required to perform an authorised function.

~~20~~21. Costs for valet parking, parking infringements or fines will not be reimbursed by the City.

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Independent Committee Members Policy

~~21~~22. The extent to which parking expenses is to be reimbursed is at cost, as substantiated by a tax invoice.

Childcare

~~22~~23. Childcare expenses refer to the cost of childcare that is:

(a) Required in the absence of the independent committee member while they are performing an authorised function.

(b) Provided by a professional childcare provider and not by a relative or person who lives with the independent committee member and/or the child.

(c) Not part of a compulsory education program such as school.

~~23~~24. The extent to which childcare expenses may be reimbursed is to be consistent with the extent determined by the Salaries and Allowances Tribunal.

Carer

~~24~~25. Carer expenses refer to the cost of personal care, support and assistance:

(a) Required while the independent committee member is performing an authorised function.

(b) For another individual who requires care due to disability, medical condition, mental illness, or because the individual is frail and aged, and

(c) Provided by one or more carers.

~~25~~26. The extent to which carer expenses may be reimbursed is to be consistent with the extent to which childcare costs may be reimbursed.

Reimbursement claims

~~26~~27. Reimbursement of expenses made under this policy are required to be substantiated by the claimant through the production of receipts or the keeping of a logbook before such payments are made.

~~27~~28. An independent committee member making a claim for reimbursement is to submit the following information to the Chief Executive Officer within 60 days of the expense being incurred:

(a) A copy of the receipt(s) for the expense;

(b) Evidence of the nature, amount, date and time of the expense incurred and paid by the independent committee member, and who the independent committee member made payment to, where this information is not provided on the expense receipt.

~~28~~29. A reimbursement will be authorised by the Chief Executive Officer where:

(a) The claim for reimbursement contains all required information and documents and has been submitted within 60 days of the expense being incurred.

(b) The expense is of a kind that the independent committee member is entitled to be reimbursed under this Policy.

(c) The Chief Executive Officer is satisfied that the sole purpose of the expenditure was for the performance of an authorised function.

City of Bayswater

Independent Committee Members Policy

~~29~~30. Nothwithstanding the above, requests for reimbursement must be made no more than 7 days after the end of the financial year to which the claim relates.

Governance of fees, allowances and entitlements

~~30~~31. Independent committee members cannot commit City funds or incur expenses on behalf of the City.

~~31~~32. If an independent committee member is aware of having a received a payment in excess of this Policy, the independent committee member must notify the City immediately and return any monies owed to the City.

~~32~~33. Making a false or fraudulent claim for reimbursement or any other entitlement may be a criminal offence and reported to the Western Australian Police Force and/or the Corruption and Crime Commission.

Conduct

~~33~~34. All committee members must abide by the *City of Bayswater Code of Conduct for Council Members, Committee Members and Candidates.*

~~34~~35. All committee members must declare any actual or perceived conflicts of interest at meetings.

~~35~~36. Independent committee members are not authorised to speak or act on behalf of Council without written approval from the Chief Executive Officer.

Related Legislation

Sections 5.10 and 5.100 of the *Local Government Act 1995.*

Regulation 34ACA of the *Local Government (Administration) Regulations 1996.*

Related Documentation

Salaries and Allowances Tribunal Current Determination for Local Government Chief Executive Officers and Elected Council Members

Document details

Relevant delegations	Nil.		
Risk evaluation	High		
Strategic link	Key Result Area: Outcome: Objective:	Leadership and Governance Good Governance Provide ethical and accountable governance	
Council adoption	26 August 2025	**Resolution**	10.5.1.9
Next review due	26 August 2027		

City of
Bayswater

Terms of Reference

Audit, Risk and Improvement Committee

Purpose

The Audit, Risk and Improvement Committee (ARIC) is established in accordance with section 7.1A of the *Local Government Act 1995* (the Act). The Committee operates in accordance with all relevant provisions of the Act, the *Local Government (Audit) Regulations 1996* and the *Local Government (Administration) Regulations 1996*.

As prescribed in Regulation 16 of the *Local Government (Audit) Regulations 1996*, the Committee is to provide guidance and assistance to Council on matters relevant to its terms of reference. This role is designed to facilitate informed decision-making by Council in relation to its legislative functions and duties that have not been delegated to the Chief Executive Officer (CEO).

Objective

The objective of the Committee is to support Council in fulfilling its governance and oversight responsibilities in relation to financial reporting, internal control structure, risk management systems and audit functions.

Areas of Responsibility

The Committee is to guide and assist Council in fulfilling its governance and oversight responsibilities in relation to financial reporting, internal control structure, risk management systems and audit functions.

The Committee is to guide and assist the Council to fulfil their oversight responsibilities relating to:

- External and Internal Audit activities;
- Financial management processes and controls;
- Risk Management activities;
- Internal control effectiveness;
- Compliance and Integrity; and
- Performance reporting.

Functions

The Committee will operate in accordance with all relevant provisions of the Act, the *Local Government (Audit) Regulations 1996* and the *Local Government (Administration) Regulations 1996*.

As prescribed in regulation 16 of the *Local Government (Audit) Regulations 1996*, the Committee is to provide guidance and assistance to Council on matters relevant to its terms of reference. This role is designed to facilitate informed decision-making by Council in relation to its legislative functions and duties that have not been delegated to the CEO.

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The Committee's responsibilities include, but are not limited to:

External Audit

The Committee is responsible for communicating and liaising with the Office of the Auditor General (OAG). This includes understanding the results of financial and performance audits conducted within the City and overseeing whether recommendations are implemented by management.

Internal Audit

The Committee is responsible for guiding and overseeing the activities, resources and structure of the internal audit function.

Financial Management

The Committee oversees the integrity of financial and performance reporting processes within the City.

Risk Management

The Committee oversees the City's system of risk management.

Internal Controls

The Committee oversees the City's system of internal controls. The Committee will monitor and review the effectiveness of the City's systems for internal control, as well as its systems for compliance with laws, standards, legislation and policy, and other requirements.

Compliance and Integrity

The Committee oversees the City's processes to ensure compliance with relevant laws and regulations and for promoting a strong governance culture within the City.

Performance Reporting

The Committee oversees the monitoring of service and performance against the Corporate Business Plan.

Membership

Voting Members

The Committee consists of the following~~seven~~ members:

A Presiding Member (Independent)

A Deputy of the Presiding Member (Independent) - noting that this member will only attend meetings in place of the Presiding Member.

A Deputy Member (Independent); and

~~Five~~ Four Elected Members

The quorum for this Committee is ~~four~~ three members, including at least one independent member.

All remaining Councillors are appointed as Deputies.

Members must abide by the City of Bayswater Code of Conduct for Council Members, Committee Members and Candidates.

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Delegated Authority

This Committee does not have any delegated authority. The Committee will make recommendations to Council on report items. Report items will then be presented for Council's consideration at the next available Ordinary Council meeting.

Meetings

Committee meetings are to be held in accordance with the City of Bayswater *Standing Orders Local Law 2021*.

The Committee shall meet at least quarterly (minimum annually under legislation) at the City of Bayswater Civic Centre.

Liaison Officer

Chief Executive Officer

10.1.3 Transparency Update

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic Information Purposes
Voting Requirement:	Simple Majority Required.
Attachments:	1. Confidential Items 2025 Calendar Year [**10.1.3.1** - 3 pages] 2. Reconsideration of Release of Confidential Information [**10.1.3.2** - 3 pages]
Refer:	Item: 11.5 OCM 23.08.2022 Item: 10.1.5 OCM: 6.12.2022
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 the opportunity for Council to release information from confidential Council reports from the 2025 calendar year and outlines changes to confidentiality provisions arising from the recent reforms to the *Local Government Act 1995* (the Act).

OFFICER'S RECOMMENDATION

That Council:

1. Approves the release of information from confidential items from the 2025 calendar year in accordance with the officer's recommendations in Attachment 1.
2. Notes the update provided in this report regarding reforms to the confidentiality provisions in the *Local Government Act 1995.*

ADDITIONAL INFORMATION

In addition to the review of confidential items from the 2025 calendar year, officers have revisited confidential items from the 2023 and 2024 calendar years to see if further information can be released from these items given the passage of time.
Seven items were identified for potential future release of information, and these are contained in a new attachment which is included with this addendum and will form new **Attachment 2** to the officer's report.

It is also recommended that Council approve the public release of the officer's report and Council resolution from item 9.1.1 Property Matter, Bedford, which was considered at the Special Council Meeting of 14 April 2026, as the matter has since been publicly announced by the Department of Education.

A further limb is also added to the officer's recommendation, requesting that for future transparency reviews, the Chief Executive Officer also looks at the reviews of prior years to assess whether any further information from confidential items can be released.

Recommendation Implications

The officer's recommendation is changed to:

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Approves the release of information from confidential items from the:**
   (a) **2025 calendar year in accordance with the officer's recommendations in Attachment 1.**
   (b) **2023 and 2024 calendar years in accordance with the officer's recommendations in Attachment 2.**
2. **Approves the release of the Council resolution and officer's report for item 9.1.1, Property Matter – Bedford, which was considered at the Special Council Meeting of 14 April 2026.**
3. **Notes the update provided in this report regarding reforms to the confidentiality provisions in the *Local Government Act 1995*.**
4. **Requests that, for future transparency reviews, the Chief Executive Officer also looks at the reviews of prior years to assess whether any further information from confidential items can be released.**

Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY: 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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's approach to transparency

The City of Bayswater Council has demonstrated a strong commitment to transparency through previous resolutions aimed at maximising public access to information in Council meeting agendas.

At its meeting of 23 August 2022, Council resolved to improve transparency by requesting the Chief Executive Officer to reduce the amount of information classified as confidential at Council and Committee meetings by separating non-confidential information from confidential reports and attachments wherever possible and including it as part of the publicly available report.

Further to this, at the Ordinary Council Meeting of 6 December 2022, Council request the CEO to make the following transparency improvements:

- Make the officer's recommendation and Council resolution on confidential items public where possible, with centralised oversight to ensure officers write public reports with confidential attachments and only keep reports wholly confidential when not feasible to do so.
- Provide an annual report to Council on the release of information from confidential reports throughout the year that is no longer considered confidential

These resolutions demonstrate that the Council views transparency as a core governance priority and is committed to ensuring that confidential treatment of information is used only where genuinely necessary and justified under the Act.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

Confidential Information in 2025 Council Reports

In 2025, the City continued its approach to transparency of Council reports by maximising the information made available in the public domain and, where required, restricting only genuinely confidential material to separate confidential attachments.

This approach has resulted in a sustained reduction in the number of confidential items presented to Council, as shown in Table 1 below.

Number of Confidential Items Considered by Council:

Calendar Year	Confidential Items
2021	39
2022	28
2023	20
2024	10
2025	9

Over half of the reports considered behind closed doors in 2025 involved contractual matters under subsection 5.23(2)(c), making it the primary basis for confidentiality. Three reports cited multiple subsections, with two combining contractual matters with legal advice, and one combining contractual matters with commercial information. One report was marked confidential as it concerned employee matters (the CEO’s performance review).

Recommendation for release of information

Attachment 1 lists the nine items marked as confidential in the 2025 calendar year and provides officer recommendations for release of information. It is recommended that Council resolutions be released for four items, while three items have already been published with redactions and two items remain confidential as they concern matters not yet finalised.

Legislative Update

The *Local Government Amendment Act 2024* introduced new confidentiality-related reforms to the Act as part of a broader package intended to strengthen governance, improve decision-making, and increase transparency in council and committee meetings. A central feature of the reforms is the policy position that council and committee meetings are to be open to the public by default, with closure only available in limited circumstances where there is a clear public interest in maintaining confidentiality.

The reforms also narrow and better define the grounds on which part of a meeting may be closed. Matters that must be dealt with in a closed part of a meeting include circumstances where a committee of Parliament has advised confidentiality, and matters relating to the recruitment or employment of the CEO or a senior employee, including termination and CEO performance review processes. In addition, the reforms identify limited categories of information that may justify closure, including legally privileged advice, information relating to the personal affairs of an individual, specified tender information, sensitive information that would endanger the local government’s security, and information that could prejudice an investigation or relate to a contravention of the law.

Transparency Shift

For transparency purposes, the most important change is that the legislation now makes clear that some reasons are not valid grounds for confidentiality. A meeting cannot be closed merely because the information may embarrass the local government, council, or an individual; because the matter is controversial; or because publication may attract criticism. This is a significant shift in emphasis and reinforces that confidentiality is to be used as a narrow exception rather than an administrative convenience.

The reforms also introduce stronger accountability around any decision to close part of a meeting. The decision must be made in the open part of the meeting, and the local government must record the reason for closure, including the type of information to be considered. The minutes must also include a description of how the local government sought to maximise the degree of information available to the public about the matter under consideration.

Implications for Council Reports

These changes have direct implications for the drafting of council and committee reports. The City's Report authors have moved away from broad or formulaic confidentiality statements and instead identify the precise statutory basis for any recommendation that part of a meeting be closed.

The reforms also support a stronger separation between the confidential content itself and the public-facing explanation of the issue. The City has continued its approach for drafting reports which contain confidential and non-confidential elements, structuring the report so that as much context, background, recommendation rationale, and decision-making information as possible remains available in the public agenda and minutes. This approach assists the City to demonstrate compliance with the new obligation to maximise the degree of information available to the public.

To align with these changes, the City's report templates have been updated with the new legislation and governance is providing tighter scrutiny over application of confidentiality. These changes have required closer coordination between report writers, governance staff, and minute-taking officers before agendas and minutes are finalised.

Governance Considerations

The reforms strengthen external oversight of confidentiality decisions. The new Local Government Inspector can review decisions to close part of a meeting, and all local governments are required to audio record parts of meetings that are closed to the public. Where the Inspector determines that a meeting was not closed in accordance with the Act or regulations, the Inspector may order release of the audio recording to the public.

Taken together, these changes increase the governance risk of over-classifying material as confidential. For the City, the practical expectation is that confidentiality recommendations in council reports must now be more precise, more justifiable, and more defensible on review.

LEGISLATIVE COMPLIANCE

Local Government Amendment Act 2024

Reforms to confidentiality and meeting transparency, effective 1 January 2026.

Local Government Act 1995

S5.23 - meetings generally open to the public, including the prescribed grounds on which part of a meeting may be closed to the public.

S5.23(4) - mandatory closure circumstances and permitted closure circumstances.

S 5.23 (8) - recording requirements for decisions to close part of a meeting and information to be included in minutes.

Local Government (Administration) Regulations 1996

R4A - categories of information that may justify closure of part of a meeting.

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 5.1 Good Governance
Objective 5.1.1 Provide ethical and accountable governance.

CONCLUSION

The confidentiality reforms introduced by the *Local Government Amendment Act 2024* reinforce the principle that council and committee meetings should be open to the public by default, with closure permitted only in limited and well-defined circumstances. These legislative changes align closely with Council's established commitment to transparency and provide a strengthened framework to support the governance practices the City has already adopted.

The continued reduction in confidential items from 39 in 2021 to 9 in 2025 demonstrates the City's success in maximising public access to information while appropriately protecting material that genuinely requires confidential treatment. By maintaining the annual review process and adapting practices to the requirements of the amended Act, the City will continue to meet community expectations for transparency and demonstrate best practice governance.

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Confidential Items determined by the Council in 2025

Meeting	Item	Confidentiality Reason/s under the *Local Government Act*	Information currently available to the public	Officer's Recommendation	Rationale
Ordinary Council Meeting 28 January 2025	14.1.1 Keeping and Control of Cats Amendment Local Law 2024	S.5.23(2)(d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting; (the item was subject to Parliamentary Privilege)	Nil.	That the Council's resolution be made public.	Limb 3 of Council's resolution requested the Council resolution to be kept confidential until such time as the Joint Standing Committee on Delegated Legislation responded to the correspondence referenced in Limb 2 allowing the Council Resolution to be made public, or made the outcome of the Council Resolution public through a notice of motion to disallow the local law in Parliament. As the matter has been considered in Parliament, and the information in limbs 1 and 2 has been made public by Parliament, the resolution can be published. It is recommended the report itself remain confidential as it references information protected by Parliamentary privilege. Under s5.23(2)(a) of the Act, this information must be kept confidential.
Ordinary Council Meeting 29 April 2025	14.1.1 Proposed Exclusivity Agreement – 22 Swan Bank Road, Maylands	S.5.23(2)(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; Section 5.23(e) a matter that if disclosed, would reveal – (i) a trade secret; or (ii) information that has a commercial value to a person; or (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government.	Council's resolution	That limb 1 Council's resolution be made public	Limb 4 of the Council's Resolution requested that Limb 1 remain confidential, other than advising the Proponents, until the end of the Exclusivity Period, as described in the Exclusivity Agreement. As the Exclusivity Period has concluded, limb 1 of the resolution can now be released. The other limbs have already been published. It is recommended the remainder of the report be kept confidential as it contains information that is considered commercial in confidence.
Ordinary Council Meeting 27 May 2025	14.1.1 Approval to Negotiate New Waste Contracts	S.5.23(2) business relating to: (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;	Nil.	That Council's resolution be made public	When this matter was considered by the Council, Council instructed the CEO to keep the resolution confidential. It is recommended the resolution be released however the report and attachments should remain confidential as they contain information about a contract entered into by the City.

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Meeting	Item	Confidentiality Reason/s under the *Local Government Act*	Information currently available to the public	Officer's Recommendation	Rationale
Ordinary Council Meeting 27 May 2025	14.1.2 Eastern Metropolitan Regional Council Establishment Agreement Request	S.5.23(2) business relating to: (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;	Nil.	That Council's resolution be made public.	When this matter was considered by the Council, Council instructed the CEO to keep the resolution confidential. It is recommended the resolution now be released however the report and attachments should remain confidential as they contain information that is subject to legal professional privilege (s5.23(4)(a) of the Act refers).
Special Council Meeting 10 June 2025	9.1.1 Eastern Metropolitan Regional Council	S.5.23(2), business relating to: (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;	The whole report has been made public in accordance with Council's resolution of 22 July 2025 although some information that must remain confidential has been redacted.	No further information to be released	The whole report has been made public in accordance with Council's resolution of 22 July 2025 although some information that must remain confidential has been redacted.
Special Council Meeting 25 June 2025	9.1.1 Eastern Metropolitan Regional Council	S5.23(2) business relating to: (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; (e) a matter that if disclosed, would reveal — (iii) information about the business, professional, commercial or financial affairs of a person,	The whole report has been made public in accordance with Council's resolution of 22 July 2025 although some information that must remain confidential has been redacted.	No further information to be released	The whole report has been made public in accordance with Council's resolution of 22 July 2025 although some information that must remain confidential has been redacted.

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Meeting	Item	Confidentiality Reason/s under the *Local Government Act*	Information currently available to the public	Officer's Recommendation	Rationale
Ordinary Council Meeting 1 July 2025	14.1.1 Proposed Heads of Agreement – Lot 2, 60 Embleton Avenue, Embleton	S5.23(2) business relating to: (e) a matter that if disclosed, would reveal – (i) a trade secret; or (ii) information that has a commercial value to a person; or (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government.	Nil.	No information to be released at this stage	It is recommended that the resolution and report remain confidential as this matter has not been finalised.
Ordinary Council Meeting 26 August 2025	14.1.1 Chief Executive Officer Review Committee – 6 August 2025 – Chief Executive Officer Performance Review 2024/25	S.5.23(2)(a) a matter affecting an employee or employees.	Council's Resolution	No further information to be released	Council's resolution has already been published. However, the CEO's performance review must remain confidential, in line with section 5.23(2)(b)(ii) of the *Local Government Act 1995.*
Ordinary Council Meeting 9 December 2025	14.1.1 Reversion of Land – Lot 146, 60 Russell Street, Morley	Section 5.23(2) business relating to: (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting; (e) a matter that if disclosed, would reveal – (i) a trade secret; or (ii) information that has a commercial value to a person; or (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government.	Nil.	No information to be released at this stage.	Council's resolution on this item advised that the resolution should remain confidential until the matter had been finalised. As the matter has not yet been finalised, the resolution should remain confidential.

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Confidential Items determined by the Council in 2023 and 2024 – Consideration of release of information

Meeting	Item	Confidentiality Reason/s	Information currently available to the public	Officer's Recommendation at last transparency review	Officer's Recommendation for this transparency Review
Ordinary Council Meeting 31 January 2023	14.1.3 – Morley Sport and Recreation Centre Management Agreement Negotiations	A contract entered into, or which may be entered into, by the local government, and which relates to a matter to be discussed the meeting; Legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting. A matter that if disclosed would reveal a trade secret, or information that has commercial value to a person or information about the business, professional, commercial or financial affairs of a person.	Nil.	Retain officer's report as confidential. Do not release Council's resolution now, however revisit whether Council's resolution can be released in December 2025.	As this matter has been finalised, the officer recommends releasing the Council's resolution. However, the officer's report should be kept confidential to protect legal privilege.
Ordinary Council Meeting 31 January 2023	14.1.5 – Construction of Slip Lane – Lot 1146, 60 Russell Street, cnr Walter Road West	A contract entered into, or which may be entered into, by the local government, and which relates to a matter to be discussed the meeting; Legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting. A matter that if disclosed, could be reasonably expected 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.	Nil.	Retain officer's report and Council's resolution as confidential.	This matter has not yet been completely finalised. It is recommended to keep the resolution and report confidential for now, however for Council to consider the release of the resolution at the next annual transparency review.
Ordinary Council Meeting 28 March 2023	14.1.1.2 – Update on Divestment of Mertome Gardens	A matter that if disclosed would reveal information about the business, professional, commercial or financial affairs of a person.	Nil.	Retain Council resolution and officer's report as confidential.	As this matter is still ongoing, the officer recommends retaining this item as confidential, and reviewing the option to release the information at the next annual transparency review.

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Meeting	Item	Confidentiality Reason/s	Information currently available to the public	Officer's Recommendation at last transparency review	Officer's Recommendation for this transparency Review
Ordinary Council Meeting 28 March 2023	14.1.2 – Morley Sport and Recreation Centre Negotiations	A contract entered into or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting. Legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting. A matter that if disclosed, would reveal a trade secret; or information that has a commercial value to a person; or information about the business, professional, commercial or financial affairs of a person.	Nil.	Retain officer's report as confidential. Do not release Council's resolution now, however revisit whether Council's resolution can be released in December 2025.	As this matter has been finalised, the officer recommends releasing the Council's resolution. However, the officer's report should be kept confidential to protect legal privilege.
Ordinary Council Meeting 27 August 2024	14.1.2 – Department of Education Request	A matter that if disclosed, would reveal information that has a commercial value to a person.	Nil.	Make officer's report and Council resolution available to the public when the action specified in the final limb of the Council resolution has occurred.	As this matter has now been made public by the Department of Education, the officer's report and Council resolution can now be made public.
Special Council Meeting 1 October 2024	14.1.2 – Eastern Metropolitan Regional Council	A contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting. A matter that if disclosed, would reveal information that has a commercial value to a person; or information about the business, professional, commercial or financial affairs of a person.	Nil.	Officer's report and Council resolution to remain confidential.	As this report contains a lot of commercial information about other entities, it is recommended that it remain confidential.

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Meeting	Item	Confidentiality Reason/s	Information currently available to the public	Officer's Recommendation at last transparency review	Officer's Recommendation for this transparency Review
Ordinary Council Meeting 19 November 2024	14.1.1 – Eastern Metropolitan Regional Council	The personal affairs of any person. A contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting. Legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.	Nil.	Officer's report and Council resolution to remain confidential.	As this report contains a lot of commercial information about other entities, it is recommended that it remain confidential.

10.2 Corporate Services Directorate Reports

10.2.1 Differential Rates 2026/27

Responsible Branch:	{Financial Services}
Responsible Directorate:	{Corporate Services}
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required.
Attachments:	1. Attachment 1 - Statement of Financial Activity [**10.2.1.1** - 1 page] 2. Attachment 2 - Rates Table [**10.2.1.2** - 1 page] 3. Attachment 3 Statement of Objects and Reasons 2026 27 [**10.2.1.3** - 3 pages]
Refer:	Item: 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

For Council to endorse the rates and minimum payments and the Statement of Objects and Reasons for the purpose of yielding the deficiency disclosed by the proposed 2026/27 Budget.

This will then allow Council to advertise by local public notice its intention to levy differential rates and minimum payments for the 2026/27 financial year.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Endorse the following differential rates and minimum payments for GRV ratepayers for the 2026/27 financial year for the purpose of yielding the deficiency disclosed by the proposed 2026/27 Budget as contained in Attachment 1:**

Differential Category based on GRV	Rate in the Dollar	Minimum Payment
	$	$
Residential (Improved)	0.052992	1,248.50
Commercial/Industrial (Improved)	0.072535	1,708.90
Residential - Vacant	0.075249	1,772.90
Commercial/Industrial - Vacant	0.105454	2,484.50

2. **Endorse the City of Bayswater Statement of Objects and Reasons for each differential rate and minimum payment, as contained in Attachment 3.**
3. **Advertise by local public notice for a period of 21 days, in accordance with Section 6.36(1) of the Local Government Act 1995, its intention to levy the differential rates and minimum rates for the 2026/27 financial year.**

Cr Donovan MacDonald Moved, Cr Anthony Pittaway Seconded

CARRIED: 5/3

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Nat Latter, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Cr Anthony Pittaway, Cr Michelle Sutherland and Cr Elli Petersen-Pik - Deputy Mayor.***

BACKGROUND

Preparation of the Annual Budget is a statutory requirement under the *Local Government Act 1995*; with the Annual Budget being presented 28 July Ordinary Council Meeting. Having introduced differential rates, the business planning and budget process timeframe has been planned to comply with the following requirements of the *Local Government Act 1995:*

1. S6.36 of the *Local Government Act 1995* requires the proposed differential rates in the dollar and the minimum payments to be advertised by local public notice for a statutory 21-day period.
2. S6.35 of the *Local Government Act 1995* allows for the Minister to approve the imposition of a minimum payment that applies to more than 50% of the properties in a differential rate category for vacant land. This is the case for the Vacant Residential and Vacant Commercial/Industrial categories and 21 days should be allowed for Ministerial approval.

This requires Council to endorse:

1. Rates information table;
2. Statement of Reasons and Objectives; and
3. Advertising by local public notice for a period of 21 days

There is a significant amount of other support required, including information regarding expenditure reviews and budget efficiencies; and responses to public submissions following the advertising of differential rates.

EXTERNAL CONSULTATION

While no specific external consultation has occurred on the draft 2026/27 budget, extensive community consultation occurred during the 2024 ‘Shape Baysie’ Strategic Community Plan engagement program. The findings of this consultation contributed to the development of the City’s Draft Strategic Community Plan (SCP) 2025 to 2035. The Corporate Business Plan (CBP) for 2026/27 has been developed in alignment with the new SCP. The two documents will be adopted together as the City’s new “Council Plan”. The draft 2026/27 budget is a financial representation of the first year of the CBP.

Council’s intention to levy differential rates will form the basis of external consultation.

OFFICER'S COMMENTS

Council led Business Planning and Budget Process

To date there have been five business planning and budget related workshops. Areas covered include:

1. Business Planning and Budget process (Council priority setting)
2. Forward Capital Works Program (10 years)
3. Long-Term Financial Plan
4. Statement of Financial Activity (budget deficiency) including operating income and expenditure analysis and differential rates.
5. Service Plan analysis
6. Fees and Charges Review

Differential Rating

The introduction of differential rates during 2024/25 was considered through a Rating Strategy that was underpinned by the Department of Local Government, Industry Regulation and Safety guiding principles of Differential Rating:

1. Fairness - having regard to such factors as use of land and actual and potential demands placed on Council;
2. Equity - ensuring a fair and consistent application of compliant rating and charging principles without bias, and an appropriate contribution by each category of ratepayer;
3. Consistency – benchmarking across local governments and by scheduling the issue of rates notices on a regular annual basis;
4. Transparency - openness in the processes involved in the making of rates and charges and providing meaningful information on rate notices; and
5. Objectivity – principles of rating applied in accordance with the legislation.

The adopted differential ratios were based on considerable benchmarking and modelling through several workshops.

Overall Increase and Revaluation Context

The City has applied an overall 5.90% increase in rate revenue across all differential rating categories (collectively) for the 2026/27 financial year, with the distribution to each individual category explained below. This increase is required to fund the City's operating and capital expenditure commitments as adopted through the annual budget process.

The 2026/27 rating year incorporates updated triennial Gross Rental Values (GRVs) as provided by Landgate. As a result, comparisons to the prior year are influenced by both:

- Movements in property valuations; and
- Adjustments to the rate in the dollar and minimum payments required to achieve the City's revenue requirement.

Impact of Valuation Movements

When comparing the 2025/26 base position (adjusted for 2025/26 valuations) to the proposed 2026/27 rates, the estimated increase in rates income (excluding interim rates) by category is:

- Residential (Improved): 5.50%
- Commercial/Industrial (Improved): 5.50%
- Residential – Vacant: 27.77%
- Commercial/Industrial – Vacant: 20.36%

These increases represent the average movement for properties within each category.

Explanation of Variances Between Categories

1. Improved Properties (Residential and Commercial/Industrial)

The increases for improved properties (5.50%) are broadly aligned with the overall rate revenue increase of 5.90%, demonstrating a relatively stable and equitable distribution of the rating burden across developed properties.

This reflects the City's objective to:

- Maintain fairness between established residential and business ratepayers; and

- Ensure incremental increases remain broadly consistent with overall revenue needs.

2. Vacant Land Categories

Vacant land categories show significantly higher increases:

3. Residential Vacant: 27.77%
4. Commercial/Industrial Vacant: 20.36%

This is consistent with the Statement of Objects and Reasons that encourages owners of vacant land to develop.

Minimum Payment Increases

The revaluation has altered the distribution and number of properties captured by minimum payments, particularly for vacant land.

Given the change in mix and number of properties captured by the minimum payments following the revaluation, increases to minimum payments are higher for all categories except for Residential (Improved).

The following table is an extract from the Rates Table.

Rating Information		2026/27					
Rate Description	Basis of valuation	Rate in dollar	Number of properties	Rateable value*	Budgeted rate revenue	Budgeted interim rates	Budgeted total revenue
General rates							
Residential (Improved)	Gross rental valuation	0.052992	26,128	834,098,628	44,200,554	334,184	44,534,738
Commercial/Industrial (Improved)	Gross rental valuation	0.072535	1,473	198,672,982	14,410,745	200,000	14,610,745
Residential - Vacant	Gross rental valuation	0.075249	55	1,751,520	131,800	0	131,800
Commercial/Industrial - Vacant	Gross rental valuation	0.105454	34	2,857,270	301,311	0	301,311
Total general rates			27,690	1,037,380,400	59,044,410	534,184	59,578,594
Minimum payment		Minimum $					
Residential (Improved)	Gross rental valuation	1,248.50	4,943	104,505,760	6,171,336	0	6,171,336
Commercial/Industrial (Improved)	Gross rental valuation	1,708.90	283	4,824,310	483,619	0	483,619
Residential - Vacant	Gross rental valuation	1,772.90	583	7,508,880	1,033,601	0	1,033,601
Commercial/Industrial - Vacant	Gross rental valuation	2,484.50	41	381,610	101,865	0	101,865
Total minimum payments			5,850	117,220,560	7,790,421	0	7,790,421
Total general rates and minimum payments			33,540	1,154,600,960	66,834,831	534,184	67,369,015

The full Rates Table can be found in **Attachment 2**.

In addition to the proposed rates in the dollar and minimums for each category of differential rating, Local Governments are also required to advertise a document describing the objects and reasons of each proposed rate and minimum payment. This is detailed in Attachment 3.

Section 6.35 of the *Local Government Act 1995* stipulates within each category a local government cannot impose minimum payments on more than 50% of properties, which is the case for both the Residential Vacant and Commercial/Industrial categories. There is an exception to this regarding Vacant Land, however this requires Ministerial approval and introduces an additional statutory step to be undertaken by the City.

Statement of Financial Activity

The Annual Budget, as represented by the Statement of Financial Activity, has been developed over a six-month period following extensive consultation including facilitated and structured workshops with Elected Members, as part of the Council led business planning and budget process.

The budget process has been aligned with service plans, which enable a new perspective on services and projects including attributable costs.

The development of the budget has been challenging given the current economic environment and has been based on the Strategic Community Plan, updated Corporate Business Plan and commitments made by Council.

The attached Statement of Financial Activity has been updated based on feedback from previous workshops regarding the capital program, operating projects and FTE requests.

The carry forward capital projects of $4.4M as adopted as part of the 2025/26 Mid Year Budget Review have been included within the 2026/27 budget. Carry forward projects have no impact on the overall budget as both the additional expense and respective funding sources are both carried forward, offsetting one another.

The proposed 2026/27 Budget requires $67.4M (including interims) to be funded by rates income which otherwise reflects the City's deficit. This supports the City's other operating income sources of $41.7M, operating expenses of $112.4M and capital program of $23.6M, whilst considering financing activities including reserve movements and repayment of borrowings.

The Budget has been informed by economic factors such as:

- limited growth in the City's rate base (over a number of years) and includes a rate increase of 5.90% as the shortfall to be made up by rates
- employee cost increases i.e., superannuation, enterprise agreements
- insurance premium increases
- increasing costs particularly in fuel and the flow on impact to materials and contracts
- construction delays and supply chain issues
- aging assets requiring maintenance and renewal
- a challenging labour market, i.e., staff attraction and retention

The ongoing fuel crisis, which has contributed to elevated inflationary pressures, will continue to be closely monitored. These conditions may necessitate further adjustments prior to the adoption of the Annual Budget and during subsequent budget reviews.

Council has worked hard to deliver a Budget that balances the delivery of high-quality and maintained service levels while maintaining its assets.

The City is committed to managing costs and reviewing all areas of income and expenditure whilst delivering high quality services. Income and expenditure variance analysis has been undertaken and understood by Council, along with a thorough review of the 10-year Forward Capital Works Program based on asset management plans.

Budget Efficiency Measures

There are a number of key initiatives undertaken as part of the Annual Budget process; these include:

1. Council led business planning and budget process commencing with Council identification of priorities within financial management parameters.
2. Zero Based Budgeting – All budgets at individual account level have a zero-starting point as an introduction to the budget process. Officers responsible for budgets are then required to re-build their budgets as opposed to rolling over budgets and applying a flat CPI. This puts the onus on officers to justify their budgets and drive cost savings.
3. Multi-tiered approval process to prepare for Council review based on service plans and budgets within the organisation structure and from a City-wide perspective. This includes formal business case submissions for new budget items and resourcing.
4. Council review and approval of all Service Plans, Project Plans and Budgets through the council-led business planning and budget process.
5. Expenditure efficiency measures as supported by Council's Purchasing Policy with strict procurement requirements regarding seeking quotes and tenders to ensure the City receives competitive pricing.
6. Capital Works Program driven by the Asset Management Plan process.
7. The Annual Budget is an outcome of a comprehensive Integrated Planning and Reporting process which has a focus on the output and costs of services.
8. Budgets are carefully monitored throughout the year with a carry forward review following audit, followed by an extensive Mid Year Budget Review requiring a formal approval process.

LEGISLATIVE COMPLIANCE

Council has several financial policies which have been taken into consideration in the budget process, including its policies on investments, assets, treatment of income and expenditure, rates arrears, cash-back reserves, borrowings and integrated planning.

Section 6.2 of the Act requires that no later than 31 August in each financial year, or such extended time as the Minister allows, each local government is to prepare and adopt (by Absolute Majority) in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the next following 30 June.

Other relevant sections of the Act include:

<u>6.32. Rates and service charges</u>

(1) When adopting the annual budget, a local government —

  (a) in order to make up the budget deficiency, is to impose* a general rate on rateable land within its district, which rate may be imposed either —

    (i) uniformly; or

    (ii) differentially;

and

  (b) may impose* on rateable land within its district —

    (i) a specified area rate; or

    (ii) a minimum payment;

and

  (c) may impose* a service charge on land within its district.

* Absolute majority required.

(2) Where a local government resolves to impose a rate it is required to —

(a) set a rate which is expressed as a rate in the dollar of the gross rental value of rateable land within its district to be rated on gross rental value; and

(b) set a rate which is expressed as a rate in the dollar of the unimproved value of rateable land within its district to be rated on unimproved value.

6.33. Differential general rates

(1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —

(a) the purpose for which the land is zoned, whether or not under a planning scheme as defined in the Planning and Development Act 2005; or

(b) a purpose for which the land is held or used as determined by the local government; or

(c) whether or not the land is vacant land; or

(d) any other characteristic or combination of characteristics prescribed.

(2) Regulations may —

(a) specify the characteristics under subsection (1) which a local government is to use; or

(b) limit the characteristics under subsection (1) which a local government is permitted to use.

6.35. Minimum payment

(1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.

(2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.

(3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —

(a) 50% of the total number of separately rated properties in the district; or

(b) 50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.

(4) A minimum payment is not to be imposed on more than the prescribed percentage of —

(a) the number of separately rated properties in the district; or

(b) the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.

(5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.

6.36. Local government to give notice of certain rates

(1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.

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	SR06 - City does not have the adequate financial capacity to deliver planned services and maintain assets.	

FINANCIAL IMPLICATIONS

The financial implications of the budget are outlined within the body of this report.

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.

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

Council endorsement of the proposed draft 2026/27 Budget (Statement of Financial Activity), Statement of Objects and Reasons and proposed differential rates (including rate in the dollar and minimum payment by category) will enable Council to meet important budget and statutory timeframes.

City of Bayswater
Statement of Financial Activity - Budget Comparison

	2025/26 Budget	2026/27 Draft Budget	Movement
	$	$	$
Operating activities			
Revenue from operating activities			
General Rates	63,263,010	67,369,015	4,106,005
Grants, subsidies and contributions	3,915,142	3,968,168	53,025
Fees and charges	28,242,380	30,292,079	2,049,700
Interest revenue	5,685,017	6,102,047	417,030
Other revenue	1,070,484	1,307,704	237,221
	102,176,033	109,039,013	6,862,981
Expenditure from operating activities			
Employee costs	(47,733,544)	(53,290,780)	(5,557,236)
Materials and contracts	(37,842,949)	(39,091,898)	(1,248,949)
Utility charges	(4,062,400)	(4,023,674)	38,726
Depreciation	(13,310,371)	(13,915,834)	(605,463)
Insurance	(1,274,676)	(1,297,583)	(22,907)
Other expenditure	(366,775)	(304,897)	61,878
Finance costs	(384,785)	(352,294)	32,490
Profit/(Loss) on asset disposal	(107,173)	(107,174)	(1)
	(105,082,673)	(112,384,135)	(7,301,462)
Discontinued operations	(227,075)	(233,852)	(6,777)
Non cash amounts excluded from operating activities	13,037,050	13,642,514	605,464
Amount attributable to operating activities	**9,903,335**	10,063,541	**160,206**
Investing activities			
Capital grants, subsidies and contributions	10,948,314	5,129,823	(5,818,491)
Payments for construction of infrastructure	(16,929,752)	(10,348,964)	6,580,788
Payments for property, plant and equipment	(14,910,904)	(13,286,858)	1,624,046
Proceeds from disposal of assets	586,826	669,701	82,875
Amount attributable to investing activities	(20,305,516)	(17,836,298)	2,469,218
Financing activities			
Repayment of borrowings	(967,747)	(1,006,544)	(38,797)
Payment for principal portion of lease liability	(118,343)	(225,843)	(107,500)
Transfer to reserves	(3,859,714)	(5,292,052)	(1,432,338)
Transfer from reserves	14,450,385	14,297,196	(153,189)
Amount attributable to financing activities	9,504,581	7,772,757	(1,731,824)
MOVEMENT IN SURPLUS OR DEFICIT			
Surplus or (deficit) at the start of the financial year	897,600	0	(897,600)
Amount attributable to operating activities	9,903,335	10,063,541	160,206
Amount attributable to investing activities	(20,305,516)	(17,836,298)	2,469,218
Amount attributable to financing activities	9,504,581	7,772,757	(1,731,824)
Surplus or (deficit) remaining after the imposition of rates	**(0)**	**(0)**	**0**

RATES AND SERVICE CHARGES

(a) Rating Information

		2026/27						2025/26					
Rate Description	Basis of valuation	Rate in dollar	Number of properties	Rateable value*	Budgeted rate revenue	Budgeted interim rates	Budgeted total revenue	Rate in dollar	Number of properties	Rateable value*	Budgeted rate revenue	Budgeted interim rates	Budgeted total revenue
										$	$	$	$
(i) General rates													
Residential (Improved)	Gross rental valuation	0.052992	26,128	834,098,628	44,200,554	334,184	44,534,738	0.077288	24,574	515,849,076	39,868,944	314,741	40,183,685
Commercial/Industrial (Improved)	Gross rental valuation	0.072535	1,473	198,672,982	14,410,745	200,000	14,610,745	0.079993	1,639	176,346,629	14,106,496	0	14,106,496
Residential - Vacant	Gross rental valuation	0.075249	55	1,751,520	131,800	0	131,800	0.088881	115	2,464,480	219,045	0	219,045
Commercial/Industrial - Vacant	Gross rental valuation	0.105454	34	2,857,270	301,311	0	301,311	0.100474	38	2,519,350	253,129	0	253,129
Total general rates			27,690	1,037,380,400	59,044,410	534,184	59,578,594		26,366	697,179,535	54,447,614	314,741	54,762,355
(ii) Minimum payment		**Minimum** $						**Minimum** $					
Residential (Improved)	Gross rental valuation	1,248.50	4,943	104,505,760	6,171,336	0	6,171,336	1,183.40	6,307	84,415,984	7,463,704	0	7,463,704
Commercial/Industrial (Improved)	Gross rental valuation	1,708.90	283	4,824,310	483,619	0	483,619	1,224.80	153	1,720,830	187,394	0	187,394
Residential - Vacant	Gross rental valuation	1,772.90	583	7,508,880	1,033,601	0	1,033,601	1,360.90	622	5,764,340	846,480	0	846,480
Commercial/Industrial - Vacant	Gross rental valuation	2,484.50	41	381,610	101,865	0	101,865	1,538.40	2	16,600	3,077	0	3,077
Total minimum payments			5,850	117,220,560	7,790,421	0	7,790,421		7,084	91,917,754	8,500,655	0	8,500,655
Total general rates and minimum payments			33,540	1,154,600,960	66,834,831	534,184	67,369,015		33,450	789,097,289	62,948,269	314,741	63,263,010

City of
Bayswater

Differential Rating Categories - Statement of Objects and Reasons

Section 6.36 of the *Local Government Act 1995* requires Councils utilising differential rates and minimum payments to advertise these rates prior to adopting the budget. A minimum submission period of 21 days must be allowed following which all submissions must be considered by Council. Information regarding submissions is included in the advertisement to levy differential rates, which is available through public notice, including on the City's website.

Section 6.33 of the *Local Government Act 1995* empowers a Council to impose different rates in the dollar for different land zoning's or uses and different rates for improved or vacant land. This power is provided to help local governments achieve a better rating equity between different land uses.

Overall Increase and Revaluation Context

The City has applied an overall 5.90% increase in rate revenue across all differential rating categories (collectively) for the 2026/27 financial year, with the distribution to each individual category explained below. This increase is required to fund the City's operating and capital expenditure commitments as adopted through the annual budget process.

The 2026/27 rating year incorporates updated triennial Gross Rental Values (GRVs) as provided by Landgate. As a result, comparisons to the prior year are influenced by both:

- Movements in property valuations; and
- Adjustments to the rate in the dollar and minimum payments required to achieve the City's revenue requirement.

Impact of Valuation Movements

When comparing the 2025/26 base position (adjusted for 2025/26 valuations) to the proposed 2026/27 rates, the estimated increase in rates income (excluding interim rates) by category is:

- Residential (Improved): 5.50%
- Commercial/Industrial (Improved): 5.50%
- Residential – Vacant: 27.77%
- Commercial/Industrial – Vacant: 20.36%

These increases represent the average movement for properties within each category.

Explanation of Variances Between Categories

1. Improved Properties (Residential and Commercial/Industrial)

The increases for improved properties (5.50%) are broadly aligned with the overall rate revenue increase of 5.90%, demonstrating a relatively stable and equitable distribution of the rating burden across developed properties.

This reflects the City's objective to:

City of Bayswater

- Maintain fairness between established residential and business ratepayers; and
- Ensure incremental increases remain broadly consistent with overall revenue needs.

2. Vacant Land Categories

Vacant land categories show significantly higher increases:

- Residential Vacant: 27.77%
- Commercial/Industrial Vacant: 20.36%

This is consistent with the objects of rating categories as explained below.

Minimum Payment Increases

The revaluation has altered the distribution and number of properties captured by minimum payments, particularly for vacant land.

Given the change in mix and number of properties captured by the minimum payments following the revaluation, increases to minimum payments are higher for all categories with the exception of Residential (Improved). The following table compares those movements.

Summary – Rates Table:

	2025-26		2026-27		*Annual Budget Comparison – Rates Income	
Differential Category based on GRV	Rate in the Dollar	Minimum Payment	Rate in the Dollar	Minimum Payment	2025-26	2026-27
	$	$	$	$	$	$
Residential (Improved)	0.077288	1,183.40	0.052992	1,248.50	47,647,389	50,706,074
Commercial/Industrial (Improved)	0.079993	1,224.80	0.072535	1,708.90	14,293,890	15,094,364
Residential - Vacant	0.088881	1,360.90	0.075249	1,772.90	1,065,525	1,165,401
Commercial/Industrial - Vacant	0.100474	1538.40	0.105454	2,484.50	256,206	403,176

*includes estimated interim rates

Minimum Payments

The minimum payments are set to ensure the minimum level of service required is adequately funded and are consistent with the differential ratios used for setting the rate in the dollar. The reasons and objects noted below for the different categories are reflected in the ratio's set for both the minimum payments and the rate in the dollar.

- **Residential - Improved**

City of
Bayswater

The object of this rate category is to apply a base differential rate to all improved land zoned residential and used for residential purposes. This supports the differential rates process in ensuring all property owners contribute equitably to the operations of the City, with the base rate allowing for residential property owners the contribute less than the other categories for the reasons provided below.

- **Commercial/Industrial - Improved**

The object of this rate category is to ensure those property's zoned and used for commercial or industrial purposes contribute equitably to the operations of the City by applying a higher differential rate. The additional rates revenue is sourced to offset the higher costs associated with servicing those infrastructure assets in commercial and industrial areas. It also reflects the inner City location and amenity to support a metropolitan Activity Centre and significant State investment into the area that positions this prime location.

- **Residential – Vacant**

The object of this rate category is to impose a higher differential rate on residential vacant land. The reason is to encourage owners of vacant land to develop, which is in the best interests of residents and commercial businesses residing within the City and considers the significant housing shortfall in the metropolitan area.

- **Commercial/Industrial - Vacant**

The object of this rate category is to impose a higher differential rate on commercial vacant land. The reason is that vacant commercial has a more significant adverse impact on residents and commercial businesses residing within the City by minimising the economic potential of the area. Development is encouraged to reflect the inner City location and amenity to support a metropolitan Activity Centre and significant State investment into the area that positions this prime location. This will also help offset the additional costs associated in servicing infrastructure assets in commercial and industrial areas.

10.2.2 Financial Report for the Period Ended 30 April 2026

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. Monthly Financial Statement Snapshot [**10.2.2.1** - 1 page] 2. Executive Summary and Statement of Financial Activity Significant Variances [**10.2.2.2** - 6 pages] 3. Statement of Financial Activity [**10.2.2.3** - 1 page] 4. Statement of Financial Position [**10.2.2.4** - 1 page] 5. Net Current Assets [**10.2.2.5** - 1 page] 6. Cash Backed Reserves Report [**10.2.2.6** - 1 page] 7. Capital Acquisitions & Non-Operating Grants Report [**10.2.2.7** - 14 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 30 April 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 receives the financial reports for the period ended 30 April 2026, comprising:

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

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 1 July 2025, Council adopted the Annual Budget for the 2025/26 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 2025/26 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 30 April 2026.

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

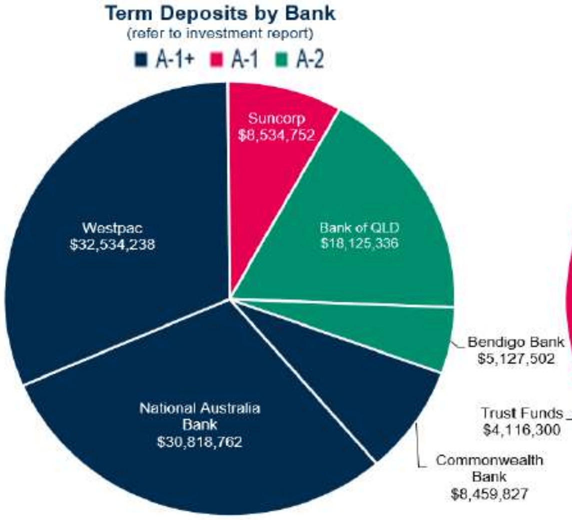
Objective 5.1.1 Provide ethical and accountable governance.

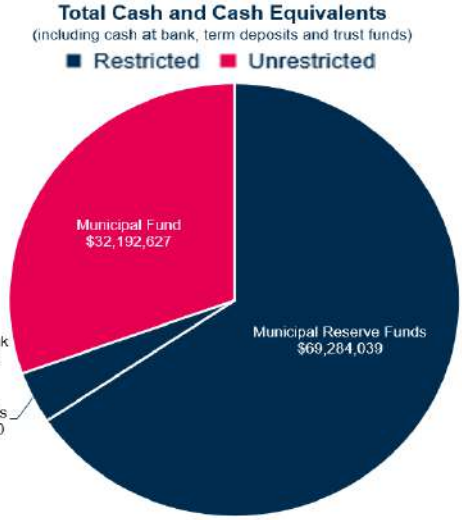
CONCLUSION

In light of the above, it is recommended that Council receives the financial reports for the period ended 30 April 2026.

Monthly Financial Statement Snapshot

April 2026





	Debtor				Trade Creditors
	Sundry	Infringement	Recreation	Total	
Total Outstanding	$345,836	$538,262	$526,251	$1,410,349	$1,701,734
Not yet due	0%	0%	4%	2%	0%
Current	92%	5%	65%	48%	95%
Over 30 days	4%	5%	14%	8%	3%
Over 60 days	4%	90%	17%	42%	2%

Rates & Charges	
Collected	97.87%
Total Outstanding	$3,065,153
Deferred Rates	$825,461

Payment Options	YTD 2025/26	2024/25
Payment in Full	20,232	20,832
Instalment	8,416	8,467
Rates Smoothing	2,890	2,712
Arrangement	721	657
None Selected	1,541	1,098

Capital

	Amended Budget	YTD Amended Budget	YTD Actual	YTD %
Revenue	$11,146,032	$8,383,420	$3,011,912	36%
Expenditure	$32,464,145	$25,130,177	$14,457,063	58%

Operating

	Amended Budget	YTD Amended Budget	YTD Actual	YTD %
Revenue	$102,639,591	$97,473,713	$97,905,882	100%
Expenditure	$109,645,973	$88,451,238	$85,576,747	97%

City of Bayswater
Executive Summary
for the period 1 July 2025 to 30 April 2026

Revenue

The annual rate notices were issued on 18 July with a due date of 22 August for full payment or 1st instalment, with the last instalment due in March 2026. To date 97.87% of the total rate revenue raised has been received, with 20,232 (60%) properties paid in full and 12,027 (36%) properties nominating a payment option.

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

Debtors

Currently, there is a total of $1.4M of outstanding debts of which $346K relates to sundry debtors, 92% of which are not due yet; $538K to infringement debts and $526K to recreation debts.

Capital

Capital revenue is recognised once the expenditure has been incurred, and performance obligations met. The annual budget includes an allocation of $11.1M for capital revenue with the majority of income expected in later periods.

Capital expenditure related to payments for property, plant and equipment is $4.3M lower than the year-to-date budget. Projects such as Plant and Equipment Replacement Program, Civic Centre Chiller Replacement, Morley Sport and Recreation Centre Sports Court Flooring Replacement and Frank Drago Reserve Redevelopment are currently behind budget.

Expenditure related to payments for construction of infrastructure is $6.3M lower than the year-to-date budget with several projects behind the year-to-date budget.

Operating

Year-to-date operating revenue (including rates) is in line with the year-to-date budget. This is predominantly due to revenue from fees and charges, interest revenue and other revenue.

Operating expenditure is 3% lower in comparison to the year-to-date budget. The variance is largely due to timing of expenditure across areas such as materials and contracts and insurance.

City of Bayswater
Statement of Financial Activity
Significant Variances
For the period 1 July 2025 to 30 April 2026

Operating activities
Revenue from operating activities

Nature or Type	YTD Amended Budget $	YTD Actual $	Variance Positive/ (Negative) $
General rates • Variance due to interim adjustments being less than expected.	54,664,354	54,587,330	(77,024)
Rates excluding general rates (Minimum Payments) • Immaterial variance.	8,486,040	8,486,040	(0)
Grants, subsidies, and contributions • The variance is predominantly due to timing of the transfer from trust for cash in lieu of carparking and public art to reserve which will occur prior to 30 June 2026. • Funding for various minor projects such as Crossover contributions, Street Lighting contributions and Arbor Park Sedgeland Planting has been budgeted but not yet received.	2,981,373	2,110,557	(870,816)
Fees and charges • Revenue from Bayswater Waves Swim School Enrolments ($204K), Maylands Golf Course Green Fees ($191K), Statutory Building Approvals ($135K), Embleton Golf Course Green Fees ($99K), Planning Approvals ($96K) and Morley Sport and Recreation Centre Venue/Facility Hire ($62K) are ahead of the year-to-date budget. Some of these are seasonal and may reduce over the remainder of the year.	25,820,135	26,575,162	755,027
Interest revenue • The variance is due to the returns on reserves being slightly better than anticipated.	4,752,008	4,863,305	111,297
Other revenue • Variance related to timing of reimbursements and workers compensation insurance claims.	769,803	1,283,489	513,686
Total	**97,473,713**	**97,905,882**	**432,170**

Expenditure from operating activities

Nature or Type	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Employee costs • Minor variances across several employee related costs such as workers compensation insurance claims, wages insurance and staff recruitment.	(39,502,963)	(39,570,220)	(67,258)
Material and contracts The variance is due to several projects that are behind the year-to-date budget, such as: • Sustainable Environment is $931K below year-to-date budget mainly due to works related to Maylands Lakes. • Digital Solutions and Services expenditure is $817K below year-to-date budget due to the timing of project EDEN. • Rangers and Security is $711K behind budget due to works related to the CCTV upgrade project still being in progress. • Parks and Gardens project expenditure is below budget by $420K for projects such as Tree Planting Program, General Streetscapes Maintenance Program and Median Island Maintenance Program. • Expenditure related to rates valuations is $267K behind year-to-date budget due to the budget spread associated with the cost of the triennial valuation. • Expenditure related to Private Works for Morley Drive/Bath Rd intersection upgrade is $124K behind year-to-date budget with funds committed.	(32,590,022)	(29,354,931)	3,235,091
Utility charges • Expected that utilities variance will be immaterial by the end of the year.	(3,337,665)	(3,500,725)	(163,059)
Depreciation • The variance is due to budget timing.	(11,091,976)	(11,342,283)	(250,308)
Insurance • Expected that utilities variance will be immaterial by the end of the year.	(1,263,009)	(1,122,934)	140,075
Other expenditure • Immaterial variance.	(235,794)	(241,801)	(6,007)
Finance costs • Immaterial variance.	(322,636)	(335,245)	(12,609)

Nature or Type	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Profit/(Loss) on asset disposal • Immaterial variance.	(107,174)	(108,607)	(1,433)
Total	**(88,451,238)**	**(85,576,747)**	**2,874,491**

Discontinued operations

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
• Immaterial variance.	(129,091)	(99,848)	29,242

Non-cash operating activities excluded from the budget

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Non-cash operating activities • The variance is due to the phasing of movement in non-cash items such as depreciation, loss on asset disposals and movement in non-current assets and liabilities.	11,278,763	11,717,176	433,658

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/recognised for the following projects: • Low Cost Urban Road Safety projects • Tranby House Reserve Foreshore • Riverside Gardens Urban Forest • Morley Noranda Recreation Club Facility Upgrade • Roads to Recovery projects	8,383,420	3,011,912	(5,371,508)

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Proceeds from disposal of assets • The variation is due to the budget spread of proceeds from plant and fleet disposals with many disposals occurring later in the financial year.	586,826	386,483	(200,343)
Payments for property, plant, and equipment • Projects such as Plant and Equipment Replacement Program ($750K), Civic Centre Chiller Replacement ($503K), Morley Sport and Recreation Centre Sports Court Flooring Replacement ($499K), Frank Drago Reserve Redevelopment ($291K) and CCTV (Fixed Cameras) Renewal ($236K) are currently behind budget. • This is partially offset by End User Devices Replacement Program ($178K) and Morley Noranda Recreation Club Facility Upgrade ($167K) which are underway and ahead of the year-to-date budget.	(9,654,348)	(5,325,801)	4,328,547
Payments for construction of infrastructure • Projects such as Maylands Lakes Masterplan Implementation ($1.6M), Tranby House Reserve Foreshore ($590K), Riverside Gardens Urban Forest ($539K), Riverside Gardens Playground Renewal ($350K), Arbor Park Irrigation System Renewal ($294K), Street Light Pole Upgrade ($275K), Maylands Lakes Restoration ($246K) and Low Cost Urban Road Safety Projects ($217K) are currently behind year-to-date budget.	(15,475,829)	(9,131,261)	6,344,567

Financing activities

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Transfer from reserves • Many of the capital projects funded by reserve are behind budget which is reflected in the actual transfers to date.	5,651,873	2,665,723	(2,986,149)
Repayment of borrowings • Immaterial variance.	(483,874)	(479,119)	4,755
Payment for principal portion of lease liability • The variance is due to the annual budget amount being allocated later in the financial year.	0	(167,442)	(167,442)

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Transfer to reserves • The variance is due to the budget spread of those new transfers approved during the Mid Year Budget Review which will occur by 30 June 2026.	(4,639,925)	(3,726,735)	913,190

City of Bayswater
Statement of Financial Activity
for the period 1 July 2025 to 30 April 2026

	Budget	Amended Budget	YTD Amended Budget	YTD Actual	Variance	Variance
	$	$	$	$	$	%
Operating activities						
Revenue from operating activities						
General Rates	54,762,355	54,664,354	54,664,354	54,587,330	(77,024)	(0%)
Rates excluding general rates	8,500,655	8,486,040	8,486,040	8,486,040	(0)	(0%)
Grants, subsidies and contributions	3,915,142	4,190,367	2,981,373	2,110,557	(870,816)	(29%)
Fees and charges	28,242,380	28,422,936	25,820,135	26,575,162	755,027	3%
Interest revenue	5,685,017	5,706,423	4,752,008	4,863,305	111,297	2%
Other revenue	1,070,484	1,169,472	769,803	1,283,489	513,686	67%
	102,176,032	102,639,591	97,473,713	97,905,882	432,170	0%
Expenditure from operating activities						
Employee costs	(47,733,544)	(47,978,876)	(39,502,963)	(39,570,220)	(67,258)	0%
Materials and contracts	(37,842,949)	(42,166,047)	(32,590,022)	(29,354,931)	3,235,091	(10%)
Utility charges	(4,062,400)	(4,062,400)	(3,337,665)	(3,500,725)	(163,059)	5%
Depreciation	(13,310,371)	(13,310,371)	(11,091,976)	(11,342,283)	(250,308)	2%
Insurance	(1,274,676)	(1,274,676)	(1,263,009)	(1,122,934)	140,075	(11%)
Other expenditure	(366,775)	(361,645)	(235,794)	(241,801)	(6,007)	3%
Finance costs	(384,785)	(384,785)	(322,636)	(335,245)	(12,609)	4%
Profit/(Loss) on asset disposal	(107,174)	(107,174)	(107,174)	(108,607)	(1,433)	1%
	(105,082,673)	(109,645,973)	(88,451,238)	(85,576,747)	2,874,491	(3%)
Discontinued operations	(227,075)	(218,545)	(129,091)	(99,848)	29,242	(23%)
Non-cash amounts excluded from operating activities	13,037,051	13,037,051	11,278,763	11,717,176	433,658	4%
Amount attributable to operating activities	9,903,336	5,812,125	20,172,147	23,946,463	3,769,561	19%
Investing activities						
Inflows from investing activities						
Capital grants, subsidies and contributions	10,948,314	11,146,032	8,383,420	3,011,912	(5,371,508)	(64%)
Proceeds from disposal of assets	586,826	586,826	586,826	386,483	(200,343)	(34%)
	11,535,140	11,732,858	8,970,246	3,398,395	(5,571,851)	(62%)
Outflows from investing activities						
Payments for property, plant and equipment	(14,910,904)	(12,149,886)	(9,654,348)	(5,325,801)	4,328,547	(45%)
Payments for construction of infrastructure	(16,929,752)	(20,314,259)	(15,475,829)	(9,131,261)	6,344,567	(41%)
	(31,840,656)	(32,464,145)	(25,130,177)	(14,457,063)	10,673,114	(42%)
Amount attributable to investing activities	(20,305,516)	(20,731,287)	(16,159,931)	(11,058,668)	5,101,263	(32%)
Financing activities						
Inflows from financing activities						
Transfer from reserves	14,450,385	12,907,940	5,651,873	2,665,723	(2,986,149)	(53%)
	14,450,385	12,907,940	5,651,873	2,665,723	(2,986,149)	(53%)
Outflows from financing activities						
Repayment of borrowings	(967,747)	(967,747)	(483,874)	(479,119)	4,755	(1%)
Payment for principal portion of lease liability	(118,343)	(118,343)	0	(167,442)	(167,442)	No Budget
Transfer to reserves	(3,859,714)	(6,442,753)	(4,639,925)	(3,726,735)	913,190	(20%)
	(4,945,804)	(7,528,843)	(5,123,799)	(4,373,296)	750,503	(15%)
Amount attributable to financing activities	9,504,581	5,379,097	528,074	(1,707,572)	(2,235,646)	(423%)
Movement in surplus or (deficit)						
Surplus or (deficit) at the start of the financial year	897,600	9,540,066	9,540,066	9,540,066	0	0%
Amount attributable to operating activities	9,903,336	5,812,125	20,172,147	23,946,463	3,769,561	19%
Amount attributable to investing activities	(20,305,516)	(20,731,287)	(16,159,931)	(11,058,668)	5,101,263	(32%)
Amount attributable to financing activities	9,504,581	5,379,097	528,074	(1,707,572)	(2,235,646)	(423%)
Surplus or (deficit) after imposition of general rates	0	0	14,080,356	20,720,289	6,635,178	47%

City of Bayswater
Statement of Financial Position
For the period ended 30 April 2026

	Opening Balance	Closing Balance
	$	$
Current assets		
Cash and cash equivalents	89,781,189	101,476,666
Trade and other receivables	8,814,193	8,750,916
Inventories	3,161,278	3,216,970
Prepayments	501,568	740,488
Total Current assets	102,258,227	114,185,040
Non-current assets		
Trade and other receivables (NCA)	1,067,117	953,595
Other financial assets	2,942,033	2,942,033
Property, plant and equipment	562,763,256	562,634,537
Infrastructure	232,235,637	235,124,501
Investment Property	10,596,300	10,596,300
Right of use assets	545,050	308,434
Controlled & associated entities & joint venture interests	42,937,962	42,937,962
Total Non-current assets	853,087,354	855,497,362
Total Assets	955,345,582	969,682,402
Current liabilities		
Trade and other payables	12,892,757	10,112,370
Other financial liabilities at amortised costs	967,747	488,628
Lease liabilities	215,159	36,390
Provisions	7,239,684	7,905,228
Grant Liabilities	1,189,945	2,939,710
Contract Liabilities	705,848	827,985
Clearing accounts	0	(246)
Total Current liabilities	23,211,139	22,310,065
Non-current liabilities		
Other financial liabilities at amortised cost	7,523,609	7,523,609
Lease liabilities	3,401,120	3,322,603
Provisions	343,677	418,889
Total Non-current liabilities	11,268,405	11,265,100
Total Liabilities	34,479,545	33,575,166
Net Assets	920,866,037	936,107,236
Equity		
Retained surplus	240,577,212	254,757,400
Reserves - cash backed	69,610,151	70,671,163
Revaluation surplus	610,678,674	610,678,674
Total Equity	920,866,037	936,107,236

City of Bayswater
Net Current Assets
as at 30 April 2026

Municipal and Aged Persons Homes	Opening Balance	Closing Balance
	$	$
Current assets		
Cash and cash equivalents	89,781,189	101,476,666
Trade and other receivables	8,814,193	8,750,916
Inventories	3,161,278	3,216,970
Prepayments	501,568	740,488
Total	102,258,227	114,185,040
Current liabilities		
Trade and other payables	(12,892,757)	(10,112,370)
Other financial liabilities at amortised costs	(967,747)	(488,628)
Lease liabilities	(215,159)	(36,390)
Provisions	(7,239,684)	(7,905,228)
Grant Liabilities	(1,189,945)	(2,939,710)
Contract Liabilities	(705,848)	(827,985)
Clearing accounts	0	246
Total	(23,211,139)	(22,310,065)
Net current assets	79,047,088	91,874,975
Restricted - Reserves	(69,610,151)	(70,671,163)
Cash backed employee provisions	1,812,249	1,885,046
Restricted - Aged Persons Homes	(2,859,058)	(2,860,618)
Current Portion of Lease Liabilities	182,190	3,421
Current Portion of borrowings	967,747	488,628
	9,540,066	20,720,289

City of Bayswater
Cash Backed Reserves
for the period 1 July 2025 to 30 April 2026

	Budget Amended				Actual			
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance
	$	$	$	$	$	$	$	$
Bayswater Bowling Club Capital Improvements Reserve	11,889	680	0	12,569	11,889	494	0	12,383
Bayswater City Soccer Club Rooms Redevelopment Reserve	38,769	2,146	0	40,915	38,769	2,296	0	41,065
Bayswater Tennis Club Reserve	131,723	7,534	0	139,257	131,723	5,476	0	137,199
Buildings and Facilities Reserve	9,072,730	413,539	(1,885,742)	7,600,527	9,072,730	384,778	(40,467)	9,417,041
Cash in Lieu - Car Park	0	622,000	0	622,000	0	0	0	0
Cash in Lieu - Public Art	0	564,000	0	564,000	0	0	0	0
Cash in Lieu - Public Open Space	1,104,891	63,210	0	1,168,101	1,104,891	21,203	0	1,126,094
Climate Action Reserve	3,301,467	310,286	(89,804)	3,521,949	3,301,467	258,379	(59,659)	3,500,187
Fleet and Plant Renewal/Upgrade Reserve	3,838,523	194,340	(461,000)	3,571,863	3,838,523	151,124	(461,000)	3,528,648
FOGO Reserve	2,945,622	145,933	(400,000)	2,691,555	2,945,622	120,956	(110,819)	2,955,758
General Waste Management Reserve	8,438,287	474,869	(525,831)	8,387,325	8,438,287	342,971	(2,432)	8,778,825
Information and Communication Technology (ICT) Reserve	5,462,656	242,314	(1,257,693)	4,447,277	5,462,656	212,366	(1,222,897)	4,452,125
Long Service Leave and Entitlements Reserve	1,812,249	103,663	0	1,915,912	1,812,249	72,796	0	1,885,046
Major Capital Works Reserve	18,826,892	1,199,821	(5,314,775)	14,711,938	18,826,893	1,280,171	(166,848)	19,940,216
Morley Library Seed Reserve	1,050,903	60,116	0	1,111,019	1,050,903	43,689	0	1,094,592
Noranda Netball Courts Reserve	79,884	4,569	0	84,453	79,884	3,321	0	83,205
Rates Smoothing Reserve	669,138	1,241,257	(695,000)	1,215,395	669,138	291,640	(29,016)	931,762
Recreation Renewal/Upgrade Reserve	5,049,057	365,237	(1,001,413)	4,412,881	5,049,057	211,531	(6,548)	5,254,040
Strategic Property Reserve	979,599	52,283	(91,000)	940,882	979,599	40,725	0	1,020,324
Transport Renewal/Upgrade Reserve	6,795,873	374,956	(1,185,682)	5,985,147	6,795,872	282,818	(566,038)	6,512,653
Total	69,610,153	6,442,753	(12,907,940)	63,144,966	69,610,151	3,726,735	(2,665,723)	70,671,163

City of Bayswater
Capital Acquisitions & Non-Operating Grants
for the period 1 July 2025 to 30 April 2026

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Non-operating grants, subsidies and contributions - summary							
1622	Buildings	(2,400,018)	(1,248,498)	(1,203,498)	(302,660)	0	(945,838)
1702	Roads	(4,338,693)	(4,708,016)	(3,396,678)	(1,517,396)	0	(3,190,620)
1712	Footpath	(11,000)	(96,049)	(80,000)	(10,520)	0	(85,529)
1732	Park development	(4,176,463)	(5,049,729)	(3,659,505)	(1,181,336)	0	(3,868,393)
1742	Other infrastructure	(22,140)	(43,740)	(43,740)	0	0	(43,740)
		(10,948,314)	(11,146,032)	(8,383,420)	(3,011,912)	0	(8,134,120)
Capital acquisitions - summary							
Purchase of property, plant and equipment							
1622	Buildings	11,017,609	7,493,529	5,305,216	2,328,273	1,472,726	3,692,530
1632	Furniture and equipment	1,797,463	2,555,773	2,290,465	1,693,786	491,007	370,981
1652	Plant and equipment	2,095,832	2,100,584	2,058,667	1,303,743	810,753	(13,911)
		14,910,904	12,149,886	9,654,348	5,325,801	2,774,486	4,049,599
Purchase and construction of infrastructure assets							
1702	Roads	5,874,787	6,876,001	5,523,584	4,760,125	854,007	1,261,869
1712	Footpath	982,910	1,168,344	913,061	618,964	235,986	313,393
1722	Drainage	67,780	199,169	125,681	21,343	54,357	123,469
1732	Park development	9,954,682	11,664,413	8,576,671	3,727,122	1,598,064	6,339,227
1742	Other infrastructure	49,593	406,332	336,832	3,707	12,489	390,135
		16,929,752	20,314,259	15,475,829	9,131,261	2,754,903	8,428,094
Total by Work in Progress Natural Account		**31,840,656**	**32,464,145**	**25,130,177**	**14,457,063**	**5,529,389**	**12,477,693**

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Buildings							
Building							
81376	Rangers Mobile Office	0	60,000	0	0	0	60,000
		0	60,000	0	0	0	60,000
Building major capital works							
80810	Depot Store Room Upgrades	0	20,957	20,957	0	0	20,957
80837	Paddy Walker Depot - improvements	0	153,127	153,127	25,716	6,511	120,899
80840	Upper Hillcrest Reserve - transportable changeroom	0	0	0	9,373	0	(9,373)
80990	Pat O'Hara Rugby Club - roof renewal	0	0	0	136	0	(136)
81064	Lightning Park - facility upgrades	0	0	0	693	0	(693)
81065	Morley Noranda Recreation Club - facility upgrades	750,000	778,480	733,480	900,457	4,982	(126,959)
81201	Pat O'Hara Rugby Club	0	24,499	0	0	23,690	809
81250	Morley Sport and Rec Renewal - Aircon	50,000	130,454	130,454	144,761	9,138	(23,445)
81265	Various Items Replacement	0	33,715	33,715	35,049	0	(1,334)
81337	Maylands Brickworks Reserve Renewal - Structure	227,500	0	0	0	0	0
81341	Noranda Soccer Changroom Upgrade	143,150	180,000	180,000	69,075	14,153	96,772
81384	Civic Centre Chiller replacement stage 2A	450,000	584,994	584,994	82,314	410,142	92,538
81389	De Lacy Reserve Clubrooms - Maylands Cricket club- Hot wate	20,000	20,000	20,000	0	0	20,000
81393	Lightning Park - sewer connection	140,000	140,000	140,000	0	0	140,000
81400	Morley Sport and Rec Court 3 flooring replacement	500,000	500,000	500,000	1,389	947	497,663
81403	Pat O'Hara Reserve - Rugby Clubrooms and Changerooms - Upgra	1,500,000	83,441	83,441	0	0	83,441
81533	Crimea Park Cricket Clubroom - Kitchen Upgrade - Comm Grant	12,263	12,263	12,263	12,997	0	(734)
81534	Lower Hillcrest Res - RAL Pavilion & Clubrooms (Cricket Club	14,296	14,296	14,296	15,101	0	(805)
81535	Maylands Sport Rec Club - Function bar upgrade - Comm Grant	72,113	72,113	72,113	14,519	57,289	304
81536	MSRC - Court 5 Audio system - Comm Grant	22,105	22,105	22,105	0	24,106	(2,001)
81537	Senses/WA Ballet Building - Wooden decking upgrade - Comm G	18,182	18,182	18,182	0	0	18,182
81544	Maylands Yacht Club - Ceiling replacement	0	51,000	17,000	0	41,993	9,007
81545	Maylands Sport and Rec – Heating upgrade to main hall	0	71,000	20,000	0	0	71,000
81546	Sue Belcher Sports Pavilion – Switchboard upgrade	0	19,000	6,000	0	0	19,000
		3,919,609	2,929,626	2,762,127	1,311,581	592,953	1,025,092

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Building minor capital works							
80974	Waste Transfer Facility - fire suppression system	0	38,831	38,831	40,236	0	(1,405)
80992	Waste Transfer Station - upgrade office, showers & toilets	0	0	0	9,251	0	(9,251)
81185	Maylands Golf Course - renew depot	0	0	0	(18)	0	18
81240	Houghton Reserve Pavillion - Upgrade disability access ent	0	9,100	9,100	11,108	0	(2,008)
81242	Lightning Park Pavilion Renewal - Fire detection system	0	9,100	9,100	0	8,740	361
81257	Paddy Walker Works Depot - Mechanical Work Shop renew floor	0	0	0	9,267	0	(9,267)
81264	Various Hot Water Systems Replacement	0	13,006	13,006	13,369	0	(363)
81368	MSRC Renewal - Backboard Replacement	0	13,942	13,942	13,942	0	0
81371	Bedford Filipino Club Renewal – Aircon	20,000	20,000	20,000	19,876	0	124
81373	Embleton Golf Course Renewal - Power Pole	0	48,600	48,600	0	30,205	18,395
81385	Civic Centre Refurbishing	100,000	100,000	100,000	0	0	100,000
81386	Civic Centre Secuirty & access control upgrade	120,000	120,000	120,000	724	0	119,276
81390	Ellis House - Retaining Wall	50,000	30,000	30,000	28,681	0	1,319
81391	Emergency building Item Replacement	100,000	100,000	100,000	44,984	0	55,016
81392	Houghton Park Clubroom - Hot water System Replacement 1	20,000	20,000	20,000	0	0	20,000
81394	Lower Hillcrest - RAL Massie Pavilion - Cool Room Replacem	30,000	26,000	26,000	26,605	0	(605)
81395	Lower Hillcrest Replacement Posts	40,000	28,000	28,000	26,791	0	1,210
81396	Maylands Peninsula Golf Course - Curators shed - Security Sy	10,000	10,000	10,000	9,359	0	641
81397	Maylands Sport & Recreation Powerboard upgrade	50,000	50,000	50,000	37,962	0	12,038
81398	Morley Sport and Rec - Re-roof stage 4 and 5 - stage 2	250,000	250,000	250,000	133,634	455	115,911
81399	Morley Sport and Rec -replace group fitness ceiling	45,000	45,000	45,000	2,081	4,250	38,669
81402	Paddy Walker Works Depot - Line marking and wall painting o	20,000	20,000	20,000	0	0	20,000
81405	Riverslea Lodge Aged Care Facilities - annual allocation	20,000	20,000	16,000	0	0	20,000
81406	SES Headquarters - Roof Painting	25,000	25,000	25,000	24,251	0	749
81409	Various New Roof Safety Systems	40,000	29,000	28,493	28,727	0	273
81517	Morley Sport and Rec - Unplanned capital replacement	40,000	41,300	32,578	15,830	0	25,470
81518	Morley Sport and Rec - Court 1 grandstand rectification - s	120,000	100,167	100,167	0	0	100,167
81519	Morley Sport and Rec -replace backboards and mounting syste	150,000	80,000	80,000	0	122,170	(42,170)
81531	Security Improvements	0	5,557	5,557	6,215	0	(658)
		1,250,000	1,252,603	1,239,374	502,875	165,819	583,909

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Aquatic facilities							
81234	Bayswater Waves Renewal - Roof	0	0	0	7,026	1,014	(8,040)
81379	Bayswater Waves - Health club replace aged marine carpet ki	10,000	10,000	10,000	10,321	0	(321)
81380	Bayswater Waves - Upgrade Hydrotherapy air handling - stage	80,000	80,000	80,000	50,449	4,000	25,551
81381	Bayswater Waves -Large equipment storage shed	75,000	75,000	75,000	1,678	44,558	28,764
81382	Bayswater Waves Gym Air Handling Unit Replacement	30,000	30,000	30,000	24,609	0	5,391
81513	Bayswater Waves - Variable Speed Dr on pumps Replacement	20,000	35,000	35,000	20,343	6,724	7,933
81514	Bayswater Waves - Security lockers for the gym	10,000	8,469	8,469	8,469	0	(0)
81515	Bayswater Waves Upgrade Hydrotherapy gate to auto-close gate	15,000	15,000	15,000	8,380	0	6,620
		240,000	253,469	253,469	131,274	56,296	65,899
Aged care facilities							
81378	Aged Persons Homes - Mertome Gardens	25,000	2,000	1,746	0	0	2,000
		25,000	2,000	1,746	0	0	2,000
Community capital requests							
81383	Bedford Junior Cricket Club AC replacements	10,000	10,000	10,000	10,809	0	(809)
81401	Noranda Sporting Complex - Roofing renewal	150,000	110,000	110,000	99,951	0	10,049
		160,000	120,000	120,000	110,760	0	9,240
Park development construction							
81532	FrankDrago Resreve Redevelopment (excl changerooms)	5,000,000	1,278,138	300,000	8,527	84,500	1,185,111
		5,000,000	1,278,138	300,000	8,527	84,500	1,185,111
Other infrastructure renewal							
81220	Maylands Brickwork Rectification	200,000	200,000	100,000	3,725	0	196,275
		200,000	200,000	100,000	3,725	0	196,275
Administration Buildings							
81236	Civic Centre Renewal - Aircon	0	566,933	0	97,911	479,404	(10,381)
		0	566,933	0	97,911	479,404	(10,381)
Halls & Community Centres							
81253	Olive Tree house - Staff relocation	0	213,500	0	5,481	909	207,110
		0	213,500	0	5,481	909	207,110

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Water Facilities							
80688	Bayswater Waves - Aircon replacement	20,000	20,000	10,000	20,948	0	(948)
		20,000	20,000	10,000	20,948	0	(948)
Sport & Recreation Facilities							
81407	The RISE - Lighting Upgrade (Stage 2)	30,000	30,000	30,000	26,988	0	3,012
81408	The RISE - sports courts ducting for AC	100,000	100,000	100,000	917	92,846	6,237
81516	The RISE Replace court backboards	20,000	26,500	26,500	24,091	0	2,409
		150,000	156,500	156,500	51,996	92,846	11,658
Heritage Buildings							
81404	Peninsula Hotel (Dome) Balcony repairs	30,000	30,000	30,000	0	0	30,000
		30,000	30,000	30,000	0	0	30,000
Libraries							
80683	Bayswater Library - Aircon Replacement	15,000	8,000	8,000	7,290	0	710
		15,000	8,000	8,000	7,290	0	710
Other Buildings							
80641	Dog Pound - Airconditioning replacement	8,000	4,000	4,000	3,407	0	593
81540	Bayswater Women's Hub Office	0	150,000	150,000	0	0	150,000
81541	Roxy Lane Theatre Box Office & Auditorium Upgrades	0	130,000	130,000	0	0	130,000
81543	Ellis House - New Art Studio	0	40,000	40,000	6,587	0	33,413
		8,000	324,000	324,000	9,994	0	314,006
Sustainable Environment							
81183	Emission Reduction and Renewable Energy Delivery	0	78,760	0	65,909	0	12,851
		0	78,760	0	65,909	0	12,851
Total Buildings		11,017,609	7,493,529	5,305,216	2,328,273	1,472,726	3,692,530
Furniture and equipment							
Furniture and equipment							
81276	Environmental Health - Equipment Upgrade	0	10,030	10,030	0	0	10,030
81497	Library IT Equipment Renewal	30,000	30,000	30,000	26,223	3,486	291
		30,000	40,030	40,030	26,223	3,486	10,321

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
IT capital							
81111	Information Services - Network Infra Replacement Program	0	524,177	524,177	563,107	78,970	(117,900)
81512	Sport and Recreation IT Equipment Renewal (Wellington Room W	10,250	10,250	10,250	0	0	10,250
81523	Audio Visual Equipment Renewal	102,500	102,500	86,100	16,759	0	85,741
81525	Network Infrastructure Server Renewal-1	50,738	50,738	50,738	32,571	0	18,167
81526	Network Infrastructure Server Renewal-2	16,913	16,913	16,913	0	0	16,913
81527	Network Infrastructure Storage Device Renewal	135,300	135,300	135,300	0	0	135,300
81528	Network Infrastructure Switch Renewal	162,360	162,360	162,360	0	26,880	135,480
81529	Network Infrastructure UPS Renewal	38,335	38,335	38,335	0	0	38,335
		516,396	1,040,573	1,024,173	612,438	105,850	322,286
IT renewal							
81354	Information Services - Council chambers system Replacement	0	47,187	47,187	8,700	35,591	2,896
81355	Information Services - End User Devices Replacement Program	845,250	950,419	722,202	900,239	39,992	10,188
81524	End User Devices - Workstation Buffer stock	78,780	78,780	66,175	78,746	0	34
		924,030	1,076,386	835,564	987,686	75,583	13,118
CCTV Renewal							
81520	CCTV (Body Cameras) Renewal	29,377	29,377	29,377	16,983	0	12,394
81521	CCTV (Fixed Cameras) Renewal	235,750	235,750	235,750	0	235,750	(0)
81522	CCTV (Vehicle Cameras) Renewal	61,910	61,910	61,910	0	61,910	0
		327,037	327,037	327,037	16,983	297,660	12,394
Plant and equipment							
80996	Bayswater Waves - Health Club - Strength Equipment renewal	0	21,035	21,035	21,035	0	(0)
		0	21,035	21,035	21,035	0	(0)
Other infrastructure construction							
81219	MSRC-Technology Infrastructure	0	22,591	22,591	1,300	0	21,291
		0	22,591	22,591	1,300	0	21,291
Water Facilities							
81114	Bayswater Waves - unplanned capital	0	28,121	20,036	28,121	8,429	(8,429)
		0	28,121	20,036	28,121	8,429	(8,429)
Total Furniture and equipment		1,797,463	2,555,773	2,290,465	1,693,786	491,007	370,981

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Plant and equipment							
Building minor capital works							
81108	Install and commission above ground fuel system	0	4,752	4,752	0	0	4,752
		0	4,752	4,752	0	0	4,752
Plant and equipment							
81110	Plant and Equipment replacement program	2,095,832	2,095,832	2,053,915	1,303,743	810,753	(18,663)
		2,095,832	2,095,832	2,053,915	1,303,743	810,753	(18,663)
Total Plant and equipment		2,095,832	2,100,584	2,058,667	1,303,743	810,753	(13,911)
Roads							
Parking Serivces							
81320	Upgrade ACROD parking	0	8,154	8,154	0	0	8,154
81361	45 Ninth Ave Maylands-Carpark	0	144,070	104,831	158,741	0	(14,671)
		0	152,224	112,985	158,741	0	(6,517)
Building minor capital works							
81191	Pat O'Hara Reserve - Morley Sport and Recreation Centre rede	0	111,013	92,500	54,723	131,861	(75,572)
		0	111,013	92,500	54,723	131,861	(75,572)
Road construction							
80426	Design of slip lane at 60 Russell Street corner Walter Road	0	0	0	314	0	(314)
81063	Low Cost Urban Safety Program	0	0	0	1,389	0	(1,389)
81081	Low Cost Urban Safety Design & Construction-Weld Square	0	0	0	1,115	0	(1,115)
81083	Low Cost Urban Safety Design & Construction-Shearn Park	0	0	0	94,793	111,700	(206,494)
81090	Low Cost Urban Safety Design & Construction-RA Cook Park	0	0	0	2,448	0	(2,448)
81336	LCURS - Road Safety Treatments	2,050,000	2,525,618	1,514,618	1,297,642	113,462	1,114,515
		2,050,000	2,525,618	1,514,618	1,397,700	225,162	902,756
Road renewal							
81293	Resurface Intersection- Russell Street to Bishop Street	0	2,235	2,235	6,507	0	(4,272)
81538	Walter Rd West Slow Lanes Repair	0	57,330	57,330	63,771	0	(6,441)
81539	Crimea Str Slow Lanes Repair	0	63,632	63,632	71,180	0	(7,548)
		0	123,197	123,197	141,458	0	(18,261)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Roads to recovery							
81314	Road Resurface Reman Rd from Langley Rd to Cul-De-Sac (R2R)	0	264	264	291	0	(27)
81429	Resurface Caledonian Av From Swan View Terraceto Guildford	335,300	335,300	335,300	270,864	138,331	(73,895)
81436	Resurface Margaret St From Hubert Rdto Caledonian Av (R2R)	61,700	57,568	57,568	59,723	0	(2,155)
81439	Resurface Puntie Cr From East Stto Cul-De-Sac (R2R)	71,500	54,680	54,680	55,953	0	(1,273)
81440	Resurface Queen St from McGann St to Kelvin St (R2R)	144,500	144,500	144,500	125,606	5,591	13,303
81441	Resurface Queen St from McGann St to Norco Way (R2R)	75,000	75,000	75,000	96,976	0	(21,976)
81443	Resurface Sherwood St From Caledonian Avto Darby St (R2R)	117,500	117,500	117,500	94,823	20,428	2,250
		805,500	784,812	784,812	704,237	164,350	(83,775)
Black spot state							
81279	Intersection upgrade Benara Road / Emberson Road	0	13,659	13,659	11,323	0	2,336
		0	13,659	13,659	11,323	0	2,336
Base road grant							
81300	Road Resurface Bromley St from Burnett St to Rothbury Rd	0	26,094	2,481	28,751	0	(2,657)
81301	Road Resurface Burnett St from Mcgregor St to Mallion St	0	32,105	681	35,374	0	(3,269)
81305	Road Resurface Feredy St from Bromley St to Burnett St	0	9,764	0	10,758	0	(994)
81306	Road Resurface Gilders Pl from Union St to Cul-De-Sac	0	15,349	0	0	0	15,349
81308	Road Resurface Hudson St from Langley Rd to Rothbury Rd	0	19,998	0	22,034	0	(2,036)
81309	Road Resurface Mcgregor St from Broun Ave to Burnett St	0	31,249	0	34,431	0	(3,182)
81312	Road Resurface Paine Rd from HSE 21 To Alfreda Ave	0	7,261	0	0	0	7,261
81316	Road Resurface Union St from Drake St to Reman Rd	0	0	(10,779)	0	0	0
81317	Road Resurface Ward Pl from Feredy St to Cul-De-Sac	0	5,023	1	5,534	0	(511)
81413	Intersection Upgrade Benara Rd / Crimea St - stage 1 design	41,000	242,234	141,617	7,933	20,682	213,618
81428	Resurface Broun Av southbound from Russell St to Collier Rd	280,900	280,900	280,900	318,059	5,970	(43,129)
81430	Resurface Crimea St from Morley Dr to Walter Rd	690,030	690,030	690,030	570,143	0	119,887
81431	Resurface Duffy St From Clune Stto Jackson St	80,000	88,052	88,052	92,211	0	(4,159)
81432	Resurface Embleton Kindergarten & Infant Health Centre Carpa	22,000	19,369	19,369	22,805	0	(3,436)
81433	Resurface Hubert Rd From Joseph Stto Richard St	98,700	78,959	78,959	81,070	0	(2,111)
81434	Resurface Intersection- Broun Av to Coode St	305,000	305,000	305,000	302,444	55,519	(52,963)
81435	Resurface Joseph St From Caledonian Avto Peninsula Rd	111,200	119,269	119,269	124,734	0	(5,465)
81437	Resurface Mephan St From Caledonian Avto Darby St	101,800	101,800	101,800	86,745	23,820	(8,764)
81438	Resurface Mt Prospect Cr From Caledonian Avto Kathleen Av	101,200	111,753	111,753	117,052	0	(5,299)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
81442	Resurface Richard St From Peninsula Rdto Swan View Terrace	98,500	92,523	92,523	96,027	0	(3,504)
81444	Resurface Susan St From Hubert Rdto Kelvin St	70,800	74,162	74,162	77,461	0	(3,299)
81445	Resurface Travancore Av From Eighth Avto Puntie Crescent	19,957	14,591	14,591	14,878	0	(287)
81446	Road resurface Crimea St from Halverson to Morley Dr	303,700	303,700	303,700	207,698	0	96,002
81447	Roberts St traffic treatments stage 1	140,000	140,000	140,000	0	350	139,650
81448	Traffic Management Devices (excl for accessibility improveme	40,000	40,000	32,000	31,957	15,492	(7,449)
81530	Traylen St Traffic treatments	78,000	78,000	78,000	0	0	78,000
81542	Resurface - Crimea St - Malaga Dr RAB	0	201,936	201,936	262	193,835	7,839
		2,582,787	3,129,121	2,866,045	2,288,362	315,667	525,092
Metropolitan Regional Road Group Projects							
81295	Road Rehabilitation Crimea Street (MRRG)	0	20,000	20,000	0	15,671	4,329
		0	20,000	20,000	0	15,671	4,329
Park development construction							
81388	Guildford Pedestrian Crossing (Safe Routes to School Plan) S	300,000	16,357	11,123	0	0	16,357
		300,000	16,357	11,123	0	0	16,357
Sporting Reserves							
81281	Morley Sport and Recreation carpark (Pat O'Hara) Stage 2	0	0	0	3,581	1,295	(4,876)
81321	Upper Hillcrest Reserve Disabled Carpark Expansion	0	0	(15,355)	0	0	0
		0	0	(15,355)	3,581	1,295	(4,876)
Recreation Reserves							
81322	Waterland Carpark Expansion	136,500	0	0	0	0	0
		136,500	0	0	0	0	0
Total Roads		5,874,787	6,876,001	5,523,584	4,760,125	854,007	1,261,869
Footpath							
Other road construction							
80911	Drake Street - Broun Avenue/Rothbury Road - new pathway	0	34,731	0	0	0	34,731
		0	34,731	0	0	0	34,731

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Footpath construction							
81291	Pathway Expansion Program - Gilbert Street	0	114,722	68,835	0	0	114,722
81375	Strutt Reserve footpath installation	0	10,965	0	12,082	0	(1,117)
81412	Design New/Upgrade pathway (Cycling)-Walter Rd East from Bee	22,000	91,000	91,000	15,652	7,063	68,286
81422	New pathway (Arterial)-Beaufort St from Drummond St to Birke	61,645	70,127	70,127	73,565	3,744	(7,182)
81423	Pathway Mickleham Rd from Hampton Sq W to Harvest Rd	78,709	78,709	78,709	0	0	78,709
81424	New pathway (Local Access)-Wholley St from Traylen Rd to Dar	55,556	3,029	3,029	0	0	3,029
81425	Pathway Expansion	690,000	690,000	531,300	433,699	205,241	51,060
81426	Pathway Renewal - Various Locations	50,000	50,061	50,061	52,155	2,293	(4,387)
81427	Pathways accessibility upgrades - Various Locations	25,000	25,000	20,000	30,508	17,646	(23,154)
		982,910	1,133,613	913,061	617,661	235,986	279,966
Park development construction							
81104	New Path - Hester/Evans/Drake	0	0	0	1,304	0	(1,304)
		0	0	0	1,304	0	(1,304)
Total Footpath		982,910	1,168,344	913,061	618,964	235,986	313,393
Drainage							
Drainage construction							
80248	Urban water sensitive design	0	81,470	40,735	6,708	11,938	62,824
		0	81,470	40,735	6,708	11,938	62,824
Drainage renewal							
81280	Low Point New Drainage Program	0	49,919	39,940	0	27,093	22,826
		0	49,919	39,940	0	27,093	22,826
Sustainable environment							
81417	New Drainage at 14 Hill St, Bayswater	13,556	13,556	13,556	10,677	6,199	(3,320)
81418	New Drainage at 2-16 Viscount Rd, Morley	13,556	13,556	8,947	0	3,200	10,356
81419	New Drainage at 4a Jakobsons Way, Morley	13,556	13,556	4,473	0	0	13,556
81420	New Drainage at 5 Bagden Place, Morley	13,556	13,556	13,556	0	1,500	12,056
81421	New Drainage at 6 Jakobsons Way, Morley	13,556	13,556	4,473	3,958	4,427	5,171
		67,780	67,780	45,006	14,635	15,326	37,819
Total Drainage		67,780	199,169	125,681	21,343	54,357	123,469

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Park development							
Footpath construction							
81498	Bayswater Bowling Club Synthetic Green Upgrade	471,586	162,026	162,026	0	0	162,026
		471,586	162,026	162,026	0	0	162,026
Park development construction							
80242	Riverbank restoration	0	165,985	165,985	42,625	56,640	66,719
81171	Program - Natural Environment Improvement - Foreshore River	0	0	0	5,192	1,455	(6,647)
81271	Public Bin Renewal Program	0	28,450	28,450	6,923	21,527	(0)
81323	Bore Pump Renewal Program	0	11,908	11,908	6,111	0	5,797
81324	Further Greening of Guildford Road	0	93,579	0	25,912	0	67,667
81325	Irrigation Renewal Program	0	35,846	35,846	4,998	0	30,848
81326	Irrigation Renewal Program - Design	0	95,000	95,000	76,597	0	18,403
81327	Irrigation Renewal Program - Water usage reduction strategy	0	237,500	237,500	262,133	0	(24,633)
81328	Median Island Tree Planting Program	0	164,110	0	69,499	28,375	66,235
81329	Park Furniture Renewal Program	0	19,826	19,826	11,002	0	8,824
81330	Passive Park Lights Renewal Program	0	34,390	34,390	26,046	0	8,344
81331	Removal of dilapidated jetty Lake Brearley, Maylands	0	9,500	9,500	0	0	9,500
81334	Crimea - Tennis/Skate/Baseball Floodlight System Renewal	0	144,917	70,000	0	95,323	49,594
81360	Mayland Lakes Tank Installation	0	0	0	1,712	0	(1,712)
81362	Wymond park outdoor exercise equipment	0	50,000	50,000	58,118	76	(8,194)
81410	Maylands Lakes Masterplan Implementation	2,400,000	2,400,000	2,016,000	413,980	289,188	1,696,832
81411	Public Bin Renewal Program	45,000	45,000	45,000	1,119	42,458	1,424
81449	Bayswater Waves entry statement landscaping	30,000	30,000	0	7,222	14,977	7,801
81450	Gordon Reserve Bore Pumps Renewal	13,000	13,000	13,000	0	0	13,000
81451	Gus Weimar Park Bore Pumps Renewal	11,700	11,700	11,700	11,651	0	49
81452	Hampton Square Reserve - Bulgarian Society Club Bore Pumps R	5,500	5,500	5,500	4,817	0	683
81453	Jakobsons Reserve Bore Pumps Renewal	15,600	15,600	15,600	13,327	1,881	391
81454	Logan Reserve Bore Pumps Renewal	11,500	11,500	11,500	11,625	0	(125)
81455	Noranda Infant Helath Centre - 2 Garson Court Bore Pumps Ren	15,600	15,600	15,600	15,172	0	428
81456	Noranda Community & Family Centre - 9 Garson Court Bore Pum	4,600	4,600	4,600	0	0	4,600
81457	Peters Place Bore Pumps Renewal	15,600	15,600	15,600	13,114	1,251	1,236
81458	Plowmans Park Bore Pumps Renewal	18,200	18,200	18,200	11,648	5,912	640
81459	Ranger and Security Office - 21 Raymond Av Bore Pumps Renewa	7,000	7,000	7,000	0	6,507	493

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
81460	Embleton Golf Course Bore Pumps Renewal	58,500	58,500	58,500	34,202	17,623	6,676
81461	Flora Reserve Bore Pumps Renewal	11,100	11,100	11,100	10,963	0	137
81462	Gibbney Reserve Bore Pumps Refurbishment	8,500	8,500	8,500	8,391	0	109
81463	Grand Promenade Reserve Bore Pumps Refurbishment	8,500	8,500	8,500	8,454	0	46
81464	Halliday Park Bore Pumps Refurbishment	6,500	6,500	6,500	6,451	0	49
81465	Lower Hillcrest Reserve Bore Pumps Refurbishment	8,500	8,500	8,500	8,443	0	57
81466	Houghton Park Bore Pumps Refurbishment	8,500	8,500	8,500	8,267	0	233
81467	Joan Rycroft Reserve Bore Pumps Refurbishment	6,500	6,500	6,500	7,151	0	(651)
81468	Pat O'Hara Reserve Bore Pumps Refurbishment	8,500	8,500	8,500	8,391	0	109
81469	R A Cook Reserve Bore Pumps Refurbishment	8,500	8,500	8,500	8,391	0	109
81470	Shearn Memorial Park Bore Pumps Refurbishment	5,200	5,200	5,200	6,856	0	(1,656)
81471	FJ Beales Park Bore Pumps Refurbishment	7,200	7,200	7,200	7,125	0	75
81472	Civic Centre Flag Pole	7,800	7,800	7,800	5,093	0	2,707
81473	Addlestone Reserve Irrigation Cabinet Renewal	10,500	10,500	10,500	0	0	10,500
81474	Lower Hillcrest Reserve Irrigation Cabinet Renewal	10,800	10,800	10,800	15,907	11,138	(16,245)
81475	Joan Rycroft Reserve Irrigation Cabinet Renewal	10,700	10,700	10,700	0	0	10,700
81476	King William Supply Bore Irrigation Cabinet Renewal	15,600	15,600	15,600	0	0	15,600
81477	Median - Crimea Benara Irrigation Cabinet Renewal	10,700	10,700	10,700	16,428	11,625	(17,353)
81478	Sherbrooke Reserve Irrigation Cabinet Renewal	10,400	10,400	10,400	25,310	3,516	(18,426)
81479	Verge - Catherine St - The Strand to Lawrence St Irrigation	10,400	10,400	10,400	3,991	16,409	(10,000)
81480	Verge - Paperbark Dr Irrigation Cabinet Renewal	10,500	10,500	10,500	0	0	10,500
81481	Bayswater Waves - Operations Irrigation Cabinet Renewal	10,500	10,500	10,500	0	0	10,500
81482	City Wide - Irrigation system design	102,500	102,500	102,500	0	0	102,500
81483	Addlestone Reserve Irrigation System Renewal	53,813	53,813	53,813	0	0	53,813
81484	Noranda Sporting Complex - Running Track - Soccer Irrigation	409,703	409,703	196,657	4,124	3,276	402,303
81485	Pat O'Hara Reserve / Morley Recreation Irrigation System Ren	367,463	20,441	13,900	4,124	3,276	13,041
81486	Arbor Park Irrigation System Renewal	584,363	584,363	298,025	4,124	3,276	576,963
81487	Puntie Crescent Reserve Irrigation System Renewal	20,756	20,756	20,756	0	0	20,756
81488	Bath St / Tranby Reserve Irrigation System Renewal	192,700	60,719	4,180	4,124	3,276	53,319
81489	Median Island Tree Planting Program	100,000	34,000	17,000	0	9,076	24,924
81490	Morley Community Centre Garden	37,000	37,000	0	0	0	37,000
81491	Overhead Power Pole renewal	52,000	52,000	52,000	65,154	0	(13,154)
81492	Park Furniture Renewal Program	50,000	50,000	25,000	9,241	7,695	33,064
81493	Park signage renewal	30,000	30,000	30,000	20,336	0	9,664
81494	Passive Park Lights - Renewal Program	25,625	25,625	25,625	0	4,022	21,603

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
81495	Passive Park Lights - Replacement Riverside Gardens - pole	91,840	91,840	60,614	24,019	685	67,136
81496	Strutt Reserve Irrigation Modification	15,000	15,000	15,000	0	0	15,000
81499	Jakobsons Reserve (North) Playground Renewal	70,000	70,000	70,000	63,080	0	6,920
81500	Maylands Tennis Court Redevelopment (CSRFF)	729,883	262,351	52,591	35,755	0	226,596
81501	Redcliff Bridge Bike Track surface repair	42,000	42,000	42,000	0	38,121	3,879
81502	Renewal of Crimea - Catch Net Fencing	30,000	30,000	30,000	0	29,804	196
81503	Renewal of Delacy Synthetic Cricket Match Wickets	8,000	8,000	8,000	0	1,000	7,000
81504	Renewal of Delacy Synthetic Cricket Practice Wickets	50,000	50,000	50,000	0	49,110	890
81505	Renewal of Deschamp Synthetic Cricket Practice Wickets	50,000	50,000	50,000	56,298	0	(6,298)
81506	Renewal of Emberson - LJ Run Up Courts	10,000	10,000	0	9,488	0	512
81507	Renewal of Gibbney Goals	20,000	20,000	20,000	23,283	0	(3,283)
81508	Renewal of Grand Prom Synthetic Cricket Practice Wickets	32,000	32,000	32,000	0	0	32,000
81509	Renewal of Noranda Sport Athletics Synthetic Cricket Match W	10,000	10,000	0	9,034	0	966
81510	Riverside Gardens Playground Renewal	400,000	650,000	350,000	0	17,047	632,953
81511	Swan Lake Reserve Playground Renewal	65,000	65,000	65,000	72,910	0	(7,910)
		6,496,846	6,825,322	4,876,267	1,695,449	795,546	4,334,327
Sustainable environment							
81061	Maylands Lakes bank renaturalisation & improve water quality	0	550,000	250,000	3,914	0	546,087
		0	550,000	250,000	3,914	0	546,087
Tree management							
81165	Riverside Gardens Urban Forest	0	0	0	34,420	1,336	(35,757)
81344	Riverside Gardens Urban Forest (Advocacy Project)	1,896,250	2,932,729	2,269,042	1,730,296	638	1,201,795
		1,896,250	2,932,729	2,269,042	1,764,717	1,974	1,166,038
Golf course development							
81168	Maylands Peninsula Golf Course Upgrade	0	50,251	50,251	51,044	0	(793)
		0	50,251	50,251	51,044	0	(793)
Playground							
81343	Riverside Gardens Playground Renewal	0	0	0	18,887	0	(18,887)
		0	0	0	18,887	0	(18,887)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Floodlights							
81231	Crimea Park floodlight renewal	90,000	90,000	90,000	418	89,641	(59)
		90,000	90,000	90,000	418	89,641	(59)
Other infrastructure construction							
81062	Tranby House Reserve Foreshore - rehab and revegetation	1,000,000	950,000	775,000	185,438	710,902	53,660
81177	City Wide - Sports Lighting Renewals	0	71,397	71,397	7,256	0	64,141
		1,000,000	1,021,397	846,397	192,694	710,902	117,801
Water Facilities							
81547	Maylands Waterland Shade Shelter Installation	0	15,000	15,000	0	0	15,000
		0	15,000	15,000	0	0	15,000
Recreation Reserves							
81181	City Wide - Sporting Reserve Fencing Replacements	0	17,688	17,688	0	0	17,688
		0	17,688	17,688	0	0	17,688
Total Park development		9,954,682	11,664,413	8,576,671	3,727,122	1,598,064	6,339,227
Other infrastructure							
Street lights							
81318	Street Lightpole Upgrade	0	302,357	251,965	(22,984)	1,406	323,935
		0	302,357	251,965	(22,984)	1,406	323,935
Other infrastructure construction							
81122	Bus Shelters - Upgrade program	0	32,256	24,192	13,346	0	18,910
81277	Bus Shelters - Expansion Program	0	11,082	11,082	0	0	11,082
81414	New Bus Shelter no 16211, Wolseley Rd	16,531	16,531	16,531	13,346	0	3,185
81415	New Bus Shelter no 16215, Wolseley Rd	16,531	16,531	16,531	0	4,646	11,885
81416	New Bus Shelter no 16494 Eighth Avenue	16,531	16,531	16,531	0	6,437	10,094
		49,593	92,931	84,867	26,691	11,084	55,156
Sustainable environment							
80935	Emission reduction and renewable energy implementation	0	11,044	0	0	0	11,044
		0	11,044	0	0	0	11,044
Total Other infrastructure		49,593	406,332	336,832	3,707	12,489	390,135
Total capital projects		**31,840,656**	**32,464,145**	**25,130,177**	**14,457,063**	**5,529,389**	**12,477,693**

10.2.3 List of Payments for the Month of April 2026

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. Schedule of Accounts - Municipal Fund [**10.2.3.1** - 8 pages] 2. Schedule of Accounts - Trust Fund [**10.2.3.2** - 1 page] 3. Summary of Corporate Credit Card Expenses [**10.2.3.3** - 1 page] 4. Summary of Corporate Purchase Card Expenses [**10.2.3.4** - 3 pages] 5. Electronic Fund Transfers [**10.2.3.5** - 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 April 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 April 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 Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 April 2026 are included in **Attachment 1**.

Payments drawn from the Trust Fund for the month of April 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)	BP000328-00032 DC000951-000952, DC000960, DC000962-000972, EF098190-098593, EF098595-098925	**$8,359,035.35**
Trust Fund Electronic Fund Transfers (EFTs)	EF098594, EF098926	**$25,064.45**
Credit Card Expenses	28 March 2026 to 28 April 2026	**$5,104.19**
Direct Debit and Other Electronic Fund Transfer	1 April 2026 to 30 April 2026	**$4,961,042.09**
	Total	**$13,350,246.08**

The following payment from previous month was cancelled in April 2026.

- Municipal Account:
  - EF098181 – Malsunda Nikhilkumar Jayantibhai - $1,524.60

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 April 2026 comprising
Attachments 1, 2, 3, 4 and 5.

City of Bayswater
List of Payment - Municipal
for the period 1 April 2026 to 30 April 2026

Reference Payments	*Date*	*Creditor Name*	*Invoice details*	*Amount Paid $*
BP000328	30/04/26	Coca Cola Europacific Partners Australia Pty Ltd	Kiosk stock	4,009.66
BP000329	30/04/26	RAC Businesswise	Plant and vehicle repairs	148.00
DC000951	01/04/26	Superchoice	Payroll payment	276,668.83
DC000952	01/04/26	Easisalary Pty Ltd	Payroll payment	7,628.96
DC000960	15/04/26	Easisalary Pty Ltd	Payroll payment	7,698.96
DC000962	10/04/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	2,208.50
DC000963	01/04/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	3,444.80
DC000964	02/04/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	523.95
DC000965	07/04/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	708.00
DC000966	13/04/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	141.00
DC000967	16/04/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	529.50
DC000968	17/04/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	2,307.45
DC000969	17/04/26	Superchoice	Payroll payment	272,724.03
DC000970	23/04/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	146.30
DC000971	01/04/26	Superchoice	Superannuation	3,992.50
DC000972	29/04/26	Department of Justice/Fines Enforcement Registry	Payroll payment	510.70
EF098190	01/04/26	Asphaltech Pty Ltd	Construction and civil works payments	513,520.37
EF098191	01/04/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	3,068.36
EF098192	01/04/26	A.K.C. Pty Ltd T/A Baileys Fertilisers	Garden maintenance	4,160.04
EF098193	01/04/26	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	413.60
EF098194	01/04/26	Bunnings Group Ltd	Engineering works materials	1,913.17
EF098195	01/04/26	Burgess Rawson Pty Ltd	Lease and rental payments	4,275.00
EF098196	01/04/26	Cat Haven	Animal supplies & services	341.00
EF098197	01/04/26	Winc Australia Pty Ltd	Office stationery and consumables	2,632.65
EF098198	01/04/26	Detail West	Plant and vehicle repairs	187.00
EF098199	01/04/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	166,951.75
EF098200	01/04/26	The Trustee for the Jansen Gray Family Trust T/A Geoffs Tree Services Pty Ltd	Garden maintenance	99,670.45
EF098201	01/04/26	Workpower Inc	Parks and gardens contract payments	3,665.75
EF098202	01/04/26	Officeworks Ltd T/A Officeworks	Kiosk stock	88.00
EF098203	01/04/26	Reece Australia Pty Ltd T/A Reece Plumbing	Construction and civil works tools and materials	51.79
EF098204	01/04/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	1,155.67
EF098205	01/04/26	Stiles Electrical & Communication Services Pty Ltd	Construction and civil works payments	12,944.81
EF098206	01/04/26	Brady Australia Pty Ltd T/A Seton Australia	Signage and banners	217.58
EF098207	01/04/26	Sprayline Spraying Equipment	Minor equipment purchase	794.20
EF098208	01/04/26	Europcar WA	Plant and vehicle repairs	310.13
EF098209	01/04/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	44.64
EF098210	01/04/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	4.80
EF098211	01/04/26	WA Hino Sales & Service	Plant and vehicle parts and materials	152.48
EF098212	01/04/26	Western Australia Police	Community engagement framework	17.60
EF098213	01/04/26	WA Ranger Association Inc.	Advertising recruitment	125.00
EF098214	01/04/26	Wattleup Tractors	Plant and vehicle parts and materials	110.00
EF098215	01/04/26	J.D Caffey & Caffey Family Trust T/A Westbooks	Library book stock and materials	84.64
EF098216	01/04/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	9,951.15
EF098217	01/04/26	Octagon Lifts Pty Ltd	Building maintenance and services	1,015.30
EF098218	01/04/26	Fulton Hogan Industries Pty Ltd	Engineering works materials	4,026.00
EF098219	01/04/26	ALS Library Services Pty Ltd	Library book stock and materials	395.20
EF098220	01/04/26	Bridgestone Aust Ltd	Plant and vehicle repairs	1,687.79
EF098221	01/04/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	1,327.88
EF098222	01/04/26	E Fire & Safety	Fire suppression and alarm monitoring	12,439.46
EF098223	01/04/26	ADT Security	Buildings and events security expenses	56.42
EF098224	01/04/26	Shaun Travis Jarvis T/A Freestyle Now	Functions and events entertainment expenses	935.00
EF098225	01/04/26	Services Australia	Fees and charges	63.36
EF098226	01/04/26	The Trustee for the Dzodzos Family Trust	Garden maintenance	21,948.70
EF098227	01/04/26	Porter Equipment Australia Pty Ltd	Plant and vehicle parts and materials	59.00
EF098228	01/04/26	CITEC Confirm	Vehicle searches	41.60
EF098229	01/04/26	Woolworths Group Ltd	Functions and events catering expenses	292.46
EF098230	01/04/26	GFG Temporary Assist	Labour hire and temporary replacement	19,714.09
EF098231	01/04/26	Advance Press (2013) Pty Ltd	Publications	14,685.00
EF098232	01/04/26	The Trustee for the O'Grady Family Trust Efficient Site Services	Parks and gardens reticulation repairs and upgrades	11,121.00
EF098233	01/04/26	Carol Foley	Youth and seniors community activities	340.00
EF098234	01/04/26	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	6,644.00
EF098235	01/04/26	Vaughn Joshua McGuire	Functions and events entertainment expenses	2,915.00
EF098236	01/04/26	Twins (WA) Pty Ltd	Functions and events catering expenses	357.00
EF098237	01/04/26	Boyan Electrical Services	Electrical installation & repair	14,859.02
EF098238	01/04/26	AAAC Towing Pty Ltd	Vehicle towing	370.70
EF098239	01/04/26	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	7,328.43
EF098240	01/04/26	Livepro Australia Pty Ltd	Memberships and subscriptions	215.60
EF098241	01/04/26	CNW Pty Ltd	Building supplies and hardware	795.18
EF098242	01/04/26	100% Renewables Pty Ltd	Environmental health services & supplies	6,875.00
EF098243	01/04/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	4,605.48
EF098244	01/04/26	Kasse Marie McCummiskey T/A Move & Nourish with Kasse	Youth and seniors community activities	640.00
EF098245	01/04/26	AMS Technology Group Pty Ltd	Building maintenance and services	8,241.31
EF098246	01/04/26	Brownes Foods Operations Pty Ltd	Staff amenities	75.14
EF098247	01/04/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	409.48
EF098248	01/04/26	Moore Australia (WA) Pty Ltd as Agent	Staff training, development and support	1,485.00
EF098249	01/04/26	AFL Sports Ready Ltd	Labour hire and temporary replacement	342.99
EF098250	01/04/26	AA Collard Pty Ltd T/A Garden Care West (WA)	Garden maintenance	330.00
EF098251	01/04/26	Miltom Pty Ltd T/A Classic Hire	Equipment hire	1,795.20
EF098252	01/04/26	TJ & RJ Sellick Pty Ltd T/A Lawn Doctor Turf Solutions	Parks and gardens contract payments	3,229.95
EF098253	01/04/26	Orikan Group Pty Ltd T/A Cities Technology Solutions	Software Maintenance	4,747.96
EF098254	01/04/26	Edwin Raymond Powell T/A Bore Stain West Pressure Cleaning	Building maintenance and services	520.00
EF098255	01/04/26	Hydroquip Pumps & Irrigation Pty Ltd	Parks and gardens reticulation repairs and upgrades	8,118.20
EF098256	01/04/26	Silver Star Wanda'ers Line Dancing Group	Youth and seniors community activities	640.00
EF098257	01/04/26	Ironbark Creek Investments Pty Ltd T/A Medilogic	Medical services and materials	1,062.05
EF098258	01/04/26	Mobile Sentinel Pty Ltd T/A Little Rippers Technology	Animal supplies & services	9,385.20
EF098259	01/04/26	CTI5 Pty Ltd T/A CTI Risk Management	Petty cash reimbursement	2,384.83
EF098260	01/04/26	ICU Solarcam Pty Ltd	Equipment hire	836.00
EF098261	01/04/26	Natasha Gayle Birch T/A Brainbox Marketing	Advertising public notices	880.00
EF098262	01/04/26	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	993.52
EF098263	01/04/26	Light Application Pty Ltd	Building maintenance and services	475.20
EF098264	01/04/26	Hill & Canning Consulting Engineers Pty Ltd	Equipment purchases	22,458.34
EF098265	01/04/26	Workfast Infrastructure Pty Ltd	Labour hire and temporary replacement	14,798.64
EF098266	01/04/26	Coldtrek WA Pty Ltd	Kiosk stock	286.45
EF098267	01/04/26	Justin Joel Sharbanee T/A Mindfulness in Motion Australia	Youth and seniors community activities	1,500.00
EF098268	01/04/26	Melanie Sorensen	Sitting fee	100.00
EF098269	01/04/26	Xavier Jia Lun Teo	Sitting fee	100.00
EF098270	01/04/26	Avery Wright	Sitting fee	100.00
EF098271	01/04/26	Fire and Safety Australia Pty Ltd	Staff training, development and support	4,400.00
EF098272	01/04/26	Tre Cuori Pty Ltd T/A InCasa Aged Care & Community Services	Functions and events catering expenses	500.00

Reference Payments	*Date*	*Creditor Name*	*Invoice details*	*Amount Paid $*
EF098273	01/04/26	Confertel Communications Group Pty Ltd T/A eVideo Communications	Minor equipment purchase	1,630.00
EF098274	01/04/26	Wind Stable Umbrellas Pty Ltd T/A Finbrella	Functions and events site setup expenses	359.57
EF098275	03/04/26	Michelle Louise Sutherland	Councillor allowances and reimbursements	3,310.63
EF098276	03/04/26	Filomena Piffaretti	Councillor allowances and reimbursements	13,353.70
EF098277	03/04/26	Elli Petersen-Pik	Councillor allowances and reimbursements	5,444.98
EF098278	03/04/26	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	113,240.84
EF098279	03/04/26	Steven George Ostaszewskyj	Councillor allowances and reimbursements	3,310.63
EF098280	03/04/26	Nat Latter	Councillor allowances and reimbursements	3,236.15
EF098281	03/04/26	Anthony Pittaway	Councillor allowances and reimbursements	3,169.16
EF098282	03/04/26	Donovan MacDonald	Councillor allowances and reimbursements	3,027.69
EF098283	03/04/26	Cale Shaun Black	Councillor allowances and reimbursements	3,169.16
EF098284	03/04/26	Calla Loiacono	Councillor allowances and reimbursements	3,169.16
EF098285	03/04/26	Lucy Louise Rule	Sitting fee	100.00
EF098286	03/04/26	Kirsty Maddelyn Wilde	Sitting fee	100.00
EF098287	03/04/26	Angela Le (Inclusive Bayswater Advisory Group)	Sitting fee	100.00
EF098288	10/04/26	AlintaGas Sales Pty Ltd	Gas usage charges	116.35
EF098289	10/04/26	Cleanaway Pty Ltd	Waste collection and hygiene services	1,874.21
EF098290	10/04/26	Winc Australia Pty Ltd	Office stationery and consumables	251.82
EF098291	10/04/26	Synergy	Electricity charges (other than street lighting)	52,118.41
EF098292	10/04/26	Water Corporation	Water usage charges	24,956.73
EF098293	10/04/26	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	319.00
EF098294	10/04/26	Prestige Property Maintenance Pty Ltd	Parks and gardens plants and trees	60,588.00
EF098295	10/04/26	Tool Kit Depot	Minor equipment purchase	84.70
EF098296	10/04/26	The Trustee for K & C Family Trust T/A Prime Trophies	Citizenship expenses	275.00
EF098297	10/04/26	Penelope Jane Kozlowski	Staff allowances and reimbursements	1,500.00
EF098298	10/04/26	Kristy Black	Donation	300.00
EF098299	10/04/26	Jeanette Properjohn	Donation	300.00
EF098300	10/04/26	Maylands Yacht Club Inc	Donation	200.00
EF098301	10/04/26	Muna Zailani	Donation	200.00
EF098302	10/04/26	Malsunda Nikhilkumar Jayantibhai	Crossover subsidy	1,524.60
EF098303	10/04/26	Kate L Murphy	Refund residential verge deposit	1,560.00
EF098304	10/04/26	Danielle De Luna	Refund sundry debtor	270.59
EF098305	10/04/26	Niall Conor O'Harte	Refund residential verge deposit	2,300.00
EF098306	10/04/26	Roxanne Tori	Refund rates overpayment	916.45
EF098307	10/04/26	Mohammadreza Maneshkarimi	Refund crossover	1,617.00
EF098308	10/04/26	Sandra Elphick	Refund crossover	1,845.00
EF098309	10/04/26	John Majorek	Refund rates overpayment	2,061.86
EF098310	10/04/26	Sungri Nam	Refund health centre memberships	20.73
EF098311	10/04/26	Yuzana Kyaw	Refund swimming lessons	200.00
EF098312	10/04/26	Angelia Andreassen	Refund swimming lessons	10.46
EF098313	10/04/26	Rachael Morey	Refund swimming lessons	62.74
EF098314	10/04/26	Ayibainatimi Otikiri	Refund bond	500.00
EF098315	10/04/26	Fathima Thabiya Mohamed Faizan	Refund bond	1,000.00
EF098316	10/04/26	WAFF	Refund bond	1,000.00
EF098317	10/04/26	Celtic Academy Entry Fees	Refund bond	1,000.00
EF098318	10/04/26	Myriam Chqiriba Chirita	Refund miscellaneous	150.00
EF098319	10/04/26	Ambrosia Catering & Event Hire	Refund miscellaneous	183.05
EF098320	09/04/26	Australian Services Union	Payroll payment	314.00
EF098321	09/04/26	Bedford-Dianella Vet Centre	Animal supplies & services	55.00
EF098322	09/04/26	Bunnings Group Ltd	Parks and gardens materials	1,218.50
EF098323	09/04/26	Child Support Agency	Payroll payment	1,426.30
EF098324	09/04/26	Australian Taxation Office	Payroll payment	338,135.00
EF098325	09/04/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	341,001.13
EF098326	09/04/26	Fuel Distributors of WA Pty Ltd	Fuel and oil	34,904.70
EF098327	09/04/26	Health Insurance Fund of WA	Payroll payment	74.40
EF098328	09/04/26	S & F Unit Trust T/A Optima Press	Printing and graphic design expenses	2,112.00
EF098329	09/04/26	Eastern Merchant Pty Ltd T/A Maylands Park Lottery Centre and News Agency	Library book stock and materials	79.00
EF098330	09/04/26	McIntosh Holdings Pty Ltd	Plant and vehicle parts and materials	1,342.37
EF098331	09/04/26	Golden Age Health Products & Custom Built Saunas	Aquatic maintenance and services	858.00
EF098332	09/04/26	Workpower Inc	Parks and gardens contract payments	3,665.75
EF098333	09/04/26	Natural Area Holdings Pty Ltd	Parks and gardens contract payments	10,956.00
EF098334	09/04/26	Officeworks Ltd T/A Officeworks	Office stationery and consumables	88.00
EF098335	09/04/26	Pacific Biologics Pty Ltd	Environmental services & supplies	7,309.72
EF098336	09/04/26	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	95.43
EF098337	09/04/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	71.29
EF098338	09/04/26	St John Ambulance Western Australia Ltd	Staff training, development and support	293.30
EF098339	09/04/26	Europcar WA	Plant and vehicle parts and materials	1,276.00
EF098340	09/04/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	4,008.33
EF098341	09/04/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	750.43
EF098342	09/04/26	Ultimo Catering & Events Pty Ltd	Functions and events catering expenses	2,139.00
EF098343	09/04/26	Landgate	Gross rental valuation charges	743.49
EF098344	09/04/26	WA Hino Sales & Service	Plant and vehicle parts and materials	166.96
EF098345	09/04/26	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	1,962.65
EF098346	09/04/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	2,930.09
EF098347	09/04/26	A1 Locksmiths	Key / lock services	1,652.40
EF098348	09/04/26	Scott Printers Pty Ltd	Printing and graphic design expenses	1,540.00
EF098349	09/04/26	Public Transport Authority of Western Australia	Engineering works materials	26,647.10
EF098350	09/04/26	Aussie Telecom Pty Ltd	Memberships and subscriptions	4,527.70
EF098351	09/04/26	Paywise Pty Ltd	Payroll payment	4,365.38
EF098352	09/04/26	ALS Library Services Pty Ltd	Library book stock and materials	44.06
EF098353	09/04/26	Baycorp (WA) Pty Limited	Legal expenses and court costs	365.35
EF098354	09/04/26	Acurix Networks Pty Ltd	Software Maintenance	1,972.33
EF098355	09/04/26	Bridgestone Aust Ltd	Plant and vehicle parts and materials	2,227.45
EF098356	09/04/26	Corsign WA Pty Ltd	Signage and banners	713.90
EF098357	09/04/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	2,100.54
EF098358	09/04/26	Julie Wiscombe	Youth and seniors community activities	1,080.00
EF098359	09/04/26	Nisbets Australia Pty Ltd	Staff amenities	654.83
EF098360	09/04/26	The Trustee for Daikel Trust T/A Fleetspec Hire	Equipment hire	1,189.65
EF098361	09/04/26	Vorgee Pty Ltd	Kiosk stock	1,707.53
EF098362	09/04/26	Dowsing Group Pty Ltd	Engineering works materials	41,261.12
EF098363	09/04/26	E Fire & Safety	Fire suppression and alarm monitoring	2,414.50
EF098364	09/04/26	Solution 4 Building Pty Ltd	Construction and civil works payments	61,712.91
EF098365	09/04/26	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	4,103.00
EF098366	09/04/26	The Trustee for The McCartney Family Trust T/A Kerb Doctor	Engineering works materials	824.45
EF098367	09/04/26	The Trustee for the Dzodzos Family Trust	Parks and gardens contract payments	6,303.00
EF098368	09/04/26	The Trustee for the Ali-Craft Unit Trust T/A Ali Craft	Building maintenance and services	1,824.00
EF098369	09/04/26	Pr Power Pty Ltd	Building maintenance and services	1,741.68
EF098370	09/04/26	Contra-flow Pty Ltd	Traffic management	39,587.42
EF098371	09/04/26	DADAA Limited	Professional consultancy services	1,462.63
EF098372	09/04/26	Avantgarde Technologies Pty Ltd	Software Maintenance	1,012.00
EF098373	09/04/26	T.M Coghill & J Reeves T/A Technologically Speaking	Youth and seniors community activities	375.00
EF098374	09/04/26	Woolworths Group Limited	Office stationery and consumables	464.17
EF098375	09/04/26	Linemarking WA Pty Ltd	Parking bays marking	6,600.88
EF098376	09/04/26	The trustee for Grano Unit Trust T/A Grano Direct	Parks and gardens materials	561.00

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid $
EF098377	09/04/26	WA Recreational & Sportfishing Council T/A Recfishwest	Marketing and promotional material	440.00
EF098378	09/04/26	GFG Temporary Assist	Labour hire and temporary replacement	10,068.30
EF098379	09/04/26	Evenflow Irrigation	Engineering works materials	4,939.00
EF098380	09/04/26	Mader Contracting Pty Ltd	Labour hire and temporary replacement	3,187.25
EF098381	09/04/26	Diana Kudsee	Youth and seniors community activities	400.00
EF098382	09/04/26	The Trustee for the O'Grady Family Trust Efficient Site Services	Vehicle & plant hire	28,402.00
EF098383	09/04/26	TPG Telecom	IT network maintenance	5,276.70
EF098384	09/04/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	37,751.44
EF098385	09/04/26	ATC Work Smart Inc	Trainee	288.22
EF098386	09/04/26	Environmental Industries Pty Ltd	Parks and gardens contract payments	2,965.37
EF098387	09/04/26	Boyan Electrical Services	Electrical installation & repair	5,233.12
EF098388	09/04/26	Stuart G Shackell Pty Ltd T/A Signarama Morley	Parks and gardens plants and trees	11,890.59
EF098389	09/04/26	AAAC Towing Pty Ltd	Vehicle towing	370.70
EF098390	09/04/26	CNW Pty Ltd	Building supplies and hardware	295.05
EF098391	09/04/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	5,737.67
EF098392	09/04/26	IWM (PBH) Pty Ltd T/A Perth Bin Hire	Waste collection and hygiene services	866.80
EF098393	09/04/26	AMS Technology Group Pty Ltd	Equipment purchases	11,614.87
EF098394	09/04/26	Zenith Corporation Australia Pty Ltd T/A Elite Office Furniture	Minor equipment purchase	4,587.00
EF098395	09/04/26	Brownes Foods Operations Pty Ltd	Staff amenities	176.80
EF098396	09/04/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	409.48
EF098397	09/04/26	Aarco Environmental Solutions Pty Ltd	Environmental health services & supplies	1,248.92
EF098398	09/04/26	Australia and New Zealand Recycling Platform Ltd	Waste collection and hygiene services	6,101.55
EF098399	09/04/26	WPC Group Ltd	Trainee	31,057.23
EF098400	09/04/26	AFL Sports Ready Ltd	Labour hire and temporary replacement	8,498.04
EF098401	09/04/26	AA Collard Pty Ltd T/A Garden Care West (WA)	Parks and gardens contract payments	1,650.00
EF098402	09/04/26	CMO Trading Pty Ltd T/A Acromat	Minor equipment purchase	783.52
EF098403	09/04/26	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	6,322.94
EF098404	09/04/26	Totally Board Pty Ltd	Youth and seniors community activities	420.00
EF098405	09/04/26	Miltom Pty Ltd T/A Classic Hire	Equipment hire	1,873.30
EF098406	09/04/26	Superior Nominees Pty Ltd T/A Miracle Recreation Equipment	Construction and civil works tools and materials	67,463.00
EF098407	09/04/26	TJ & RJ Sellick Pty Ltd T/A Lawn Doctor Turf Solutions	Parks and gardens plants and trees	11,837.49
EF098408	09/04/26	Antonio Francisco Perez-Olea T/A Maylands Vet	Animal supplies & services	55.00
EF098409	09/04/26	The Trustee for The Bailey Family Trust T/A Top of the Ladder Gutter Cleaning	Building maintenance and services	5,940.00
EF098410	09/04/26	ID Rent Pty Ltd	Equipment hire	340.00
EF098411	09/04/26	4Park Pty Ltd T/A Forpark Australia	Parks and gardens contract payments	2,413.40
EF098412	09/04/26	The Trustee for the Three Swans Property Unit Trust T/A Oretech Engineering	Equipment maintenance	3,186.70
EF098413	09/04/26	The Trustee for Bezuidenhout Trading Trust T/A Agrimate Fencing & Rural Supplies	Fencing	3,981.45
EF098414	09/04/26	Hayley Janelle Bilsborow T/A Haylz Cookes n More	Functions and events catering expenses	350.00
EF098415	09/04/26	The Local Government,Racing and Cemeteries Employees Union (WA) T/A The Western Australian Municipal Road Boards	Payroll payment	1,032.00
EF098416	09/04/26	The Trustee for RK Business Group Trust T/A The Telecom Warehouse	Minor equipment purchase	1,866.92
EF098417	09/04/26	Aceway Unit Trust T/A City Toyota	Plant and vehicle purchasing	53,225.30
EF098418	09/04/26	Fortis Security Pty Ltd	Building maintenance and services	613.36
EF098419	09/04/26	McLeods Lawyers Pty Ltd	Legal expenses and court costs	1,220.56
EF098420	09/04/26	Aidacare Pty Ltd	Building maintenance and services	3,604.50
EF098421	09/04/26	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF098422	09/04/26	Novated Lease Australia Pty Ltd	Payroll payment	1,337.11
EF098423	09/04/26	Purple Communications Australia Pty Ltd T/A Cannings Purple	Professional consultancy services	6,050.00
EF098424	09/04/26	Maylands Business Association Inc	Functions and events marketing expenses	6,000.00
EF098425	09/04/26	KR Surveys Pty Ltd	Parks and gardens plants and trees	1,980.00
EF098426	09/04/26	Marc David Cirket Ford T/A Openscope Construction	Engineering works materials	1,116.50
EF098427	09/04/26	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	993.52
EF098428	09/04/26	The Asbestos Lab Pty Ltd	Environmental health services & supplies	77.00
EF098429	09/04/26	Workfast Infrastructure Pty Ltd	Labour hire and temporary replacement	2,305.29
EF098430	09/04/26	Coldtrek WA Pty Ltd	Kiosk stock	357.55
EF098431	09/04/26	Flare HR Pty Ltd	Payroll payment	1,686.47
EF098432	09/04/26	3 Monkeys Audiovisual Pty Ltd	Equipment maintenance	792.00
EF098433	09/04/26	Westworks Consultancy Pty Ltd T/A Westworks Consultancy	Parks and gardens contract payments	495.00
EF098434	09/04/26	SGA Roads Pty Ltd	Parking bays marking	66,813.21
EF098435	09/04/26	Lisa Katherine Driehuis T/A Chair Dancing Perth	Youth and seniors community activities	140.00
EF098436	09/04/26	The Trustee for Mehta Family Trust T/A Mehta Pty Ltd	Office stationery and consumables	151.56
EF098437	09/04/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	764.50
EF098438	17/04/26	Cleanaway Pty Ltd	Waste collection and hygiene services	1,962.37
EF098439	17/04/26	Winc Australia Pty Ltd	Office stationery and consumables	22.70
EF098440	17/04/26	Fuel Distributors of WA Pty Ltd	Fuel and oil	6,551.95
EF098441	17/04/26	Synergy	Electricity charges - Street lighting	168,638.34
EF098442	17/04/26	Town of Bassendean	Fees and charges	2,210.04
EF098443	17/04/26	Water Corporation	Water usage charges	22,250.75
EF098444	17/04/26	Insight Enterprises Australia Pty Ltd	Software Maintenance	1,161.42
EF098445	17/04/26	Look Brilliant Pty Ltd	Environmental health services & supplies	207.90
EF098446	17/04/26	Walcott Industries Pty Ltd	Building supplies and hardware	54,549.00
EF098447	17/04/26	One Plus One Solutions Pty Ltd	Memberships and subscriptions	1,978.90
EF098448	17/04/26	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	192.50
EF098449	17/04/26	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	1,727.00
EF098450	17/04/26	Amanda Betts	Youth and seniors community activities	1,027.40
EF098451	17/04/26	Telstra Limited	Office telephone and communication expenses	9,805.16
EF098452	17/04/26	David Golf & Engineering Pty Ltd	Parks and gardens materials	3,672.90
EF098453	17/04/26	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	1,429.70
EF098454	17/04/26	Amazon Web Services Australia Pty Ltd	IT network maintenance	28,911.50
EF098455	17/04/26	Amazon Web Services Inc	IT network maintenance	2,988.23
EF098456	17/04/26	Independent U Go Driving Pty Ltd	Medical services and materials	600.00
EF098457	17/04/26	Justice Burke	Refund health centre memberships	60.00
EF098458	17/04/26	Davoud Sarvari	Refund bond	824.30
EF098459	17/04/26	CMSA	Refund bond	1,000.00
EF098460	17/04/26	Omni Projects Pty Ltd	Refund residential verge deposit	1,560.00
EF098461	17/04/26	Sara Ninkovich	Refund residential verge deposit	2,300.00
EF098462	17/04/26	Ashmy Pty Ltd	Refund residential verge deposit	1,485.23
EF098463	17/04/26	Hye Gee Chung	Refund rates overpayment	1,034.15
EF098464	17/04/26	Ahmed Latif	Refund residential verge deposit	1,400.00
EF098465	17/04/26	Mladen Males & Marina Males	Refund residential verge deposit	2,300.00
EF098466	17/04/26	SSB Pty Ltd	Refund residential verge deposit	1,560.00
EF098467	17/04/26	Plan Design Build Pty Ltd	Refund residential verge deposit	1,560.00
EF098468	17/04/26	Go2 Group Pty Ltd	Refund residential verge deposit	1,560.00
EF098469	17/04/26	Dylan de Silva	Refund residential verge deposit	2,300.00
EF098470	17/04/26	Goldwest Development Pty Ltd	Refund residential verge deposit	1,485.23
EF098471	17/04/26	Mark Nixon	Refund residential verge deposit	1,400.00
EF098472	17/04/26	Barratt Construction	Refund residential verge deposit	1,435.00
EF098473	17/04/26	Orlando David & Tijana Catenacci	Refund crossover	1,080.00
EF098474	17/04/26	Anthony D Fisher	Refund development application fee	147.00
EF098475	17/04/26	Jessica Fleischer	Refund bond	550.00
EF098476	17/04/26	Cari Pope	Refund bond	550.00
EF098477	17/04/26	Daniel Ness	Refund bond	533.00
EF098478	17/04/26	Mirela Katona	Refund bond	550.00
EF098479	17/04/26	Zoran & Sanja Brekic	Refund residential verge deposit	1,560.00
EF098480	17/04/26	Silviana Jolly	Crossover subsidy	301.20

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid $
EF098481	17/04/26	Quyen Lu	Crossover subsidy	451.80
EF098482	17/04/26	PA and AR Simpson	Refund animal sterilisation	150.00
EF098483	17/04/26	Goldwest Development Pty Ltd	Refund residential verge deposit	1,485.23
EF098484	16/04/26	Australia Post	Postage and courier charges	1,576.25
EF098485	16/04/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	2,941.13
EF098486	16/04/26	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	141.90
EF098487	16/04/26	Bayswater Bowling & Rec Club Inc	Staff training, development and support	425.00
EF098488	16/04/26	Bunnings Group Ltd	Minor equipment purchase	1,103.45
EF098489	16/04/26	C R Kennedy & Co Pty Ltd	Equipment maintenance	2,844.60
EF098490	16/04/26	Capital Recycling	Refund residential verge deposit	2,300.00
EF098491	16/04/26	E. & M.J. Rosher Pty Ltd	Plant and vehicle parts and materials	540.60
EF098492	16/04/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	153,124.38
EF098493	16/04/26	Environment House Inc	Environmental health services & supplies	3,960.00
EF098494	16/04/26	The Trustee for the Jansen Gray Family Trust T/A Geoffs Tree Services Pty Ltd	Parks and gardens tree pruning and assoc. services	60,354.25
EF098495	16/04/26	GHD Pty Ltd	Analytical and testing services	30,632.97
EF098496	16/04/26	Seek Limited	Advertising recruitment	317.12
EF098497	16/04/26	Garnama Pty Ltd T/A Les Mills Asia Pacific	Memberships and subscriptions	1,645.41
EF098498	16/04/26	Natural Area Holdings Pty Ltd	Parks and gardens contract payments	5,590.75
EF098499	16/04/26	Officeworks Ltd T/A Officeworks	Office stationery and consumables	135.00
EF098500	16/04/26	Syba Signs Pty Ltd	Printing and graphic design expenses	343.20
EF098501	16/04/26	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	159.69
EF098502	16/04/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	884.96
EF098503	16/04/26	St John Ambulance Western Australia Ltd	Staff training, development and support	3,312.10
EF098504	16/04/26	Europcar WA	Plant and vehicle parts and materials	239.25
EF098505	16/04/26	Technology One Limited	Software Maintenance	5,072.91
EF098506	16/04/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	24,993.02
EF098507	16/04/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	64.62
EF098508	16/04/26	B.J Kenny & K.M Kenny T/A Trophy Warehouse	Gifts and presentations	38.00
EF098509	16/04/26	Ultimo Catering & Events Pty Ltd	Functions and events catering expenses	1,173.00
EF098510	16/04/26	Wanneroo Agricultural Machinery	Plant and vehicle parts and materials	98.60
EF098511	16/04/26	Wattleup Tractors	Plant and vehicle parts and materials	302.45
EF098512	16/04/26	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	1,504.45
EF098513	16/04/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	2,414.78
EF098514	16/04/26	A1 Locksmiths	Key / lock services	312.00
EF098515	16/04/26	LGISWA	Insurance reimbursement	1,000.00
EF098516	16/04/26	Heidelberg Materials Australia Pty Ltd	Engineering works materials	307.12
EF098517	16/04/26	West Coast Turf	Parks and gardens materials	3,118.39
EF098518	16/04/26	Scott Printers Pty Ltd	Printing and graphic design expenses	2,005.30
EF098519	16/04/26	Roy Gripske & Sons Pty Ltd	Minor equipment purchase	1,662.41
EF098520	16/04/26	The Trustee for Wristbands Australia Trust T/A AAC Wristbands Australia Pty Ltd	Office stationery and consumables	616.00
EF098521	16/04/26	West Build Products Pty Ltd	Construction and civil works tools and materials	1,575.09
EF098522	16/04/26	The Helen Hardcastle Trust T/A Learning Horizons	Professional consultancy services	3,300.00
EF098523	16/04/26	Paywise Pty Ltd	Staff superannuation & other deductions	806.10
EF098524	16/04/26	ALS Library Services Pty Ltd	Book purchases	458.87
EF098525	16/04/26	Bridgestone Aust Ltd	Plant and vehicle parts and materials	3,216.80
EF098526	16/04/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	1,593.65
EF098527	16/04/26	Intelife Group Limited	Parks and gardens contract payments	4,949.46
EF098528	16/04/26	Dowsing Group Pty Ltd	Engineering works materials	26,100.67
EF098529	16/04/26	E Fire & Safety	Fire suppression and alarm monitoring	2,741.51
EF098530	16/04/26	ADT Security	Buildings and events security expenses	61.22
EF098531	16/04/26	Shaun Travis Jarvis T/A Freestyle Now	Engineering works materials	715.00
EF098532	16/04/26	Led Signs Pty Ltd	Equipment maintenance	706.75
EF098533	16/04/26	Shred-X Pty Ltd	Document management and archiving	254.01
EF098534	16/04/26	Solution 4 Building Pty Ltd	Construction and civil works payments	93,228.37
EF098535	16/04/26	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	7,161.00
EF098536	16/04/26	Michael Page International	Labour hire and temporary replacement	6,588.52
EF098537	16/04/26	Trauma Clean WA	Cleaning services	737.00
EF098538	16/04/26	Boilertronix	Construction and civil works payments	756.25
EF098539	16/04/26	Pump Control Systems	Parks and gardens contract payments	3,613.70
EF098540	16/04/26	Contra-flow Pty Ltd	Traffic management	8,691.75
EF098541	16/04/26	Officeasy Pty Ltd T/A McLernons Business Base	Building maintenance and services	354.00
EF098542	16/04/26	GFG Temporary Assist	Labour hire and temporary replacement	19,709.59
EF098543	16/04/26	Expresso Crema Mobile Cafe	Staff amenities	423.50
EF098544	16/04/26	The Trustee for the O'Grady Family Trust Efficient Site Services	Construction and civil works payments	7,689.00
EF098545	16/04/26	Carol Foley	Youth and seniors community activities	340.00
EF098546	16/04/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	19,755.43
EF098547	16/04/26	Kit Stasia Prendergast	Professional consultancy services	3,135.00
EF098548	16/04/26	Twins (WA) Pty Ltd	Functions and events catering expenses	268.00
EF098549	16/04/26	Arbor West Pty Ltd T/A Classic Tree Services	Parks and gardens contract payments	36,165.26
EF098550	16/04/26	The Trustee for Rabblement Trust	Library book stock and materials	200.00
EF098551	16/04/26	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	9,329.96
EF098552	16/04/26	Livepro Australia Pty Ltd	Memberships and subscriptions	269.50
EF098553	16/04/26	CNW Pty Ltd	Building supplies and hardware	934.29
EF098554	16/04/26	William Buck Consulting (WA) Pty Ltd	Audit services	34,034.00
EF098555	16/04/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	11,500.92
EF098556	16/04/26	Backpackers FC Pty Ltd	Parking bays marking	495.00
EF098557	16/04/26	BioBag World Australia Pty Ltd	Waste collection and hygiene services	30,467.89
EF098558	16/04/26	Syrinx Environmental Pty Ltd	Professional consultancy services	660.00
EF098559	16/04/26	AMS Technology Group Pty Ltd	Building maintenance and services	729.73
EF098560	16/04/26	Brownes Foods Operations Pty Ltd	Office stationery and consumables	176.80
EF098561	16/04/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	409.48
EF098562	16/04/26	Moore Australia (WA) Pty Ltd as Agent	Staff training, development and support	330.00
EF098563	16/04/26	Industrial Power Equipment Pty Ltd T/A Garpen	Plant and vehicle parts and materials	2,290.90
EF098564	16/04/26	WPC Group Ltd	Labour hire and temporary replacement	7,807.42
EF098565	16/04/26	Miltom Pty Ltd T/A Classic Hire	Equipment hire	181.50
EF098566	16/04/26	Superior Nominees Pty Ltd T/A Miracle Recreation Equipment	Parks and gardens reticulation repairs and upgrades	302.50
EF098567	16/04/26	TJ & RJ Sellick Pty Ltd T/A Lawn Doctor Turf Solutions	Parks and gardens materials	2,339.25
EF098568	16/04/26	Excess Solutions Pty Ltd T/A Canopies WA	Plant and vehicle parts and materials	402.00
EF098569	16/04/26	Verse Group Pty Ltd	Labour hire and temporary replacement	34,496.00
EF098570	16/04/26	The Trustee for Ardence Trust	Youth and seniors community activities	220.00
EF098571	16/04/26	R & M Associates Pty Ltd T/A The Drug Detection Agency - Kewdale	Medical services and materials	2,217.60
EF098572	16/04/26	Hi Tech Sports Pty Ltd	Minor equipment purchase	1,398.10
EF098573	16/04/26	Shipstone Building Services Pty Ltd	Building maintenance and services	182,138.00
EF098574	16/04/26	Robert Walters Pty Ltd	Labour hire and temporary replacement	7,561.17
EF098575	16/04/26	CTI5 Pty Ltd T/A CTI Risk Management	Fees and charges	2,441.76
EF098576	16/04/26	Ecocycle Pty Ltd	Management fee	736.69
EF098577	16/04/26	Fortis Security Pty Ltd	Buildings and events security expenses	232.10
EF098578	16/04/26	Greenway Solutions Pty Ltd	Parks and gardens materials	5,643.00
EF098579	16/04/26	Beinformed Group Pty Ltd T/A BeCarWise	Staff superannuation & other deductions	77.11
EF098580	16/04/26	Alluvium Consulting Australia Pty Ltd	Professional consultancy services	95,274.30
EF098581	16/04/26	Bridged Group Pty Ltd	IT network maintenance	5,808.00
EF098582	16/04/26	Novated Lease Australia Pty Ltd	Staff superannuation & other deductions	133.70
EF098583	16/04/26	Windcave Pty Ltd T/A Windcave Australia	Fees and charges	330.00
EF098584	16/04/26	The Trustee for Rise Now Trust T/A Ambrosia Catering & Event Hire	Functions and events catering expenses	250.00

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid $
EF098585	16/04/26	Workfast Infrastructure Pty Ltd	Labour hire and temporary replacement	2,305.29
EF098586	16/04/26	Flare HR Pty Ltd	Staff superannuation & other deductions	83.84
EF098587	16/04/26	Thinkproject Australia Pty Ltd	Professional consultancy services	13,860.00
EF098588	16/04/26	Remote Asset Inspection & Maintenance Pty Ltd	Engineering works materials	1,298.00
EF098589	16/04/26	The Bistrot Cafe Maylands Pty Ltd T/A Sherbet Cafe & Bake	Citizenship expenses	484.00
EF098590	16/04/26	Sephy Pariente	Staff training, development and support	300.00
EF098591	16/04/26	Candice Watson T/A Rockin Bops	Youth and seniors community activities	350.00
EF098592	16/04/26	SGA Roads Pty Ltd	Professional consultancy services	491,267.50
EF098593	16/04/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	135.30
EF098595	23/04/26	AlintaGas Sales Pty Ltd	Gas usage charges	612.50
EF098596	23/04/26	Cleanaway Pty Ltd	Waste collection and hygiene services	41,805.46
EF098597	23/04/26	Winc Australia Pty Ltd	Office stationery and consumables	8,708.13
EF098598	23/04/26	Fuel Distributors of WA Pty Ltd	Fuel and oil	1,368.38
EF098599	23/04/26	Synergy	Electricity charges (other than street lighting)	83,847.01
EF098600	23/04/26	Water Corporation	Engineering works materials	30,694.93
EF098601	23/04/26	Insight Enterprises Australia Pty Ltd	Software Maintenance	4,039.51
EF098602	23/04/26	City of Kalamunda	Staff leave and entitlement	5,625.20
EF098603	23/04/26	The Trustee for Alba Unit Trust T/A Quality Press	Signage and banners	3,561.80
EF098604	23/04/26	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	34,426.86
EF098605	23/04/26	Tool Kit Depot	Minor equipment purchase	287.10
EF098606	23/04/26	Telstra Limited	Office telephone and communication expenses	85,997.74
EF098607	23/04/26	WMFG Pty Ltd T/A Shop For Shops	Minor equipment purchase	97.53
EF098608	23/04/26	Corinna Musgrave	Grants & funding	4,000.00
EF098609	23/04/26	AJ & SJ Murthy	Refund residential verge deposit	1,485.23
EF098610	23/04/26	Donelle Francesconi & Darrel Williams	Refund miscellaneous	861.84
EF098611	23/04/26	Davia Davis	Refund application fee	147.00
EF098612	23/04/26	Monte Pollard	Refund residential verge deposit	2,300.00
EF098613	23/04/26	Karen Zhang	Refund residential verge deposit	1,485.23
EF098614	23/04/26	Eloise Gibson	Refund health centre memberships	68.75
EF098615	23/04/26	Marion Gruchet	Refund health centre memberships	1,404.10
EF098616	23/04/26	Sahiba Kaur	Refund swimming lessons	58.44
EF098617	23/04/26	Sahiba Kaur	Refund swimming lessons	68.75
EF098618	23/04/26	Action Glass & Aluminium	Building maintenance and services	2,337.21
EF098619	23/04/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	1,454.22
EF098620	23/04/26	Australian Services Union	Payroll payment	314.00
EF098621	23/04/26	A.K.C. Pty Ltd T/A Baileys Fertilisers	Parks and gardens materials	49,665.06
EF098622	23/04/26	J.Blackwood & Son Pty Ltd T/A Blackwoods Atkins	Depot stores and consumables	2,707.04
EF098623	23/04/26	BOC Ltd	Minor equipment purchase	269.66
EF098624	23/04/26	Bunnings Group Ltd	Engineering works materials	2,611.14
EF098625	23/04/26	Chemistry Centre (WA)	Environmental testing and sampling	613.80
EF098626	23/04/26	Child Support Agency	Payroll payment	1,426.30
EF098627	23/04/26	Australian Taxation Office	Payroll payment	338,549.00
EF098628	23/04/26	David Gray & Co Pty Ltd	Pest control	3,189.56
EF098629	23/04/26	Detail West	Plant and vehicle repairs	265.00
EF098630	23/04/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	187,953.66
EF098631	23/04/26	Roy Galvin & Co. Pty Ltd T/A Galvins Plumbing Supplies	Building supplies and hardware	3,831.78
EF098632	23/04/26	The Trustee for the Jansen Gray Family Trust T/A Geoffs Tree Services Pty Ltd	Parks and gardens tree pruning and assoc. services	27,429.05
EF098633	23/04/26	Health Insurance Fund of WA	Payroll payment	74.40
EF098634	23/04/26	Rosmech Sales & Service Pty Ltd	Plant and vehicle parts and materials	1,727.04
EF098635	23/04/26	Garnama Pty Ltd T/A Les Mills Asia Pacific	Memberships and subscriptions	1,179.75
EF098636	23/04/26	Main Roads Western Australia	Engineering works materials	6,962.46
EF098637	23/04/26	Max & Claire Pty Ltd T/A Ergolink	Information technology minor purchases	778.75
EF098638	23/04/26	McInerney Ford	Plant and vehicle parts and materials	215.76
EF098639	23/04/26	Workpower Inc	Garden maintenance	3,665.75
EF098640	23/04/26	Modern Teaching Aids Pty Ltd	Youth and seniors community activities	206.52
EF098641	23/04/26	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	4,681.67
EF098642	23/04/26	Natural Area Holdings Pty Ltd	Parks and gardens contract payments	148,666.16
EF098643	23/04/26	Officeworks Ltd T/A Officeworks	Office stationery and consumables	413.30
EF098644	23/04/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	4,581.02
EF098645	23/04/26	The Royal Life Saving Society WA Inc	Youth and seniors community activities	59.40
EF098646	23/04/26	Sports Turf Technology Pty Ltd	Parks and gardens contract payments	1,590.20
EF098647	23/04/26	Sprayline Spraying Equipment	Plant and vehicle parts and materials	1,723.72
EF098648	23/04/26	Antonio D'Onofrio	Citizenship expenses	200.00
EF098649	23/04/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	1,199.28
EF098650	23/04/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	994.22
EF098651	23/04/26	B.J Kenny & K.M Kenny T/A Trophy Warehouse	Gifts and presentations	232.00
EF098652	23/04/26	Ultimo Catering & Events Pty Ltd	Functions and events catering expenses	1,932.00
EF098653	23/04/26	Landgate	Title search	341.70
EF098654	23/04/26	WA Hino Sales & Service	Plant and vehicle repairs	214.50
EF098655	23/04/26	West Australian Newspapers Ltd	Library book stock and materials	172.80
EF098656	23/04/26	J.D Caffey & Caffey Family Trust T/A Westbooks	Book purchases	221.69
EF098657	23/04/26	Western Power	Parks and gardens contract payments	15,311.51
EF098658	23/04/26	Western Resource Recovery	Building maintenance and services	234.39
EF098659	23/04/26	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	393.30
EF098660	23/04/26	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	50.29
EF098661	23/04/26	Nestle Australia Ltd	Minor equipment purchase	2,021.88
EF098662	23/04/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	5,591.24
EF098663	23/04/26	A1 Locksmiths	Key / lock services	650.90
EF098664	23/04/26	The Trustee for Swan Towing Trust	Plant and vehicle parts and materials	344.96
EF098665	23/04/26	Heidelberg Materials Australia Pty Ltd	Engineering works materials	342.76
EF098666	23/04/26	Rentokil Initial Pty Ltd	Construction and civil works payments	8,569.53
EF098667	23/04/26	West Coast Turf	Parks and gardens plants and trees	3,824.70
EF098668	23/04/26	Scott Printers Pty Ltd	Printing and graphic design expenses	310.20
EF098669	23/04/26	South East Regional Centre For Urban Landcare Inc	Staff training, development and support	1,313.40
EF098670	23/04/26	Department of Transport - Vehicle Search	Vehicle searches	1,414.95
EF098671	23/04/26	JB Hi-Fi Group Pty Ltd	Minor equipment purchase	871.67
EF098672	23/04/26	CSE Crosscom Pty Ltd	Memberships and subscriptions	550.00
EF098673	23/04/26	Paywise Pty Ltd	Payroll payment	5,175.62
EF098674	23/04/26	ALS Library Services Pty Ltd	Library book stock and materials	125.77
EF098675	23/04/26	Abco Products Pty Ltd	Cleaning supplies	4,780.46
EF098676	23/04/26	Rubek Automatic Doors	Building maintenance and services	10,320.20
EF098677	23/04/26	Bridgestone Aust Ltd	Plant and vehicle parts and materials	619.01
EF098678	23/04/26	Corsign WA Pty Ltd	Signage and banners	1,934.90
EF098679	23/04/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	2,091.38
EF098680	23/04/26	Relationships Australia Western Australia	Staff training, development and support	2,200.00
EF098681	23/04/26	Intelife Group Limited	Building maintenance and services	6,356.41
EF098682	23/04/26	Dowsing Group Pty Ltd	Engineering works materials	151,392.39
EF098683	23/04/26	E Fire & Safety	Fire suppression and alarm monitoring	9,057.84
EF098684	23/04/26	LGConnect Pty Ltd	Professional consultancy services	14,031.44
EF098685	23/04/26	The Trustee for Borrello Family Trust T/A Carramar Resource Industries	Plant and vehicle parts and materials	4,290.00
EF098686	23/04/26	Shred-X Pty Ltd	Document management and archiving	12.14
EF098687	23/04/26	The Trustee for Aberhart & Rajoo Unit Trust T/A W.A. Cleaning Equipment Repairs	Building maintenance and services	266.55
EF098688	23/04/26	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	6,261.94
EF098689	23/04/26	Morley Mower Centre	Plant and vehicle parts and materials	479.82

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid $
EF098690	23/04/26	Message4U Pty Ltd T/A Sinch MessageMedia	Memberships and subscriptions	175.49
EF098691	23/04/26	Michael Page International	Labour hire and temporary replacement	1,976.56
EF098692	23/04/26	Trauma Clean WA	Cleaning services	1,405.49
EF098693	23/04/26	Boilertronix	Building maintenance and services	4,603.52
EF098694	23/04/26	The Trustee for the Cavalieri Unit Trust T/A RID (Australia)	Environmental health services & supplies	2,222.64
EF098695	23/04/26	Pirtek Malaga	Plant and vehicle repairs	705.60
EF098696	23/04/26	Contra-flow Pty Ltd	Traffic management	24,026.77
EF098697	23/04/26	Strata Corporation Pty Ltd T/A Stratagreen	Parks and gardens plants and trees	319.36
EF098698	23/04/26	Zircodata Pty Ltd	Document management and archiving	406.00
EF098699	23/04/26	Access Icon Pty Ltd T/A Cascada Group	Engineering works materials	1,784.20
EF098700	23/04/26	State Wide Turf Services	Parks and gardens tree pruning and assoc. services	10,656.52
EF098701	23/04/26	Woolworths Group Limited	Functions and events catering expenses	96.50
EF098702	23/04/26	Hydro Flow Pty Ltd	Building maintenance and services	1,516.90
EF098703	23/04/26	Living Turf	Parks and gardens contract payments	26,533.10
EF098704	23/04/26	Officeasy Pty Ltd T/A McLernons Business Base	Building supplies and hardware	804.00
EF098705	23/04/26	The Trustee for Ransberg Unit Trust T/A WA Premix	Engineering works materials	589.60
EF098706	23/04/26	Cleantex Pty Ltd	Staff uniforms and protective equipment	936.20
EF098707	23/04/26	GFG Temporary Assist	Labour hire and temporary replacement	3,160.30
EF098708	23/04/26	The Trustee for TT Malaga Unit Trust T/A Total Tools Malaga	Tools and minor plant	459.00
EF098709	23/04/26	IRP Pty Ltd	Labour hire and temporary replacement	5,167.80
EF098710	23/04/26	Bucher Municipal Pty Ltd	Plant and vehicle parts and materials	2,347.58
EF098711	23/04/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	27,903.02
EF098712	23/04/26	Beaver Tree Services Australia Pty Ltd	Garden maintenance	3,916.00
EF098713	23/04/26	Reconciliation Australia Limited	Memberships and subscriptions	1,375.00
EF098714	23/04/26	ATC Work Smart Inc	Trainee	149.08
EF098715	23/04/26	Environmental Industries Pty Ltd	Parks and gardens contract payments	2,965.37
EF098716	23/04/26	JBS & G Australia Pty Ltd	Professional consultancy services	876.83
EF098717	23/04/26	Refresh Waters Pty Ltd	Staff amenities	110.00
EF098718	23/04/26	Boyan Electrical Services	Building supplies and hardware	17,455.74
EF098719	23/04/26	Ricoh Australia Pty Ltd	Photocopying contract charges	5,655.84
EF098720	23/04/26	Exbo Signage and Digital Pty Ltd T/A Bokay Signage	Signage and banners	1,262.20
EF098721	23/04/26	AAAC Towing Pty Ltd	Vehicle towing	1,122.00
EF098722	23/04/26	Arbor West Pty Ltd T/A Classic Tree Services	Parks and gardens contract payments	77,451.87
EF098723	23/04/26	ibookingsystems	Memberships and subscriptions	99.00
EF098724	23/04/26	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	5,120.28
EF098725	23/04/26	Urban Resources Pty Ltd	Parks and gardens materials	9,666.80
EF098726	23/04/26	CNW Pty Ltd	Building supplies and hardware	77.24
EF098727	23/04/26	IRS Pty Ltd	Plant and vehicle repairs	220.64
EF098728	23/04/26	Nami Osaki	Youth and seniors community activities	700.00
EF098729	23/04/26	Product Recovery Industries Pty Ltd	Engineering works materials	902.00
EF098730	23/04/26	Syrinx Environmental Pty Ltd	Professional consultancy services	1,543.52
EF098731	23/04/26	DLF Co Pty Ltd	Parks and gardens contract payments	1,125.85
EF098732	23/04/26	ServiceFM Pty Ltd	Building maintenance and services	1,001.72
EF098733	23/04/26	Redimed Pty Ltd	Medical services and materials	205.00
EF098734	23/04/26	Andrew John Smith T/A AJS Machinery	Parks and gardens materials	297.00
EF098735	23/04/26	IWM (PBH) Pty Ltd T/A Perth Bin Hire	Waste collection and hygiene services	1,403.93
EF098736	23/04/26	AMS Technology Group Pty Ltd	Building maintenance and services	12,797.85
EF098737	23/04/26	Zenith Corporation Australia Pty Ltd T/A Elite Office Furniture	Furniture purchases	1,004.00
EF098738	23/04/26	Brownes Foods Operations Pty Ltd	Office stationery and consumables	176.80
EF098739	23/04/26	Australia & New Zealand Recycling Platform Ltd	Waste collection and hygiene services	4,332.38
EF098740	23/04/26	WPC Group Ltd	Trainee	7,889.97
EF098741	23/04/26	Civiq Pty Ltd	Building supplies and hardware	939.07
EF098742	23/04/26	AA Collard Pty Ltd T/A Garden Care West (WA)	Parks and gardens contract payments	660.00
EF098743	23/04/26	Miltom Pty Ltd T/A Classic Hire	Equipment hire	5,694.51
EF098744	23/04/26	TJ & RJ Sellick Pty Ltd T/A Lawn Doctor Turf Solutions	Parks and gardens contract payments	6,459.90
EF098745	23/04/26	ELM (WA) Pty Ltd	Parks and gardens contract payments	6,861.14
EF098746	23/04/26	Christopher Mark Bayley T/A CRPM Services High Pressure Cleaning	Graffiti removal	4,595.27
EF098747	23/04/26	The Trustee for Maj Trust T/A Sheridan's	Staff uniforms and protective equipment	611.49
EF098748	23/04/26	Specialist Trailer Builders Pty T/A OMB WA	Plant and vehicle repairs	1,078.00
EF098749	23/04/26	Antonio Francisco Perez-Olea T/A Maylands Vet	Animal supplies & services	55.00
EF098750	23/04/26	The Trustee for The Garry Millane Family Trust T/A G.M. Millane & Co	Plant and vehicle parts and materials	484.00
EF098751	23/04/26	AFGRI Equipment Australia Pty Ltd	Plant and vehicle parts and materials	1,487.07
EF098752	23/04/26	Australian Agribusiness (Holdings) Pty Ltd T/A Nuturf	Parks and gardens materials	3,267.00
EF098753	23/04/26	The Trustee for Green Family Trust T/A Kit Bag	Staff uniforms and protective equipment	320.00
EF098754	23/04/26	Techworks Plumbing Pty Ltd Techworks Plumbing Pty Ltd	Building supplies and hardware	12,405.91
EF098755	23/04/26	RTV Computers Pty Ltd	Information technology minor purchases	3,910.50
EF098756	23/04/26	Lizo Pty Ltd T/A Stihl Shop Osborne Park	Plant and vehicle parts and materials	4,217.45
EF098757	23/04/26	Gembira Holdings Pty Ltd T/A BCJ Plastic Products	Building supplies and hardware	44.55
EF098758	23/04/26	Sasha Darlene Wasley	Youth and seniors community activities	1,000.00
EF098759	23/04/26	Ellenby Pty Ltd	Parks and gardens plants and trees	371.25
EF098760	23/04/26	Art Jam WA Pty Ltd	Community engagement framework	495.00
EF098761	23/04/26	Omnicom Media Group Australia Pty Ltd	Advertising public notices	2,079.50
EF098762	23/04/26	Cromag Pty Ltd T/A Sigma Chemicals & Telford Industries	Aquatic chemicals and consumables	780.20
EF098763	23/04/26	Shipstone Building Services Pty Ltd	Building maintenance and services	29,095.00
EF098764	23/04/26	Robert Walters Pty Ltd	Labour hire and temporary replacement	3,512.94
EF098765	23/04/26	The Local Government,Racing and Cemeteries Employees Union (WA) T/A The Western Australian Municipal Road Boards	Payroll payment	1,032.00
EF098766	23/04/26	ICU Solarcam Pty Ltd	Buildings and events security expenses	418.00
EF098767	23/04/26	Fortis Security Pty Ltd	Buildings and events security expenses	888.01
EF098768	23/04/26	McLeods Lawyers Pty Ltd	Legal expenses and court costs	16,034.98
EF098769	23/04/26	PeopleVision Pty Ltd	Professional consultancy services	1,375.00
EF098770	23/04/26	On Point Corporation Pty Ltd T/A Total Chlorine Solutions	Staff training, development and support	4,290.00
EF098771	23/04/26	The Trustee for Story Family Trust T/A Steve's Sand Sifting for Playground Services	Garden maintenance	13,143.32
EF098772	23/04/26	Oceanis International Pty Ltd	Environmental services & supplies	14,850.00
EF098773	23/04/26	Beinformed Group Pty Ltd T/A BeCarWise	Staff superannuation & other deductions	1,164.85
EF098774	23/04/26	Environex International Pty Ltd	Aquatic chemicals and consumables	5,699.10
EF098775	23/04/26	Programmed Property Services Pty Ltd	Labour hire and temporary replacement	3,730.10
EF098776	23/04/26	Novated Lease Australia Pty Ltd	Staff superannuation & other deductions	1,470.81
EF098777	23/04/26	Aston Consulting (WA) Pty Ltd	Building maintenance and services	1,100.00
EF098778	23/04/26	CDM Australia Pty Ltd	IT software/hardware upgrades & replacement	13,858.90
EF098779	23/04/26	EvolvePlus Pty Ltd	Memberships and subscriptions	880.00
EF098780	23/04/26	AWD Australia Pty Ltd	Plant and vehicle parts and materials	639.65
EF098781	23/04/26	Australasian Events Pty Ltd T/A Ace Security and Events Services	Buildings and events security expenses	6,354.71
EF098782	23/04/26	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	1,539.96
EF098783	23/04/26	The Trustee for the Louis Trust T/A Access Office Industries	Minor equipment purchase	5,236.00
EF098784	23/04/26	Fiscus Consulting Pty Ltd T/A Cadsult	Construction and civil works payments	709.50
EF098785	23/04/26	Light Application Pty Ltd	Building supplies and hardware	3,792.59
EF098786	23/04/26	Workfast Infrastructure Pty Ltd	Labour hire and temporary replacement	2,194.60
EF098787	23/04/26	Flare HR Pty Ltd	Staff superannuation & other deductions	1,770.31
EF098788	23/04/26	GJP Engineering Pty ltd	Construction and civil works payments	37,488.00
EF098789	23/04/26	Head Oceania Pty Ltd T/A Zoggs Australia	Kiosk stock	5,933.40
EF098790	23/04/26	The Bistrot Cafe Maylands Pty Ltd T/A Sherbet Cafe and Bake	Citizenship expenses	484.00
EF098791	23/04/26	Westworks Consultancy Pty Ltd T/A Westworks Consultancy	Garden maintenance	2,178.00
EF098792	23/04/26	B.D West & J.C West T/A Westgrow Farm Trees	Equipment purchases	21,362.28
EF098793	23/04/26	Sports Surfaces Group Pty Ltd	Equipment purchases	53,196.00

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid $
EF098794	23/04/26	Thomas Engineering & Mechanical Pty Ltd	Plant and vehicle parts and materials	497.75
EF098795	23/04/26	Grosvenor Engineering Group Pty Ltd	Construction and civil works payments	175,560.00
EF098796	23/04/26	Deborah Anne Eldridge	Youth and seniors community activities	650.00
EF098797	23/04/26	Rebecca McIntyre T/A Woodruff and Co	Office stationery and consumables	49.70
EF098798	23/04/26	Acacia Connection Pty Ltd	Fees and charges	2,428.80
EF098799	23/04/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	588.50
EF098800	23/04/26	Lions Club of Noranda Inc	Grants & funding	1,000.00
EF098801	23/04/26	Gresley Abas Pty Ltd T/A Gresley Abas	Professional consultancy services	6,815.05
EF098802	30/04/26	Asphaltech Pty Ltd	Engineering works materials	191.50
EF098803	30/04/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Building supplies and hardware	3,713.31
EF098804	30/04/26	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	317.90
EF098805	30/04/26	Bayswater State Emergency Service Unit (Inc)	Grants & funding	6,644.55
EF098806	30/04/26	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	1,141.55
EF098807	30/04/26	Bunnings Group Ltd	Engineering works materials	1,540.94
EF098808	30/04/26	Cat Haven	Animal supplies & services	2,768.50
EF098809	30/04/26	Evertop Investments Pty Ltd T/A Jim Kidd Sports	Recreation and gymnasium equipment	214.50
EF098810	30/04/26	Rosmech Sales & Service Pty Ltd	Equipment purchases	273,758.10
EF098811	30/04/26	Local Government Planners Association WA Division	Conference expenses	175.00
EF098812	30/04/26	The Trustee for Major Motors Unti Trust	Plant and vehicle repairs	19,818.73
EF098813	30/04/26	The Morley Veterinary Hospital	Animal supplies & services	65.00
EF098814	30/04/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	201.12
EF098815	30/04/26	Daine Batchelor T/A Tintworks Morley	Plant and vehicle parts and materials	440.00
EF098816	30/04/26	Sprayline Spraying Equipment	Plant and vehicle parts and materials	1,729.40
EF098817	30/04/26	St John Ambulance Western Australia Ltd	Medical services and materials	180.00
EF098818	30/04/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens materials	3,630.15
EF098819	30/04/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle repairs	8,075.25
EF098820	30/04/26	Western Australia Police	Community engagement framework	17.60
EF098821	30/04/26	J.D Caffey & Caffey Family Trust T/A Westbooks	Book purchases	25.18
EF098822	30/04/26	Western Power	Parks and gardens plants and trees	55,530.69
EF098823	30/04/26	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	152.10
EF098824	30/04/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	6,314.18
EF098825	30/04/26	A1 Locksmiths	Key / lock services	122.50
EF098826	30/04/26	Rentokil Initial Pty Ltd	Building maintenance and services	5,627.15
EF098827	30/04/26	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	3,014.99
EF098828	30/04/26	Blue Force Pty Ltd	Equipment maintenance	3,280.20
EF098829	30/04/26	Cleverpatch Pty Ltd	Youth and seniors community activities	99.21
EF098830	30/04/26	Bridgestone Aust Ltd	Plant and vehicle parts and materials	2,836.68
EF098831	30/04/26	Corsign WA Pty Ltd	Signage and banners	3,910.50
EF098832	30/04/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	1,427.28
EF098833	30/04/26	Dowsing Group Pty Ltd	Parks and gardens contract payments	2,058.31
EF098834	30/04/26	E Fire & Safety	Fire suppression and alarm monitoring	807.44
EF098835	30/04/26	ADT Security	Buildings and events security expenses	3,665.34
EF098836	30/04/26	Shaun Travis Jarvis T/A Freestyle Now	Functions and events entertainment expenses	1,430.00
EF098837	30/04/26	The Trustee for The McCartney Family Trust T/A Kerb Doctor	Construction and civil works payments	4,637.00
EF098838	30/04/26	Sonic Health Plus Pty Ltd	Medical services and materials	5,560.50
EF098839	30/04/26	Aquamonix Pty Ltd	Parks and gardens contract payments	13,950.20
EF098840	30/04/26	Pirtek Malaga	Plant and vehicle parts and materials	607.55
EF098841	30/04/26	Contra-flow Pty Ltd	Traffic management	3,753.55
EF098842	30/04/26	Strata Corporation Pty Ltd T/A Stratagreen	Parks and gardens materials	108.50
EF098843	30/04/26	TLC Safety Pty Ltd T/A Einsteins Australia	Youth and seniors community activities	1,237.50
EF098844	30/04/26	Cleantex Pty Ltd	Staff uniforms and protective equipment	526.83
EF098845	30/04/26	GFG Temporary Assist	Labour hire and temporary replacement	16,043.42
EF098846	30/04/26	Royal Pride Pty Ltd T/A PAV Sales & Installation	Minor equipment purchase	1,115.73
EF098847	30/04/26	IRP Pty Ltd	Labour hire and temporary replacement	2,296.80
EF098848	30/04/26	The Trustee for the O'Grady Family Trust Efficient Site Services	Construction and civil works payments	4,961.00
EF098849	30/04/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	48,631.99
EF098850	30/04/26	Refresh Waters Pty Ltd	Staff amenities	126.50
EF098851	30/04/26	Boyan Electrical Services	Building supplies and hardware	19,857.78
EF098852	30/04/26	AAAC Towing Pty Ltd	Vehicle towing	1,039.50
EF098853	30/04/26	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	8,063.26
EF098854	30/04/26	CNW Pty Ltd	Building supplies and hardware	532.09
EF098855	30/04/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	10,247.21
EF098856	30/04/26	Adventure Kids Entertainment	Marketing and promotional material	1,072.50
EF098857	30/04/26	AMS Technology Group Pty Ltd	Building supplies and hardware	106,144.37
EF098858	30/04/26	Brownes Foods Operations Pty Ltd	Staff amenities	185.64
EF098859	30/04/26	AA Collard Pty Ltd T/A Garden Care West (WA)	Parks and gardens contract payments	330.00
EF098860	30/04/26	Miltom Pty Ltd T/A Classic Hire	Equipment hire	583.55
EF098861	30/04/26	Christopher Mark Bayley T/A CRPM Services High Pressure Cleaning	Construction and civil works payments	1,427.25
EF098862	30/04/26	Antonio Francisco Perez-Olea T/A Maylands Vet	Animal supplies & services	110.00
EF098863	30/04/26	Perth Auto Alliance Pty Ltd T/A Lynford Motors	Plant and vehicle parts and materials	41.92
EF098864	30/04/26	AFGRI Equipment Australia Pty Ltd	Parks and gardens materials	236.81
EF098865	30/04/26	Simon Vanyai	Youth and seniors community activities	660.00
EF098866	30/04/26	Valuations WA Unit Trust	Market Valuation	3,300.00
EF098867	30/04/26	Mobile Sentinel Pty Ltd T/A Little Rippers Technology	Animal supplies & services	5,632.00
EF098868	30/04/26	Hart Sport Australia Pty Ltd	Rise materials & consumables	1,240.00
EF098869	30/04/26	CHG-Meridian Australia Pty Ltd	Lease and rental payments	17,937.93
EF098870	30/04/26	McLeods Lawyers Pty Ltd	Legal expenses and court costs	2,411.97
EF098871	30/04/26	Programmed Property Services Pty Ltd	Building maintenance and services	2,035.00
EF098872	30/04/26	KR Surveys Pty Ltd	Survey Services	1,573.00
EF098873	30/04/26	AMC Commercial Cleaning (WA) Pty Ltd	Building supplies and hardware	522.50
EF098874	30/04/26	Marc David Cirket Ford T/A Openscope Construction	Engineering works materials	2,806.10
EF098875	30/04/26	Berbec Pty Ltd	Construction and civil works tools and materials	4,174.50
EF098876	30/04/26	The Trustee for the CHG-Meridian Au Securitisation Trust	Lease and rental payments	27,969.55
EF098877	30/04/26	Arts Hub Australia Pty Ltd	Staff training, development and support	385.00
EF098878	30/04/26	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	1,076.31
EF098879	30/04/26	Windcave Pty Ltd T/A Windcave Australia	Software Maintenance	238.95
EF098880	30/04/26	Neon Construction Pty Ltd	Building supplies and hardware	6,960.80
EF098881	30/04/26	Watchtower Security Pty Ltd	Buildings and events security expenses	869.00
EF098882	30/04/26	Perth Chemical Specialists Pty Ltd	Waste collection and hygiene services	2,059.20
EF098883	30/04/26	Sephy Pariente	Staff training, development and support	300.00
EF098884	30/04/26	Laura Blackman T/A Spellbound Studio Perth	Youth and seniors community activities	1,710.00
EF098885	30/04/26	Jane Wundersitz T/A WunderTraining	Youth and seniors community activities	1,650.00
EF098886	30/04/26	The Trustee for S & F Pawley Family Trust	Parks and gardens materials	3,135.00
EF098887	30/04/26	Mega Boutique Pty Ltd	Functions and events catering expenses	1,425.00
EF098888	30/04/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	170.50
EF098889	30/04/26	Bigredsky Pty Ltd	Advertising recruitment	10,626.68
EF098890	30/04/26	Australia Post	Postage and courier charges	10,472.79
EF098891	30/04/26	Winc Australia Pty Ltd	Office stationery and consumables	133.33
EF098892	30/04/26	Synergy	Electricity charges (other than street lighting)	97,440.09
EF098893	30/04/26	Water Corporation	Water usage charges	271.67
EF098894	30/04/26	Perth Energy Pty Ltd T/A Goldfields Energy	Gas usage charges	15,518.38
EF098895	30/04/26	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	341.00
EF098896	30/04/26	Prestige Property Maintenance Pty Ltd	Parks and gardens materials	30,167.40
EF098897	30/04/26	The Trustee For Vegetable Village Trust T/A Family Mealtime	Environmental health services & supplies	308.00

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				**$**
EF098898	30/04/26	Milton Green Pty Ltd T/A Beyond Skateboarding	Construction and civil works payments	1,347.50
EF098899	30/04/26	Shona Zulsdorf	Sitting fee	921.67
EF098900	30/04/26	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	591.55
EF098901	30/04/26	Sarah Jane Weston	Youth and seniors community activities	2,500.00
EF098902	30/04/26	Amazon Web Services Australia Pty Ltd	IT network maintenance	9,603.83
EF098903	30/04/26	Amazon Web Services Inc	IT network maintenance	567.30
EF098904	30/04/26	Mingalathukha Buddhist Association Inc	Refund bond	1,000.00
EF098905	30/04/26	The Estate of MEA Binnie	Refund rates overpayment	406.63
EF098906	30/04/26	A1 Living	Refund residential verge deposit	1,560.00
EF098907	30/04/26	Stefan Krnetic	Refund residential verge deposit	1,560.00
EF098908	30/04/26	Diverse Project Group	Refund residential verge deposit	2,300.00
EF098909	30/04/26	Edin and Sanela Dogic	Refund crossover	1,620.00
EF098910	30/04/26	Alert Mlawuzi	Refund swimming lessons	100.00
EF098911	30/04/26	MATW International	Refund bond	1,000.00
EF098912	30/04/26	Commissioner for Children and Young People	Refund bond	2,260.28
EF098913	30/04/26	Saira Maheen Rind	Refund bond	907.70
EF098914	30/04/26	Justice Burke	Refund miscellaneous	90.00
EF098915	30/04/26	Astra Homes WA Pty Ltd	Refund residential verge deposit	750.00
EF098916	30/04/26	Astra Homes WA Pty Ltd	Refund residential verge deposit	780.00
EF098917	30/04/26	Hilary Metz	Refund health centre memberships	133.26
EF098918	30/04/26	Dance Connection Studios	Refund bond	1,000.00
EF098919	30/04/26	Junianty Phoen	Refund bond	2,200.00
EF098920	30/04/26	Ronld Joesbury	Refund bond	550.00
EF098921	30/04/26	Back2Basics Dog Training	Refund bond	350.00
EF098922	30/04/26	Chad Nilson	Refund bond	350.00
EF098923	30/04/26	Auslam WA Inc	Refund bond	350.00
EF098924	30/04/26	Edin & Sanela Dogic	Crossover subsidy	1,608.75
EF098925	30/04/26	Zachary & Setya Fisher	Refund residential verge deposit	2,300.00
				8,359,035.35
Cancelled Payments				
EF098181	02/04/26	Malsunda Nikhilkumar Jayantibhai		-1,524.60
				-1,524.60

City of Bayswater

List of Payment - Trust
for the period 1 April 2026 to 30 April 2026

Reference	*Date*	*Creditor Name*	*Invoice details*	*Amount Paid*
Payments				**$**
EF098594	23/04/26	Department of Local Government, Industry Regulation and Safe	Refund BSL	21,156.63
EF098926	30/04/26	Building & Construction Industry Training Board	Construction Training Fund Levy	3,907.82
				25,064.45

City of Bayswater

Corporate Credit Card Transactions
for the period 28 March 2026 to 28 April 2026

Date	Supplier	Description	Amount $
Chief Executive Officer			
30/03/26	Crooked Spire Coffee & Art House	Food and drinks	13.19
02/04/26	CEO's For Gender Equity	Memberships and subscriptions	2,017.40
02/04/26	Company Director	Councillor training	(3,735.00)
07/04/26	WA News	Memberships and subscriptions	96.00
15/04/26	ChatGPT	Memberships and subscriptions	28.93
16/04/26	Uber	Travel expenses	17.12
17/04/26	CPP Convention Centre	Parking fees	27.26
17/04/26	Uber	Travel expenses	12.92
17/04/26	Peninsula Farm Café	Food and drinks	12.13
23/04/26	Uber	Travel expenses	15.22
24/04/26	CPP Council House	Parking fees	21.20
24/04/26	Uber	Travel expenses	14.50
		Card Total	(1,459.13)
Director Community Services			
30/03/26	Eventbrite	Memberships and subscriptions	22.08
30/03/26	Property Council of Australia	Memberships and subscriptions	453.37
01/04/26	WA News	Memberships and subscriptions	8.00
02/04/26	Coles	Gifts and presentations	55.25
07/04/26	Department of Justice	Legal expenses and court costs	194.30
07/04/26	Department of Justice	Legal expenses and court costs	194.30
07/04/26	Twilio Sendgrid	Memberships and subscriptions	145.22
08/04/26	WA News	Memberships and subscriptions	8.00
13/04/26	Boxt	Gifts and presentations	134.00
13/04/26	The Little Posy Co	Gifts and presentations	118.00
15/04/26	WA News	Memberships and subscriptions	8.00
22/04/26	WA News	Memberships and subscriptions	8.00
28/04/26	Eventbrite	Memberships and subscriptions	21.27
		Card Total	1,369.79
Director Corporate Services			
31/03/26	WA News	Memberships and subscriptions	8.00
07/04/26	WA News	Memberships and subscriptions	8.00
07/04/26	Create Send	Memberships and subscriptions	671.00
13/04/26	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material	663.82
14/04/26	WA News	Memberships and subscriptions	8.00
21/04/26	WA News	Memberships and subscriptions	8.00
21/04/26	Eventbrite	Memberships and subscriptions	925.00
22/04/26	Disc Profile	Employment related expenses	1,277.94
22/04/26	Uber Giftcard	Gifts and presentations	200.00
		Card Total	3,769.76
Director Infrastructure & Assets			
30/03/26	CPP Convention Centre	Parking fees	26.25
30/03/26	CPP Convention Centre	Parking fees	26.25
30/03/26	CPP Convention Centre	Parking fees	26.25
30/03/26	CPP Convention Centre	Parking fees	26.25
07/04/26	Humanitix	Staff training	288.19
10/04/26	Fastfield	Memberships and subscriptions	107.91
14/04/26	ChatGPT	Memberships and subscriptions	28.93
15/04/26	WA News	Memberships and subscriptions	96.00
15/04/26	VCM Vending Machine	Minor equipment repairs	443.35
23/04/26	Blue Vane Scoreboards	Minor equipment purchase	161.89
24/04/26	Alemlube Pty Ltd	Minor equipment purchase	192.50
		Card Total	1,423.77
		Grand Total	**5,104.19**

City of Bayswater

List of Corporate Purchase Card Transactions
for the period 1 April 2026 to 30 April 2026

Date	Description		Amount $
Bunnings Group Ltd			
2218			
18/03/26	Building supplies and hardware		189.05
18/03/26	Building supplies and hardware		37.05
18/03/26	Building supplies and hardware		60.69
		Sub Total	286.79
3686			
25/02/26	Parks and gardens materials		129.20
25/02/26	Parks and gardens materials		22.17
25/02/26	Parks and gardens materials		149.70
16/03/26	Parks and gardens materials		198.69
		Sub Total	499.76
3292			
05/03/26	Building supplies and hardware		18.82
		Sub Total	18.82
9176			
12/02/26	Building supplies and hardware		92.12
04/03/26	Building supplies and hardware		24.85
06/03/26	Building supplies and hardware		124.61
06/03/26	Building supplies and hardware		119.53
10/03/26	Building supplies and hardware		29.52
10/03/26	Building supplies and hardware		26.86
11/03/26	Building supplies and hardware		51.12
12/03/26	Building supplies and hardware		39.35
13/03/26	Building supplies and hardware		74.83
17/03/26	Building supplies and hardware		30.17
18/03/26	Building supplies and hardware		76.58
20/03/26	Building supplies and hardware		33.96
26/03/26	Building supplies and hardware		18.42
27/03/26	Building supplies and hardware		73.42
31/03/26	Building supplies and hardware		94.51
02/04/26	Building supplies and hardware		315.47
02/04/26	Building supplies and hardware		54.72
02/04/26	Building supplies and hardware		22.30
		Sub Total	1,302.34
0012			
13/03/26	Aquatic chemicals and consumables		178.00
20/03/26	Aquatic chemicals and consumables		31.98
		Sub Total	209.98
7447			
09/03/26	Parks and gardens materials		53.71
09/03/26	Parks and gardens materials		19.72
09/03/26	Parks and gardens materials		43.54
		Sub Total	116.97
2706			
24/03/26	Minor equipment purchase		306.36
		Sub Total	306.36
5762			
25/03/26	Parks and gardens materials		151.10
26/03/26	Plant and vehicle parts and materials		23.69
31/03/26	Plant and vehicle parts and materials		84.40
		Sub Total	259.19

Date	Description		Amount $
5719			
30/03/26	Building supplies and hardware		9.58
31/03/26	Building supplies and hardware		61.63
		Sub Total	71.21
8394			
05/03/26	Building supplies and hardware		35.11
09/03/26	Building supplies and hardware		87.40
17/03/26	Building supplies and hardware		20.93
24/03/26	Building supplies and hardware		80.04
31/03/26	Building supplies and hardware		31.03
02/04/26	Building supplies and hardware		56.09
02/04/26	Building supplies and hardware		33.52
		Sub Total	344.12
4766			
24/02/26	Parks and gardens materials		99.69
26/02/26	Parks and gardens materials		183.44
04/03/26	Parks and gardens materials		28.46
10/03/26	Parks and gardens materials		65.00
12/03/26	Parks and gardens materials		190.20
13/03/26	Parks and gardens materials		102.40
18/03/26	Parks and gardens materials		93.53
01/04/26	Parks and gardens materials		87.55
		Sub Total	850.27
1238			
10/03/26	Engineering works materials		100.21
10/03/26	Engineering works materials		104.00
16/03/26	Engineering works materials		186.66
17/03/26	Engineering works materials		98.32
19/03/26	Engineering works materials		64.30
		Sub Total	553.49
6649			
04/03/26	Building supplies and hardware		34.96
27/03/26	Building supplies and hardware		20.08
27/03/26	Building supplies and hardware		34.95
		Sub Total	89.99
8073			
04/03/26	Building supplies and hardware		37.62
05/03/26	Building supplies and hardware		24.07
09/03/26	Building supplies and hardware		25.58
10/03/26	Building supplies and hardware		7.60
11/03/26	Building supplies and hardware		87.42
16/03/26	Building supplies and hardware		96.40
16/03/26	Building supplies and hardware		41.88
17/03/26	Building supplies and hardware		16.90
18/03/26	Building supplies and hardware		30.96
23/03/26	Building supplies and hardware		15.82
26/03/26	Building supplies and hardware		48.40
31/03/26	Building supplies and hardware		124.88
31/03/26	Building supplies and hardware		22.78
02/04/26	Building supplies and hardware		21.89
07/04/26	Building supplies and hardware		199.26
		Sub Total	801.46
0999			
09/03/26	Building supplies and hardware		26.50
16/03/26	Building supplies and hardware		19.93
18/03/26	Building supplies and hardware		75.82
18/03/26	Building supplies and hardware		2.52

Date	Description		Amount $
25/03/26	Building supplies and hardware		18.60
01/04/26	Building supplies and hardware		44.79
		Sub Total	188.16
0099			
05/03/26	Environmental health services & supplies		283.10
07/04/26	Environmental health services & supplies		57.36
		Sub Total	340.46
		Bunnings Group Ltd Total	**6,239.37**

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

City of Bayswater

Electronic Fund Transfers

for the period 1 April 2026 to 30 April 2026

Date	Description	Amount $
01/04/26	New term deposit	500,000.00
01/04/26	Wages	1,181,387.64
10/04/26	Secure pay merchant fee	4,811.90
10/04/26	Secure pay merchant fee	25.75
10/04/26	Secure pay merchant fee	16.70
10/04/26	Secure pay merchant fee	1.84
15/04/26	Wages	1,180,671.22
17/04/26	Wages	1,574.70
21/04/26	NAB account fee	37.13
29/04/26	New term deposit	900,000.00
29/04/26	Wages	1,189,364.10
30/04/26	NAB batch fee	0.30
30/04/26	NAB bpay charge	818.00
30/04/26	NAB merchant fee	1,310.97
30/04/26	NAB merchant fee	383.48
30/04/26	NAB merchant fee	374.80
30/04/26	NAB merchant fee	163.56
30/04/26	NAB merchant fee	60.00
30/04/26	NAB merchant fee	40.00
Total		**4,961,042.09**

10.2.4 Investment Report for the Period Ended 30 April 2026

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. Investment Register [**10.2.4.1** - 1 page] 2. Investment Summary [**10.2.4.2** - 1 page] 3. Investment Portfolio [**10.2.4.3** - 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 30 April 2026.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council receives the Investment Portfolio Report for the period ended 30 April 2026 with investments totalling $103,600,417.61.

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 30 April 2026 were $103,600,417.61.

Of the total investment portfolio, $69,284,039.35 is internally restricted and $3,575,817.89 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 2025/26 operating and capital expenditure requirements.

LEGISLATIVE COMPLIANCE

Investment Policy applies. It is noted that the City currently has 13% 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 30 April 2026 with investments totalling $103,600,417.61.

City of Bayswater
Investment Register
Balance as at 30 April 2026

Investment Number	Bank	Lodgement Date	Maturity Date	Rate %	Principal $	Accrued Interest $	Maturity Interest $	Maturity Amount $
201236	National Australia Bank	24/02/26	05/05/26	4.32	1,528,997.27	11,762.81	12,667.64	1,541,664.91
201214	Bank of Queensland	11/11/25	12/05/26	4.31	1,600,000.00	32,118.36	34,385.53	1,634,385.53
201238	National Australia Bank	24/02/26	12/05/26	4.35	1,000,000.00	7,746.58	9,176.71	1,009,176.71
201240	National Australia Bank	03/03/26	19/05/26	4.35	1,500,000.00	10,368.49	13,765.07	1,513,765.07
201239	Westpac Bank	24/02/26	26/05/26	4.62	1,100,000.00	9,050.14	12,670.19	1,112,670.19
201241	National Australia Bank	03/03/26	26/05/26	4.35	900,000.00	6,221.10	9,009.86	909,009.86
201247	National Australia Bank	31/03/26	26/05/26	4.32	500,000.00	1,775.34	3,313.97	503,313.97
201244	National Australia Bank	17/03/26	02/06/26	4.51	1,500,000.00	8,155.07	14,271.37	1,514,271.37
201243	National Australia Bank	17/03/26	09/06/26	4.60	2,439,629.59	13,528.25	25,826.65	2,465,456.24
201219	Bank of Queensland	02/12/25	16/06/26	4.40	1,300,000.00	23,350.14	30,715.62	1,330,715.62
201225	Westpac Bank	23/12/25	16/06/26	4.43	1,500,000.00	23,303.01	31,859.59	1,531,859.59
201226	National Australia Bank	06/01/26	16/06/26	4.43	3,000,000.00	41,508.49	58,621.64	3,058,621.64
201245	National Australia Bank	17/03/26	23/06/26	4.75	1,000,000.00	5,726.03	12,753.42	1,012,753.42
201251	Commonwealth Bank	07/04/26	23/06/26	4.75	1,539,764.39	4,608.75	15,429.28	1,555,193.67
201216	Bank of Queensland	26/11/25	30/06/26	4.35	1,500,000.00	27,708.90	38,613.70	1,538,613.70
201246	National Australia Bank	24/03/26	07/07/26	4.93	2,000,000.00	9,995.07	28,364.38	2,028,364.38
201253	National Australia Bank	28/04/26	14/07/26	4.75	900,000.00	234.25	9,018.49	909,018.49
201228	Suncorp Bank	13/01/26	21/07/26	4.52	2,700,000.00	35,776.11	63,193.32	2,763,193.32
201222	Westpac Bank	16/12/25	25/08/26	4.59	2,332,169.12	39,592.56	73,906.12	2,406,075.24
201223	Westpac Bank	16/12/25	25/08/26	4.59	900,000.00	15,279.04	28,520.88	928,520.88
Muni General Funds Total					**30,740,560.37**	**327,808.47**	**526,083.45**	**31,266,643.82**
201220	Bank of Queensland	02/12/25	16/06/26	4.40	3,292,129.43	59,132.06	77,784.45	3,369,913.88
201221	Bank of Queensland	02/12/25	16/06/26	4.40	6,926,208.56	124,406.09	163,648.28	7,089,856.84
201184	Westpac Bank	26/08/25	23/06/26	4.27	11,174,736.00	322,900.89	393,494.60	11,568,230.60
201211	Suncorp Bank	04/11/25	23/06/26	4.33	5,834,752.07	122,515.41	159,892.99	5,994,645.06
201188	National Australia Bank	02/09/25	30/06/26	4.14	2,432,916.73	66,228.66	83,061.78	2,515,978.51
201199	National Australia Bank	30/09/25	30/06/26	4.26	4,821,068.39	119,287.76	153,611.13	4,974,679.52
201200	Westpac Bank	07/10/25	04/08/26	4.30	3,552,172.15	85,787.39	125,961.00	3,678,133.15
201217	Bank of Queensland	26/11/25	18/08/26	4.27	2,316,434.30	42,003.62	71,812.64	2,388,246.94
201210	National Australia Bank	28/10/25	25/08/26	4.15	591,160.46	12,367.40	20,231.45	611,391.91
201218	Commonwealth Bank	26/11/25	01/09/26	4.26	6,920,063.01	125,186.78	225,336.21	7,145,399.22
201231	Westpac Bank	20/01/26	03/11/26	4.64	5,633,514.92	71,615.09	205,535.32	5,839,050.24
201235	Westpac Bank	17/02/26	03/11/26	4.89	1,915,278.22	18,474.83	66,458.06	1,981,736.28
201242	Westpac Bank	03/03/26	08/12/26	4.91	2,752,103.41	21,472.44	103,660.05	2,855,763.46
201248	Bendigo Bank	31/03/26	05/01/27	5.40	5,127,502.09	22,757.68	212,405.02	5,339,907.11
201252	National Australia Bank	28/04/26	09/02/27	5.34	5,993,999.61	1,753.86	251,679.01	6,245,678.62
Muni Reserve Total					**69,284,039.35**	**1,215,889.95**	**2,314,571.98**	**71,598,611.33**
201195	Westpac Bank	23/09/25	23/06/26	4.21	787,483.86	19,891.84	24,796.68	812,280.54
201250	National Australia Bank	31/03/26	23/06/26	4.72	710,990.17	2,758.25	7,723.11	718,713.28
201249	Westpac Bank	31/03/26	07/07/26	4.90	886,780.23	3,571.42	11,666.63	898,446.86
201203	Bank of Queensland	14/10/25	11/08/26	4.25	1,190,563.63	27,448.20	41,726.81	1,232,290.44
Trust Specific Total					**3,575,817.89**	**53,669.71**	**85,913.22**	**3,661,731.11**
Total					**103,600,417.61**	**1,597,368.14**	**2,926,568.65**	**106,526,986.26**

City of Bayswater
Investment Summary
Balance as at 30 April 2026

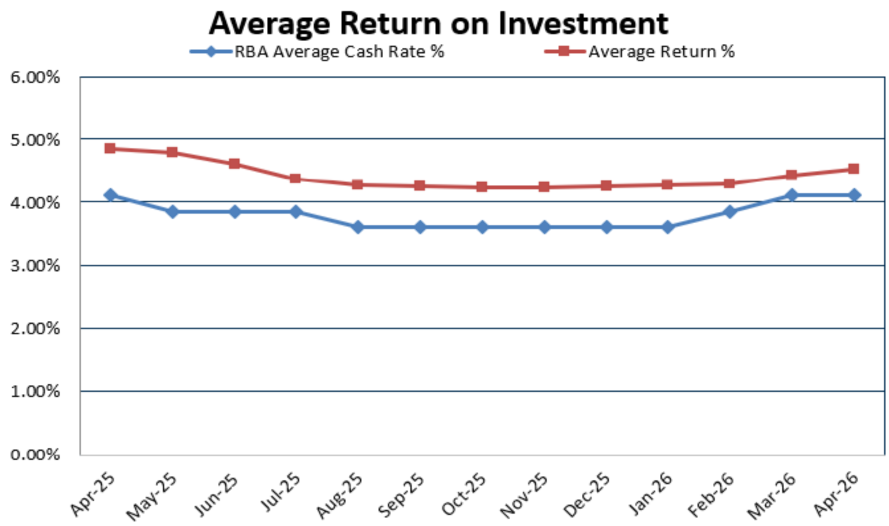
Investments By Maturity Date

Maturity Dates	Principal	Portfolio %	Number of Investments
Less than 30 days	$8,128,997.27	8%	7
Between 30 days and 60 days	$41,005,694.07	40%	13
Between 61 days and 90 days	$15,240,765.35	15%	7
Between 91 days and 180 days	$17,802,562.67	16%	7
Between 181 days and 1 year	$21,422,398.25	21%	5
Total	$103,600,417.61	100%	39

Allocation of Investments

S&P Rating (Short-term)	Bank	Amount Invested	Amount Invested %	Threshold %
A-1+	National Australia Bank	$30,818,762.22	30%	45%
A-1+	Westpac	$32,534,237.91	31%	45%
A-1+	Commonwealth Bank	$8,459,827.40	8%	45%
A-1	Suncorp **	$8,534,752.07	8%	35%
A-2	Bank of Queensland	$18,125,335.92	18%	30%
A-2	Bendigo Bank **	$5,127,502.09	5%	30%
Total		$103,600,417.61	100%	

** Fossil fuel free investment



City of Bayswater
Investment Portfolio
Balance as at 30 April 2026

Description	Total $	Internally restricted $	Externally restricted $
Investment - CoB General Funds	30,740,560.37	-	-
Investment - CoB Reserve	69,284,039.35	69,284,039.35	-
Investment - Trust	3,575,817.89	-	3,575,817.89
Total	**103,600,417.61**	**69,284,039.35**	**3,575,817.89**

10.3 Infrastructure and Assets Directorate Reports

10.3.1 Proposed Cul-De-Sac Heads on Gilbert Street and Rosher Place

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Review
Voting Requirement:	Simple Majority Required.
Attachments:	1. Gilbert street Rosher place consultation letter [**10.3.1.1** - 2 pages]
Refer:	Item: 10.3.2 OCM: 1.07.2025 Item: 10.5.1.1 OCM: 20.10.2024
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 outcomes of community consultation undertaken for the proposed cul-de-sac modifications at Gilbert Street and Rosher Place, Maylands.

Feedback received through the consultation process, including an online survey, a multi-signatory ePetition and direct written correspondence, indicates a divided community response. While residents on Gilbert Street and Rosher Place broadly support the proposal, significant concern has been raised by residents on surrounding streets, particularly Goldmead Street, regarding the redistribution of traffic.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the outcomes of community consultation conducted between 13 March and 6 April 2026 regarding the proposed cul-de-sac modifications at Gilbert Street and Rosher Place, Maylands.**
2. **Notes the petition received during the consultation period objecting to the installation of the cul-de-sac heads at Rosher Place and Gilbert Street.**
3. **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, allowing a further assessment of the effects of LCURS and any changes to traffic behaviour.**

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 project originated from a 2022 Safe Routes to School survey identifying pedestrian safety concerns along Gilbert Street near Maylands Peninsula Primary School. A compliant footpath was not achievable due to limited verge width, mature trees and existing road constraints. Four alternative options, that provide a compliant footpath width, were developed and assessed. These were presented to the Active Transport Advisory Committee, which recommended progressing two options to community consultation. This recommendation was adopted by Council at its October 2024 Council Meeting.

Following that consultation, residents submitted a petition in favour of installing cul-de-sac heads at the Gilbert Street and Rosher Place bend. At its Ordinary Meeting on 1 July 2025, Council resolved to progress a design, cost estimate and community consultation for this alternative.

In accordance with that resolution, the City undertook a design for a cul-de-sac head configuration consistent with relevant standards. The current consultation was conducted to gauge community support for the proposal prior to reporting back to Council for a final decision on the project's progression. A copy of the consultation and plan is included at **Attachment 1**.

EXTERNAL CONSULTATION

The City undertook community consultation with residents within the surrounding area, including Gilbert Street, Rosher Place, Goldmead Street and Traylen Road, as well as the Maylands Peninsula Primary School.

Channel	Volume	Notes
Total letters distributed	91	Gilbert Street, Rosher Place, Goldmead Street, Traylen Road and Maylands Peninsula Primary School.
Online survey responses received	36	Via Engage Bayswater platform
Direct email submission received	1	Formal written objection
ePetition signatories received	32	Submitted on behalf of Goldmead Street residents in objection to the project.
Total	**69**	**Some overlap between petition signatories and survey respondents**

Note: Some duplication exists between petition signatories and online survey respondents. All responses have been included in the above table.

When consolidated by property, the breakdown of support and objection was as follows:

Outcome	Responses	Properties
Objections	38	23
Submissions of support	25	21

In some instances, multiple responses were received from individual properties (for example, from different occupants), and all have been included in the analysis. Where the same individual submitted feedback through more than one channel, their submission has been counted once only.

Consultation Themes

Feedback generally reflected a geographic divide in community sentiment, with support concentrated among residents on Gilbert Street and Rosher Place, and objection concentrated among residents on Goldmead Street and Traylen Road.

Supporters generally cited the following concerns and benefits:

- Reduction in through traffic and 'rat running' on Gilbert Street and Rosher Place.
- Improved safety for pedestrians, particularly children walking to school and using Gibney Reserve.
- Concerns about vehicle speeds on the narrow, hilly street with a corner at the Gilbert/Rosher intersection.
- A preference for the cul-de-sac outcome over previous options that would have reduced parking or affected verge gardens.
- Anticipation that proposed changes to the Garratt Road/Stone Street intersection could increase traffic volumes on Gilbert Street, making the cul-de-sac more important over time.
- A number of respondents who support the proposal also acknowledged the likely increase in traffic on Goldmead Street and called for complementary traffic calming measures to be considered as part of a broader response.

Objectors generally cited the following concerns:

- Expected redistribution of traffic onto surrounding streets, particularly Goldmead Street.
- Concerns that increased traffic on Goldmead Street would create new safety risks, particularly for children walking to school along that route.
- A view that the proposal shifts safety issues from one area to another without resolving the underlying problem.
- Along with objecting to the proposed cul-de-sacs, Goldmead Street residents still believe Goldmead Street would need some form of traffic treatments.

OFFICER'S COMMENTS

The consultation outcomes demonstrate that community views on this proposal are divided. Support among residents on Gilbert Street and Rosher Place is consistent, reflecting long-standing concerns about vehicle speeds, the corner at the Gilbert Street and Rosher Place intersection, and the safety of pedestrians, particularly children, using the street to access the school and reserve.

At the same time, the concentration of objections from residents on adjacent streets, particularly Goldmead Street, reflects legitimate concerns about the redistribution of traffic onto streets that are already used as through routes. The total closure of traffic along Gilbert Street will change the traffic flow and most likely redirect traffic via Goldmead Street.

Under the Main Roads' road hierarchy, Goldmead Street is classified as an access road which is generally expected to be able to carry up to 3000 vehicles per day. Whilst no recent traffic volume data is available along Goldmead Street is anticipated to carry in the order of 450 vehicles per day based on the number of properties and older counts along the road. Should the cul-de-sac heads be installed, this will result in the distribution of approximately 250 vehicles to Goldmead Street, resulting in an increase of traffic to 700 vehicles per day. This remains to be well within the capacity of the road under its current classification.

It is anticipated that the City can review the existing path network in the area, with a focus of encouraging safety and accessibility for school children travelling to Maylands Peninsula Primary

School, via Goldmead Street. This could be achieved with way finding markings along the existing footpath and upgraded ramps within this area.

In addition, a series of Low-Cost Urban Road Safety treatments are planned across the Maylands Peninsula Precinct. This includes a raised plateau on Gilbert Street, located outside of the proposed cul-de-sac works area. While this is separate to the cul-de-sac proposal, the treatment is expected to provide independent traffic calming along Gilbert Street and contribute to reduced vehicle speeds in the vicinity.

Further LCURS treatments are also being considered within the surrounding road network, including at and around the Goldmead Street and Rosher Place intersection. These treatments are currently subject to ongoing design development and review with Main Roads WA and have not yet progressed to a stage suitable for public consultation.

These works form part of a coordinated, precinct-wide approach to traffic management. The City will monitor the effectiveness of implemented treatments, particularly in relation to traffic volumes and speeds on Goldmead Street. Upon the completion of the LCURS project, the City intends to reduce the speed limit in the area to 30 or 40km/hr subject to Main Roads approval. This will further assist in encouraging lower speeds and safer environment for pedestrians. The City can then reassess the cul-de-sac proposal if warranted.

LEGISLATIVE COMPLIANCE

The following legislation and policy frameworks are relevant to this matter:

- *Local Government Act 1995 (WA)* — provisions relating to the function and responsibilities of local government in the management and maintenance of local roads and public infrastructure, inclusive of the closure of thoroughfares to vehicles.

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. SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.	

FINANCIAL IMPLICATIONS

There is currently $114,722 municipal funding in the 2025/26 budget committed for the delivery of this project. Should the project be deferred, this amount will be returned to Reserves until the project is resurrected.

STRATEGIC IMPLICATIONS

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

Key Result Area:	Social
Outcome 1.2:	A Safe and Resilient Community
Objective 1.2.1:	Facilitate a safe environment

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.

CONCLUSION

The City has completed community consultation associated with the provision of the Gilbert Street and Rosher Place cul-de-sac heads. As part of the consultation, the City received a petition containing 32 signatures objecting to the proposal. Given the scale and nature of feedback received, the City is proposing the deferral of this project.

Deferring the project to allow the LCURS program to be installed and take effect. The further expected implementation of blanket 40 km/h speed zone will assist in the safety of all pedestrians and vehicle traffic. The City can, as an alternative, investigate the implementation of way finding measures to improve safe routes to school.

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F: (08) 9272 0665
mail@bayswater.wa.gov.au
National Relay Service:
1800 555 660
www.bayswater.wa.gov.au

13 March 2026

To The Resident

Address 1
Address 2

Dear Resident,

PROPOSED CUL-DE-SAC, GILBERT STREET AND ROSHER PLACE, MAYLANDS

The City of Bayswater is seeking community feedback on a proposal to install a cul-de-sac at the intersection of Gilbert Street and Rosher Place.

At the Ordinary Council Meeting on 1 July 2025, Council resolved to withdraw a previous Gilbert Street footpath proposal and instead investigate a redesigned road layout incorporating cul-de-sacs on both Gilbert Street and Rosher Place. This decision followed resident consultation and receipt of a multi-signatory letter requesting a cul-de-sac solution, with residents raising concerns about through traffic and safety in the area.

The proposal aims to reduce through traffic and improve safety in the area while maintaining access for residents, pedestrians, waste collection vehicles and emergency services.

Key elements of the proposal include:

- Installation of two cul-de-sac heads at the end of Gilbert Street and Rosher Place
- Retention of most existing parking, with restrictions only at the cul-de-sac heads to allow vehicles to turn safely
- Installation of “No Through Road” signage and safety markings in line with Main Roads WA guidelines
- Landscaping between the cul-de-sac heads, including urban sensitive water designed drainage features to help manage rainwater.

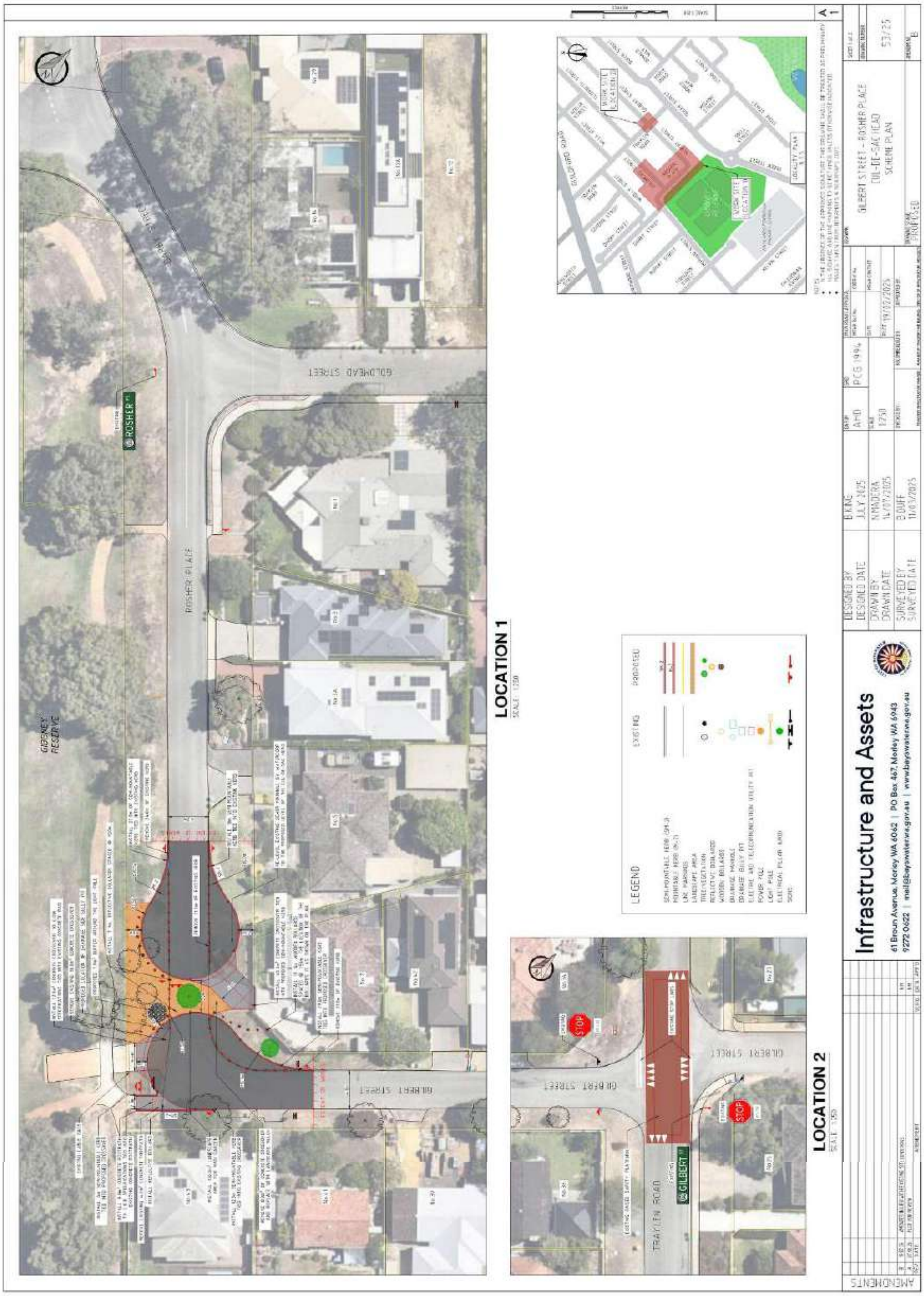
The consultation period will close on **6 April 2026**.

A copy of the concept plan is provided on the reverse side of this letter. For a clearer and more detailed version of the plans, please visit the project page on the Engage Bayswater website at https://engage.bayswater.wa.gov.au.

If you have any questions, you are welcome to contact us at engineering@bayswater.wa.gov.au. The City encourages residents and stakeholders to review the proposal and share their views by completing the online survey.

Yours faithfully

BEN KING
PROJECT ENGINEERING OFFICER


LOCATION 1
LOCATION 2
ROSHER PLACE
GOLDHEAD STREET
GILBERT STREET
TRAYLEN ROAD
LEGEND
EXISTING
PROPOSED
STOP
Infrastructure and Assets
AMENDMENTS

10.3.2 Petition - Prevention of Non-Local Traffic through Bayswater Roads

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Review
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
Refer:	Item: 10.3.2 OCM: 28.10.2025 Item: 10.3.2 OCM: 26.03.2024
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

For Council to consider a petition submitted by Bayswater residents opposing to the installation of traffic signals at the Stone Street and Garratt Road intersection without installation of measures that prevent rat-running through Stone Street, Queen Street, Traylen Road, and Percy Road, Bayswater.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the matters raised in the petition.**
2. **Considers the matters identified in the petition as part of the feedback for the proposed Stone Street and Garratt Road intersection upgrade.**

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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

In March 2026, the City commenced community consultation for the installation of traffic signals at the intersection of Garratt Road and Stone Street, Bayswater. While traffic calming devices are not currently included within the scope of this project, such measures may be considered subject to community feedback, third party approvals and available funding.

Within the Maylands Peninsula precinct, the City is progressing a range of traffic calming treatments to be delivered under the Low Cost Urban Road Safety Program (LCURS) funded by Main Roads WA. These treatments were endorsed by Council at the 26 March 2024 Ordinary Council Meeting, and include treatments along Traylen Road, Gilbert Street, and Rosher Place, amongst many others in the surrounding network. At the time, treatments along Queen Street and Stone Street were not proposed due to the presence of existing traffic calming infrastructure.

EXTERNAL CONSULTATION

The community consultation for Stone Street and Garratt Road intersection modification initiative is currently in progress and scheduled to conclude on 17 May 2026.

Consultation associated with the LCURS treatments was completed in 2023.

This petition was received as part of the current consultation for the Stone Street and Garratt Road intersection and contains 57 signatures from Bayswater residents.

OFFICER'S COMMENTS

As part of the LCURS program, the City recently installed three traffic calming treatments along Traylen Road to address community concerns. Queen Street currently has two raised platforms which were installed in early 2014 between Garratt Road and Percy Road. In addition, blister islands are located on either side of Traylen Road, and a similar treatment is located on Stone Street between Garratt Road and Percy Road.

Based on available traffic data, the 85 percentile speed along the subject roads are generally within the 50km/hr speed limit, with the exception of Stone Street, whereby the operating speed is slightly higher than the limit. A summary of the data is presented in the table below.

Road	Location of Counter	Date of data	85^{th} Percentile Speed
Stone Street	90 Stone Street	12 August to 27 August 2025	56 km/hr
Traylen Road	3 Traylen Road 21 Traylen Road	31 July to 15 August 2025	50.6km/hr 48.8km/hr
Queen Street	80 Queen Street	14 August to 1 September 2023	44 km/hr
Percy Road	No Counter	2 April to 2 May 2025	48 km/hr

Further to the treatments endorsed by Council in March 2024, the City is currently investigating additional treatments in the Maylands Peninsula precinct to address recent petitions and community requests, including a potential treatment on Stone Street. These treatments are subject to detailed design, Council endorsement and Main Roads approvals.

Upon the completion of the Stone Street and Garratt Road consultation, all feedback received, including matters raised in this petition, will be reviewed and considered as part of the project. where feasible, additional traffic treatments may be incorporated. A further report will be presented to Council following the completion of the consultation and analysis to determine the final project approach.

LEGISLATIVE COMPLIANCE

Applicable Australian Standards and Austroads Guidelines.

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	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. SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.

FINANCIAL IMPLICATIONS

There are currently no allocated funds associated with the upgrade of Garratt Road and Stone Street project or the installation of additional traffic calming devices in the surrounding road network.

While the proposed intersection upgrade may be eligible for Blackspot funding, any additional traffic calming measures are unlikely to qualify and would need to be funded by the City.

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 2.1.1	Plan for connected, accessible and safe roads, pathways and places.

CONCLUSION

The City received a petition objecting to the installation of traffic signals at the Stone Street and Garratt Road intersection without consideration of additional traffic treatments on the surrounding network, including Traylen Road, Stone Street, Queen Street and Percy Road.

The matters raised in the petition will be considered alongside all feedback received through the consultation process. Where appropriate and feasible, further traffic treatments will be explored to help discourage any non-local traffic from utilising local streets.

10.3.3 Petition - Installation of Drinking Fountain on Alfreda Avenue

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
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 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 consider a petition requesting the installation of a drinking fountain along the Alfreda Avenue Principal Shared Path (PSP).

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Liaises with Water Corporation regarding the feasibility of installing a water meter in a public road reserve; and**
2. **If supported by the Water Corporation, includes $25,000 for the installation of a water fountain along Alfreda Avenue within the next revision of the Forward Capital Works Program (FCWP) for consideration.**

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 received a petition containing 15 signatures requesting for a water fountain along the Alfreda Avenue principal shared path (PSP). This PSP is under the care and control of Main Roads WA (MRWA) and forms part of the PSP that runs along Tonkin Highway for its full length. However, a small section along Alfreda Avenue between Benara Road to Paine Road sits outside the Tonkin Highway road reserve. This, at the time, was due to land restrictions while constructing Tonkin Highway.

Alfreda Road reserve is under the care and control of the City, and the balance of the verge between MRWA's PSP and the Alfreda Avenue kerb, is maintained by the City.

The petition has also asked for water fountains to be placed every 1-2 km along the PSP. The City can only address the installation in the vicinity of Alfreda Avenue as the remainder of the PSP falls under MRWA road reserve.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

The PSP that located along Tonkin Highway and Reid Highway connecting to the PSP that runs parallel to the railway line from Bayswater Station to the CBD is under the care and control of MRWA. MRWA does not provide such facilities along their network. The City also does not specifically provide drinking fountains along shared paths, including the principal shared path along the foreshore.

The City does, however, provide a number of drinking fountains at nearby locations within parks and reserves. In the vicinity of Alfreda Avenue, these facilities are available at, but not limited to, Lightning Park, Belstead Reserve, Mahogany Reserve, Shadwell Reserve, Emberson Reserve, and Wotton Reserve, and can be accessed by both cyclists and the general public.

The City will make an application for Alfreda Avenue to the Water Corporation for their consideration. Further considerations need to be made to the ongoing maintenance, water charge fees, and vandalism outside of a general park environment where most water fountains are located.

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	SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets.	

FINANCIAL IMPLICATIONS

It is estimated that the installation of a water fountain will cost in the order of $20k-$25k. This cost includes $15k for a water meter connection from the residential side of the road and an additional $5k for the procurement of the unit. If installed, ongoing service and maintenance costs will apply.

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.
Objective 2.2.3	Plan, build and maintain current and future assets.

CONCLUSION

The City received a petition containing 15 signatures for the installation of a water fountain along the Alfreda Avenue principal shared path. Before committing to the installation, the City is required to liaise with the Water Corporation regarding the connectivity of the water meter within a public road reserve. Historically, this option was not permitted as the unit cannot be associated with a residential address. Should the Water Corporation support this initiative, the City will place the proposal within the Forward Capital Works Plan for future consideration.

10.4 Community Services Directorate Reports

10.4.1 Development Application Proposed Padel Courts Additions to Bedford Bowling Club

Applicant/Proponent:	Bedford Bowling Club (INC)
Owner:	City of Bayswater
Responsible Branch:	Regulatory Services
Responsible Directorate:	[No Directorate Selected]
Authority/Discretion:	Quasi-Judicial
Voting Requirement:	Simple Majority Required
Attachments:	1. Planning Report - 145 Grand Promenade Bedford [**10.4.1.1** - 19 pages] 2. Development Plans - 145 Grand Promenade, Bedford [**10.4.1.2** - 3 pages] 3. Noise Assessment (29.04.2026) - 145 Grand Promenade, Bedford [**10.4.1.3** - 22 pages] 4. Transport Impact Assessment - 145 Grand Promenade, Bedford [**10.4.1.4** - 17 pages]
Refer:	N/A
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 has previously given a deputation in relation to this matter, at the Ordinary Council Meeting of 26 August 2025, prior to being elected as a Councillor. Cr Black is also a member of the Bedford Bowling Club.

Cr Cale Black 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

The purpose of this report is for Council to consider a development application for the construction of four (4) padel courts on the northwest portion of the Bedford Bowling Club.

The development application is required to be determined by Council as the proposal was advertised for public consultation and received more than 10 objections through submissions and therefore falls outside of the delegation to City Officers.

The application has addressed the key issues raised through public consultation and has been assessed against and meets Council's planning framework and is therefore recommended for approval subject to conditions and advice notes.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council grants development approval for the proposed Padel Courts Additions at Lot 7117 (Reserve 25821), No. 145 Grand Promenade, Bedford, in accordance with the planning application dated 30 December 2025. subject to the following conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan(s), including any details marked in red.

2. Prior to the submission of a building permit, a detailed Operational Management Plan (OMP) is to be prepared and submitted to the City of Bayswater. The OMP must outline the following matters:

(a) Confirmation of operating hours (7:00am to 10:00pm Monday to Saturday, 9:00am to 10:00pm on Sunday and public holidays);

(b) Outline noise management measures, including implementation of the Acoustic Report recommendations, speaker orientation, background music limits and noise-compliant response procedures;

(c) Detail staff and patron parking arrangements, including use of on-site and on-street bays, wayfinding measures and actions to discourage verge parking;

(d) Describe patron access points, monitoring arrangements, after-hours security procedures and spectator management;

(e) Include a Code of Conduct for players and spectators, together with procedures for addressing inappropriate behaviour and managing complaints;

(f) Provide lighting operation details and measures to prevent light spill; and

(g) Include a maintenance schedule for acoustic treatments, structure components and general site upkeep.

The OMP must be implemented at all times to the satisfaction of the City of Bayswater. Any amendments to the OMP must be submitted to and approved by the City of Bayswater prior to any operational changes taking effect.

3. Prior to the commencement of the use, all noise mitigation measures, construction treatments and operational recommendations identified in the approved Environmental Noise Assessment (prepared by Reverberate Consulting, Ref: P191441RP2 dated 29 April 2026) shall be implemented in full. The development shall thereafter operate in accordance with these recommendations for the life of the development, to the satisfaction of the City of Bayswater.

4. Prior to the submission of a building permit, a detailed Construction Management Plan (CMP) is to be prepared and submitted to the satisfaction of the City of Bayswater. The CMP must outline how the construction of the development will be managed to minimise the impact of the construction on the surrounding area.

5. All stormwater and drainage runoff produced onsite is to be disposed of onsite to the satisfaction of the City of Bayswater.

6. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.

7. All external artificial lighting installations, including in common areas, are to comply with Australian Standard AS4282 (as amended) 'Control of the obtrusive effects of outdoor lighting' and must not shine or reflect onto other properties, creating a nuisance.

8. A detailed landscape plan shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the submission of a building permit application. For the purpose of this condition, the plan shall be drawn with a view to reduce large areas of hard stand in passive areas and show the following:

(a) The location and species of all trees and shrubs to be retained or removed;

(b) The size and number of new plants to be planted;

(c) The location of any lawn areas to be established; and

(d) Those areas to be reticulated or irrigated.

Landscaping, reticulation and the tree(s) required to be planted on the property, shall be completed in accordance with the approved detailed landscape plan, including any details marked in red, prior to occupation of the development and thereafter maintained to the satisfaction of the City of Bayswater.

9. Any onsite signage is to be installed in accordance with the City of Bayswater's Signage Policy to the satisfaction of the City.

Advice Notes

1. If the development subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

2. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

3. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

4. Kerbs, roadways, footpaths, open drains, stormwater pits, service authority pits and verge areas including any verge trees must be adequately protected, maintained and reinstated if required, during and as a result of carting and all works associated with this development.

5. The applicant / owner is advised that the operation of the development is required to comply at all times with the *Environmental Protection (Noise) regulations 1997*. It is the responsibility of the applicant/owner to ensure that the noise emitted from the site, including all activities, patrons, vehicles, plant, equipment and mechanical services do not exceed the assigned levels prescribed under the Regulations. Where noise emissions are found to exceed the assigned levels, the applicant may need to implement additional noise mitigation measures or operational modifications to achieve compliance.

6. Prior to the commencement of development, the landowner/applicant shall obtain all necessary permits and approvals from the City of Bayswater under the City of Bayswater Activities in Thoroughfares and Public Places and Trading Local Law 2020 for any works affecting the verge, street trees, footpaths, kerbing, carriageway or other infrastructure within the adjoining thoroughfare/public place. All works shall thereafter be carried out in accordance with the approved permit(s) and associated conditions to the satisfaction of the City of Bayswater.

Cr Michelle Sutherland Moved, Cr Cale Black Seconded

CARRIED UNANIMOUSLY: 8/0

For: *Mayor Filomena Piffaretti, Cr Calla Loiacono, 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

Application Number:	DA26-0001
Address:	Lot 7117, 145 Grand Promenade, Bedford
Town Planning Scheme Zoning:	Local public open space
Use Class:	Use proposed is a public / private recreational facility
Lot Area:	Total: 13,406m² Proposed Court Area: 1,247m^2
Existing Land Use:	Public / private recreational facility (Bedford Bowling Club)
Surrounding Land Use:	Immediate: Recreational reserve Overall: Residential and Commercial
Proposed Development:	Proposed Padel Courts Additions

A development application was submitted for the construction of four (4) padel courts on the northwestern portion of the Bedford Bowling Club, Lot 7117, 145 Grand Promenade, Bedford on 30 December 2025. The proposal nominates to utilise an existing bowling green to be repurposed as the area for the four padel courts. The entirety of the Bedford Bowling Club lot is 13,406m^2 however the club is situated on the southern end of Grand Promenade reserve, surrounded by residential lots to the east, south and west.

The proposal seeks to replace an existing bowling lawn area with four (4) new hard-court surfaces for padel. The associated infrastructure will also include boundary fencing around the courts, a small seating area and a small equipment store all contained within the previous lawn section. The courts will be available through online bookings and the facility can accommodate up to 16 players (four per court) and three (3) staff members at any one time. The applicant has proposed the operating hours to be 7:00am to 10:00pm Monday to Saturday, 9:00am to 10:00pm on Sundays and public holidays.

The applicant identified elements of the proposal as confidential, as noted on the Planning Report. However, on 4 May 2026, City officers received written confirmation from the applicant that the information contained within the report can be published for Council's consideration.

The proposed padel courts will provide an accessible and socially oriented recreation facility that supports increased participation in physical activity within the community. The proposal compliments the existing recreational facilities and character. Padel is a low-barrier sport that is relatively easy to learn and suitable for a wide range of ages and abilities. The proposed facility will encourage broader community engagement in active recreation, activation and diversification of local sporting infrastructure, support community health, wellbeing and social connection.

The applicant (Bedford Bowling Club) and operator (Outback Padel Pty Ltd) have had prior discussions with the City regarding the proposal. This application is for the works component of the padel courts, and is not related to the land tenure, licensing, operating model or any other commercial or governance matters, which fall outside the scope of this development application.

An aerial image showing the site's location is provided in **Error! Reference source not found.** below:

Figure 1 - Aerial Location of Subject Site (Bedford Bowling Club) with the proposed padel court area outlined in red.

EXTERNAL CONSULTATION

Public Consultation

The application was advertised for a period of 21 days, which was an extension of the minimum requirement of 14 days due to the public holidays during this time. The advertising was in accordance with Clause 64 of *Schedule 2 deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2025* and was undertaken between 2 April 2026 to 23 April 2026.

The advertising area was approximated based on a 50 metre radius from the proposed padel court location, with letters sent to surrounding landowners and occupiers. Additionally, a notice was published on the City's website via Engage Bayswater.

At the conclusion of the consultation period, a total of 12 written submissions were received, comprising 11 submissions objecting to the proposal and one submission in support. The concerns raised by submitters have been considered as part of the assessment of the application and are summarised in the table below, together with officer comments provided:

Summary of Submissions	Officer Comment
Noise and Hours of Operations • Concern about the noise generated from the padel courts, players, patrons	A detailed response regarding the noise impacts is detailed within the "Officer Assessment" section of this report.

Summary of Submissions	Officer Comment
and playing music during operational hours. • Concerns with the proposed operational hours which are seven days a week for 15 hours (Monday to Saturday) and 13 hours (Sunday and public holidays). • Impacts of noise to vulnerable residents in the retirement village. • Concerns with the theoretical modelling from the Environmental Noise Assessment and the technical inputs / outputs.	
Residential Amenity • Concerns relating to amenity impacts associated with noise and proposed operational hours within a predominantly older and quieter residential area. • Concerns with light spill into adjoining residential areas.	The proposal is located entirely within the Bedford Bowling Club, which is part of a wider recreational reserve. The areas to the north of the reserve include an educational centre and a shopping strip. External lighting will be subject to a condition requiring compliance with Australian Standard AS4282 (as amended) and must not create light spill or nuisance to adjoining properties.
Traffic and Parking • Concerns that the activity will cause increased traffic on quieter residential roads. • Concerns that there is insufficient public parking in the area to cater for all the existing and proposed padel court uses at the reserve.	The Traffic Impact Statement was assessed by the City's Traffic Engineers and was found to be acceptable on the basis that the proposed traffic volumes, access arrangements and parking supply can be managed within the existing road network. Additionally, sufficient public parking is available to accommodate players, staff, and short-term turnover associated with court use.
Management and Enforcement • Concerns were raised by some submitters that there would be a lack of management and enforcement of the operational hours if the proposal was accepted. • Submitters cited the basketball courts and netball courts being utilised outside of the permitted 'during daylight hours'.	The proposal includes an operational plan, and that the operations are overseen by the operator (Outback Padel Pty Ltd), with access to the padel courts restricted to online bookings during approved operating hours via a unique access code. Additionally, a condition of approval will require the submission of Operational Management Plan addressing noise management, staff and patron parking arrangements, a Code of Conduct, lighting operation details, and maintenance of acoustic treatments and structures.
Other Considerations • Query regarding if changerooms were proposed. • The proposal would lead to a devaluation of nearby properties.	Change rooms are not proposed as part of this application. Concerns regarding property values are noted; however, property values are not a planning consideration and do not form part of the assessment.

OFFICER'S COMMENTS

Planning Assessment

City Officers have assessed the proposal against the provisions of the TPS24 and objectives of the reserve as a 'Local Public Open Space'. The proposal was also assessed against various applicable local planning policies, including the Landscaping Policy, Trees on Private Land and Street Verges Policy, and Signage Policy.

The applicant provided technical documents to address the key issues being an Environmental Noise Assessment (ENA) and a Traffic Impact Statement (TIS) to demonstrate the adequacy of the proposal and ensure all noise, traffic and car parking impacts and general business operations are appropriately managed. The details are as follows:

Noise

Through the consultation process, there were concerns raised regarding the noise generated by the proposed padel courts and the impacts to the surrounding residents, particularly the sound of ball impacts and the potential for evening noise disturbance. The applicant has provided an Environmental Noise Assessment by Reverberate Consulting (report ref: P191441RP2 dated 18 December 2025) which was included in the consultation documents.

The noise modelling within the acoustic report predicts that noise emissions will be compliant with the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) during the applicant's requested operational hours (7:00am to 10:00pm Monday to Saturday, 9:00am to 10:00pm on Sunday and public holidays), provided that no music is audible at nearby neighbouring properties.

It should be noted that barriers are provided around each padel court, however these are not intended to provide acoustic enhancement. The noise modelling adequately demonstrates that emissions from the courts comply with the applicable assigned levels.

In light of the above, the City is satisfied that the development will operate within acceptable noise levels in accordance with the Noise Regulations with the applicant's proposed operational hours. Further, conditions are proposed to specify operational times and to ensure no music is audible at nearby neighbouring properties via condition 2 (Operational Management Plan).

Traffic and Car Parking

The applicant provided a Traffic Impact Statement (TIS) to support and demonstrate the adequacy of the proposal from a traffic and parking perspective prepared by Move Consultants (dated 30 Mach 2026).

The proposal nominates that there will be a total of three (3) staff members and a maximum of 16 players to be onsite at any one time. The TIS outlines that staff and players will be utilising the existing public car parking that is in the immediate vicinity of the Bedford Bowling Club. In total there are 142 existing public on-street car parking bays available.

Additionally, the site is well served by public infrastructure (Bus Route No. 67 and No. 68 via Grand Promenade) within a reasonable walking distance to the reserve.

Based on the proposed number of staff and players, the parking demand generated by the proposal can be well accommodated within the existing parking supply. Given the substantial existing parking provision, additional provision for well serviced public transportation, and that the proposal replaces a former lawn bowls facility that relied on the same shared parking network, the anticipated parking demand is not expected to exceed the existing capacity. As such, the existing public parking infrastructure is considered adequate to support the proposed padel courts without generating additional parking pressure on the locality.

Landscaping

The proposal includes the installation of new native tree planting along the southern portion of the padel courts area, which will work together with the existing landscaping and trees as a landscaped screening buffer between the courts and adjoining residential properties.
The introduction of tree canopy in this location provides an appropriate level of visual softening for the built form, assists in breaking-up the height and mass of the court structures, and contributes positively to the amenity of the surrounding locality.

On this basis, the landscaping measures proposed are considered to appropriately mitigate visual impacts and provide a suitable transition between the recreational use and the surrounding residential environment.

A condition of approval for a detailed landscaping plan has been proposed to ensure appropriate screening and tree planting are implemented to soften the visual impact of the courts and enhance the site interface.

LEGISLATIVE COMPLIANCE

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

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	SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest.	

FINANCIAL IMPLICATIONS

The outcome of this determination may impact on leasing, rental revenue or commercial arrangements associated with the use of the land. However, this is not a value consideration in the determination of this development application.

STRATEGIC IMPLICATIONS

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

Key Result Area: Social
Outcome 1.3: An Active and Healthy Community
Objective 1.3.2: Provide welcoming, quality recreational spaces and activities

Key Result Area: Built
Outcome 2.2 Built Infrastructure that Meets Current and Future Community Needs

Objective 2.2.2	Ensure accessible connections between the built realm and natural green spaces to relax and recreate.

Key Result Area:	Economic
Outcome 4.1	Diverse Economic Opportunities
Objective 4.1.1	Encourage new businesses and investment opportunities through advocacy and partnerships.

CONCLUSION

The proposed padel courts at the Bedford Bowling Club will support increased community participation in physical activity while promoting health, wellbeing and social connection. All matters raised during consultation have been considered through the assessment process with key issues (noise, residential amenity, traffic and parking) being addressed through technical analysis and recommended conditions so that the concerns are comprehensively addressed and well managed into the future.

The proposal meets the City's planning framework and the objectives of the 'Local Public Open Space'. It is recommended that Council approve the application subject to the conditions and advice notes listed in this report.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CLUB BEDFORD
connecting with community
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ESTD
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Introduction

Padel is a rapidly growing global sport that delivers physical, mental and social benefits, with a strong emphasis on community connection and team engagement.

The Bedford Bowling Club ("the Club") supports the introduction of padel courts at its facility and is working with Outback Padel to progress the proposal.

This planning report, supported by the Club, outlines the proposed integration of Padel courts within the Club's existing facility on unused land. By diversifying its sporting offerings, the Club aims to create additional revenue streams while enhancing community involvement and activity.

The initiative is designed to provide the Bedford, Bayswater and broader communities with access to the unique appeal of Padel, fostering connection, health and inclusive participation.

Our Team

JAIMIE FORSSMAN

Co-Founder & Project Director

Jaimie Forssman is a skilled Chartered Accountant and CFO with extensive experience in project management, finance, commercial management and strategic leadership. He co-founded Outback Padel to introduce the exciting and inclusive sport of padel to Western Australia, combining his passion for community development and innovation.

Jaimie has a strong background in project management, having successfully delivered top-tier, multi-million-dollar projects over the past six years in directorship roles. He also has a MSc in Mining Engineering, further demonstrating his dedication to strategic thinking and problem-solving.

A lifelong sports enthusiast, Jaimie is deeply passionate about padel and plays weekly, further fuelling his commitment to growing the sport in Western Australia. He is dedicated to fostering community connections and ensuring that padel becomes a widely enjoyed sport in the region, welcoming players of all ages and skill levels to experience the game's social and physical benefits.

KRISTIN FORSSMAN

Co-Founder

Kristin Forssman is the co-founder and director of Outback Padel, bringing her expertise and dedication to the venture. A qualified accountant with a background in project management, Kristin combines her professional skills with a deep commitment to fostering community connections through sport.

As a dedicated stay-at-home mum to two children, she balances her leadership role at Outback Padel with her passion for family and community. Kristin's ability to manage complex projects and her drive to create inclusive and welcoming spaces make her an integral part of the team, ensuring Outback Padel delivers an exceptional experience for all.

Kristin has always prioritised her physical and mental well-being and actively promotes a healthy and active lifestyle. She has a strong passion for sport, particularly padel and recognises its ability to bring people together, enhance fitness and improve overall well-being. Her love for sport drives her commitment to making Outback Padel a vibrant, community-focused facility, welcoming players of all ages and abilities to enjoy the game while fostering friendships and staying active.

Company Overview

The company was born from a deep love of racket sports and a shared vision to bring people together through play, movement, community and connection.

We've seen firsthand how racket sports transcend age, background and ability, especially with the addition of Padel and Pickleball. They're more than games, they're platforms for connection. Spaces where people come together, build friendships and belong. This belief is what inspired us to create Outback Padel.

Our passion for racket sports runs deep. Growing up immersed in tennis, with a mother who coached for many years and a lifetime spent around sports clubs, this journey has been shaped over decades. Long before Padel and Pickleball gained traction in Australia, we were actively playing, learning and building networks. Over the years, we've developed strong relationships with mentors, suppliers, consultants and court builders across the local and international racket sports community, many of whom are now strategic partners in our venture.

Outback Padel Pty Ltd is a self-funded, purpose-driven business dedicated to developing modern racket sport facilities, primarily padel and pickleball, that are inclusive, accessible and grounded in strong community values. We have secured a new venue on Rottnest Island, Rotto Rackets Sports, which commenced on 1 December 2025. We work alongside leading experts to ensure every project is delivered to the highest standard.

We're committed to making a positive impact in Western Australia by creating vibrant, accessible sporting spaces. This project is about more than building courts, it's about activating underutilised areas, promoting healthy living and contributing to the growth of padel and other emerging racket sports across Australia.

Our "Why"

In a world that feels increasingly disconnected, we believe in the power of play to bring people together.

Outback Padel exists to create welcoming spaces where **connection** thrives through movement, shared experiences and a strong sense of **community**.

Strategic Alignment with the City of Bayswater's Community Plan (10 years)

Our Vision of the City of Bayswater in 2035

Growing a connected, innovative, sustainable City

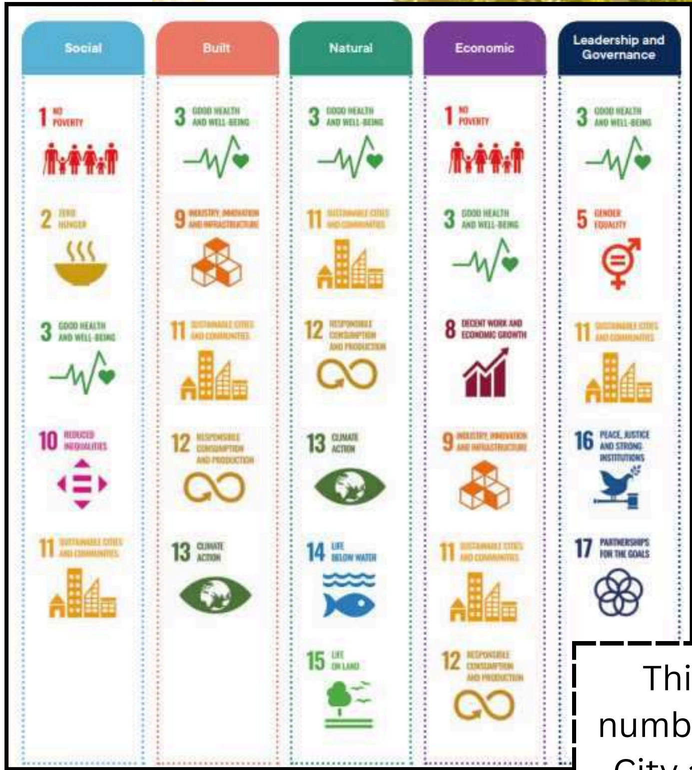
Our vision provides a foundation for the future and is based on the following principles:

Growing ✓
Our City is thriving, creating a sought-after destination to live and visit.

Connected ✓
Our City is connected and accessible, with lively, attractive centres where people of all backgrounds, ages and abilities are supported to gather, enjoy and live.

Innovative ✓
Our City embraces innovation, a leader that adapts to change to meet our needs for the future.

Sustainable ✓
Our sustainable City is committed to preserving our environment and heritage, optimising our assets and resources, and ensuring financial resilience for future generations.



This project ticks a number of boxes for the City and enhances the overall quality of life for its residents.

Benefits to the Club

Revenue Growth

Outback Padel will provide lease payments, ensuring a steady income stream for the Club and increase foot traffic through the Club.

Enhanced Community Engagement

Padel courts will attract new audiences, including families, young professionals and fitness enthusiasts, fostering a sense of community.

Increased Membership

Padel players are likely to explore and participate in bowling activities, leading to potential growth in Club memberships.

Infrastructure Investment

Initial infrastructure investment in the Club.

Future infrastructure investment.

Access & Inclusion

Padel appeals to a diverse audience, from children to retirees, to people from diverse cultural backgrounds. Work with the Club and City to partner with local community groups & provide free hours of play (offset rental).

Social Events

Hosting tournaments, youth programs and family activities will strengthen community ties.

Health Benefits

Encourages physical activity and an active lifestyle.

Olympic Sport

Padel will be an exhibition sport at the Olympics in 2028 & hopefully debut at the 2032 in Brisbane.

Employment Generation

Directly employ 1 to 3 personnel dependent on size and use of local contractors.

Overview of the plan

Location: Bedford Bowling Club, on unutilised ground. Development of four padel courts, surrounding paving, a container-style equipment shop and seating areas. Seating area and the shop will provide essential equipment to support player needs and enhance the overall visitor experience.

Zero Cost: No cost to the Club and City. Electricity and other utilities covered by Outback Padel.

Rent: Rental paid monthly to the Club or city.

Funding: No funding required from the Club or City.

The Club: Padel players will be encouraged to become members & use other Club facilities (other sports, bar, membership, etc.) to increase its revenue.

Contractor: Local experienced contractors for build.

Risk: The proposal presents low risk for the City, with Outback Padel assuming the majority of the operational and financial risk while delivering a financial benefit to the City.

© Outback Padel


© Outback Padel
Outback Padel Bedford
Court 1
Court 2
Court 3
Court 4
OUTBACK PADEL
ESTD 2025
BEDFORD
3D Render

Operational plan

Bookings and payments: are done online & on our app.

Sub-lease period: Minimum of 10 years.

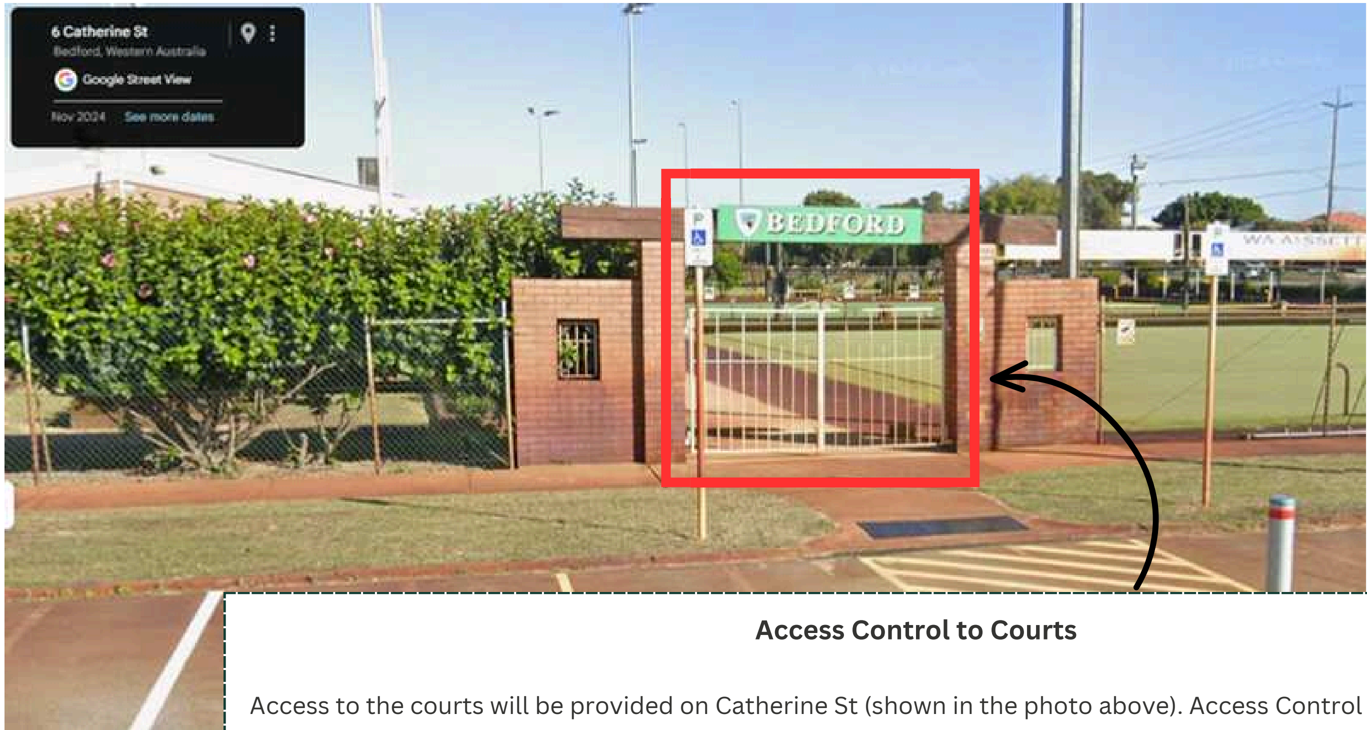
Operation and Management Structure: The operation will be overseen by the Management Team of Outback Padel. We will work closely with the Club and City. We will have a coach /Club manager on site mainly to run coaching, customer engagement & organise tournaments.

Collaborative working approach: We'll work closely with the City and Club to ensure alignment. Padel players will be encouraged to join the Club and use its facilities, helping drive additional revenue through food, drink, membership growth and long-term viability.

Maintenance: Courts will be maintained by Outback Padel according to a set maintenance schedule as well as adhoc requirements. We would be responsible to ensure courts are well maintained for the duration of the lease.

Operating times: The acoustic report supports the planned operating times between the hours 7am – 10pm Monday to Saturday and 9am to 10pm on Sundays and public holidays.

Equipment shop: Small equipment shop and vending machine on site for rentals. Therefore players will always have access to equipment during operating hours.



Access

Access Control to Courts

Access to the courts will be provided on Catherine St (shown in the photo above). Access Control will be installed on this gate with automatic closing.

Each individual booking will have an individual code to access the premises for the time of their game. Therefore players will be able to get access to the courts for their gates.


OSAKA 大阪
PREMIUM
DEALER
Outback Padel is an Official Distributor
© Outback Padel

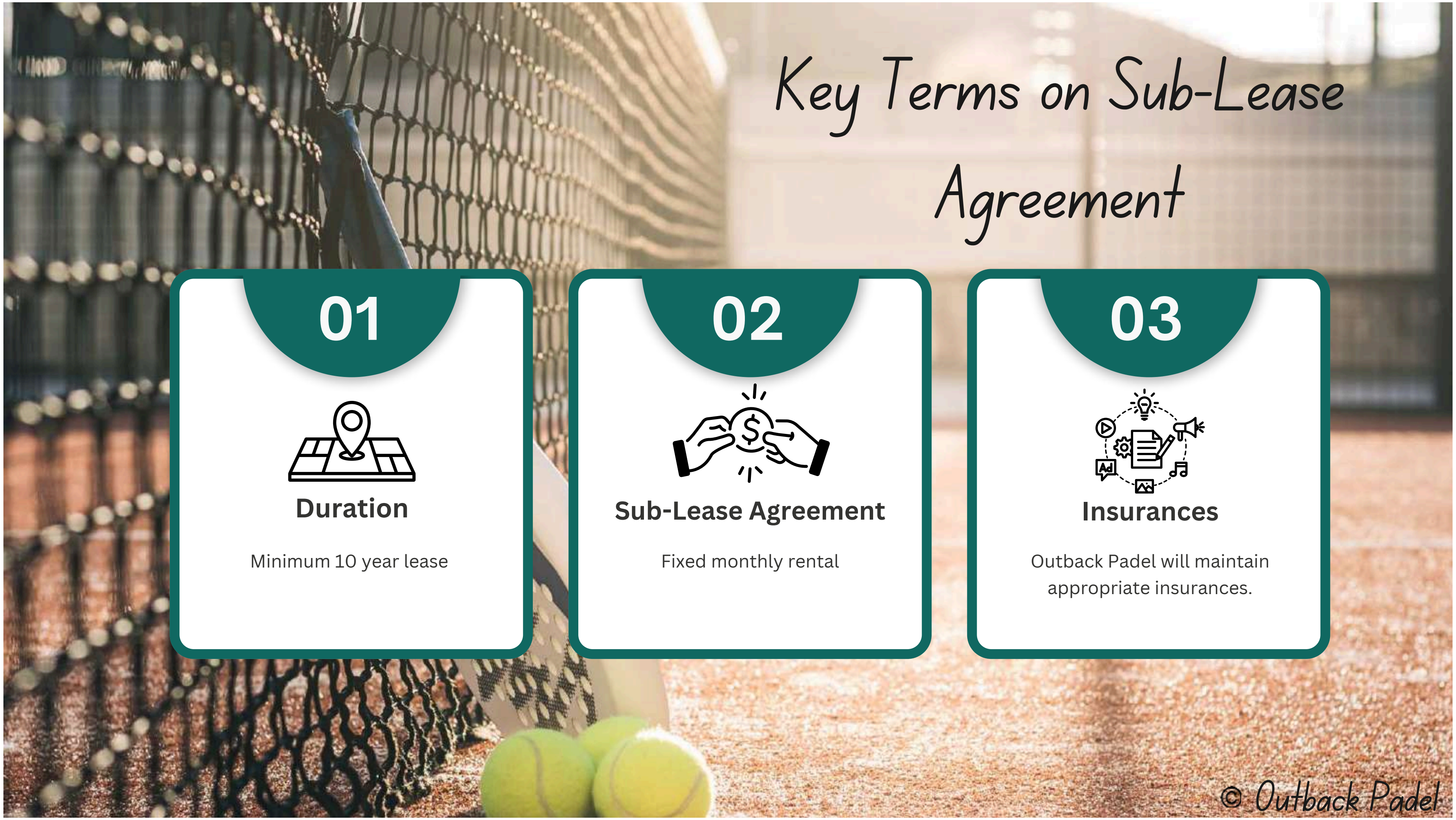
Marketing & Launch Services

Promotional Campaigns

Digital advertising, partnerships with local schools and introductory offers for club members.

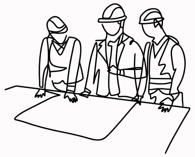
Grand Opening

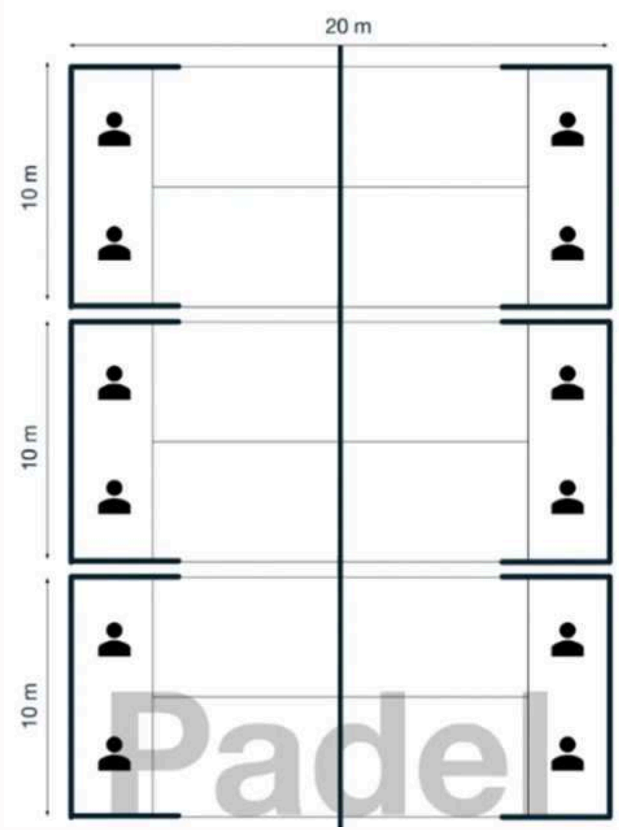
A launch event with padel demonstrations and trial sessions to generate excitement and awareness.


Key Terms on Sub-Lease Agreement
01
Duration
Minimum 10 year lease
02
Sub-Lease Agreement
Fixed monthly rental
03
Insurances
Outback Padel will maintain appropriate insurances.
© Outback Padel

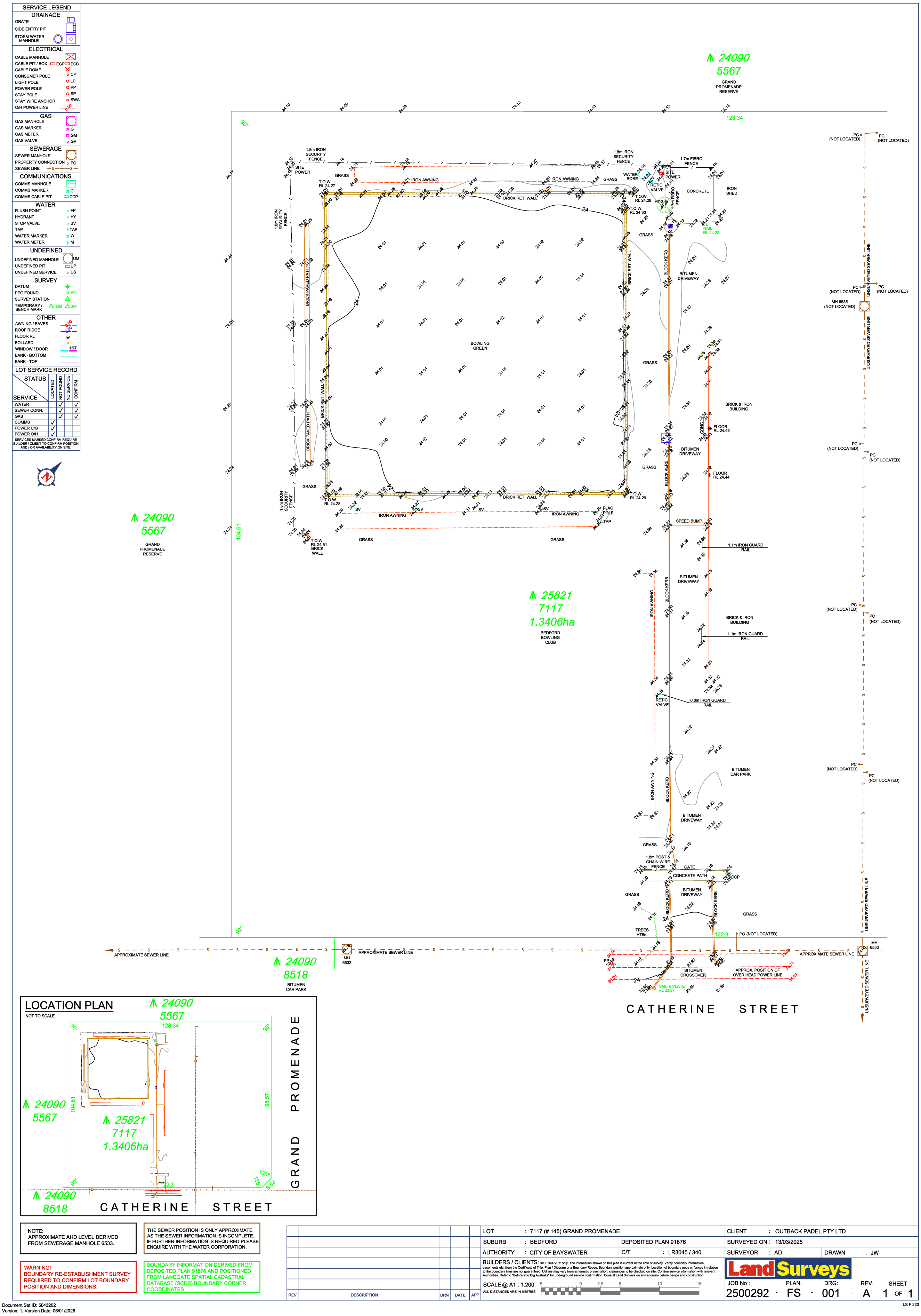

Fully Funded by Outback Padel
No Investment Required from the Club or City
Outback Padel will fully fund this investment, covering all costs associated with the construction, installation and ongoing maintenance of the padel courts.
There is no financial outlay required from the Club or City - our goal is to establish a mutually beneficial partnership that enhances the Club's facilities without any financial burden.
We have received the letter of intent and are ready to proceed with the development once we obtain the development approval and building permits.
© Outback Padel

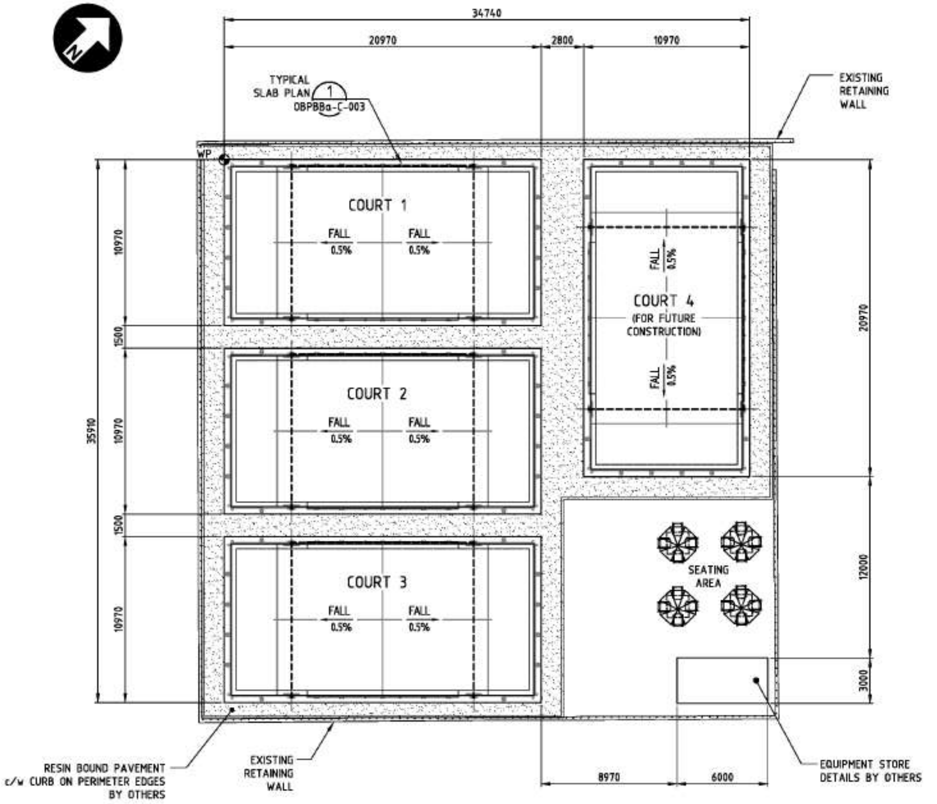
Court Design



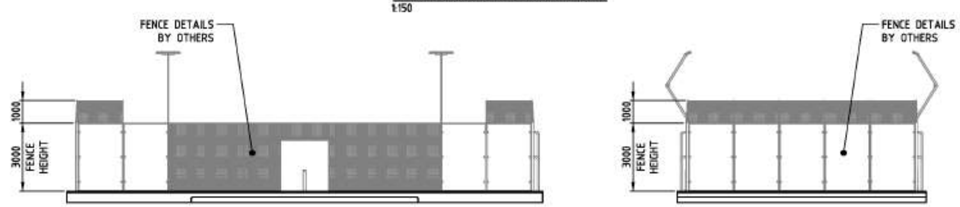



Thank you for taking the time
to read our overview
© Outback Pavel


SERVICE LEGEND
DRAINAGE
ELECTRICAL
GAS
SEWERAGE
COMMUNICATIONS
WATER
UNDEFINED
SURVEY
OTHER
LOT SERVICE RECORD
24090
5567
GRAND PROMENADE RESERVE
BOWLING GREEN
25821
7117
1.3406ha
BEDFORD BOWLING CLUB
24090
8518
BITUMEN CAR PARK
CATHERINE STREET
LOCATION PLAN
NOT TO SCALE
GRAND PROMENADE
NOTE:
APPROXIMATE AHD LEVEL DERIVED FROM SEWERAGE MANHOLE 6533.
THE SEWER POSITION IS ONLY APPROXIMATE AS THE SEWER INFORMATION IS INCOMPLETE. IF FURTHER INFORMATION IS REQUIRED PLEASE ENQUIRE WITH THE WATER CORPORATION.
WARNING! BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.
BOUNDARY INFORMATION DERIVED FROM DEPOSITED PLAN 91876 AND POSITIONED FROM LANDGATE SPATIAL CADASTRAL DATABASE (SCDB) BOUNDARY CORNER COORDINATES.
LOT : 7117 (# 145) GRAND PROMENADE
SUBURB : BEDFORD
DEPOSITED PLAN 91876
AUTHORITY : CITY OF BAYSWATER
C/T : LR3045 / 340
CLIENT : OUTBACK PADEL PTY LTD
SURVEYED ON : 13/03/2025
SURVEYOR : AD
DRAWN : JW
SCALE @ A1 : 1:200
ALL DISTANCES ARE IN METRES
Land Surveys
JOB No : 2500292
PLAN: FS
DRG: 001
REV. A
SHEET 1 OF 1
Document Set ID: 5043202
Version: 1, Version Date: 06/01/2026



PADEL COURTS LAYOUT PLAN
1:150



PADEL COURT ELEVATION VIEWS
1:100

1. GENERAL NOTES:

1.1 ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE LATEST EDITIONS OF CURRENT STANDARDS, THE SUPPLIED DRAWINGS AND ANY SUPPLIED SPECIFICATIONS.

1.2 DRAWINGS SHALL NOT BE SCALED. ANY DISCREPANCIES BETWEEN DRAWINGS SHALL BE REFERRED TO THE SUPERINTENDENT FOR CLARIFICATION.

1.3 ALL DIMENSIONS ARE IN MILLIMETRES.

1.4 ALL LEVELS AND GRID CO-ORDINATES ARE IN METRES.

2. FOUNDATIONS AND EXCAVATION:

2.1 FOOTINGS SHALL BE EXCAVATED TO DIMENSIONS SHOWN ON DRAWINGS. BACKFILL ANY OVER-EXCAVATION BELOW FOUNDATION WITH BLINDING CONCRETE.

2.2 COMPACT FOUNDING DEPTH TO ACHIEVE 95% MDD UNLESS AN ALLOWABLE BEARING PRESSURE OF 250 KPA CAN BE ACHIEVED WITH LESS COMPACTION.

2.3 BACKFILL AROUND FOOTINGS WITH 'SELECT FILL' IN 150mm LAYERS GRANULAR MATERIAL.

2.4 BACKFILLING SHALL NOT COMMENCE AGAINST CONCRETE UNTIL A MINIMUM OF 4 DAYS HAVE ELAPSED SINCE COMPLETING THE CONCRETE POUR.

3. CONCRETE:

3.1 ALL CONCRETE WORKS SHALL BE IN ACCORDANCE WITH AS 3600.

3.2 ALL CONCRETE SHALL BE GRADE N32 UON THE NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL BE 20 MM UON. THE SLUMP SHALL BE 80 MM UNO.

3.3 BLINDING CONCRETE WHERE REQD SHALL BE GRADE N15, 50 MM MIN. THICK.

3.4 CONSTRUCTION JOINTS ARE ON INDICATIVE POSITION. CAN BE ALTERED ONSITE BASED ON CONCRETE POUR CAPACITY.

3.5 SCABBLE AND CLEAN ALL CONSTRUCTION, PEDESTAL AND PLINTH JOINTS AND DAMPEN IMMEDIATELY PRIOR TO POURING.

3.6 ALL EXPOSED INTERNAL AND EXTERNAL CORNERS IN CONCRETE SHALL BE PROVIDED WITH A 20mm FILLET OR CHAMFER.

3.7 MINIMUM LAP AND COG LENGTHS FOR REINFORCING BARS SHALL BE AS FOLLOWS. UNLESS OTHERWISE STATED ON THE DRAWINGS.

	STD LAP	COG	LONG LAP*
N12	400	200	500
N16	500	250	750

*LONG LAPS SHALL BE USED FOR TOP BARS AND FOOTINGS ≥ 300 THK AND FOR ALL HORIZONTAL BARS IN WALLS UNO. WHERE THERE ARE LAPS OF DIFFERENT SIZED BARS, THE LAP FOR THE SMALLER BAR SHALL BE USED.

REINFORCEMENT NOTATION (EXAMPLE N16-300 OR R10-300)

N = DEFORMED CLASS N BARS.
R = GRADE 250R PLAIN BAR
16 = BAR SIZE IN MILLIMETRES
300 = SPACING OF BARS

3.8 THE CONTRACTOR SHALL SUPPLY ALL NECESSARY BAR CHAIRS, SUPPORT AND SPACER BARS TO PLACE REINFORCING IN ITS CORRECT POSITION DURING CONCRETE PLACEMENT.

3.9 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

SCALE 1 : 150

SCALE 1 : 100

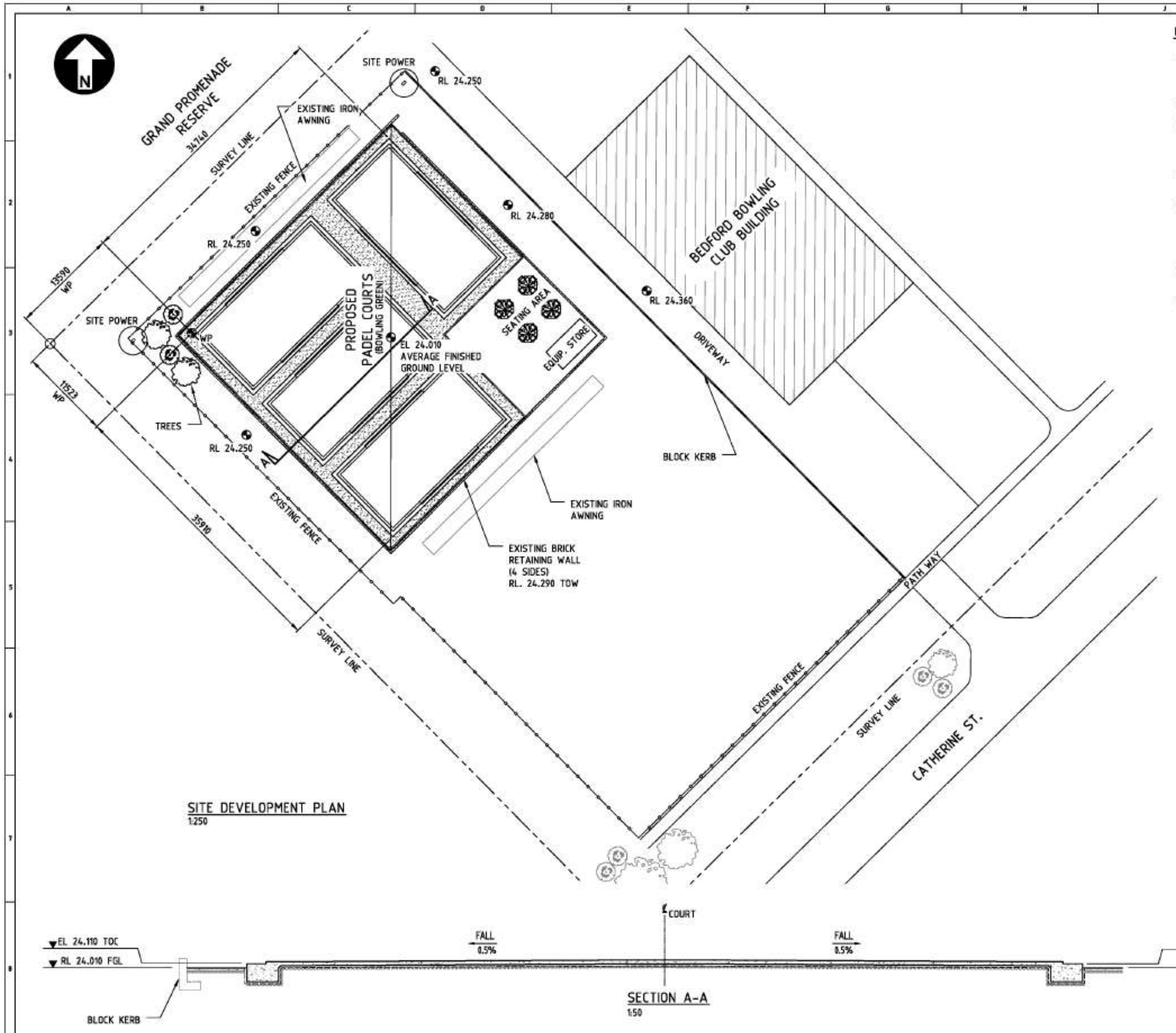
REFERENCES	DRG No	REV	DATE	REVISION	DRN	CHK	ENG APP	PROJ APP
SLAB PLAN AND DETAILS	OBPBBa-C-003							
SITE DEVELOPMENT PLAN	OBPBBa-C-001	0	10.17.25	ISSUED FOR CONSTRUCTION	JR	JM	DM	

YENEM ENGINEERING SERVICES

DRAWN	JR	09.08.25
CHECKED	JM	09.09.25
DESIGNED	JM	09.08.25
ENGINEER APP	DM	09.10.25
PROJ APP	-	
CLIENT APP	-	

YEN005
BEDFORD BOWLING CLUB DEV. APPLICATION
PADEL COURT DEVELOPMENT
PADEL COURTS LAYOUT PLAN

A1 | SCALE AS SHOWN | DRG No OBPBBa-C-002 | REV 0



CIVIL NOTES:

1. ALL DIMENSIONS ARE IN MILIMETRES (mm) U.N.O.
   ALL ELEVATIONS ARE IN METRES (m)
   ALL COORDINATES ARE IN METRES (m)
2. A CONTINUOUS UNIFORM GRADE IS REQUIRED BETWEEN ALL LEVELS SHOWN.
3. ALL EARTHWORKS MUST ADHERE TO AS 3789-2007 GUIDELINES, INCLUDING THE REMOVAL OF UNSUITABLE MATERIALSSUCH AS TOPSOIL, UNCONTROLLED FILL, ORGANIC AND DETERIOUS MATERIALS.
4. PROOF COMPACT THE EXPOSED SURFACE TO ACHIEVE A MINIMUM DENSITY RATIO OF 98% STANDARD COMPACTION, APPLICABLE TO COMMERCIAL FILL.
5. BACKFILL UP TO DESIGN LEVELS USING SUITABLE FILL MATERIAL CONSISTING OF FREE-DRAINING SANDY GRAVEL, FREE OF ORGANIC MATTER AND DELETERIOUS MATERIALS. PLACE THE FILL IN 300MM LAYERS AND COMPACT TO ACHIEVE A MINIMUM OF 96% COMPACTION EFFORT.
6. CONTRACTOR TO LOCATE AND IDENTIFY ALL SERVICES WITHIN THE SITE, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
7. CONTRACTOR TO CONFIRM SETOUTS AND LEVELS PRIOR TO CONSTRUCTION.

REFERENCES	DRG No	REV	DATE	REVISION	DRN	CHK	ENG APP	PROJ APP
SLAB PLAN AND DETAILS	OBPBBa-C-003							
PADEL COURTS LAYOUT PLAN	OBPBBa-C-002	0	10.17.25	ISSUED FOR CONSTRUCTION	JR	JM	DM	

YENEM ENGINEERING SERVICES

DRAWN	JR	09.08.25
CHECKED	JM	09.09.25
DESIGNED	JM	09.08.25
ENGINEER APP	DM	09.10.25
PROJ APP	-	
CLIENT APP	-	

YEN005
BEDFORD BOWLING CLUB DEV. APPLICATION
PADEL COURT DEVELOPMENT
SITE DEVELOPMENT PLAN

A1 | SCALE AS SHOWN | DRG No OBPBBa-C-001 | REV 0

Document Set ID: 5043202
Version: 1, Version Date: 06/01/2026

REVERBERATE CONSULTING

Bedford Bowling Club– Padel Court Environmental Noise Assessment

Reference: P191441RP2

Bedford Bowling Club – Padel Court
Environmental Noise Assessment
P191441RP2

REVERBERATE CONSULTING

Document Information

Project	Bedford Bowling Club - Padel Court	
Client	Outback Padel Pty Ltd	
Report title	Environmental Noise Assessment	
Project Number	P191442	
Author	Martti Warpenius Director	[redacted]

Revision Table

Report revision	Date	Comments
0	Thursday 18 December 2025	Draft
1	Wednesday 29 April 2026	Update

REVERBERATE CONSULTING

Glossary

A-weighting	A spectrum adaption that is applied to measured noise levels to represent human hearing. A-weighted levels are used as human hearing does not respond equally at all frequencies.
dB	Decibel: a unit of measurement used to express sound level. It is based on a logarithmic scale which means a sound that is 3 dB higher has twice as much energy. We typically perceive a 10 dB increase in sound as a doubling of the loudness of that sound.
Frequency (Hz)	The number of times a vibrating object oscillates (moves back and forth) in one second. Fast movements produce high frequency sound (high pitch/tone), but slow movements mean the frequency (pitch/tone) is low. 1 Hz is equal to 1 cycle per second.
L_{10}	Noise level exceeded for 10 % of the measurement time. The L_{10} level represents the typical upper noise level and is often used to represent traffic or industrial noise emission.
L_{90}	Noise level exceeded for 90 % of the measurement time. The L_{90} level is commonly referred to as the background noise level.
L_{AS}	A-weighted (slow weighted) sound pressure level
L_{A10}	A-weighted L_{10}
$L_{A10,adj}$	Adjusted L_{A10}. Adjustment based on obvious tonality, impulsive or Modulation characteristics in the audible noise at a receiver point. Based on the adjustment methodology in Environmental Protection (Noise) Regulations 1997 Regulation 9.
$L_{A1,adj}$	Adjusted, A-weighted noise level exceeded for 1 % of the measurement time. The $L_{A1,\ adj}$ level represents mostly short duration, high level sound events.
$L_{Amax,adj}$	Adjusted, A-weighted, slow-weighted maximum instantaneous noise level.
L_{wA}	A-weighted sound power level

REVERBERATE CONSULTING

Table of Contents

1.Introduction

Reverberate Consulting has been commissioned to conduct an environmental noise assessment for four proposed Padel courts at the Bedford Bowling Club, 145 Grand Promenade, Bedford. The nearest and potentially most-affected residences are approx. 85 m from the courts at 158 Salisbury St and approx. 80m from the site at 140 Rosebery St.

This report details the assessment of noise emission in accordance with the Environmental Protection (Noise) Regulations 1997.

It was found that the noise generated from the Padel Court activity can be controlled to meet the Assigned Levels from the Noise Regulations. Treatments have been recommended to enable this.

2. Site Description

The Padel courts are to be located at the Bedford Bowling Club, refer Figure 1. This recreation club also contains other lawn bowls, athletics, football, tennis and basketball activity. There are four Padel courts planned for the site

The usage of the courts is planned for day and evening, between the hours 7am – 10pm Monday to Saturday, and 9am to 10pm on Sundays and public holidays.

The nearest and potentially most affected residences are approx. 85 m west of the courts at 158 Salisbury St and approx. 95m to the southeast at 140 Rosebery St. Other neighbours, through a combination of increased distances and increased shielding would be less affected by noise from the Padel site.

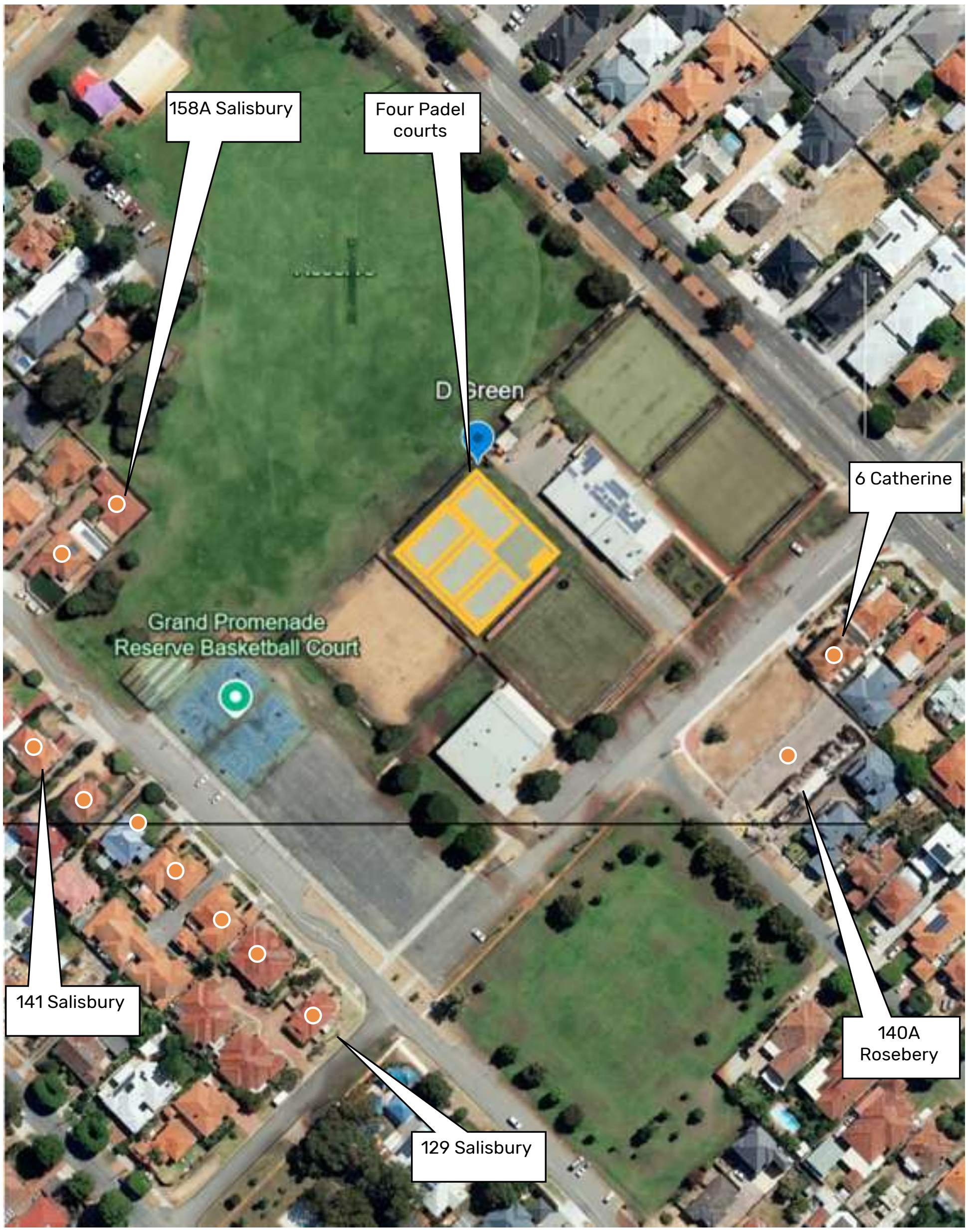


Figure 1: Site Plan – Bedford Padel Courts

3. Noise Assessment Criteria

3.1. Environmental Protection Act

The Environmental Protection Act (1986) provides for the prevention, control and abatement of pollution and environmental harm. This Act limits environmental noise in Section 3 (3) as follows:

For the purposes of this Act, noise is taken to be unreasonable if –

> *(a) it is emitted, or the equipment emitting it is used, in contravention of —*
> > *(i) this Act; or*
> > *(ii) any subsidiary legislation made under this Act; or*
> > *(iii) any requirement or permission (by whatever name called) made or given by or under this Act;*
>
> *or*
>
> *(b) having regard to the nature and duration of the noise emissions, the frequency of similar noise emissions from the same source (or a source under the control of the same person or persons) and the time of day at which the noise is emitted, the noise unreasonably interferes with the health, welfare, convenience, comfort, or amenity of any person; or*
>
> *(c) it is prescribed to be unreasonable for the purposes of this Act.*

Reverberate has used the above legislation to assess the noise impact from the site. More particularly, noises which have a distinct character, and are different to the ambient noise environment are assessed under the subsidiary legislation; the Environmental Protection (Noise) Regulations 1997.

The Noise Regulations have been used to assess Padel court noise emissions.

3.2. Environmental Protection (Noise) Regulations 1997

The Environmental Protection (Noise) Regulations 1997 (the Regulations) provide limits for acceptable noise from operations and activities. The Regulations specify the maximum permissible noise levels (termed Assigned Levels) at noise sensitive premises, caused by excessive nearby noise, during various times of the day.

The Assigned Levels have been calculated for all properties using the method shown in Appendix B. The resultant Assigned Levels are presented below in Table 1 and are applicable at some of the nearest, and most-affected neighbouring residential sites.

Due to the proposed hours of operation, the Sunday period and evening periods, are the critical assessment periods for the Padel court noise reaching neighbours.

Table 1: Environmental noise emission criteria (Assigned Levels) – 137 – 158A Salisbury St

Receiving Premises	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise Sensitive Premises - Highly Sensitive	0700 to 1900 hours Monday to Saturday	47	57	67
	0900 to 1900 hours Sunday and public holidays	42	52	67
	1900 to 2200 hours all days	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	37	47	57

The Assigned Level at the nearby houses at Catherine St and Rosebery St, was 6 dB higher than that shown in Table 1, This was due to the closer presence of Grand Parade to these houses, and the presence of buildings associated with the sporting field, refer Appendix B.

From the analysis below it was found that the Padel courts emit L_{Amax} noise from padel ball impacts, and L_{A1} noise from participant vocalizations. The L_{A1} noise was the limiting noise emission from the Padel courts. To comply with the L_{A1} emission requirements would result in compliance with the L_{Amax} requirements as well.

The applicable L_{A1} Assigned Level at the most-affected neighbours, during Evening/Sunday periods, was then:

137 – 158A Salisbury St	52 dB
6 Catherine & 140A Rosebery St	58 dB

4. Environmental Noise Emission

4.1. Modelled Noise Sources

Noise measurements were undertaken on Monday 3 November 2025 for noise generated at another Padel court in Perth. These measurements found the dominant noises from the site were:

- Padel ball bounce, on court or on racket
- Participant vocalization such as yells, shouts and cheers

These are summarised below in Table 2.

Table 2 – Modelled Sound Power Levels

Activity	Sound Power Level Lw dB
Padel ball bounce (on court/racquet)	L_{Amax} 95
Participant vocalization (yells, shouts & cheers)	L_{A1} 94

Note that adjustments are to be applied to the Padel court noise sources outlined above. Under the Noise Regulations this is required where specific characteristics associated with the noise sources can exacerbate the actual or perceived annoyance experienced by residences around the site.

The nature of the Padel court noise is similar to that from nearby basketball courts and cricket nets, and so would attract a similar adjustment. More specifically these noises all meet the definition of "impulsiveness" defined in the Noise Regulations. But, as with basketball noise, they have been classified here as having a 'modulation' character, with a +5 dB adjustment.

The reason these noises are classifies as having a 'modulation' character is outlined by DWER (refer Appendix C). They write, with reference to basketball noise that in Section 6.2:

> *… While measurement has indicated that a ball bounce is impulsive under the criteria in the Noise Regulations, repetitive bouncing has characteristics, and is likely to elicit responses more similar to modulation…..*
>
> *… In addition, although one might potentially be initially startled by the first basketball bounce off the ground (e.g., at start of use of the pad) the highly repetitive nature of the basketball bouncing means the startling effect would quickly disappear as the relevance of the sound becomes obvious.*

DWER also found that other activity such as shouting on the basketball court, would both attract an adjustment to the L_{Amax} of +5 for tonality and +10 for impulsiveness.

Tonality was evident in the vocalizations at the other Padel courts, impulsiveness was not. The impulsiveness of the padel ball impacts were equally reduced.

In summary, the following adjustments have been applied to the Padel court noise reaching the nearest neighbours:

Padel ball bounce -	L_{Amax} =	+ 5 dB modulation
Padel court vocalisations -	L_{A1} =	+ 5 dB tonal

4.2. Noise model

Computer noise modelling was used to forecast the noise impacts to locations around the site. The software used was SoundPLAN Version 9, with the ISO9613 algorithms selected. These algorithms have been used as they allow for the influence of wind, atmospheric stability, barriers, building shielding and ground absorption. It is appropriate for the current configuration of noise sources and receiver locations.

The Input data used in modelling includes
- Meteorological Information;
- Topographical data;
- Buildings, barriers, fences, and other features which may shield noise
- Ground Absorption; and
- Source sound levels.

The corresponding 3-D noise model is shown overleaf in Figure 2, along with the Padel court locations, as well as surrounding buildings and barriers.

The following parameters were used as necessary in modelling for padel court activity.

- Pasquil Stability Factor F
- Temperature 15 ^{0}C (pre-7am)
- Temperature 20 ^{0}C (post-7am)
- Wind Speed 3 m/s
- Wind Direction Worst case – i.e., all directions
- Relative Humidity 50%
- Ground Absorption 0.65 in grassed areas
- 0.10 for paved areas such as roads and carparks

Adjustments were applied for the forecast noise reaching receptor locations, these are discussed above in Section 4.1.

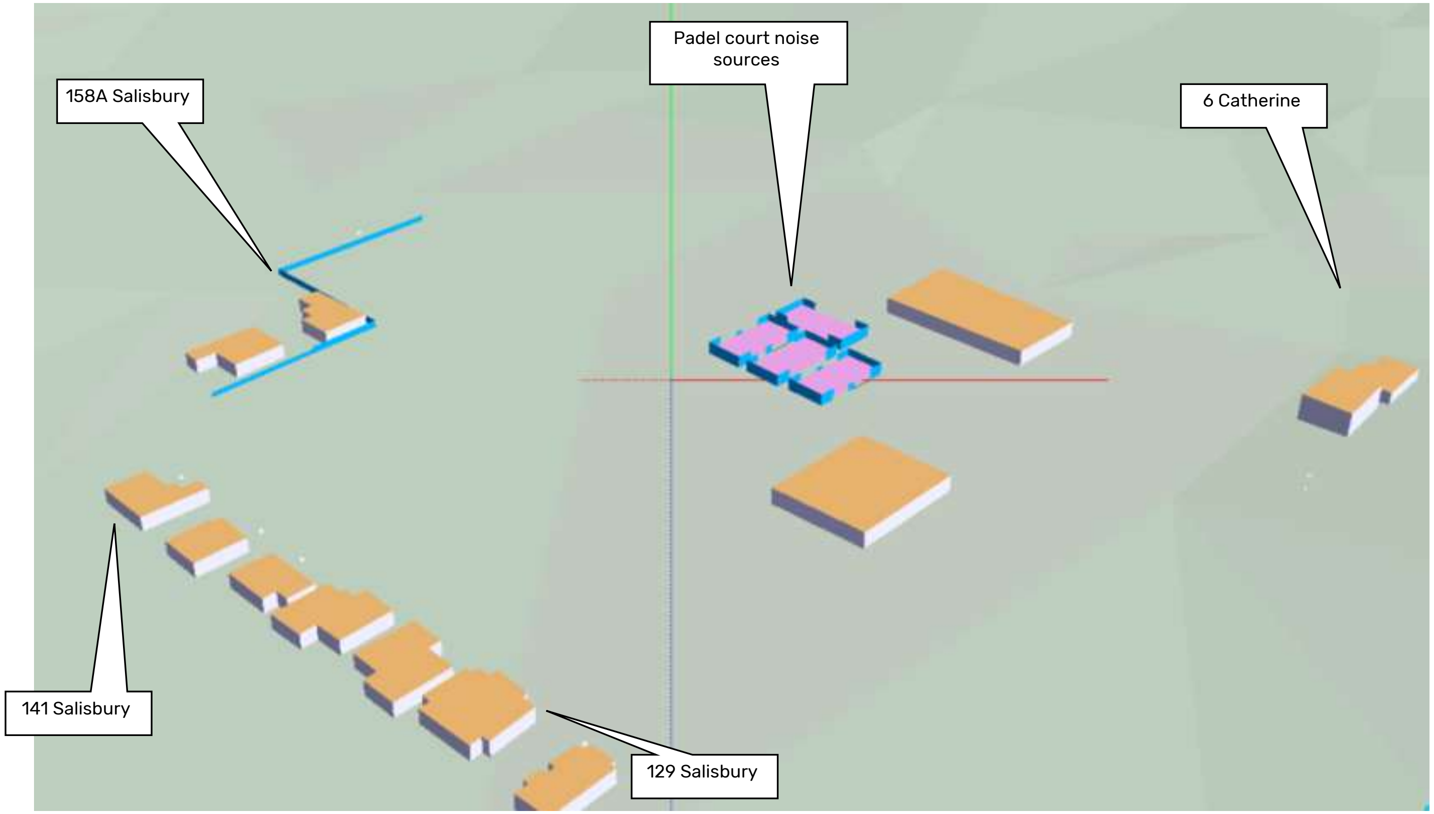


Figure 2 – 3-D SoundPLAN model of the proposed Padel court and surrounding neighbours

4.3. Forecast Noise and Discussion

The forecast noise levels at the closest and most-sensitive receivers are summarised in Table 3 below, using the maximum Sound Power Levels in Table 2 above. These results are based on no treatments being implemented.

Table 3 shows that, without noise barriers, the forecast noise levels comply with the daytime and evening/Sunday Assigned Levels for all Padel court activity on the courts.

Table 3 - Forecast Padel court noise emissions

	Receiver									
	6 Catherine	143 Grand Prom	127 Rosebery	140A Rosebery	129 Salisbury	133 Salisbury	137 Salisbury	141 Salisbury	158 Salisbury	158A Salisbury
Noise Source	Grnd Fl	Grnd Fl	Grnd Fl	Grnd Fl	Grnd Fl	Grnd Fl	Grnd Fl	Grnd Fl	Grnd Fl	Grnd Fl
Players talking/shouting* -	51	50	42	51	47	47	49	48	46	46
Assigned Level - LA1	58	58	52	52	52	52	52	52	52	52
Compliance	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**
Padel Court - Lmax*	52	51	42	52	48	47	48	49	47	46
Assigned Level - LAmax	63	63	57	57	57	57	57	57	57	57
Compliance	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**
Note * Adjustment applied										

The Table 3 results are also plotted below in Figure 3 and Figure 4.

Figure 3 – Forecast Evening L_{A1} Padel Court noise
(Assigned Level = 52/58)

REVERBERATE CONSULTING

Figure 4 – Forecast Evening L_{Amax} noise
(Assigned Level = 57/63 dB)

5. Conclusion

Noise emissions from Padel Court activity have been measured and forecast at the proposed Padel Courts at Bedford.

Daytime, Evening and Sunday/Public Holiday activity can meet the Assigned Levels using the treatments outlined in Appendix A and are therefore considered acceptable.

Appendix A: Noise Management Plan

The elements outlined below are recommended as part of a comprehensive Noise Management Plan. They are recommended for compliance with the Environmental Protection Act 1986 and its subsidiary legislation: The Environmental Protection (Noise) Regulations 1997.

Noise Source or Activity	Requirement/Treatments[1]
Playing of music	No music played at the Padel court is to be audible at nearby neighbours.

[1] The treatments outlined in this report are the minimum requirements for noise control. Increased thicknesses, heights, strengthened elements, or alternative treatments, may be required for other non-acoustic reasons including wind loading, weather proofing, buildability, structural stability, safety, or fire-rating

Appendix B: Determination of Assigned Level

The Environmental Protection (Noise) Regulations 1997 (EPR) provide limits for acceptable noise from operations generating excessive noise. The Regulations specify the maximum permissible noise levels (termed assigned levels) at noise sensitive premises, caused by surrounding noises, during various times of the day. Time of day affects the assigned levels for noise-sensitive premises, as follows –

- Lowest levels at night (10 pm to 7 am any day, or to 9 am Sundays and Public Holidays);
- Higher levels during the evenings (7 pm to 10 pm) and on Sundays and Public Holidays (9 am to 10 pm); and
- Highest levels during the day (7 am to 7 pm Monday to Saturday).

The baseline assigned levels from the Regulations are shown below in Table 4.

Table 4 – Baseline Assigned Levels

Receiving Premises	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise Sensitive Premises - Highly Sensitive	0700 to 1900 hours Monday to Saturday	45+IF	55+IF	65+IF
	0900 to 1900 hours Sunday and public holidays	40+IF	50+IF	65+IF
	1900 to 2200 hours all days	40+IF	50+IF	55+IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35+IF	45+IF	55+IF
Noise Sensitive Premises – any area other than highly sensitive area	All hours	60	75	80
Commercial	All hours	60	75	80
Industrial	All hours	65	80	90

The Assigned Levels above are then increased using an Influencing Factor (IF) as defined in the Regulations. The Influencing Factor is greater than zero where there are significant areas of land uses, within 100 m and 450 m radii of the receptor, including:

- industrial land use zonings;
- commercial zonings; and
- the presence of roads carrying significant traffic.
- A sporting facility with buildings associated with that use.

The Influencing Factor IF has been calculated for the applicable noise sensitive receptors in the current study. The percentage of industrial and commercial land within the prescribed circles centred on the noise sensitive premises, and the presence of roads with more than 6000 vehicles per day have been assessed for the properties.

No industrially zoned land was found in the areas surrounding the dwellings. A small amount of commercially zoned land was present.

The bowling club, with its collection of bowling greens, and other areas is considered a sporting facility. There is a building within 100 m of the nearest dwellings on Rosebery & Catherine Streets. Under the Noise Regulations Schedule 3, Cl 2 part (8), a +2 dB adjustment is applied for noise reaching these dwellings.

For other dwellings in the area, the sporting facility buildings are more than 100m away and so no adjustment is applicable.

An example Influencing Factor calculation is shown below. These factors are based on the land zonings, high-traffic roads and sporting facilities as outlined above. and have been added to the baseline Assigned Levels to produce the final Assigned Levels in Section 3.2 above

Property = #158A Salisbury

Type of Land	450m Radius	100m radius	Total	
Industrial Land	0%	0%	0	dB
Commercial Land	1.6%	0%	0.1	dB
Transportation Factor			2	dB
Sporting Facility with building			0	dB
TOTAL Influencing Factor			**2**	**dB**

Appendix C: DWER extract

The following extract is from Section 6.2 of *technical report - Noise emissions and impacts associated with outdoor community basketball facilities*, December 2022 by Government of Western Australia, Department of Water and Environmental Regulation.

> *…In the context of basketball noise, and based on complaints made to local government, the highly repetitive nature of the ball bouncing is generally the cause of annoyance. While measurement has indicated that a ball bounce is impulsive under the criteria in the Noise Regulations, repetitive bouncing has characteristics, and is likely to elicit responses more similar to modulation, so a similar 5 dB adjustment to the LAS10 measured level was considered to reflect the degree of annoyance it causes and reduce the likelihood of adverse reactions. In addition, although one might potentially be initially startled by the first basketball bounce off the ground (e.g., at start of use of the pad) the highly repetitive nature of the basketball bouncing means the startling effect would quickly disappear as the relevance of the sound becomes obvious. In this sense, a 10 dB adjustment for impulsiveness in accordance with the Noise Regulations, while appropriate for a conservative assessment, is considered to possibly overstate the adverse human response when applied to a LAS10 measured level of this sort.*

MC
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Project: **Transport Impact and Car Parking Assessment – V6**

145 Grand Promenade, Bedford

Proposed Padel Courts, Bedford Bowling Club

Owners: **Outback Padel Pty. Ltd.**

Author: Heidi Herget

Signature:

Date: 30th March 2026

MC

Client: Outback Padel Pty. Ltd.
Project: 145 Grand Promenade March 2026

Document Status.

Ver. No.	Author	Reviewed by	Date	Issued for	Signature	Date
1	HH	HH	18/03/2025	FINAL		19/03/2025
2	HH	HH	20/03/2025	REV		20/03/2025
3	HH	HH	21/03/2025	REV		21/03/2025
4	HH	HH	05/03/2026	REV		06/03/2026
5	HH	HH	08/03/2026	REV		09/03/2026
6	HH	HH	30/03/2026	REV		30/03/2026

CONTENTS

1. INTRODUCTION

Move Consultants has been commissioned to prepare a Transport Impact and Parking Assessment for the development of padel courts at the existing Bedford Bowling Club located at 145 Grand Promenade, Bedford in the City of Bayswater. This assessment has been prepared in accordance with the City of Bayswater's *Town Planning Scheme No.4* and the WAPC *Transport Impact Assessment Guidelines – Vol. 4: Individual Developments* as well as in the context of documented car parking demand surveys for the local public parking infrastructure of the site. This updated assessment addresses feedback received from the City of Bayswater.

1.1 Location

The Bedford Bowling Club is located within the south-west corner of the intersection of Grand Promenade/Catherine Street and is shown in **Figure 1.** It is also located approximately 850m south-west of the Morley City Centre.

Figure 1 – Local Context

The location of the site in a regional context is shown in **Figure 2**.

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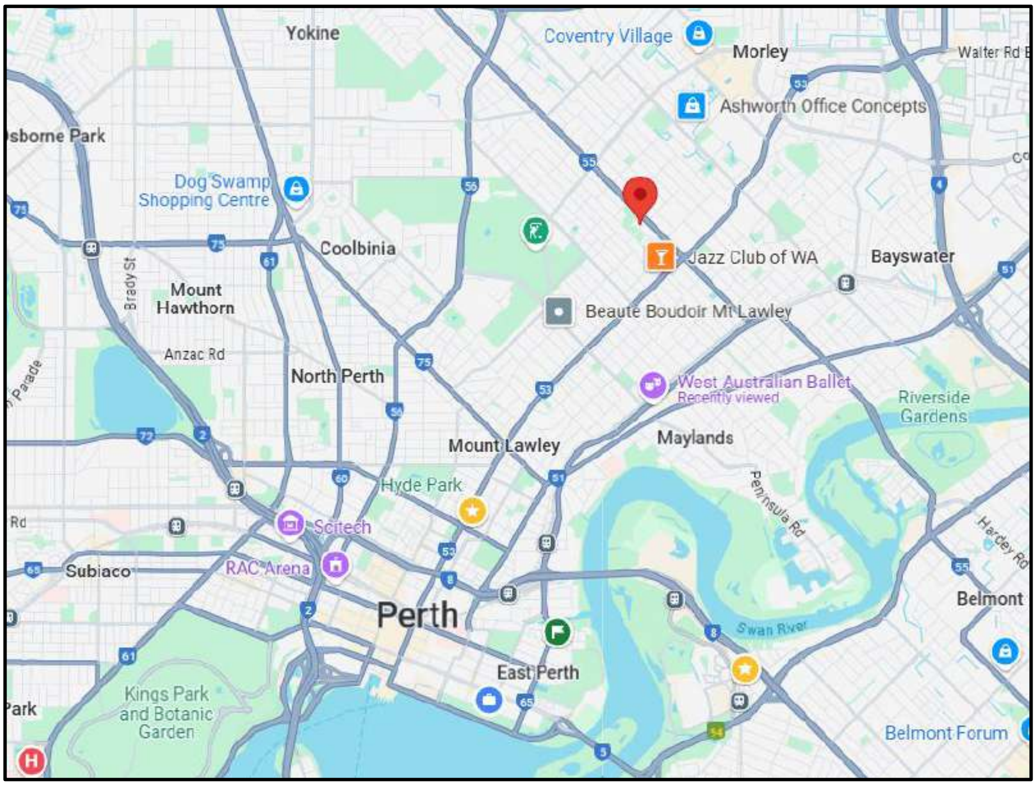

Figure 2: Metropolitan Context

The proposal consists of the construction of four (4) padel courts on lands to south-west of the existing clubhouse as shown in **Figure 1.** Typically, a maximum of 16 players plus three (3) staff will be on site at any one time. The proposed hours of operation are Monday to Saturday from 7:00 a.m. to 10:00 p.m. and Sundays from 9:00 a.m. to 10:00 p.m. Courts will be booked in advance, with individual bookings typically ranging from one (1) hour to 90 minutes.

Site visits were undertaken on Thursday 13th March 2025 and Saturday 15th March 2025 to identify any potential traffic-related issues associated with the proposal and to undertake 'spot surveys' with regard to traffic on the boundary road network, and public car parking demands within the existing on-street supply.

In addition to the data collection, a review of the existing road geometry, travel patterns and speed zoning in place was also undertaken.

1.2 Scope of Assessment

This report has been prepared in accordance with the Western Australian Planning Commission's *Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments* (2006), the City of Bayswater's planning policies and relevant industry standards such as Australian Standards and Austroads guidelines

Specifically, this report aims to assess the impacts of the proposed development on the boundary road network in the vicinity of the site to identify any modifications, to site or road layout, which may be required to serve the proposed site. In addition, the assessment considers the proposed access, circulation, and egress arrangements to and from the site and car parking demands associated with the proposal.

For this purpose, the traffic operations on the adjacent and broader local road network have been assessed under both existing and future proposed traffic conditions with regard to the potential impacts from additional traffic generated by the proposed development of the site.

2. EXISTING MOVEMENT NETWORK

2.1 Road Infrastructure

Grand Promenade has been classified as a *District Distributor A* road under the Main Roads WA Functional Road Hierarchy and operates under a posted speed limit of 60kph. It has been constructed as a dual divided carriageway in the vicinity of the proposal. Existing traffic volumes are in the order of 15,100 vpd in the vicinity of the site. Grand Promenade is operated, owned and maintained in the vicinity of the site by the City of Bayswater.

Catherine Street has been classified as an *Access Road* operating under the default built-up area speed limit of 50km/h. Catherine Street extends approximately 220m south from Grand Promenade and is cul-de-saced at its south-westernmost terminus abutting the north-eastern side of Salisbury Street. It has been constructed as a 7.6m wide single-lane carriageway with 90-degree embayed public verge parking in place along both sides of the road immediately adjacent to and opposite the subject site as well as further to the north on the western side on approach to Grand Promenade. Existing traffic volumes for Catherine Street in the vicinity of the site are in the order of 900 vpd and is operated, owned and maintained in the vicinity of the site by the City of Bayswater.

Salisbury Street is classified as an *Access Road* operating under the default built-up area speed limit of 50km/h. A 40km/h school zone (7:30AM-9:00AM and 2:30-4:00PM) is in place to the south-west of the site starting at a point halfway between Catherine Street and Craven Street to the west of Clement Street. It has been constructed as a single undivided carriageway with a seal ranging in width from 6.5m to 7.2m along the south-western boundary of the site. Public parking the form of right-angle embayed parking is in place on the north-eastern side of Salisbury Street to the immediately north-west and south-east of the intersection with Catherine Street within the existing verge. Further to the north-west, indented public parallel parking is in place on the south-western side of Salisbury Street adjacent to the existing MercyCare Early Learning Centre. A designated Kiss n Ride (pick-up/drop-off zone) is in place on the south-western side of Salisbury Street adjacent to St. Peter's Catholic Primary School with parking designated as 2-minutes only Mon-Fri 7:30 a.m. to 8:30 a.m. and 2:45 p.m. to 3:30 p.m. A pair of two lane angled slow points are in place on Salisbury Street to the west of Dennison Street/Cahterine Street as speed control devices (20km/h recommended speed signage). A pedestrian crossing is in place at the intersection with the Dennison Street/Catherine Street intersection to the south-west. The existing traffic volumes on Salisbury Street range between 1,800 and 2,800 vpd between Dennison Street and Walter Road North. Salisbury Street is operated, owned and maintained in the vicinity of the site by the City of Bayswater.

An extract from the MRWA's *Functional Road Hierarchy* is shown in **Figure 3**.

Figure 3 – MRWA Functional Road Hierarchy (Source: Main Roads WA)

The intersection of Grand Promenade/Catherine Street operates under Stop Control on the Catherine Street approach.

2.2 Pedestrian and Cycling Infrastructure

A footpath is in place on the north side of Grand Promenade with a dual use path in place on the south side to the north-east of the site.

Pedestrian facilities along Catherine Street in the vicinity of the site consist of 1.5m footpaths on both sides of the road. It has also been designated as a key link within the Perth Bicycle Network (NE8). Pedestrian crossing facilities with median refuges are in place on Catherine Street and Grand Promenade at that intersection. Pedestrian facilities on Salisbury Street consist of 2.0m wide footpaths on both sides of the road. No dedicated cycling infrastructure is in place on Salisbury Street. The pedestrian and cycling infrastructure are shown in **Figure 4**.

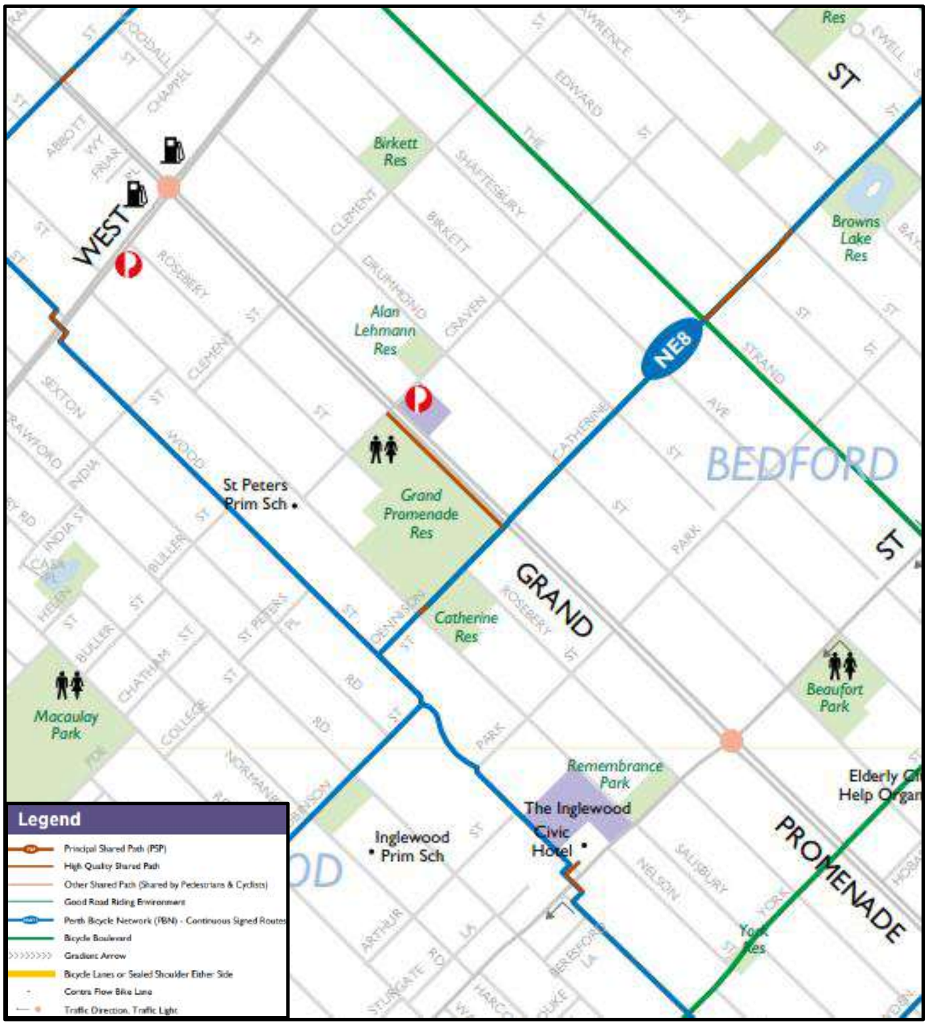

Figure 4: Existing Pedestrian and Cycling Network (Source: Department of Transport)

2.3 Public Transport Infrastructure

The closest bus stops are in place to the north of the site on both sides of Grand Promenade adjacent and opposite the site with additional bus stops to the immediate north-west of the site within a 2-minute walking distance. The following routes provide line haul services in the vicinity of the site:

- Route 67: Perth to Mirrabooka Bus Station via Beaufort Street and Grand Promenade
- Route 68: Perth to Mirrabooka Bus Station via Beaufort Street and Lennard Street

These services provide a combined frequency of 10- to 20-minute service frequency during the weekday peak and midday periods with hourly services during weekday evenings and on Sundays and public holidays. Services on Saturdays typically consist of 30-minute services in the morning with hourly services thereafter. **Figure 5** shows the line haul bus services in the vicinity of the site.

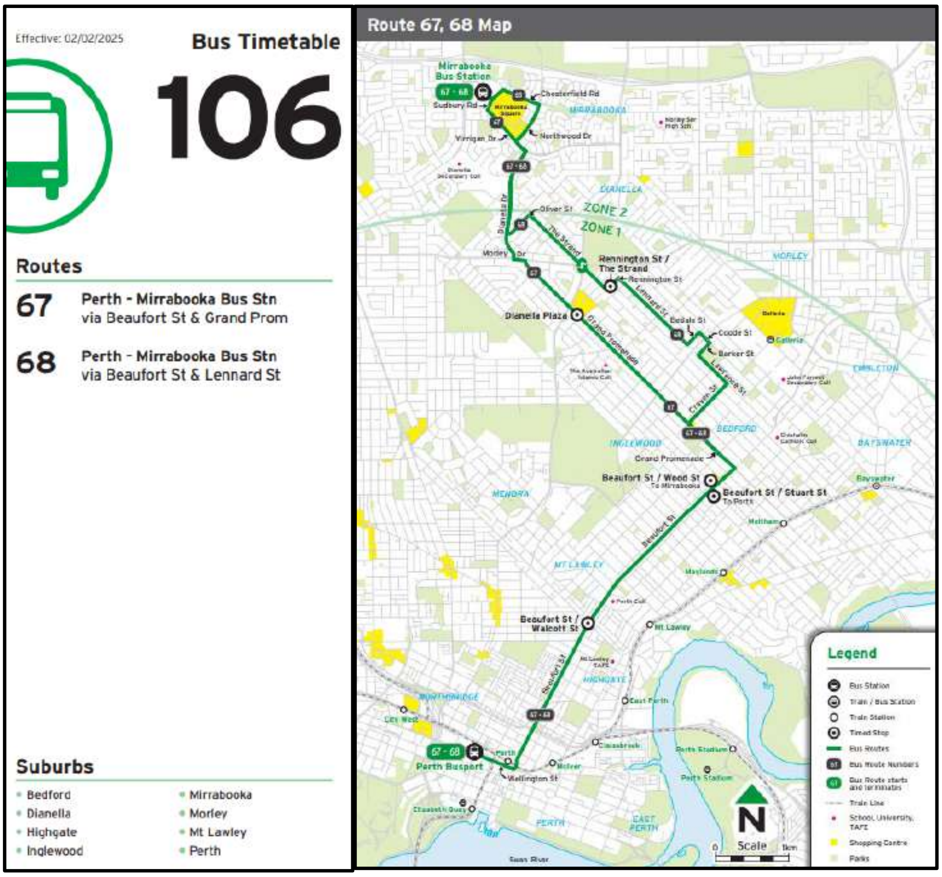

Figure 5: Existing Line Haul Bus Services (Source: TransPerth)

3. DEVELOPMENT PROPOSAL

3.1 Development Details

The proposal consists of the construction of four (4) padel courts on property within the south-western corner of the Bedford Bowling Club situated at the 145 Grand Promenade, Bedford in the City of Bayswater within the south-western corner of the intersection of Grand Promenade/Catherine Street. The courts will accommodate up to a maximum of 16 players with a maximum of three (3) staff on-site at any given time. The proposed hours of operation are 7:00 a.m. to 10:00 p.m./Monday-Saturday and 9:00 a.m. to 10:00 p.m. on Sundays with courts to booked in advance with individual bookings typically ranging in time from one (1) hour to 90-minutes on average. The proposed courts will operate simultaneous to the existing operations associated with the Bedford Bowling Club which hosts men's and ladies' pennant bowls games typically taking place on Tuesdays, Thursdays and Saturdays for a period of up to four (4) hours with the occasional 'away' game with no games taking place during these 'away' time periods. This has been confirmed by site visits undertaken on Thursday 13th March 2025 and Saturday 15th March 2025.

3.2 Car Parking and Access

Vehicular access to the proposal will be shared with the existing bowling club on the west side of Catherin Street approximately75m south-west of the intersection of Grand Promenade/Catherine Street leading to an on-site car parking area consisting of nine (9) bays along the east side of the existing bowling club building approximately four (4) bays at the rear/north side of the building. In addition, there is significant public on-street car parking in close walking distance to the site as follows:

- Existing car park in north-eastern verge of Salisbury Street (north-west of Dennison Street/Catherine Street): 29 bays.
- Existing car park in north-eastern verge of Salisbury Street (south-east of Dennison Street/Catherine Street): 28 bays.
- Existing car park at south-western edge section of Catherine Street: 32 bays.
- Existing car park in north-western verge of Catherine Street (next to Filipino Australian Club of Perth): 24 bays.
- Existing informal car park at Catherine St/Rosebery St: 29 bays.
- TOTAL AVAILABLE PUBLIC CAR PARKING: 142 PUBLIC ON-STREET BAYS

3.3 Bicycle Parking

Existing bicycle parking can be provided on the site at the Bedford Bowling Club in the form of externally installed U-rails, if required.

4. TRAFFIC ANALYSIS

A traffic generation and distribution exercise has been undertaken to assess the potential traffic impacts associated with the proposed development. The aim of this exercise was to establish the traffic volumes which would be generated from the proposed development and to quantify the effect that the additional traffic has on the surrounding road network, including on Grand Promenade, Catherine Street and Salisbury Street (if necessary).

4.1. Trip Generation and Distribution

Based upon information received from the Applicant with regard to the operational parameters associated with the proposal, up to a maximum of 16 players and three (3) staff will be on site at any given time. This results in an estimate of 13 to 26 vph during a typical peak hour taking into account overlapping entering/exiting players and staff movements with a maximum of 160 to 260 vehicles on a daily basis. The overall traffic generation has been based upon anticipated bookings, the number of courts available for use and slot times as sourced from the Applicant. The anticipated traffic generation will operate similar to other facilities such as tennis clubs and racquet ball sport facilities and is consistent with documented trip generation rates in the ITE's *Institute of Transportation Engineers Trip Generation Manual, 10th Edition*.

Based upon the existing traffic patterns in the area and the spatial distribution of adjacent land uses, the following distribution for the proposed development generated traffic has been assumed broadly: to be as follows

- 50% to and from the west via Grand Promenade to Catherine Street.
- 40% to and from the east via Grand Promenade to Catherine Street.
- 10% to and from Salisbury Street with drivers accessing the site on foot from car parking along Salisbury Street.

Traffic Impacts:

- Grand Promenade (West):
  - Daily: +80 to 130 vpd
  - Peak Hour: +7 to13 vph
- Grand Promenade (East):
  - Daily: +64 to 104 vpd
  - Peak Hour: +5 to 10 vph
- Catherine Street:
  - Daily: +160 to 60 vpd

    - Peak Hour: +13 to 26 vph
- Salisbury Street:
    - Daily: +14 to 26 vpd
    - Peak Hour: +1 to 3 vph

These increases in daily and peak hour volumes will have a minimal impact on existing traffic operations in the area and can be comfortably accommodated within the practical capacities of the respective links on the boundary road network. It should be noted that even if the expected maximum trip generation is increased by 25%, the anticipated maximum daily and peak hour site-generated traffic can be comfortably accommodated within the practical capacity of the local road network.

5. TRAFFIC ENGINEERING REVIEW AND CAR PARKING ASSESSMENT

5.1. Review of Site Layout and On-Site Circulation

No changes to the existing on-site car parking at the Bedford Bowling Club is proposed as part of the application.

5.2. Crash History, Sightlines and Pedestrian Safety

A review of the crash history on the boundary road network in the vicinity of the site crossover during the updated 5-year reporting period 2020-2024 of indicates that while there has only been one (1) crash at the intersection of Grand Promenade/Catherine Street involving a fixed object/property damage with no mid-block crashes on Catherine Street or Salisbury Street in the vicinity of site either in the vicinity of the existing site crossover or involving the public on-street car parking.. This indicates that the addition of site-generated traffic will have no impact on the existing public asset risk profile.

A review of the sightlines at the existing site crossover to the Bedford Bowling Club indicates that there are sufficient sightlines in place to accommodate minimum AGSD, SISD and MGSD requirements under a design speed of 60kph along Catherine Street.

No pedestrian or cycling safety issues have been identified in the context of the proposal.

5.3. Rubbish Collection and Loading, Servicing and Delivery

Rubbish collection arrangements will remain as are currently in place at the Bedford Bowling Club with the proposal not anticipated to generate significant levels of either general or recycling waste with any arrangements to take place between the bowling club and Applicant.

5.4. Construction Traffic

Anticipated traffic associated with the proposal will entail earthworks and concreting for the base of the padel courts with dump trucks or similar delivering/removing raw materials with construction taking place on site. A maximum of two (2) low bed trucks will deliver the court framework once the seal is completed on the courts. A maximum of up to eight (8) to ten (10) staff members will be present during the construction phase with vehicles parking within the public parking supply on Catherine Street and Salisbury Street during weekdays only 7:00 a.m. to 4:00 p.m. The low bed trailers will deliver the court framework via the existing bowling club, if practicable.

The anticipated traffic generated during construction will have a minimal impact on traffic operations in the area.

5.5. Car Parking

The existing car parking on the site of the Bedford Bowling Club will be utilisied by staff only with players utilising the existing on-street car parking on Catherine Street and Salisbury Street.

The existing on-street public parking supply on Catherine Street and Salisbury Street consists of 142 bays. A recent application for the relocation of the Inglewood Primary School Kindy facility to Salisbury Street to the south of the site has indicated that the existing car parking on the west side of Catherine Street just north of Salisbury Street may be potentially slightly modified to result in a reduced supply to in the order of 132 to 135 bays. Existing 'spot' car parking surveys on both Catherine Street and Salisbury Street in the vicinity of the proposal indicated a peak demand of 11 bays on Catherine Street, one (1) bay on Salisbury Street and four (4) bays on the bowling club site on a Thursday morning at 10 a.m. and 15 bays on Catherine Street, one (1) bays on Salisbury Street and six (6) bays on the bowling club on a Saturday morning. The anticipated development of the Kindy facility and the existing child care and Catholic primary school in the area will generate demand for car parking in the context of pick-up/drop-off activities during a morning peak period of 7:30 a.m. to 9:00 a.m. and 2:45 p.m. to 3:30 p.m. which is typically outside the peak demand hours associated with the padel court facility. This peak demand associated with the educational facilities is in the order of potentially up to 40 bays maximum distributed on both Salisbury Street and Catherine Street resulting in a net latent surplus of approximately 90 bays which would be more than sufficient to accommodate the demands of the proposal during peak demand periods while still allowing for parking associated with the Filipino Club located to the south of the bowling club. This approach is consistent with the approach outlined in Section 8.42: Joint Use of Parking Facilities of the City's TPS and in line with traffic engineering and car parking infrastructure management best practice as well as consistent with other similar approved proposals assessed by Move Consultants on a number of other projects in the City as well as other Local Governments in the Perth Metropolitan Area.

This approach proposed by Move Consultants has also been endorsed by sitting members with regard to number of applications approved by the State Administrative Tribunal and is considered a reasonable and appropriate cost-effective approach to the provision and management of public car parking infrastructure.

6. CONCLUSIONS

Move Consultants has been commissioned to prepare a Transport Impact and Parking Assessment for the development of padel courts at the existing Bedford Bowling Club located at 145 Grand Promenade, Bedford in the City of Bayswater. This assessment has been prepared in accordance with the City of Bayswater's *Town Planning Scheme No.4* and the WAPC *Transport Impact Assessment Guidelines – Vol. 4: Individual Developments* as well as in the context of documented car parking demand surveys for the local public parking infrastructure of the site. This updated report addresses feedback received from the City of Bayswater.

These increases in daily and peak hour volumes will have a minimal impact on existing traffic operations in the area and can be comfortably accommodated within the practical capacities of the respective links on the boundary road network.

A review of the crash history on the boundary road network in the vicinity of the site crossover during the 5-year reporting period 2020-2024 of indicates that while there has only been one (1) crash at the intersection of Grand Promenade/Catherine Street involving a fixed object/property damage with no mid-block crashes on Catherine Street or Salisbury Street in the vicinity of site either in the vicinity of the existing site crossover or involving the public on-street car parking.. This indicates that the addition of site-generated traffic will have no impact on the existing public asset risk profile.

A review of the sightlines at the existing site crossover to the Bedford Bowling Club indicates that there are sufficient sightlines in place to accommodate minimum AGSD, SISD and MGSD requirements under a design speed of 60kph along Catherine Street.

No pedestrian or cycling safety issues have been identified in the context of the proposal.

The proposed management of car parking demands is compliant with the City's TPS and traffic engineering best practice with the maximum demands associated with players and staff comfortably accommodated within both the on-site private supply at the bowling club and within the on-street public parking supply. This approach is also consistent with good and judicial planning for car parking in a suburban activity centre and with the tenets of the City of TPS and local planning policies. This approach proposed by Move Consultants has also been endorsed by sitting members with regard to number of applications approved by the State Administrative Tribunal and is considered a reasonable and appropriate cost-effective approach to the provision and management of public car parking infrastructure.

Construction traffic will be managed through a site management plan prepared following development approval with the traffic and car parking demands associated with these activities comfortably accommodated within the public road network and public parking supply, where required.

In conclusion, based upon the results of this transport analysis, traffic engineering review and car parking assessment, there are not anticipated to be any safety, or operational concerns associated with the proposal and the proposed on-site car parking is appropriate and are therefore supported from a traffic perspective

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10.4.2 Proposed Change of Use to Unhosted Short-Term Rental Accommodation Units - Lot 800, 1 Mangini Street, Morley

Applicant/Proponent:	Innogreen
Owner:	Italiano Property Developers Pty Ltd
Responsible Branch:	Statutory Planning and Compliance
Responsible Directorate:	Community Services
Authority/Discretion:	Quasi-Judicial
Voting Requirement:	Simple Majority Required
Attachments:	1. Management Plan and House Manual [**10.4.2.1** - 20 pages] 2. Development Plans [**10.4.2.2** - 14 pages]
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 his employer has a financial interest with a client who may have an association with the applicant.

Cr Cale Black 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

A development application has been received for a proposed change of use to Unhosted Short-Term Rental Accommodation (STRA) for several units at Lot 800, 1 Mangini Street, Morley.

The application is referred to Council due to the number of submissions received during the consultation period. The application has been assessed against the current planning framework, being the Draft Short-Term Rental Accommodation Policy and is considered to be consistent with its objectives.

Concerns raised through the community consultation process have been acknowledged and assessed and are addressed through appropriate conditions of approval. On balance, it is considered that the matters have been addressed and recommended that Council conditionally approve the application.

OFFICER'S RECOMMENDATION

That Council grants development approval for the proposed Change of Use to Seven Unhosted Short Term Rental Accommodation Units at Lot 800, 1 Mangini Street, Morley, in accordance with the development application dated 8 September 2025 and updated documents dated 13 April 2026, subject to the following conditions:

1. **The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.**
2. **Approval for Unhosted Short-Term Rental Accommodation is granted only for Units 1-5, 7 and 9. Units 6 and 8 do not form part of this approval.**
3. **The approval is valid for 12 months only from the date of this approval. All operations on site shall cease at the expiration of the 12-month time limit. Further**

development approval will be required, should the use of the land continue, following the expiration of the approval.

4. **Within 30 days from the date of this approval, a revised Management Plan shall be submitted to and approved to the satisfaction of the City of Bayswater, and shall address the following:**

   a) **Units 6 and 8 are excluded from operating as an Unhosted Short-Term Rental Accommodation.**

   b) **A maximum of two guests is permitted at Unit 1 and a maximum of four guests is permitted at Units 2-5, 7 and 9 at any time.**

   c) **Noise control: Quiet hours are to be limited to 7.00pm – 7.00am Monday to Friday, and 9.00pm – 7.00am on weekends and public holidays.**

   d) **No check-in or check-out is permitted during the quiet hours period.**

   The property manager shall provide a copy of the revised Management Plan and their contact details to all adjoining landowners within 30 days of approval. Furthermore, the use shall be managed and operated in accordance with the revised Management Plan, to the satisfaction of the City of Bayswater.

5. **Prior to commencement of the use, real-time noise monitoring devices are to be installed at the premises, to the satisfaction of the City of Bayswater.**

6. **A maximum of two guests is permitted at Unit 1 and a maximum of four guests is permitted at Units 2-5, 7 and 9 at any time.**

7. **The House Manual (Code of Conduct) is to be updated to ensure a maximum of three visitors on site, is permitted at any one time. All visitors are required to seek approval from Management and must depart the premises prior to 10:00pm.**

8. **All car parking associated with the Unhosted Short-Term Rental Accommodation units is to be contained within the bays designated on the approval plans.**

9. **Each unit for Unhosted Short-Term Rental Accommodation is to be rented as one booking only. No bedrooms or other areas are to be rented on an individual basis. Guests under one booking are permitted to stay at a unit for a minimum of one night, and a maximum of 90 nights.**

10. **The landowner must maintain a Complaint Register for the duration of the approved use. The register must record the details of any complaint received, including the date, time, nature of the complaint, complainant's contact details, and the actions taken to investigate and resolve the issue. A copy of the register must be made available to Council upon request.**

<u>Advice Notes</u>

1. **In regard to Condition 4, the relevant information shall be provided to the occupiers of:**
   - **Morley Primary School (36 Wellington Road, Morley)**
   - **3 Mangini Street, Morley;**
   - **42 Vera Street, Morley; and**
   - **44A Vera Street, Morley.**

2. **If the development subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.**

3. **Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.**

4. **If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.**
5. **This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.**
6. **The premises are to comply with the *Environmental Protection (Noise) Regulations 1997* at all times, the *City of Bayswater Health Local Laws 2023,* and *Waste Local Law 2020.***
7. **The applicant/owner is advised of their obligations specified within the *Short-Term Rental Accommodation Act 2024*, including registration of the premises on the Short-Term Rental Accommodation Register via https://straregister.demirs.wa.gov.au**
8. **An occupancy permit for the correct building classification may be required. The applicant / owner is to seek advice from a qualified certified building surveyor for further information, to ensure that the building complies with the *Building Act 2011* and the *Building Regulations 2012.***
9. **The applicant is to liaise with the City's Waste Management team regarding providing information on the appropriate disposal of waste including FOGO (lime green lid) and kitchen caddys.**

Cr Cale Black Moved, Cr Michelle Sutherland Seconded

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

AMENDMENT

That a new limb 4 (e) be added as follows:

(e) **how anti-social behaviour, complaints and unacceptable guest conduct will be managed, including response procedures, contact arrangements, guest expectations and measures to minimise impacts on surrounding residents and the amenity of the area.**

As the amendment was accepted by the Mover and Seconder it became part of the substantive motion.

Cr Nat Latter proposed the following amendment:

AMENDMENT

That limb 3 be amended to change the approval validation period to six months instead of 12 months, from the date of this approval.

As the amendment was accepted by the Mover and Seconder and it became part of the substantive motion.

Cr Nat Latter proposed the following amendment:

AMENDMENT

That a new limb 4(f) be added as follows:

(f) No visitors are permitted on site.

Limb 7 be updated to reflect the addition of limb 4 (f):

7. The House Manual (Code of Conduct) is to be updated to ensure no visitors are permitted on site.

Cr Nat Latter Moved, Cr Cale Black Seconded

LOST: 2/6

For: ***Cr Nat Latter and Cr Cale Black.***

Against: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Elli Petersen-Pik - Deputy Mayor and Cr Donovan MacDonald.***

As the amendment was lost, debate returned to the substantive motion.

Cr Anthony Pittaway proposed the following amendment:

AMENDMENT

That a new limb 11 be added as follows:

11. Obscure glazing is to be provided to all western-facing windows of Units 1-5, 7 and 9 for the duration of the Unhosted Short-Term Rental Accommodation use.

Cr Anthony Pittaway Moved, Cr Nat Latter Seconded

During debate, Mayor Filomena Piffaretti proposed an amendment to Cr Pittaway's amendment, that limb 11 become an advice note, worded as follows:

10. The Applicant is encouraged to provide obscure glazing is to be provided to all western-facing windows of Units 1-5, 7 and 9 for the duration of the Unhosted Short-Term Rental Accommodation use.

As Mayor Piffaretti's request was accepted by the Mover and Seconder of the proposed amendment, it became a part of the amendment.

AMENDMENT

That a new Advice Note be added as follows:

10. The Applicant is encouraged to provide obscure glazing is to be provided to all western-facing windows of Units 1-5, 7 and 9 for the duration of the Unhosted Short-Term Rental Accommodation use.

Cr Anthony Pittaway Moved, Cr Nat Latter Seconded

CARRIED: 7/1

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

Against: ***Cr Donovan MacDonald.***

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

COUNCIL RESOLUTION

That Council grants development approval for the proposed Change of Use to Seven Unhosted Short Term Rental Accommodation Units at Lot 800, 1 Mangini Street, Morley, in accordance with the development application dated 8 September 2025 and updated documents dated 13 April 2026, subject to the following conditions:

1. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.

2. Approval for Unhosted Short-Term Rental Accommodation is granted only for Units 1-5, 7 and 9. Units 6 and 8 do not form part of this approval.

3. The approval is valid for six months only from the date of this approval. All operations on site shall cease at the expiration of the six-month time limit. Further development approval will be required, should the use of the land continue, following the expiration of the approval.

4. Within 30 days from the date of this approval, a revised Management Plan shall be submitted to and approved to the satisfaction of the City of Bayswater, and shall address the following:

a) Units 6 and 8 are excluded from operating as an Unhosted Short-Term Rental Accommodation.

b) A maximum of two guests is permitted at Unit 1 and a maximum of four guests is permitted at Units 2-5, 7 and 9 at any time.

c) Noise control: Quiet hours are to be limited to 7.00pm – 7.00am Monday to Friday, and 9.00pm – 7.00am on weekends and public holidays.

d) No check-in or check-out is permitted during the quiet hours period.

e) How anti-social behaviour, complaints and unacceptable guest conduct will be managed, including response procedures, contact arrangements, guest expectations and measures to minimise impacts on surrounding residents and the amenity of the area.

The property manager shall provide a copy of the revised Management Plan and their contact details to all adjoining landowners within 30 days of approval. Furthermore, the use shall be managed and operated in accordance with the revised Management Plan, to the satisfaction of the City of Bayswater.

5. Prior to commencement of the use, real-time noise monitoring devices are to be installed at the premises, to the satisfaction of the City of Bayswater.

6. A maximum of two guests is permitted at Unit 1 and a maximum of four guests is permitted at Units 2-5, 7 and 9 at any time.

7. The House Manual (Code of Conduct) is to be updated to ensure a maximum of three visitors on site, is permitted at any one time. All visitors are required to seek approval from Management and must depart the premises prior to 10:00pm.

8. All car parking associated with the Unhosted Short-Term Rental Accommodation units is to be contained within the bays designated on the approval plans.

9. Each unit for Unhosted Short-Term Rental Accommodation is to be rented as one booking only. No bedrooms or other areas are to be rented on an individual basis. Guests under one booking are permitted to stay at a unit for a minimum of one night, and a maximum of 90 nights.

10. The landowner must maintain a Complaint Register for the duration of the approved use. The register must record the details of any complaint received, including the date, time, nature of the complaint, complainant's contact details, and the actions taken to investigate and resolve the issue. A copy of the register must be made available to Council upon request.

Advice Notes

1. In regard to Condition 4, the relevant information shall be provided to the occupiers of:

- **Morley Primary School (36 Wellington Road, Morley)**
- **3 Mangini Street, Morley;**
- **42 Vera Street, Morley; and**
- **44A Vera Street, Morley.**

2. If the development subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.

3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

5. This approval is not an authority to ignore any constraint to development on the land, which may exist through contract or on title, such as but not limited to an easement or restrictive covenant. It is the responsibility of the applicant/owner to investigate any such constraints before commencing development.

6. The premises are to comply with the *Environmental Protection (Noise) Regulations 1997* at all times, the *City of Bayswater Health Local Laws 2023,* and *Waste Local Law 2020.*

7. The applicant/owner is advised of their obligations specified within the *Short-Term Rental Accommodation Act 2024*, including registration of the premises on the Short-Term Rental Accommodation Register via https://straregister.demirs.wa.gov.au

8. An occupancy permit for the correct building classification may be required. The applicant / owner is to seek advice from a qualified certified building surveyor for further information, to ensure that the building complies with the *Building Act 2011* and the *Building Regulations 2012.*

9. The applicant is to liaise with the City's Waste Management team regarding providing information on the appropriate disposal of waste including FOGO (lime green lid) and kitchen caddys.

10. The Applicant is encouraged to provide obscure glazing is to be provided to all western-facing windows of Units 1-5, 7 and 9 for the duration of the Unhosted Short-Term Rental Accommodation use.

Cr Cale Black Moved, Cr Michelle Sutherland Seconded

CARRIED UNANIMOUSLY: 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 strengthen the management and operation of the Short-Term Rental Accommodation use, respond to community feedback and to minimise potential impacts on surrounding residents.

BACKGROUND

Application Number:	DA25-0360
Address:	Lot 800, 1 Mangini Street, Morley
Town Planning Scheme Zoning:	Morley Activity Centre, Precinct 5 (Inner City Residential). R60/100
Use Class:	Unhosted Short-Term Rental Accommodation ('D' Discretionary Use)
Lot Area:	810 m^2
Existing Land Use:	Three-storey Multiple Dwelling Development containing Nine Dwelling Units
Surrounding Land Use:	Residential (Single Houses and Grouped Dwellings), Primary School, Morley Sport and Recreation Centre
Proposed Development:	Change of Use to Unhosted Short-Term Rental Accommodation Units

The application seeks approval for a change of use within an existing three-storey multiple dwelling development to Unhosted Short-term Rental Accommodation (STRA). The existing building comprises nine dwelling units with associated car parking and landscaping, accessed via Mangini Street.

The building has been designed to suit Specialist Disability Accommodation (SDA) which contains accessible bathrooms, features and accessible room layouts to meet the requirements of the National Disability Insurance Scheme (NDIS).

No building works are proposed, and this application only seeks approval for a temporary use of these existing apartments for unhosted STRA. The applicant advises that the long-term intent of the building remains for all of the nine units to be occupied for SDA use. The applicant has advised that since the preparation of this report, long-term leases for SDA tenants have been secured for Units 6 and 8. Accordingly this application for unhosted STRA for units 1-5, 7 and 9 only.

The proposal provides for guest stays of one to 90 nights, with a maximum of two guests in the one-bedroom unit and four guests in each two bedroom unit, managed off-site by 'Innogreen' in accordance with an approved Management Plan and House Manual. No building works are proposed.

The application was lodged as a single proposal for the building, rather than separate applications for individual units. Legal advice has confirmed that this approach is permissible because the development remains in single freehold ownership. While this is uncommon, the application has been assessed on its planning merits having regard to the applicable statutory framework, the City's draft STRA policy, and the potential cumulative impacts of multiple unhosted STRA units operating on the one site. It is understood that these units have lawfully operated as unhosted STRA through the legislated 90-night exemption provisions, and there have been no complaints received by the City regarding this use.

Figure 1 provides an aerial image showing the site's location, and **Figure 2** shows the property as viewed from Mangini Street.

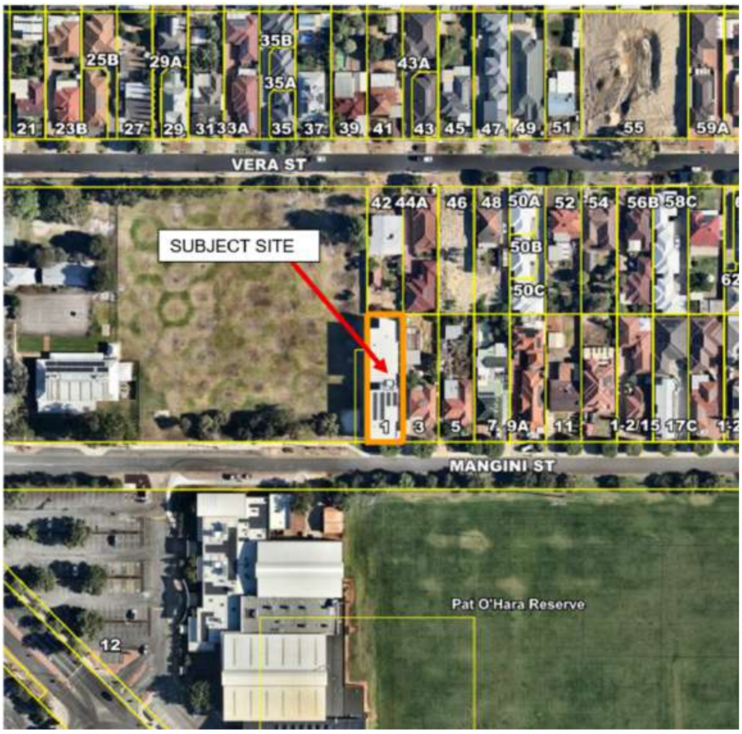


Figure 1 – Aerial Image of Subject Site

Figure 2 – Image of 1 Mangini Street

EXTERNAL CONSULTATION

The application was advertised to the adjoining and surrounding land owners and occupiers within a 200 metre radius for a period of 28 days in accordance with Clause 64 of *Schedule 2 deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2025*. The method of advertising included a notice on the City's website, a sign on site and 140 letters being mailed. On completion of the advertising, 21 submissions were received, all stating concerns or objecting to the application.

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

Summary of Submissions	Officer Comment
Safety and Security • The location of the STRA adjacent to Morley Primary School including the OSHC presents elevated risks and conflicts with child safety requirements of the area. • There will be a high turnover of unvetted external visitors with no links to the local community and lack of on-site management increases the risk of unmonitored behaviour. • The overlooking of the school by the units and the combination of solid and visually permeable fencing to the common boundary increases risks.	The existing building meets the privacy and window setback requirements of the Residential Design Codes which has been previously approved.
Accountability and Oversight • Unhosted STRA have different behaviour expectations to permanent residents and lack of on-site management does not allow immediate resolution of problems such as noise disturbance, anti-social behaviour or improper waste disposal. • Resolution of such problems is particularly important given the adjacent school.	The applicant has submitted a Management Plan outlining how the proposed Unhosted STRA will be operated and how potential impacts on adjoining occupiers will be managed. The plan addresses guest and visitor numbers, parking, length of stay, arrivals and departures, waste management, noise, complaint handling, and a code of conduct (including nominated quiet hours). When assessed against the draft STRA policy and guidelines, the Management Plan satisfies the requirements.
Traffic and Parking • Increased visitor vehicle movement and parking overflow can exacerbate safety hazards for children, particularly during morning and afternoon peak periods for the school and OSHC program. • The street already experiences congestion at peak periods and supports parking and access for school pick-up/drop-off, the nearby recreation centre, community events and local sports. • The on-site parking is unlikely to be adequate for the number of guests	It is acknowledged that traffic and parking is a key consideration of the proposal, however the traffic and parking associated with the unhosted STRA are similar to existing traffic movements associated with residential apartments. The proposal is not expected to materially increase traffic or safety risk beyond existing conditions.

Summary of Submissions	Officer Comment
and visitors proposed, leading to spillover street parking and exacerbating the problem.	
Land Use • Unhosted STRA functions more like a commercial hotel operation than a residence and its transient nature is incompatible with the safe and structured community environment that is necessary around the school.	The site is in the Morley Activity Centre (Precinct 5 – Inner City Residential). This area is close to shops, services and community facilities, and is within walking distance of frequent public transport on Wellington Road. Activity centres are expected to have more movement and activity than lower-density residential areas, which can help accommodate short-term accommodation. The proposal is also in line with the City's draft Short-Term Rental Accommodation policy, which identifies activity centres and station precincts as preferred locations for Unhosted STRA. The draft policy aims to allow Unhosted STRA where it suits the area, while still protecting residential areas for long-term housing. On this basis, the use and location are considered appropriate and compatible with surrounding uses.
Residential and Neighbourhood Amenity • The school serves as a community anchor for the surrounding residents together with the Morley Recreation Centre and associated sporting ovals. • The potential for anti-social behaviour and high weekend/holiday turnover of visitors is inconsistent with the stable neighbourhood atmosphere of the area. • High guest turnover undermines stability, erodes neighbour relationships and reduces passive surveillance that is required to maintain a safe and supportive environment for children.	The role of the school, Morley Recreation Centre and surrounding sporting facilities as important community hubs for the area is recognised. The use of Unhosted STRA within the Morley Activity Centre is considered within a preferred location through the Draft Short-Term Rental Accommodation Policy and is appropriate to co-exist with these community facilities.
Precedent • Approval of this proposal may set a precedent for further such incompatible uses near child-centred facilities.	The concern is acknowledged; however, every development application, including a proposed change of use, is assessed and need to be considered on its own merits against the provisions and requirements of the Planning framework.

Summary of Submissions	Officer Comment
Housing Supply and Alternative Locations • The local community as well as the broader metropolitan area is currently experiencing a severe housing shortage with limited rental properties available and increasing pressure on affordability. • Prioritising STRA over permanent housing, particularly NDIS-approved units, is not in the interests of the local community and contradicts broader regional objectives aimed at addressing the housing crisis. • The site is not situated in a tourist area, in the city centre or next to facilities such as a hospital. • The Bayswater Hotel, the area around the Morley Train Station, and locations around the airport and Ascot are more suitable locations for STRA instead of the well-established residential area. • The site is more suited for permanent residents given proximity to Morley Galleria Shopping Centre, Coventry Markets and bus routes along Wellington Road.	The concern is acknowledged; however, an Unhosted STRA is capable of being considered under the current planning framework. In addition, the applicant has advised that the intention remains to prioritise long-term tenancies by NDIS clients on the site.
Occupancy Limits • The proposed maximum number of guests and visitors is excessive for the site, particularly given the lack of on-site management.	The provision of guests and visitors across the development would be less than what can be accommodated in the existing units.
Public Consultation • The 200-metre notification radius is too small given it is occupied by large lots including the school, recreation centre and ovals. • This undermines the fairness of the planning process. • Notices should have been installed in the Morley Recreation Centre and also sent to all of the school catchment area. • Morley Primary School did not receive notification and was unable to properly consider the proposal.	Public consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015,* this includes a sign erected on site detailing the proposal, letters to nearby properties and advertisement on the City's website and Engage Bayswater page. Upon becoming aware that Morley Primary School had not received notification, City officers ensured the school was notified and the advertising of the proposal was extended to ensure the School had sufficient opportunity to provide comment on the proposal, however no submission was received.

OFFICER'S COMMENTS

A detailed assessment of the proposal against the applicable planning framework and the matters raised during public consultation is set out below.

Land Use and Location

The site is in the Morley Activity Centre (Precinct 5 – Inner City Residential). This area is close to shops, services and community facilities, and is within walking distance of frequent public transport on Wellington Road. Activity centres are expected to have more movement and activity than lower-density residential areas, which can help accommodate short-term accommodation.

The proposal is also in line with the City's draft Short-Term Rental Accommodation policy, which identifies activity centres and station precincts as preferred locations for Unhosted STRA. The draft policy aims to allow Unhosted STRA where it suits the area, while still protecting residential areas for long-term housing. On this basis, the use and location are considered appropriate and compatible with surrounding uses.

The Western Australian Planning Commission (WAPC) Position Statement on Planning for Tourism and Short-term Rental Accommodation provides guidance on where Unhosted STRA should be located. It focuses on good access, being close to services and facilities, and reducing impacts on nearby properties.

The WAPC Position Statement also sets out what to consider when STRA is proposed outside a tourism zone. This includes whether there is demand for non-tourism stays, access to services and transport, and how potential impacts at the boundaries can be reduced. The proposal generally meets these points because it is in an activity centre, close to public transport and services, and is not within a lower-density residential area.

Number of Guests

Under the draft STRA policy and relevant health requirements, guest numbers are calculated based on the cubic airspace of bedrooms.

While the applicant sought to include additional living areas in this calculation, this has not been supported having regard to on-site car parking constraints and the need to protect residential amenity. A maximum of two guests for the single-bedroom unit and four guests for each two-bedroom unit is therefore considered appropriate and is reflected in the recommended conditions.

Car Parking

The proposal limits each unit to one on-site car bay, prohibits verge and surrounding street parking, and requires guests to be advised of these arrangements at the time of booking. Three visitor bays are also provided on site, with a maximum of three visitors permitted at any one time.

The draft STRA Policy requires one car bay for 1–3 guests and two bays for 4–6 guests. Through the proposed management measures and reduced guest limits, the development meets the applicable parking requirements. Having regard to the activity centre location and proximity to services and public transport, the proposed parking arrangement is considered acceptable.

Quiet Hours and Check-in/Check-out

The draft STRA guidelines specify quiet hours of 7.00pm–7.00am on weekdays and 9.00pm–7.00am on weekends and public holidays, with check-in and check-out prohibited during these periods. While the applicant initially proposed alternative arrangements, it is considered appropriate that quiet hours and check-in/check-out times align with the draft guidelines to minimise potential impacts on neighbouring properties. These requirements are secured through conditions of approval.

Overall, it is considered that the Management Plan, subject to the recommended amendments, demonstrates that the use can operate in a manner that maintains the amenity of the locality.

Traffic and Parking Impacts

Submissions raised concerns regarding traffic congestion and parking pressures in the area, particularly during peak periods associated with the nearby primary school, recreation centre and sporting activities. These concerns are acknowledged.

However, given the restricted guest numbers, limitations on on-site parking availability, and the nature of short-term accommodation travel patterns, the level of vehicle movements generated by the proposal is not expected to materially exceed that associated with standard residential use. It is further noted that the site's location within an activity centre anticipates higher levels of activity and movement generally. On this basis, the proposal is not considered to result in unacceptable traffic or parking impacts.

Other Planning Considerations – Time-Limited Approval

A 12-month time-limited approval is recommended to reflects the transitional nature of the use, including the applicant's intention to prioritise Specialist Disability Accommodation tenancies and the current operational circumstances outlined in the application.

A time-limited approval is also consistent with the WAPC Position Statement and the City's draft STRA Policy, which support review mechanisms where appropriate to manage potential amenity impacts. It provides Council with the ability to review the operation of the use against final policy settings and demonstrated on-site performance.

The recommended time limitation is considered a balanced and appropriate planning response that supports the proposed use while maintaining appropriate oversight and responding to community concerns raised through consultation.

LEGISLATIVE COMPLIANCE

- City of Bayswater Town Planning Scheme No. 24.
- Planning and Development (Local Planning Schemes) Regulations 2015.
- WAPC Position Statement: Planning for Tourism and Short-Term Rental Accommodation.
- City of Bayswater Draft Short-Term Rental Accommodation Local Planning Policy

The proposal is also considered within the context of the State Government's STRA planning reforms, which aim to improve consistency in the management and regulation of STRA land uses across Western Australia. In response to these reforms, the City resolved on 17 February 2026 to amend Town Planning Scheme No. 24 to include STRA as a model land use. In addition, a local planning policy and guidelines for STRA are currently being prepared to provide further implementation guidance.

Council resolved to adopt the draft STRA Local Planning Policy for the purposes of public advertising on 9 December 2025. As the draft policy has been formally endorsed for advertising, it is considered a seriously entertained draft policy and is a relevant consideration in the assessment of this application.

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	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 4.2: Distinctive Centres

Objective 4.2.2: Facilitate the promotion of City and town centres and other attractions.

CONCLUSION

The proposed change of use to seven Unhosted Short-Term Rental Accommodation units is considered consistent with the applicable planning framework, having regard to the matters raised through submissions and the detailed assessment contained within this report. While concerns were raised during the consultation process, these matters are not considered to warrant refusal of the application, and the use can operate appropriately within this location.

Potential amenity impacts can be appropriately managed through the recommended conditions of approval, including limits on guest numbers and amendments to the Management Plan to strengthen requirements relating to quiet hours and check-in and check-out arrangements. A time-limited approval is also recommended as a balanced and proportionate planning response, recognising the transitional nature of the use while providing a clear opportunity to review the operation against future policy settings and on-site performance.

INNOGREEN
SMART & ACCESSIBLE HOMES

[redacted]

Short Term Accommodation Management Plan

Property Address: 1 Mangini Street, Morley WA 6062
Date: 13 April 2026

1. Introduction

This Short-Term Accommodation (STA) House Management Plan outlines the operation and management of the property at 1 Mangini Street, Morley, consisting of 9 apartments. It ensures a safe, secure, and comfortable stay for guests and appropriately manages any potential impact to neighbours.

This Management Plan has been prepared in accordance with the requirements of the City of Bayswater planning framework and the State Government's Position Statement on Planning for Tourism and Short-Term Rental Accommodation (November 2023).

2. Property Details

- **Apartments:** The building contains eight (8) two-bedroom, 1.5 bathroom fully accessible apartments, and one (1) one-bedroom, 1 bathroom apartment (non-wheelchair accessible).

- **Unique Features:** Eight (8) two-bedroom apartments are fully wheelchair-accessible to NDIS SDA High Physical Support standards. All apartments are modern, with secure access, onsite parking, and are within walking distance to Morley Galleria Shopping Centre and Coventry Markets.

- **Guest Capacity:** Four (4) guests per two-bedroom apartment and a two (2) guests in the one-bedroom apartment. Additional two (2) guests can be accommodated in the living room (pull out bed), available only if requested at the time of booking.

- **Visitor Capacity:** Up to three (3) visitors are permitted at the property at any one time. Visitors are to seek approval from Management and must state intent of visit. All visitors must depart prior to 10:00 pm.

- **Car Parking:** Guests will be advised that only one (1) car parking bay is available per unit. No verge parking or parking in the surroundings are permitted. Car parking bays are gated, access will be provided prior to check-in.

- **Minimum Stay:** 1 night.
  Maximum Stay: 90 nights.

3. Accommodation Management & Employees

Property Managers (Innogreen):

[redacted]

Cleaning Services:

[redacted]

Owners:

[redacted]

4. Management Responsibilities

- A copy of digital Management Plan and Code of Conduct will be provided to guests upon booking.

- A printed copy of Management Plan and Code of Conduct will be displayed in a prominent position inside every unit.

- Management will be responsible in ensuring staff and guests are aware of procedures outlined in the Management Plan.

- Management is to provide immediate neighbours and long-term tenants with the contact details of Manager and access to the Complaints Management Form. A copy of the Management Plan and Code of Conduct can similarly be provided, upon request.

- Innogreen Homes (Management) maintains a public liability insurance policy of no less than $20 million. Property owners are obliged to maintain a separate building and contents insurance.

- Management or landowner are to review and update the Management Plan and Code of Conduct annually, or as required.

5. **Marketing & Advertisement**

The property is advertised on Airbnb, Booking.com & VRBO. Marketing is conducted via social media, partnerships with support providers, and direct referrals.

All marketing material will accurately reflect the details of Management Plan. A copy of the Code of Conduct will be made available at the time of booking.

6. **Guest Screening**

All bookings are screened via Airbnb, Booking.com & VRBO protocols, including identity verification. Reviews from past stays are also considered. Only guests with a good track record on Airbnb can instant book. All other guests must request to book. Guests must provide valid government-issued ID through the booking platform or directly to management prior to check-in.

Guests with negative reviews relating to noise, parties, or property damage will not be accepted. Preference will be given to guests which are families.

7. **Guest Arrival and Departure Procedures**

- Prior to arrival, guests will be provided with a copy of Code of Conduct. Guests will be reminded that there is only one (1) car parking bay available per booking and no parking is permitted on verge.
- **Check-In**: From 3:00 pm onwards. The keypad pin code is sent one hour before check-in.
- **Check-Out**: Strictly by 10:00 am.
- **Late Check-Out**: Available upon request and approval.

8. **Visitors Procedures**

- No more than three (3) visitors are permitted on the premise at any one time.
- Prior to attending the site, any visitor(s) or visitor(s) of guests has the responsibility of notifying management prior to attending the site.

9. Parking

- **Guest Parking:** One (1) onsite car bay is allocated to each apartment in the building's secure garage. The pin-code to open the gate is sent to the guest one hour before check-in.
- **Maximum Vehicles**: Only one (1) vehicle per apartment is permitted. Guest will be advised that on-street or verge parking is not permitted.
- **ACROD / Disabled Bay**: Guests must not park in the disabled bay unless they display a valid ACROD permit.
- **Visitor Parking**: Only approved visitors are allowed onsite. Visitors are to parking in designated visitor parking bays only.

10. Waste Management

- **Short Stays**: Guests is to empty indoor waste bins into communal waste prior to check-out. Guests will be advised of location of communal bin storeroom located on the ground floor. As per the existing Waste Management Plan, bins will be provided and picked up by a commercial operator (Instant Waste).
- **Long Stays (7+ days):** Guests will be expected to empty indoor waste bins into communal bin prior to check-out. Additionally, guests are informed of the locations of the communal vacuum cleaners should they wish to vacuum floors during stay. These are located in the storeroom for Unit 4 on Level 1 and Unit 9 for Level 2.

11. Sustainability: Guests are encouraged to minimise waste, turn off lights, appliances, and air-conditioning when not in use, and conserve water where possible.

12. Cleaning and Laundry

- **Post-Stay Cleaning**: Cleaners will clean unit after each stay. Should there be any damage or additional cleaning required to the property, the guests will be charged extra cleaning cost. Cleaners will generally be onsite between 10am – 3pm.
- **Laundry**: Washer, dryer, and drying racks are available in each unit for guest use.

13. Security Measures

- **Locks**: Deadlocks on all windows and doors.

- **Access**: Digital keypad with electronic lock.
- **Backup Keys**: A lockbox for each apartment is available on site in the bin store room. If the guest is unable to access the apartment with the digital pin-code, guests are advised to contact Management for the lockbox code to retrieve the mechanical back-up keys.
- **Intercom**: Secure video intercom system at entry.
- **CCTV**: Security cameras are installed in all common areas and at the apartment's front entry door. These cameras operate 24/7 for guest safety and property security. No cameras are installed inside private guest areas (bedrooms, bathrooms, or living space).
- **Uber Eats / Deliveries:** Guests must not give their personal pin-code to delivery drivers, rideshare drivers, or any third parties. Deliveries (including Uber Eats and similar services) must be collected by the guest at the main entrance. Alternatively, guests may use the intercom panel in the living area to remotely unlock the gate and allow the delivery to be placed outside their front door.
- Management is available for contact 24/7. Operational staff and cleaners will be onsite between 10am – 3pm.

14. Noise Management

- No parties, or noise disturbance are permitted on site. Guests will be screened at the time of booking.
- Guests are advised of quiet hours between 10:00pm to 7:00am. Noise levels are to be kept to a minimum.
- Guests will be advised to refrain from using the outdoor area/balcony during quiet hours.
- Management will install noise monitoring device in Unit 4, 5, 8 and 9. These are the units which is closest to the adjoining sensitive receptors.

15. Emergency Procedures

- **Emergency Services**: Call 000 for police, fire, or ambulance.
- **Emergency Evacuation**: Emergency Evacuation Plan is found on the wall near the front door.

- **First Aid Kit**: Available in the laundry area for each apartment.

- **Fire Extinguisher and Blanket**: Wall mounted in the laundry area for each apartment. Larger fire extinguishers are available in the common areas of each level.

- **Power Outage**: Guests should first check if the issue affects the entire building and contact the property manager to report the issue.

- **Non-Urgent Police**: 131 444

- **Nearest Medical**:
  - Perth City Medicare Urgent Care Clinic (Morley): +61 8 6188 5520
  - Royal Perth Hospital: +61 8 9224 2244

- **Utilities**:
  - Western Power (Electricity): 13 13 51
  - Water (Water Corporation): 13 13 85
  - Storm Damage (SES): 132 500

- **Property Manager (24/7):** [redacted]

16. Maintenance

- **Urgent Issues:** Contact property managers immediately.

- **Non-Urgent Issues:** Report during business hours for prompt resolution.

- **Maintenance Log:** A Maintenance Log is kept by management to record all reported issues, servicing, and repairs. This log is available for council review if requested.

17. Health & Safety

- Smoke Alarms & RCDs: All smoke alarms and residual current devices (RCDs) are tested regularly and confirmed in working order.

- Accessibility: Eight (8) two-bedroom apartments are fully wheelchair accessible and compliant with Australian building accessibility standards and NDIS Design Standard for High Physical Support. The one-bedroom apartment is not wheelchair accessible.

- Hazard Reporting: Guests must report hazards (loose fittings, leaks, or unsafe conditions) immediately to management.

- First Aid: Guests are reminded to familiarise themselves with the location of the first aid kit and fire equipment on arrival.

18. Complaints Management Procedures

- **24/7 Manager Contact:** For any complaints, it is encouraged that neighbours or guests contact the Manager directly. Manager is available to contact 24/7. Contact details will be made available to guests and neighbours and is also listed in part of this Management Plan.

  Complaints Form: Neighbours will also be provided with access to a digital complaint form, in the following hyperlink [redacted] Complainant has the ability to submit complaints anonymously, ensuring privacy. The complaint form captures details such as date, details of complaint and contact details for complainant which wish to be notified once the complaint has been dealt with.

- **Complaints Register:** All complaints are recorded in a digital complaints register maintained through Microsoft Forms, ensuring accurate tracking and follow-up. The complaints register will be made available to the City of Bayswater upon request.

- **Response Times:** All urgent complaints (noise, parties, anti-social behaviour) will be responded to within 1 hour. Non-urgent complaints (waste, minor maintenance) will be responded to within 24 hours.

- **After-Hours Protocols:** Immediate response expected within 1 hour for disturbances.

- **Eviction Procedure:** Guests who breach house rules after one warning may be evicted without refund, with police or Council notified if required.

19. Code of Conduct

- Guests will be provided with a copy of the Code of Conduct at the time of booking and reminded again prior to check-in.

- Guests must comply with the Code of Conduct during stay on the property. Failure to do so might result in eviction or cancellation of booking.

- **Guest Capacity:** No additional guest(s) are permitted except as indicated at the time of booking.

- **Visitor Capacity:** All visitors or visitors of guests must obtain approval from Management prior to attending the site. All visitors must leave the property prior to 10pm.

- **Parking:** Guest is to park only in designated car parking spot. No more than one (1) car parking bay is available per unit. No parking on verge is permitted. Visitors are only permitted to park in designated visitor parking bays.

- **Smoking:** Smoking is not encouraged. If needed, guests can smoke at their individual balcony and sliding doors must be closed at all times. Guests will be charged with additional cleaning fee if smoking is detected inside of the unit.

- **Pets:** Not allowed.

- **Quiet Hours:** Quiet hours are from 10:00 pm to 7:00 am. Noise must be kept to a minimum during these hours. Guests are advised to refrain from using the balcony or outdoor area between quiet hours.

- **No parties or noise disturbance:** Loud music, parties, or disturbances are prohibited. Violations may result in termination of stay. Any anti-social behaviour will not be tolerated.

- **Guests must respect the neighbouring properties at all times.** No loitering, no disturbance or parking within the verge.

- **Breach Consequences:** Guest who breach the Code of Conduct may face eviction without refund, forfeiture of bond, and/or a police report.

20. House Manual

A detailed House Manual is provided digitally prior to check-in. It includes:

- Appliance instructions (washer, dryer, oven, A/C).
- Wi-Fi details and acceptable use (illegal downloads prohibited).
- Local transport and medical services.
- Emergency assembly point and evacuation procedures.
- Parking and waste rules.

21. Locational Criteria (Clause 5.2.2.2)

To meet the City of Bayswater and WA Planning Commission Position Statement, this property has been assessed against Clause 5.2.2.2 locational criteria:

- **Tourist Amenity & Transport:** The apartments are within walking distance of Morley Galleria, Coventry Village, and Morley Bus Station.
- **Non-Tourism Demand:** The accommodation also serves medical, business, and education-related travel needs.
- **Infrastructure:** The building is newly constructed (2025) and fully connected to reticulated water, sewerage, power, and drainage.
- **Neighbourhood Amenity:** Strict house rules, guest limits, noise controls, and 24/7 complaints management protect surrounding residents.
- **Natural Hazards:** The site is not located in a bushfire-prone area or subject to other natural hazard risks.

Signed:

[redacted]
Director and Licensee, Innogreen Homes

INNOGREEN
SMART & ACCESSIBLE HOMES

[redacted]

House Manual

Property Address: 1 Mangini Street, Morley WA 6062
Date: 9 September 2025

🏠 Welcome to Mangini Apartments Morley

Your Guest House Manual

We're delighted to host you at our fully accessible, modern short-stay apartment. This manual contains everything you need to enjoy a safe, comfortable, and respectful stay. Please take a few minutes to read this guide in full, as it forms part of the Terms & Conditions of your booking.

📌 Property Information

Address: 1 Mangini Street, Morley WA 6062
Apartments: Eight (8) two-bedroom, 1.5 bathroom fully accessible apartments, and one (1) one-bedroom, 1 bathroom apartment (non-wheelchair accessible).
Wi-Fi: Wi-Fi speed is suitable for streaming, video calls, and remote work The Wi-Fi network and password are sent with your check-in instructions. Use is subject to acceptable standards — illegal downloads, streaming of pirated content, or any unlawful activity is strictly prohibited.
Unique Features:

- Eight (8) apartments fully wheelchair-accessible to NDIS SDA High Physical Support standard
- Secure entry with digital lock
- Onsite car stacker parking
- Peaceful suburban setting
- Close to local shops and transport

👥 Contacts

Property Managers

- [redacted]

🕒 Check-In / Check-Out

- Check-In: From 3:00 pm onwards. You'll receive your keypad code 1 hour before check-in.
- Check-Out: 10:00 am.
- Late Check-Out: Available upon request (please ask in advance).
- Digital Keypad Access: Use your 4-digit code followed by # on all black keypads throughout the building to access the gates, lift, and your apartment front door.
- Automatic Front Door: The front door is motorised and locks automatically after 10 seconds. Do not push or force the door closed, as this may damage the motor. Turning off the power to the motor will also disable the electronic strike and may result in being locked out.
- Locked Out Procedure: If locked out, call the property manager [redacted] for the lockbox code and keys. If not answered, call again within 3 minutes to bypass "Do Not Disturb." If unreachable, guests may contact [redacted] Locksmith fees are the guest's responsibility.

🚗 Parking

- Each apartment is allocated one secure car bay in the garage.
- No additional street or verge parking is permitted.
- Visitor Parking: Visitor parking bays (x2) are available inside the secure garage, subject to availability.
- Vehicle Gate: Use your 4-digit code followed by # on the black keypad to open the vehicle gate. The gate will automatically open when exiting.
- Oil Leaks: If your car leaks oil, please park on the street instead of the secure garage.

- Good Neighbour Parking Policy: Please do not park in other residents' bays or block access ways. Vehicles parked incorrectly may be towed at the guest's expense.
- Disabled Bay: Parking in the ACROD/disabled bay is only permitted for guests displaying a valid ACROD permit clearly on their dashboard.

Furniture & Extras

- Sofa Bed: The IKEA Friheten sofa in the living room converts into a queen bed with built-in storage. Sheets, pillows, and a duvet are stored in the hallway cupboard. To set up, follow this video guide: https://www.youtube.com/shorts/w0_W8NBVLtI
- Cot and High-Chair: The cot and high-chair is in Storeroom 4 on Level 1. Guests are welcome to collect it and kindly return it at check-out or once no longer in use.
- Vacuum Cleaner and Mop: Available in the storerooms of Unit 4 (Level 1) and Unit 9 (Level 2). These are shared for all guests to use — please return them after use so they remain accessible for others.

Cleaning & Waste

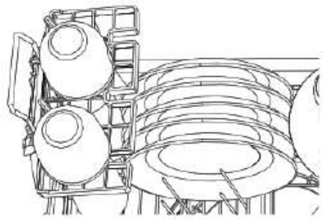
- Short Stays: Cleaning is handled after each stay.
- Long Stays (30+ days): Please keep unit clean and dispose of rubbish regularly.
- Bins: Located in the communal bin room (ground floor). Red-lid general waste bins only – recycling bins are not provided at this building.
- Please empty all indoor bins into the communal waste bin before you leave.
- Laundry: Washer, dryer, and drying rack provided.
- Sustainability: Please switch off lights, air-conditioning, and appliances when not in use. Water is a limited resource in WA, so please use it responsibly.
- Bathroom Steam: Please keep the bathroom door closed and exhaust fan on while showering to prevent smoke detectors in the bedroom from being triggered by steam.
- Cooking Steam: Keep bedroom doors closed when cooking to avoid setting off bedroom smoke alarms.
- Smoke Detectors: Detectors in bedrooms are very sensitive. Detectors in the living and entry areas are heat-activated and will only go off in case of an actual fire.

Appliances & How to Use Them

Below are simple instructions for each appliance in the apartment to help you get the most out of them and avoid common issues.

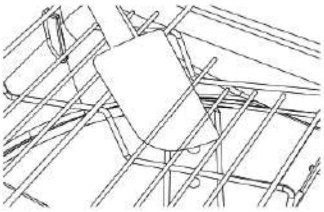
Dishwasher (Fisher & Paykel DishDrawer)

- **Detergent:** Dishwasher tablets go in the cutlery tray, not in the pop-out dispenser.
- **Loading:** Plates face down, spray arms must be free to spin. Don't overload.
- **Programs:** "Eco" is best for everyday dishes. Use "Heavy" for pots/pans and "Delicate" for glassware.
- **Avoid steam/interruptions:** Don't open the drawer mid-cycle unless paused.



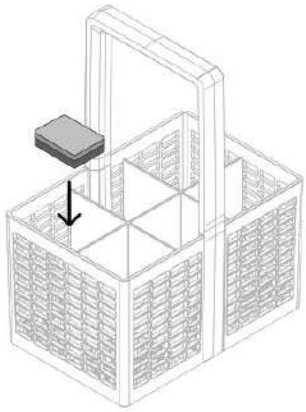
Ensure

- Spray arms can rotate freely.
- Glass and other fragile items are stable.
- All dish openings are facing downwards.
- Plates are evenly spaced.
- All sharp objects are located securely to avoid injury or damage to the product.



Avoid

- Overcrowding.
- Any protrusions below the racks and basket that may prevent spray arm rotation.
- Any protrusions at the top of the drawer.*
- Blocking water from any items on the foldaway cup racks.



Place in cutlery basket

Place tablet or pouch in cutlery basket, ensuring it doesn't come in direct contact with dishes or cutlery.

Washer/Dryer (Haier)

- **Capacity:** 8kg wash / 4kg dry – avoid overloading.
- **Quick Wash:** Best for small loads that need a fast turnaround.
- **Drying:** Remove lint regularly and don't overload with heavy towels/blankets.
- **Door Lock & Error Codes**: If the display shows an "H" code, the internal temperature is too high. This is normal after a hot wash or drying cycle. Please wait until the machine cools down before the door will unlock automatically.
- **Safety**: Never force the door open – this can damage the lock mechanism

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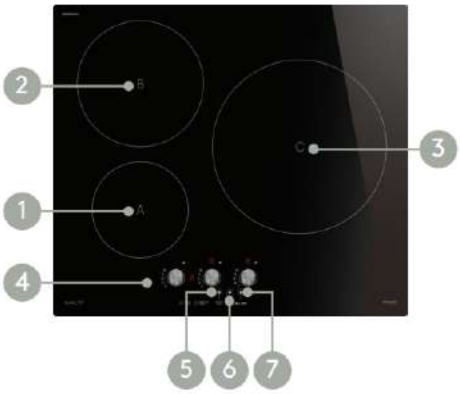
Induction Cooktop (InAlto)

- Use only induction-ready cookware (all supplied cookware is compatible).
- Place pans flat and centred on the cooking zone – don't slide them, lift instead.
- Always use the appropriate sized burner for the pot or pan you're using. If the cookware is too small or too large for the burner, the cooktop may not detect it and won't heat properly.
- The isolation switch on the kitchen wall labelled "Hot Plate Isolator" must be turned ON for the cooktop to operate.
- Touch Controls: Use fingertips, not nails; keep controls dry and clean.
- Residual Heat Indicator: The "H" warning light shows the zone is still hot even when switched off.
- Never leave oil unattended – risk of fire.

YOUR INDUCTION COOKTOP

Legend:

1. Zone A: Max. 1300/1500 W zone
2. Zone B: Max. 2300/2600 W zone
3. Zone C: Max. 3000/3600 W zone
4. Power & Time control knobs
5. Control Lock
6. Zone Timer
7. ON/OFF power



USING YOUR COOKTOP

To start cooking:

- Touch the "ON/OFF" power control and all the displays will show "-" or "--".
- Make sure the bottom of the pan and the surface of the cooking zone are clean and dry. Then place a suitable pan on the cooking zone that you wish to use.
- Rotate the heating zone selection control knob for your desired zone.
- Adjust the temperature setting by turning the knob between 0–9. You can modify this temperature at any time during cooking.

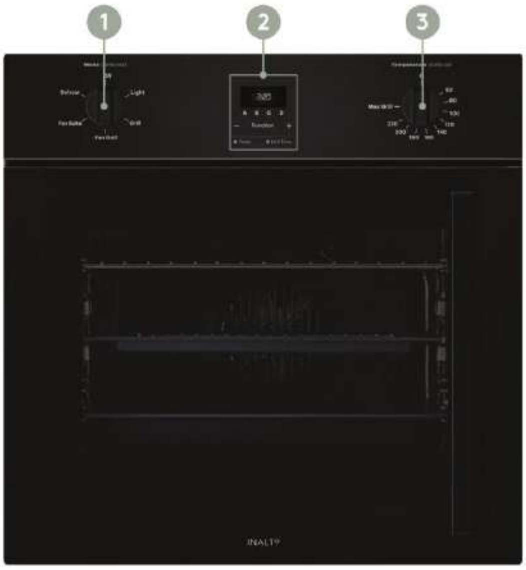
To end cooking:

- Turn the whole cooktop off by pressing the "ON/OFF" button.
- Alternatively, adjust your desired zone temperature until the display shows "0" by rotating the knob anticlockwise. After a cooking zone is off, the relevant display will show "H" until the zone has cooled to a safe temperature.

Note: For further Operation Instructions refer to pages 12–14 of your user manual.

🍗 **Oven (InAlto)**

- Functions: Grill (top heat), Fan Grill (fan + grill), Fan Bake (fan + top/bottom elements), Defrost (circulates air), Light (interior lamp).
- Preheat: 5 mins for grill, 15 mins for all other functions.
- Cooking Guide: Veggies roast at 220°C for 30–45 mins; Poultry at 180°C for 45 mins per kg + 20 mins; Fish at 200°C for 10–15 mins.
- Always preheat before use.



KEY

1 Mode Selector: Use this knob control to select the type of mode.

2 Programmable Timer: Use these controls to set a timer, cook time, end time and adjust the clock. Please see pages 14–15 in the manual for more details on these.

3 Temperature: Use this control to select a temperature (in Celsius).

Fridge/Freezer (LG)

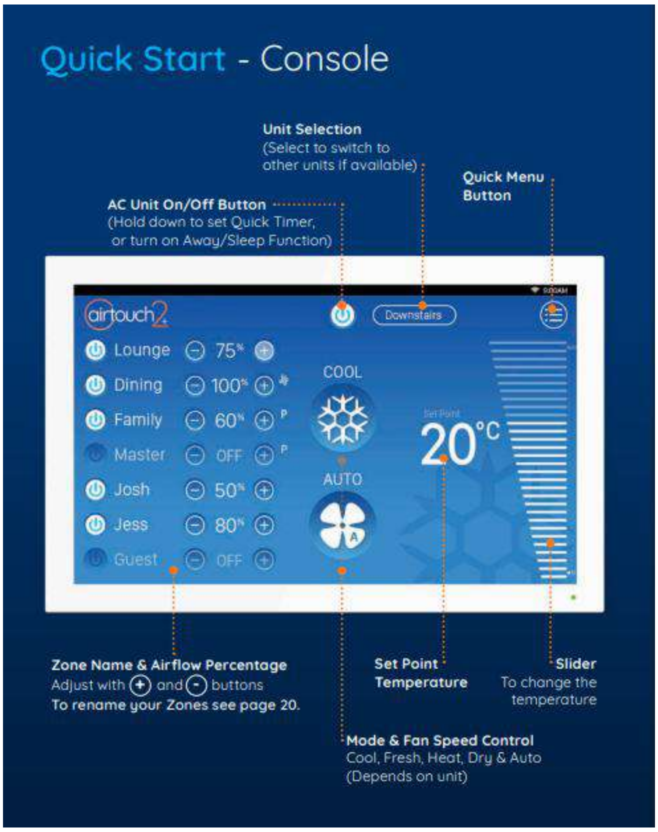
- **InstaView/Door-in-Door:** Knock twice to light up and see inside without opening.

Air Conditioning (AirTouch 2 Plus Controller)

The AC unit must be turned ON or OFF using the power icon in the top centre of the touch screen which is wall mounted in the living area. Refer to the Quick Start Guide image (below in this manual) for an overview of the console controls.

- **Modes:** Cool, Heat, Dry, Fan, Auto.
- **Zone Control:** Adjust airflow to each room in 5% increments.
- **Away Mode:** Holds stable temp when you're out.
- **Sleep Mode:** Adjusts temp gradually overnight for comfort.

- **Quick Timer:** Set AC to turn on/off in up to 12 hours.



House Rules

- Noise: Quiet hours are from 10:00 pm to 7:00 am.
- Smoking: Please smoke only outside with the balcony door closed. If smoke drifts inside and leaves lingering odours, a $150 cleaning fee may apply to cover deodorising with an Ozone machine.
- Pets: Pets are not allowed.
- Guest Capacity: Maximum six (6) guests in two-bedroom apartments, and maximum four (4) guests in the one-bedroom apartment (including sofa bed).

- Visitors: Maximum four (4) visitors per apartment, and all visitors must depart by 10:00 pm.
- No parties, loud music, or disturbances.
- Breaching rules may result in your stay being cancelled without refund.
- Guests are responsible for any missing items or damages beyond normal wear and tear. In addition to the replacement cost of an item, a restocking fee of up to $150 may apply.
- Management reserves the right to immediately terminate a stay for serious breaches of house rules, antisocial behaviour, or illegal activity.
- Complaints from neighbours about noise may result in immediate termination of stay.

Security

- Entry: Digital keypad lock & video intercom system.
- CCTV: Active in all common areas and outside the front entry door. Footage is stored securely by management and is only accessed for security or incident purposes.
- No cameras inside guest rooms or private areas.
- Do not tamper with the motorised front door or its power supply, as this may result in lockouts and guest liability for locksmith costs.
- Deliveries: Please don’t share your personal pin-code with delivery drivers, rideshare drivers, or other third parties. Collect deliveries (including Uber Eats and similar services) at the main entrance, or use the intercom panel inside your apartment to remotely unlock the gate so the order can be left outside your front door.

Emergencies

- Call 000 for fire, police, or ambulance.
- Emergency Evacuation Map: Behind the front door.
- Fire Extinguishers & Blankets: Wall mounted in the laundry area. A larger fire extinguisher is available in the common area of each level.
- First Aid Kits: Available in the laundry cabinet of each apartment.

- Complaints or noise issues: Report directly to the property manager (24/7 contact: 0405 209 233).

Non-Urgent Contacts

- Police Assistance Line: 131 444
- SES (Storms): 132 500
- Western Power: 13 13 51
- Water Corporation: 13 13 85
- Perth City Medicare Urgent Care Clinic (Morley): +61 8 6188 5520
- Royal Perth Hospital: +61 8 9224 2244

🛠 Maintenance

- Urgent issues? Call the property manager immediately.
- Non-urgent? Report via messages and we'll fix it promptly.
- A record of all reported issues is maintained by management. Please report hazards (e.g., broken fittings, leaks, loose railings) immediately to ensure guest safety.

📜 Code of Conduct

- Be respectful to neighbours and other residents.
- No excessive noise, especially between 10 pm – 7 am.
- Use only your designated parking bay.
- No antisocial behaviour of any kind.
- Breach Consequences: Guests who breach these rules may be evicted without refund, and bonds may be forfeited. Management may also report incidents to the City of Bayswater or WA Police.

👋 Before You Leave

- Please take out any rubbish to the communal bins located on the ground floor. Failure to remove rubbish from the apartment may result in a $75 excess cleaning fee.
- Ensure no damage has occurred during your stay.
- Lock up the unit before you go.
- Remove all leftover food from the fridge, pantry, and cupboards, and place it in the communal bins.
- Wash any used dishes or load them into the dishwasher and start a cycle before leaving.
- Leave used towels neatly in the bathroom.
- Turn off all lights, air-conditioning, and appliances.
- Report any damage during your stay to the property manager. Guests are liable for damages beyond normal wear and tear.

Thank you for staying at Mangini Apartments!

If you enjoyed your stay, we'd love your review. If anything wasn't right, please let us know and we'll do our best to make it right.

Signed:

[redacted]

Director and Licensee, Innogreen Homes

Dilapidation Report recommended for adjoining properties prior to demolition and/or construction to be prepared by qualified professional

All cavity columns sizes & locations to be confirmed with most current structural engineers drawings prior to starting brickwork

All dimensions to be confirmed prior to commencement of construction and/or fabrication

'Wheel Stops'
wheel stops to be supplied and installed in accordance with Australian Standard AS 2890.1:2004

'Outdoor Lighting Controls'
The Supply and Installation of outdoor lighting to be in accoradance w/- the requirements of the Australia Standard AS 4282-1997 'Control of Outdoor Lighting'

Kitchen exhaust to be vented to external air. builder to ensure suitable and approved shuttler protection is supplied and installed in accordance with most current NCC C3.4 where the wall are less than 1.5m from the boundary line.

Metal roof sheeting to be supplied and installed as per manufactures recommendations and as per relavent and most current NCC and AS 1562.1

Refer to sheet 01 & 03 electrical distribution board (EDB) location

Refer to sheet 01, 03 & 08 for details showing screen wall elevations setouts, dimensions and heights

Refer to sheet 03 for Ground Floor, 05 for 1st floor and 07 2nd Floor brickwork, plumbing setout and internal dimension plan

Refer to the 'City of Bayswater' Planning Approval DA23-0228 dated 26th October 2023 for conditions which need to be read or implemented into the development

Refer to the 'Xero Fire' Fire Engineering Report dated 5th December 2023 for fire protection measures & recommendation to be fully implemented into the development

Refer to the most current drawings prepared by 'Structerre Consulting & L+R ' for the buildings structural design and specification to be fully implemented into the building

Wind Classification: N2
confirmed by 'Structerre Consulting & L+R'

Soil Classification Design: Class 'A'
confirmed by 'Structerre Consulting & L+R'

Refer to the 'Gabriels Enviromental Design' Acoustic Report dated 28th July 2023 for acoustic control measures and recommendation to be fully implemented into the development

Refer to the most current drawings prepared by 'Quality Hydraulic Design Service' for the buildings hydraulic design and specification to be fully implemented into the building

Refer to the most current drawings prepared by 'Product Recovery Industries Pty Ltd' for the waste management plan and specification to be fully implemented into the building

Exit Signs and Emergency Lighting to be supplied and installed in accordance with latest NCC Part E4 and AS 2293.1:2018

Refer to the most current drawings prepared by 'Kelsie Davies Landscape Architecture' for the landscaping plans and specification to be fully implemented into the building

Refer to the 'Ecorate WA' Energy Efficiency Report certificate # 1675123 dated 19.12.2023 for the energy efficiency measures to be fully implemented into the development

ALL Apartments to be fibre to the premise ready as per NBN requirements

Apartments to have SUB water meters installed in kitchen cupboards below

Apartments to have STIEBEL ELTRON DEBE-18 electric instantaneous hotwater units installed in laundary cupboards

washer/dryer to be supplied and installed for **ALL** apartments in lieu of clothes drying facilities

All A/C provisions & penetrations are to be confirmed with A/C contractor. Any amendments are to be confirmed with structural engineer prior to any construction.

Refer to sheet 03 for Ground, 1st and 2nd Floor Stair / Lift Shaft layout details

All PV System provisions and Invertor location to be checked and confirmed with PV system manufacturer prior to construction.

All Lift and Lift shaft provisions to be checked and confirmed with lift manufacturer prior to construction.

All A/C provisions & penetrations are to be confirmed with A/C contractor. Any amendments are to be confirmed with structural engineer prior to any construction.

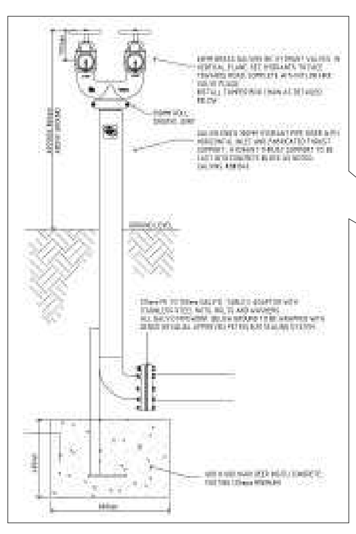
Builder & Nominated Sub-Contractors must read Architectural Drawings inconjunction with the most current and relevant Structural Engineers drawings, Australia Standards, NCC Requirements, DFES (Dept of Fire & Emergancy Services), Local Government, Private Building Supervisor & Fire Engineers notes and/or requirements.

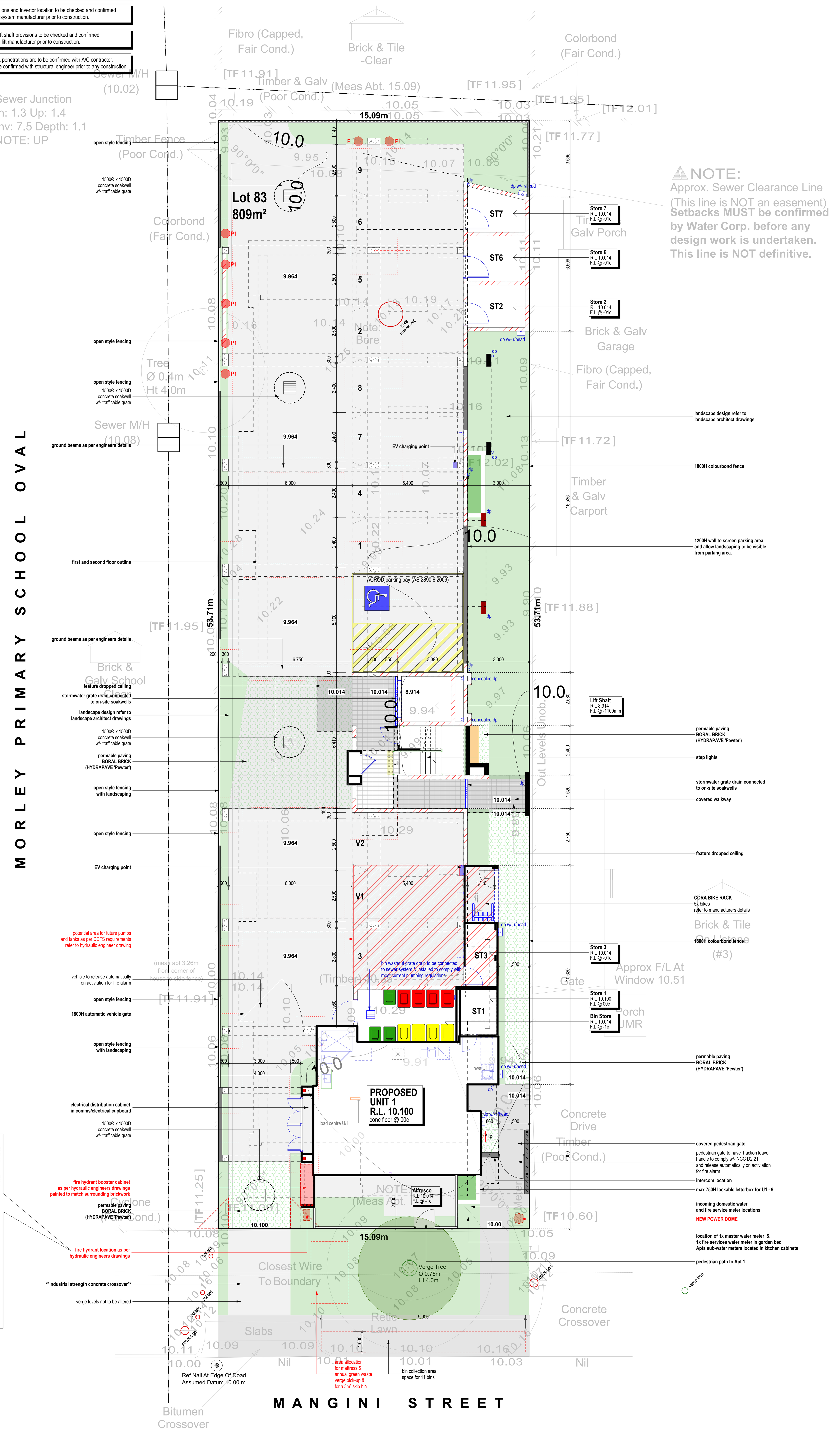
Note: All Construction to be undertaken in accordance with National Construction Code Series 2022 Volume 1 Building Code of Australia and associated Schedule of Referenced Documents Specification A1.3

Noisy Construction Works outside the period from 7.00am to 7.00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.

General Notes

1. BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS AND ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND/OR FABRICATION.
2. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS ANY DISCREPANCIES TO BE REPORTED FOR DETERMINATION.
3. NOTIFY DESIGNER IF ANY DISCREPANCIES THAT OCCUR PRIOR TO CONSTRUCTION OR FABRICATION.
4. ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCC REQUIREMENTS.
5. MITRE AND WELD 'T'-BARS AT CORNERS AND TREAT IN ACCORDANCE WITH MOST CURRENT AUSTRALIA STANDARDS AND PART B1 NCC REQUIREMENTS.
6. IF BRICK BUILD UP AROUND BUILDING IS REQUIRED AND/OR SHOWN REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.
7. VERIFY ALL PLUMBING AND A/C DUCTS PRIOR TO POURING CONCRETE SUSPENDED SLAB.
8. WET AREA AND APPLIANCE DETAILS PROVIDED BY OWNER (CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB)
9. NUMBER AND POSITION OF DOWNPIPES SHOWN AS APPROXIMATE ONLY AND ARE TO BE AS PER THE PLUMBERS DISCRETION SO AS TO COMPLY WITH CURRENT NCCS REQUIREMENTS.
10. BATH AND SHOWER INSTALLATION AND WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 AND PART F1.7 OF VOLUME 1 NCC REQUIREMENTS.
11. CEILING, WALL INSULATION AND ANY OTHER ENERGY EFFICIENCY REQUIREMENTS AS DEFINED IN '6 STAR' ENERGY REPORT, TO BE SUPPLIED / INSTALLED IN ACCORDANCE WITH AS/NZS 4859.1 AND COMPLY WITH SECTION J OF MOST CURRENT VOLUME 1 NCC REQUIREMENTS.
12. GLAZING TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 1288 AND PART J2 OF MOST CURRENT VOLUME 1 NCC REQUIREMENTS.
13. BALUSTRADE TO BE CONSTRUCTED IN ACCORDANCE WITH PART D2.16 OF MOST CURRENT VOLUME 1 NCC REQUIREMENTS.
14. HANDRAILS TO BE PROVIDED AND BE CONSTRUCTED IN ACCORDANCE WITH PART D2.16 OF MOST CURRENT VOLUME 1 NCC REQUIREMENTS.
15. SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH PART F2 AND PART FP2.5 OF MOST CURRENT VOLUME 1 NCC REQUIREMENTS.
16. SUPPLY AND INSTALL 'DURSBAN' CHEMICAL TERMITE TREATMENT (UNLESS OTHERWISE APPROVED) IN ACCORDANCE WITH AS3660.1 AND MANUFACTURER SPECIFICATIONS.
17. TERMITE BARRIER PROTECTION TO BE USED ON ALL BOUNDARY WALLS SUCH AS 'KORDON' OR 'HOMEGUARD' IN ACCORDANCE WITH AS3660.1 AND MOST CURRENT NCC REQUIREMENTS
18. ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE AND PART B1 OF MOST CURRENT NCC REQUIREMENTS.
19. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684 AND PART B1 OF MOST CURRENT NCC REQUIREMENTS.
20. UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION.
21. ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS AND ELECTRICAL SYSTEMS IN ACCORDANCE WITH AS3786 AND PART E4 OF MOST CURRENT NCC REQUIREMENTS.
22. ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN ACCORDANCE WITH AS1668.2. AND NCC REQUIREMENTS (ALL VENTS TO BE DUCTED TO OUTSIDE).
23. ALL GAS FITTINGS AND OUTLETS TO BE IN ACCORDANCE WITH GAS STANDARD (GAS FITTINGS & CONSUMER GAS INSTALLATIONS) REGULATIONS 1999.
24. POOL GATES AND POOL FENCING TO BE ISOLATION FENCING AND BE INSTALLED TO CURRENT NCC REQUIREMENTS AND COMPLY WITH AS 1926.1
25. SOUND INSULATION TO FLOORS AND WALLS SEPARATING S.O.U ACCORDANCE WITH PART F5 MOST CURRENT NCC REQUIREMENTS
26. PENETRATIONS IN FLOORS AND CEILING SEPARATING S.O.U IN ACCORDANCE WITH PART C3.12 & PART C3.15 OF MOST CURRENT NCC REQUIREMENTS
27. FLOORS SEPARATING CLASS 2 S.O.U TO BE CONSTRUCTED OF REINFORCED CONCRETE AND AS PER STRUCTURAL ENGINEERS DETAILS AND IN ACCORDANCE WITH PART C1.1 OF MOST CURRENT NCC REQUIREMENTS.
28. FLOOR LININGS AND/OR COVERINGS SUPPLIED AND INSTALLED IN ACCORDANCE WITH C1.10 TABLE 2 OF MOST CURRENT NCC REQUIREMENTS.
29. MATERIALS SELECTED AND INSTALLED IN BUILDING IN ACCORDANCE WITH PART SPECIFICATION C1.10 FIRE HAZARD PROPERTIES OF MOST CURRENT NCC REQUIREMENTS.
30. PROTECTION OF OPENABLE WINDOWS IN ACCORDANCE WITH PART D2.24 OF MOST CURRENT NCC REQUIREMENTS.
31. NO CHASING OF SERVICES PERMITTED IN COMMON WALLS IN ACCORDANCE WITH MOST CURRENT NCC REQUIREMENTS.





Prelay

All plumbing, electrical, stormwater and irrigation conduits are to be installed prior to pouring of concrete or laying of paving

Paving

Extent of paving to owners detail. Paving to be confirmed prior to commencement of works

Termite Treatment

Supply and install 'dursban' chemical termite treatment & use a physical termite barrier to boundary walls as required (u.n.o.) to comply with AS3660.1-2014, NCC Section B & manufactures specification

Stormwater Disposal

Soakwell locations shown as a guide only & to be confirmed by contractor on site prior to construction. Stormwater Disposal as per most current NCC Section F1 & AS/NZS 3500.0, AS/NZS 3500.5

Common Driveway Soakwells

1500Ø x 1500D concrete soakwell w/- trafficable lid. grate to be exposed

Pile Footings

Refer to structural engineers details for pile footing size & location

NORTH

Site Plan

scale1:100

Client Riviera Homes Site Address Proposed Multiple Dwellings 1 Mangini Street, Morley	mark anthony design	P: 9328 7577 M: 0411 105 009 E: info@markanthonydesign.com.au A: 9/18 Brisbane Street (cnr Bulwer) Perth WA 6000 www.markanthonydesign.com.au CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.	checked T.Denslow drawn m.stav scale 1:100 (A1) date 06.08.2024 issued for Building Permit	JOB No. 2595 SHEET No. 01 of 17	REV No. Rev A 24.02.2023 Rev B 26.04.2024 Rev C 01.05.2024 Rev D 03.05.2024 Rev E 06.08.2024

DESCRIPTION.
BALUSTR AMEND
Amend lift duct dim
LIFT SHAFT AS BUILT
CLOUDED AMEND.
CLOUDED AMEND.

mark anthony design

Drawing Notes Legend

Dilapidation Report recommended for adjoining properties prior to demolition and/or construction to be prepared by qualified professional

All cavity columns sizes & locations to be confirmed with most current structural engineers drawings prior to starting brickwork

All dimensions to be confirmed prior to commencement of construction and/or fabrication

'Wheel Stops' wheel stops to be supplied and installed in accordance with Australian Standard AS 2890.1:2004

'Outdoor Lighting Controls' The Supply and Installation of outdoor lighting to be in accordance w/- the requirements of the Australia Standard AS 4282-1997 "Control of Outdoor Lighting"

Kitchen exhaust to be vented to external air. builder to ensure suitable and approved shutter protection is supplied and installed in accordance with most current NCC C3.4 where the wall are less than 1.5m from the boundary line.

Metal roof sheeting to be supplied and installed as per manufactures recommendations and as per relevant and most current NCC and AS 1562.1

Refer to sheet 01 & 03 electrical distribution board (EDB) location

Refer to sheet 01, 03 & 08 for details showing screen wall elevations setouts, dimensions and heights

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Refer to the 'City of Bayswater' Planning Approval DA23-0228 dated 26th October 2023 for conditions which need to be read or implemented into the development

Refer to the 'Xero Fire' Fire Engineering Report dated 5th December 2023 for fire protection measures & recommendation to be fully implemented into the development

Refer to the most current drawings prepared by 'Structerre Consulting & L+R' for the buildings structural design and specification to be fully implemented into the building

Wind Classification: N2 confirmed by 'Structerre Consulting & L+R'

Soil Classification Design: Class 'A' confirmed by 'Structerre Consulting & L+R'

Refer to the 'Gabriels Enviromental Design' Acoustic Report dated 28th July 2023 for acoustic control measures and recommendation to be fully implemented into the development

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Refer to the most current drawings prepared by 'Product Recovery Industries Pty Ltd' for the waste management plan and specification to be fully implemented into the building

Exit Signs and Emergency Lighting to be supplied and installed in accordance with latest NCC Part E4 and AS 2293.1:2018

Refer to the most current drawings prepared by 'Kelsie Davies Landscape Architecture' for the landscaping plans and specification to be fully implemented into the building

Refer to the 'Ecorate WA' Energy Efficiency Report certificate # 1675123 dated 19.12.2023 for the energy efficiency measures to be fully implemented into the development

General Notes

Wall Materials

- 190W concrete blockwork
- 2c bricks with plaster / render
- 1c bricks with exposed facebrick
- 90mm timber stud frame

Cavity Columns

Confirm all column sizes & locations against the structural eng. details prior to commencing work

Mechanical Ventilation

All mechanical ventilation is to be flumed externally through wall or roof vents

ALL Apartments to be fibre to the premise ready as per NBN requirements

Apartments to have SUB water meters installed in kitchen cupboards below

Apartments to have STIEBEL ELTRON DEBE-18 electric instantaneous hotwater units installed in laundary cupboards

washer/dryer to be supplied and installed for **ALL** apartments in lieu of clothes drying facilities

All A/C provisions & penetrations are to be confirmed with A/C contractor. Any amendments are to be confirmed with structural engineer prior to any construction.

Refer to sheet 03 for Ground, 1st and 2nd Floor Stair / Lift Shaft layout details

All PV System provisions and Invertor location to be checked and confirmed with PV system manufacturer prior to construction.

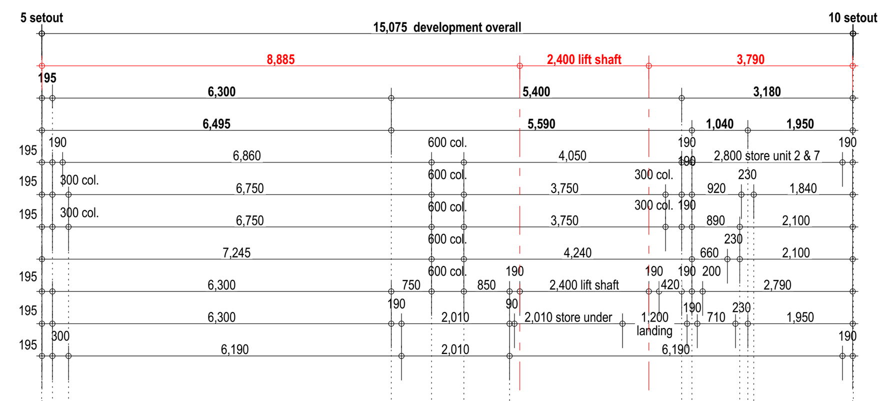
All Lift and Lift shaft provisions to be checked and confirmed with lift manufacturer prior to construction.

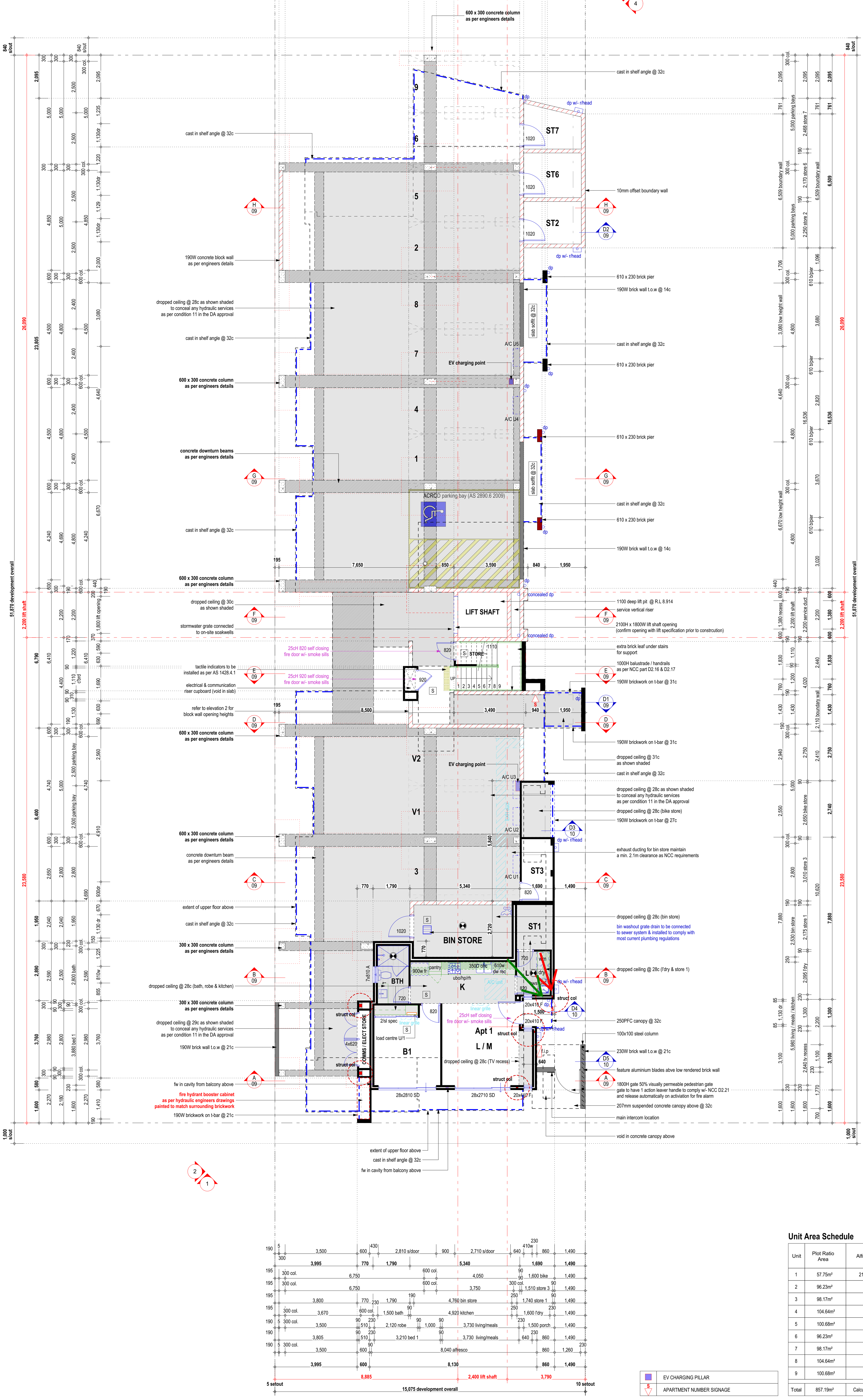
All A/C provisions & penetrations are to be confirmed with A/C contractor. Any amendments are to be confirmed with structural engineer prior to any construction.

Builder & Nominated Sub-Contractors must read Architectural Drawings inconjunction with the most current and relevant Structural Engineers drawings, Australia Standards, NCC Requirements, DFES (Dept of Fire & Emergency Services), Local Government, Private Building Supervisor & Fire Engineers notes and/or requirements.

Note: All Construction to be undertaken in accordance with National Construction Code Series 2022 Volume 1 Building Code of Australia and associated Schedule of Referenced Documents Specification A1.3

Noisy Construction Works outside the period from 7.00am to 7.00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.





Unit Area Schedule

Unit	Plot Ratio Area	Alfresco	Balcony	Store	Total
1	57.75m²	21.03m²		3.00m²	81.78m²
2	96.23m²		13.99m²	6.79m²	117.01m²
3	98.17m²		14.29m²	4.02m²	116.48m²
4	104.64m²		14.51m²	4.94m²	124.09m²
5	100.68m²		16.80m²	4.94m²	122.42m²
6	96.23m²		13.99m²	6.79m²	117.01m²
7	98.17m²		14.29m²	6.79m²	116.48m²
8	104.64m²		14.51m²	4.94m²	124.09m²
9	100.68m²		16.80m²	4.94m²	122.42m²
Total	857.19m²	Calculated Plot Ratio 1.05			1041.60m²

EV CHARGING PILLAR

APARTMENT NUMBER SIGNAGE

NORTH

Ground Floor Plan

scale1:100

Client	Riviera Homes
Site Address	Proposed Multiple Dwellings 1 Mangini Street, Morley
checked	T.Denslow
drawn	m.stav
scale	1:100 (A1)
date	06.08.2024
issued for	Building Permit
JOB No.	2595
SHEET No.	02 of 17
REV No.	Rev A 24.02.2023, Rev B 26.04.2024, Rev C 01.05.2024, Rev D 03.05.2024, Rev E 06.08.2024
DESCRIPTION.	BALUSTR AMEND, Amend lift duct dim, LIFT SHAFT AS BUILT, CLOUDED AMEND., CLOUDED AMEND.

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E: info@markanthonydesign.com.au
A: 9/18 Brisbane Street (cnr Bulwer) Perth WA 6000
www.markanthonydesign.com.au

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

mark anthony design

Drawing Notes Legend

c	= BRICK COURSE HEIGHT	wc	= WATER CLOSET
w/-	= WITH	wm	= WASHING MACHINE
dp	= DOWNPIPE	dry	= DRYER
sprdr	= SPREADER	dw	= DISHWASHER
rwh	= RAIN WATER HEAD	s	= SINK
dho	= DOOR HEIGHT OPENING	w/o	= WALL OVEN
a/c	= AIR-CONDITIONING	ubo	= UNDER BENCH OVEN
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Dilapidation Report recommended for adjoining properties prior to demolition and/or construction to be prepared by qualified professional

All cavity columns sizes & locations to be confirmed with most current structural engineers drawings prior to starting brickwork

All dimensions to be confirmed prior to commencement of construction and/or fabrication

'Wheel Stops'
wheel stops to be supplied and installed in accordance with Australian Standard AS 2890.1:2004

'Outdoor Lighting Controls'
The Supply and Installation of outdoor lighting to be in accoradance w/- the requirements of the Australia Standard AS 4282-1997 'Control of Outdoor Lighting'

Kitchen exhaust to be vented to external air. builder to ensure suitable and approved shuttler protection is supplied and installed in accordance with most current NCC C3.4 where the wall are less than 1.5m from the boundary line.

Metal roof sheeting to be supplied and installed as per manufactures recommendations and as per relavent and most current NCC and AS 1562.1

Refer to sheet 01 & 03 electrical distribution board (EDB) location

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confirmed by 'Structerre Consulting & L+R'

Soil Classification Design: Class 'A'
confirmed by 'Structerre Consulting & L+R'

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Refer to the 'Ecorate WA' Energy Efficiency Report certificate # 1675123 dated 19.12.2023 for the energy efficiency measures to be fully implemented into the development

General Notes

1. BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS AND ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND/OR FABRICATION.
2. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS ANY DISCREPANCIES TO BE REPORTED FOR DETERMINATION.
3. NOTIFY DESIGNER IF ANY DISCREPANCIES THAT OCCUR PRIOR TO CONSTRUCTION OR FABRICATION.
4. ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCC REQUIREMENTS.
5. MITRE AND WELD 'T'-BARS AT CORNERS AND TREAT IN ACCORDANCE WITH MOST CURRENT AUSTRALIA STANDARDS AND PART B1 NCC REQUIREMENTS.
6. IF BRICK BUILD UP AROUND BUILDING IS REQUIRED AND/OR SHOWN REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.
7. VERIFY ALL PLUMBING AND A/C DUCTS PRIOR TO POURING CONCRETE SUSPENDED SLAB.
8. WET AREA AND APPLIANCE DETAILS PROVIDED BY OWNER (CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB)
9. NUMBER AND POSITION OF DOWNPIPES SHOWN AS APPROXIMATE ONLY AND ARE TO BE AS PER THE PLUMBERS DISCRETION SO AS TO COMPLY WITH CURRENT NCCS REQUIREMENTS.
10. BATH AND SHOWER INSTALLATION AND WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 AND PART F1.7 OF VOLUME 1 NCC REQUIREMENTS.
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Wall Materials

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- 90mm timber stud frame

Cavity Columns

Confirm all column sizes & locations against the structural eng. details prior to commencing work

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All mechanical ventilation is to be flumed externally through wall or roof vents

ALL Apartments to be fibre to the premise ready as per NBN requirements

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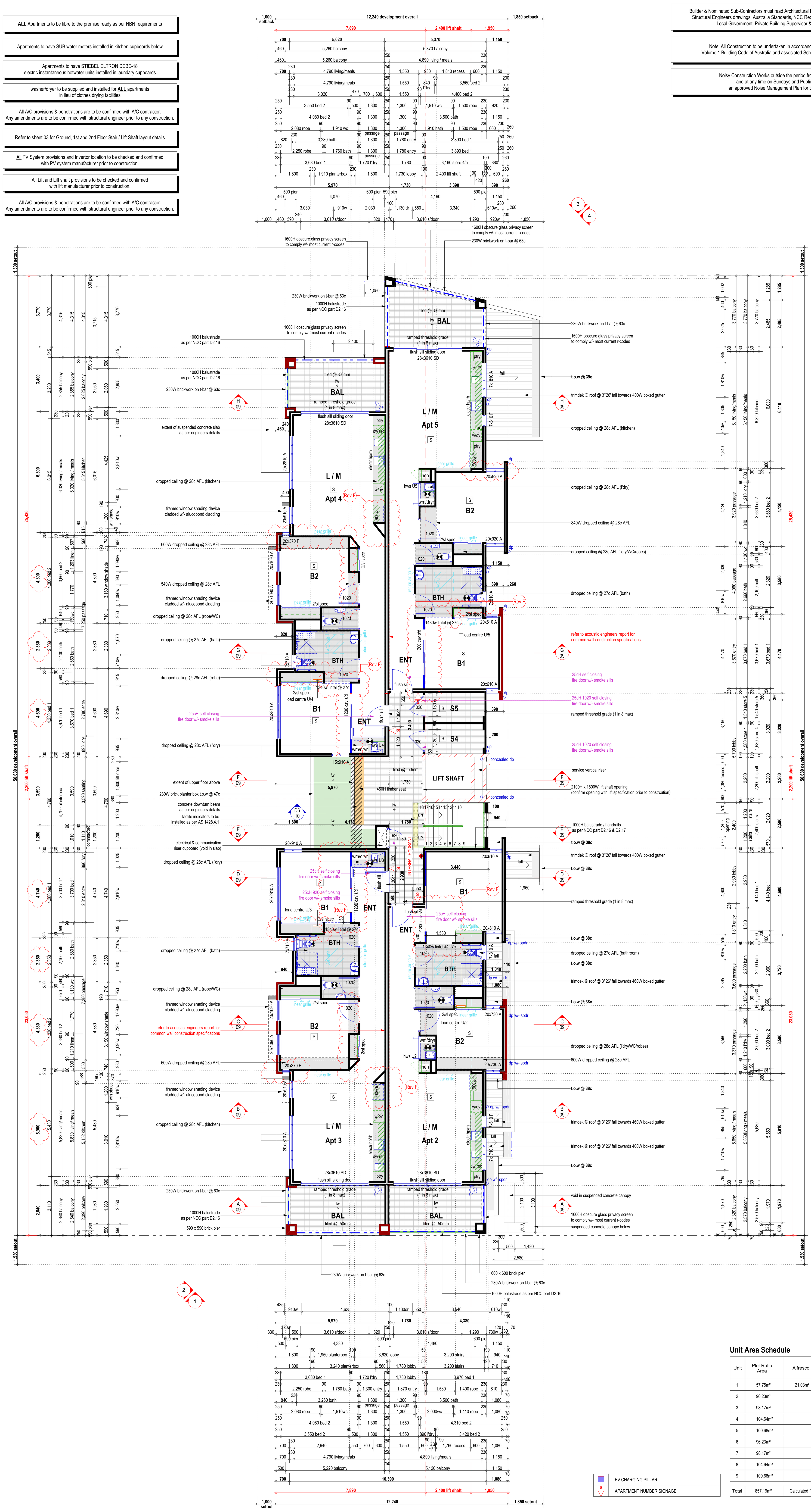

NORTH

1st Floor Plan

scale1:100

EV CHARGING PILLAR

APARTMENT NUMBER SIGNAGE

Unit Area Schedule

Unit	Plot Ratio Area	Alfresco	Balcony	Store	Total
1	57.75m²	21.03m²		3.00m²	81.78m²
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Client
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Site Address
Proposed Multiple Dwellings
1 Mangini Street, Morley

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checked	drawn	JOB No.	REV No.	DESCRIPTION.
T.Denslow	m.stav	2595	Rev A 24.02.2023	BALUSTR AMEND
scale 1:100 (A1)	date 06.08.2024		Rev B 26.04.2024	Amend lift duct dim
issued for Building Permit		SHEET No. 04 of 17	Rev C 01.05.2024	LIFT SHAFT AS BUILT
			Rev D 03.05.2024	CLOUDED AMEND.
			Rev E 06.08.2024	CLOUDED AMEND.

mark anthony design

Drawing Notes Legend

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Wind Classification: N2
confirmed by 'Structerre Consulting & L+R'

Soil Classification Design: Class 'A'
confirmed by 'Structerre Consulting & L+R'

Refer to the 'Gabriels Enviromental Design' Acoustic Report dated 28th July 2023 for acoustic control measures and recommendation to be fully implemented into the development

Refer to the most current drawings prepared by 'Quality Hydraulic Design Service' for the buildings hydraulic design and specification to be fully implemented into the building

Refer to the most current drawings prepared by 'Product Recovery Industries Pty Ltd' for the waste management plan and specification to be fully implemented into the building

Exit Signs and Emergency Lighting to be supplied and installed in accordance with latest NCC Part E4 and AS 2293.1:2018

Refer to the most current drawings prepared by 'Kelsie Davies Landscape Architecture' for the landscaping plans and specification to be fully implemented into the building

Refer to the 'Ecorate WA' Energy Efficiency Report certificate # 1675123 dated 19.12.2023 for the energy efficiency measures to be fully implemented into the development

General Notes

1. BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS AND ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND/OR FABRICATION.
2. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS ANY DISCREPANCIES TO BE REPORTED FOR DETERMINATION.
3. NOTIFY DESIGNER IF ANY DISCREPANCIES THAT OCCUR PRIOR TO CONSTRUCTION OR FABRICATION.
4. ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCC REQUIREMENTS.
5. MITRE AND WELD 'T'-BARS AT CORNERS AND TREAT IN ACCORDANCE WITH MOST CURRENT AUSTRALIA STANDARDS AND PART B1 NCC REQUIREMENTS.
6. IF BRICK BUILD UP AROUND BUILDING IS REQUIRED AND/OR SHOWN REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.
7. VERIFY ALL PLUMBING AND A/C DUCTS PRIOR TO POURING CONCRETE SUSPENDED SLAB.
8. WET AREA AND APPLIANCE DETAILS PROVIDED BY OWNER (CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB)
9. NUMBER AND POSITION OF DOWNPIPES SHOWN AS APPROXIMATE ONLY AND ARE TO BE AS PER THE PLUMBERS DISCRETION SO AS TO COMPLY WITH CURRENT NCCS REQUIREMENTS.
10. BATH AND SHOWER INSTALLATION AND WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 AND PART F1.7 OF VOLUME 1 NCC REQUIREMENTS.
11. CEILING, WALL INSULATION AND ANY OTHER ENERGY EFFICIENCY REQUIREMENTS AS DEFINED IN '6 STAR' ENERGY REPORT, TO BE SUPPLIED / INSTALLED IN ACCORDANCE WITH AS/NZS 4859.1 AND COMPLY WITH SECTION J OF MOST CURRENT VOLUME 1 NCC REQUIREMENTS.
12. GLAZING TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 1288 AND PART J2 OF MOST CURRENT VOLUME 1 NCC REQUIREMENTS.
13. BALUSTRADE TO BE CONSTRUCTED IN ACCORDANCE WITH PART D2.16 OF MOST CURRENT VOLUME 1 NCC REQUIREMENTS.
14. HANDRAILS TO BE PROVIDED AND BE CONSTRUCTED IN ACCORDANCE WITH PART D2.16 OF MOST CURRENT VOLUME 1 NCC REQUIREMENTS.
15. SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH PART F2 AND PART FP2.5 OF MOST CURRENT VOLUME 1 NCC REQUIREMENTS.
16. SUPPLY AND INSTALL 'DURSBAN' CHEMICAL TERMITE TREATMENT (UNLESS OTHERWISE APPROVED) IN ACCORDANCE WITH AS3660.1 AND MANUFACTURER SPECIFICATIONS.
17. TERMITE BARRIER PROTECTION TO BE USED ON ALL BOUNDARY WALLS SUCH AS 'KORDON' OR 'HOMEGUARD' IN ACCORDANCE WITH AS3660.1 AND MOST CURRENT NCC REQUIREMENTS
18. ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE AND PART B1 OF MOST CURRENT NCC REQUIREMENTS.
19. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684 AND PART B1 OF MOST CURRENT NCC REQUIREMENTS.
20. UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION.
21. ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS AND ELECTRICAL SYSTEMS IN ACCORDANCE WITH AS3786 AND PART E4 OF MOST CURRENT NCC REQUIREMENTS.
22. ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN ACCORDANCE WITH AS1668.2. AND NCC REQUIREMENTS (ALL VENTS TO BE DUCTED TO OUTSIDE).
23. ALL GAS FITTINGS AND OUTLETS TO BE IN ACCORDANCE WITH GAS STANDARD (GAS FITTINGS & CONSUMER GAS INSTALLATIONS) REGULATIONS 1999.
24. POOL GATES AND POOL FENCING TO BE ISOLATION FENCING AND BE INSTALLED TO CURRENT NCC REQUIREMENTS AND COMPLY WITH AS 1926.1
25. SOUND INSULATION TO FLOORS AND WALLS SEPARATING S.O.U ACCORDANCE WITH PART F5 MOST CURRENT NCC REQUIREMENTS
26. PENETRATIONS IN FLOORS AND CEILING SEPARATING S.O.U IN ACCORDANCE WITH PART C3.12 & PART C3.15 OF MOST CURRENT NCC REQUIREMENTS
27. FLOORS SEPARATING CLASS 2 S.O.U TO BE CONSTRUCTED OF REINFORCED CONCRETE AND AS PER STRUCTURAL ENGINEERS DETAILS AND IN ACCORDANCE WITH PART C1.1 OF MOST CURRENT NCC REQUIREMENTS.
28. FLOOR LININGS AND/OR COVERINGS SUPPLIED AND INSTALLED IN ACCORDANCE WITH C1.10 TABLE 2 OF MOST CURRENT NCC REQUIREMENTS.
29. MATERIALS SELECTED AND INSTALLED IN BUILDING IN ACCORDANCE WITH PART SPECIFICATION C1.10 FIRE HAZARD PROPERTIES OF MOST CURRENT NCC REQUIREMENTS.
30. PROTECTION OF OPENABLE WINDOWS IN ACCORDANCE WITH PART D2.24 OF MOST CURRENT NCC REQUIREMENTS.
31. NO CHASING OF SERVICES PERMITTED IN COMMON WALLS IN ACCORDANCE WITH MOST CURRENT NCC REQUIREMENTS.

Wall Materials

- 190W concrete blockwork
- 2c bricks with plaster / render
- 1c bricks with exposed facebrick
- 90mm timber stud frame

Cavity Columns

Confirm all column sizes & locations against the structural eng. details prior to commencing work

Mechanical Ventilation

All mechanical ventilation is to be flumed externally through wall or roof vents

ALL Apartments to be fibre to the premise ready as per NBN requirements

Apartments to have SUB water meters installed in kitchen cupboards below

Apartments to have STIEBEL ELTRON DEBE-18 electric instantaneous hotwater units installed in laundary cupboards

washer/dryer to be supplied and installed for **ALL** apartments in lieu of clothes drying facilities

All A/C provisions & penetrations are to be confirmed with A/C contractor. Any amendments are to be confirmed with structural engineer prior to any construction.

Refer to sheet 03 for Ground, 1st and 2nd Floor Stair / Lift Shaft layout details

All PV System provisions and Invertor location to be checked and confirmed with PV system manufacturer prior to construction.

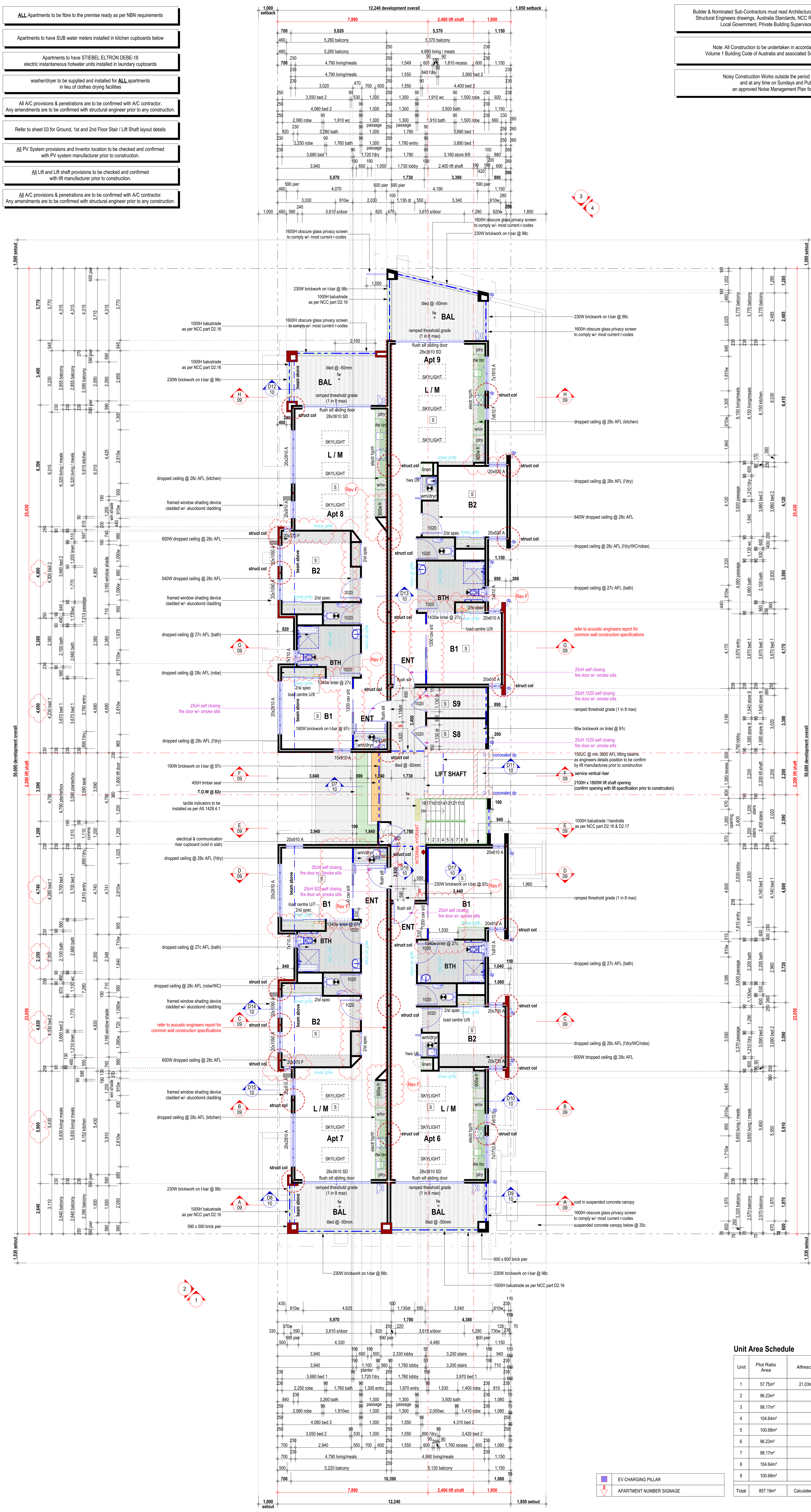
All Lift and Lift shaft provisions to be checked and confirmed with lift manufacturer prior to construction.

All A/C provisions & penetrations are to be confirmed with A/C contractor. Any amendments are to be confirmed with structural engineer prior to any construction.

Builder & Nominated Sub-Contractors must read Architectural Drawings inconjunction with the most current and relevant Structural Engineers drawings, Australia Standards, NCC Requirements, DFES (Dept of Fire & Emergancy Services), Local Government, Private Building Supervisor & Fire Engineers notes and/or requirements.

Note: All Construction to be undertaken in accordance with National Construction Code Series 2022 Volume 1 Building Code of Australia and associated Schedule of Referenced Documents Specification A1.3

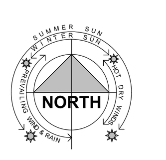
Noisy Construction Works outside the period from 7.00am to 7.00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.



Unit Area Schedule

Unit	Plot Ratio Area	Alfresco	Balcony	Store	Total
1	57.75m²	21.03m²		3.00m²	81.78m²
2	96.23m²		13.99m²	6.79m²	117.01m²
3	98.17m²		14.29m²	4.02m²	116.48m²
4	104.64m²		14.51m²	4.94m²	124.09m²
5	100.68m²		16.80m²	4.94m²	122.42m²
6	96.23m²		13.99m²	6.79m²	117.01m²
7	98.17m²		14.29m²	6.79m²	116.48m²
8	104.64m²		14.51m²	4.94m²	124.09m²
9	100.68m²		16.80m²	4.94m²	122.42m²
Total	857.19m²	Calculated Plot Ratio 1.05			1041.60m²

■	EV CHARGING PILLAR
S	APARTMENT NUMBER SIGNAGE



2nd Floor Plan

scale1:100

Client	Riviera Homes
Site Address	Proposed Multiple Dwellings 1 Mangini Street, Morley

mark anthony design
P: 9328 7577 M: 0411 105 009
E: info@markanthonydesign.com.au
A: 9/18 Brisbane Street (cnr Bulwer) Perth WA 6000
www.markanthonydesign.com.au

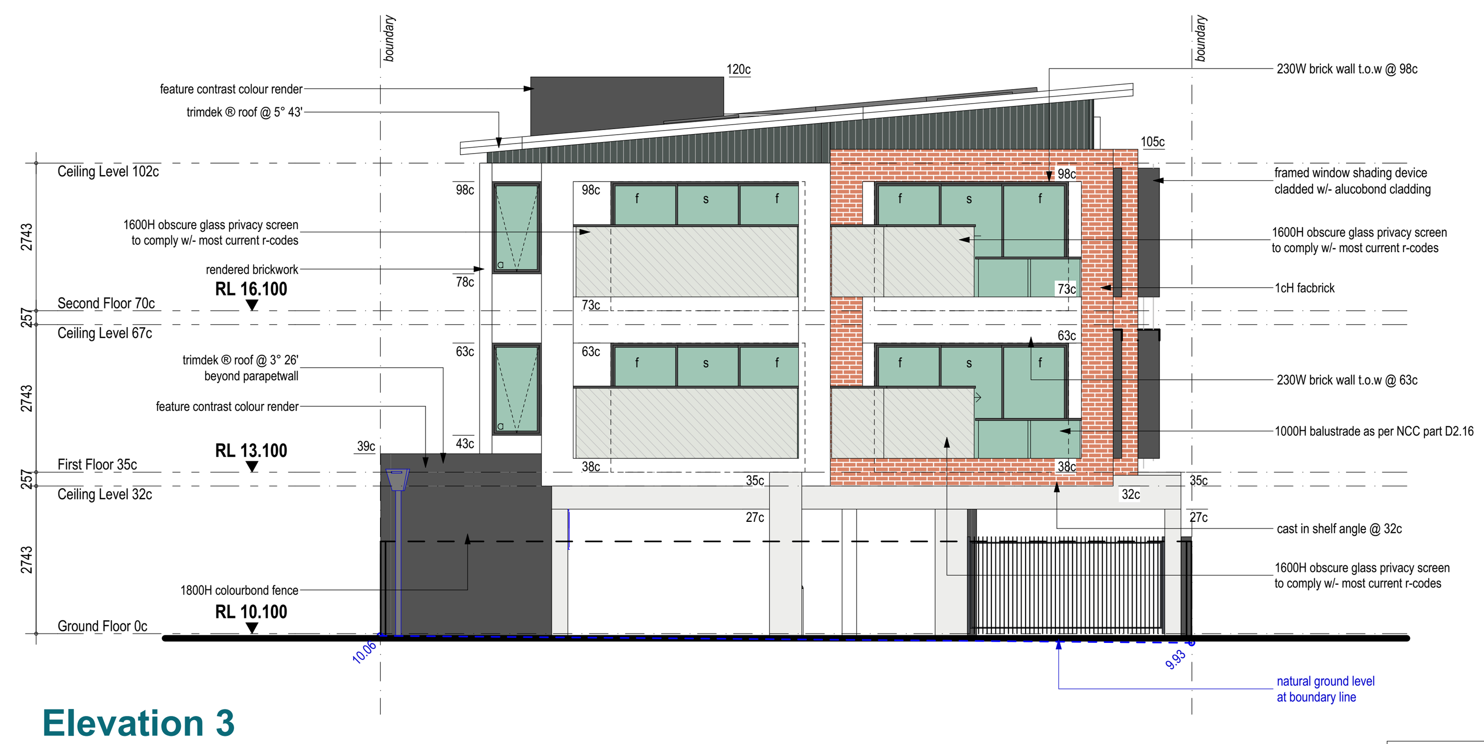
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

checked	drawn	scale	date	issued for	JOB No.	SHEET No.
T.Denslow	m.stav	1:100 (A1)	06.08.2024	Building Permit	2595	06 of 17

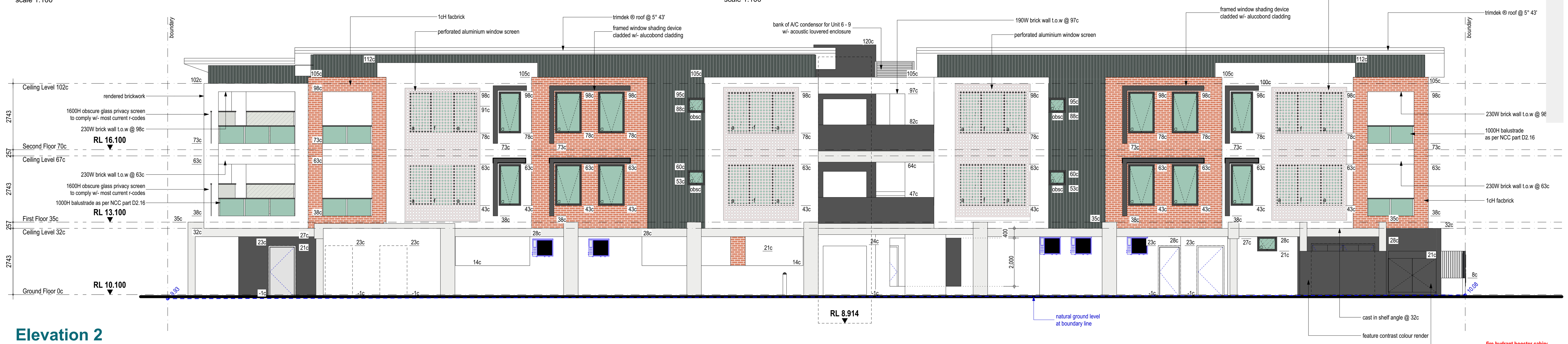
REV No.	DESCRIPTION.
Rev A 24.02.2023	BALUSTR AMEND
Rev B 26.04.2024	Amend lift duct dim
Rev C 01.05.2024	LIFT SHAFT AS BUILT
Rev D 03.05.2024	CLOUDED AMEND.
Rev E 06.08.2024	CLOUDED AMEND.

mark anthony design

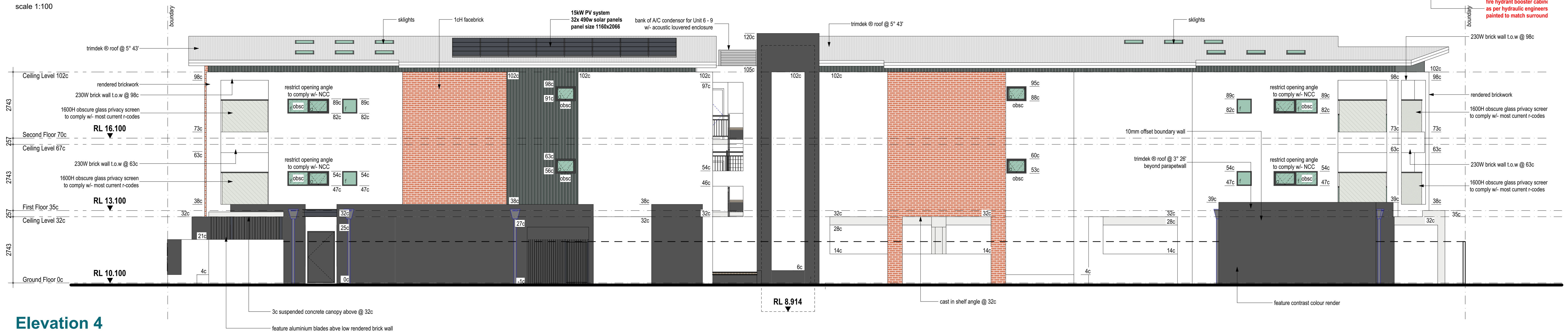
Elevation 1
scale 1:100



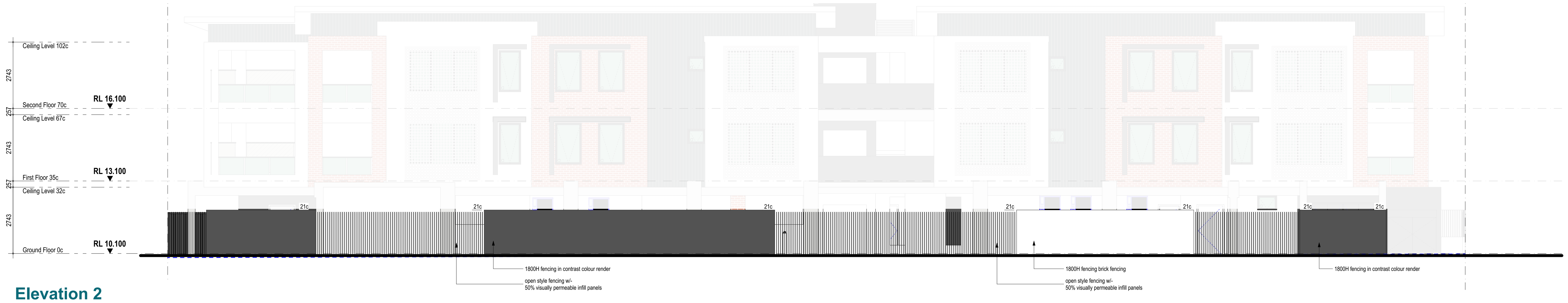
Elevation 3
scale 1:100



Elevation 2
scale 1:100



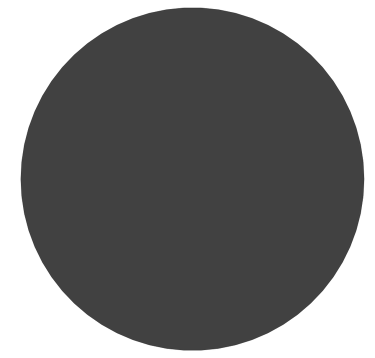
Elevation 4
scale 1:100



Elevation 2
scale 1:100 **(WITH FEATURE SCREEN WALL)**

PERMEABLE PAVING BORAL BRICK (Hydrapave 'Pewter')

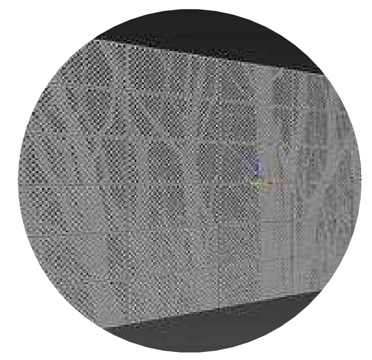
MAIN EXTERNAL WALL 'DULUX LEXICON ® HALF'



ACCENT EXTERNAL WALL 'COLORBOND ® MONUMENT ®'

FEATURE CLADDING 'SYCON AXON CLADDING'

FEATURE FACEBICK 'AUSTRAL SAN SELMO RECLAIMED'



PERFORATED WINDOW SCREEN INSPIRATION

VEHICLE SLIDING GATE AND FRONT FENCE INFILL PANEL INSPIRATION

PLANTERBOX LANDSCAPING INSPIRATION

STAR OF JASMINE WALL CREEPER INSPIRATION

Client
Riviera Homes
Site Address
Proposed Multiple Dwellings
1 Mangini Street, Morley

mark anthony design

P: 9328 7577 M: 0411 105 009
E: info@markanthonydesign.com.au
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checked	drawn	JOB No.	REV No.	DESCRIPTION.
T.Denslow	m.stav	2595	Rev A 24.02.2023	BALUSTR AMEND
scale 1:100 (A1)	date 06.08.2024	SHEET No. 08 of 17	Rev B 26.04.2024	Amend lift duct dim
issued for Building Permit			Rev C 01.05.2024	LIFT SHAFT AS BUILT
			Rev D 03.05.2024	CLOUDED AMEND.
			Rev E 06.08.2024	CLOUDED AMEND.

mark anthony design

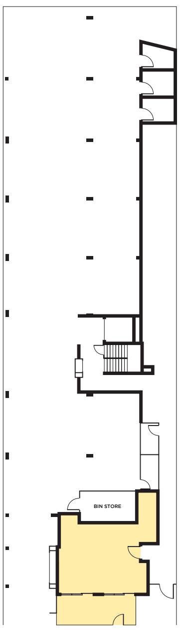
0 1 2 3 4 5
Floorplan Scale Bar (m)

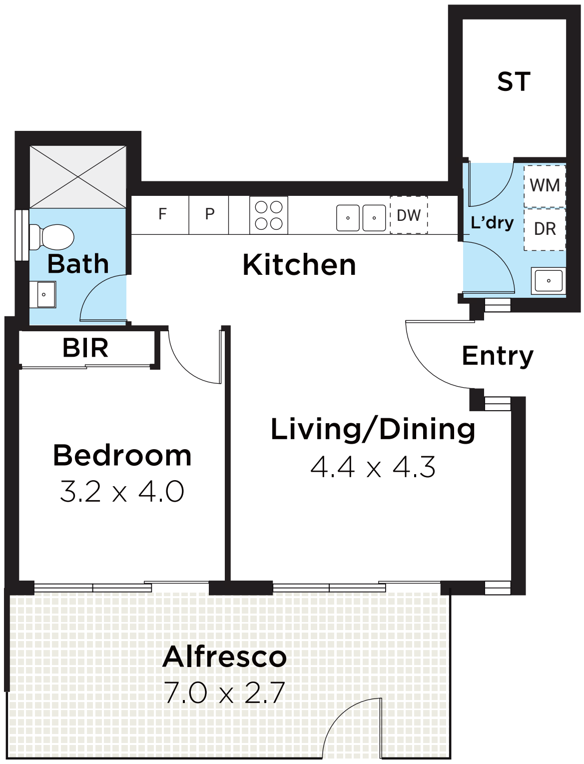
APPROXIMATE AREAS

Internal Living	47 sqm
Courtyard	16 sqm
Total	**80 sqm**
Car Bay	13 sqm
Storage	4 sqm

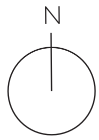
N

Ground Floor
(Key Plan)





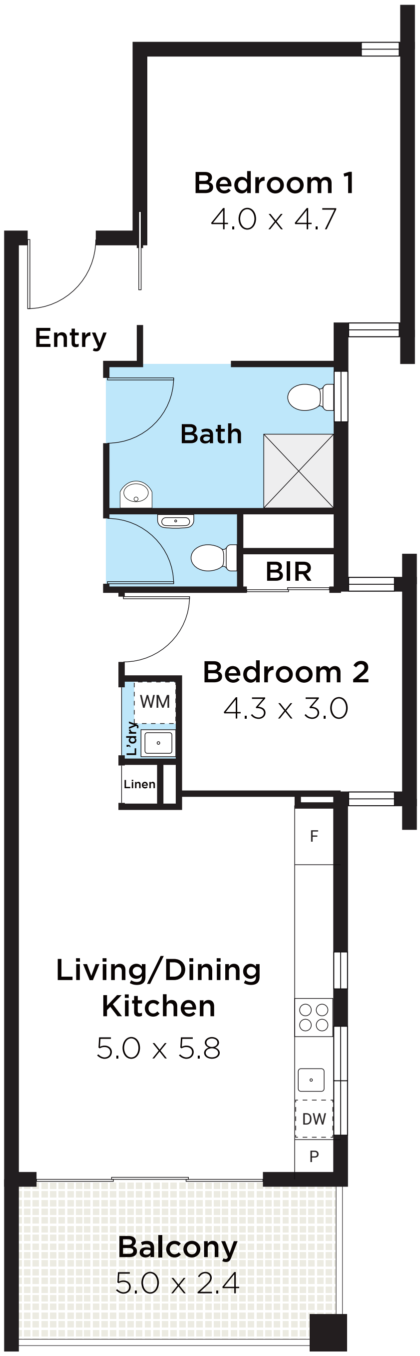
Apartment 1
1 Mangini Street, Morley WA 6062



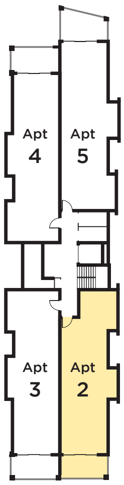
0 1 2 3 4 5
Floorplan Scale Bar (m)

APPROXIMATE AREAS

Internal Living	85 sqm
Balcony	11 sqm
Total	**116 sqm**
Car Bay	14 sqm
Storage	6 sqm



1st Floor
(Key Plan)



Apartment 2
1 Mangini Street, Morley WA 6062

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

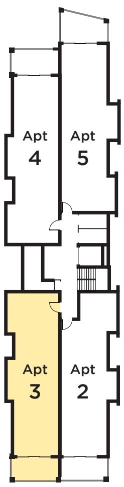
INNOGREEN
SMART HOME | SECURITY | ACCESSIBILITY

Floorplan Scale Bar (m)

APPROXIMATE AREAS

Internal Living	87 sqm
Balcony	12 sqm
Total	**118 sqm**
Car Bay	15 sqm
Storage	4 sqm

1st Floor
(Key Plan)



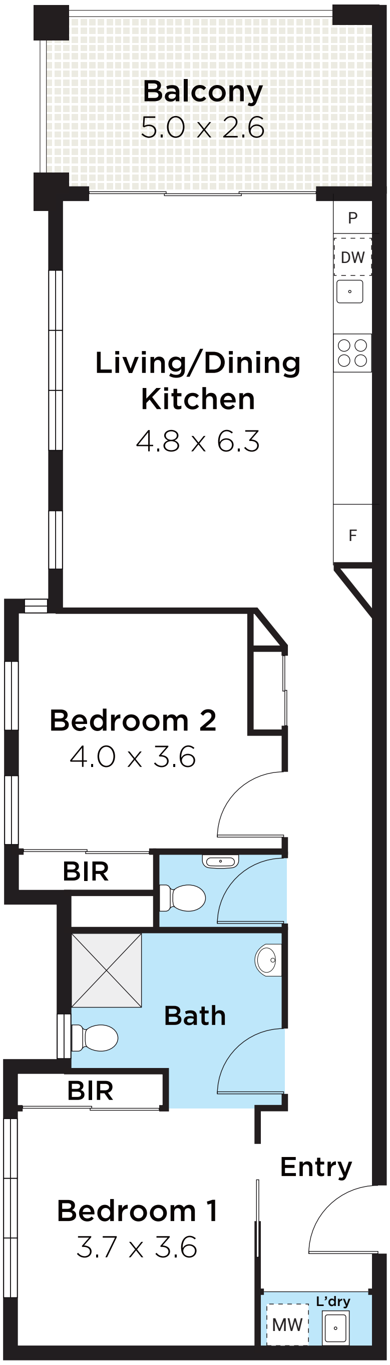
Apartment 3
1 Mangini Street, Morley WA 6062

INNOGREEN SMART HOME | SECURITY | ACCESSIBILITY

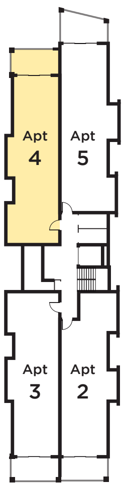
Floorplan Scale Bar (m)

APPROXIMATE AREAS

Internal Living	89 sqm
Balcony	13 sqm
Total	**120 sqm**
Car Bay	13 sqm
Storage	5 sqm



1st Floor
(Key Plan)



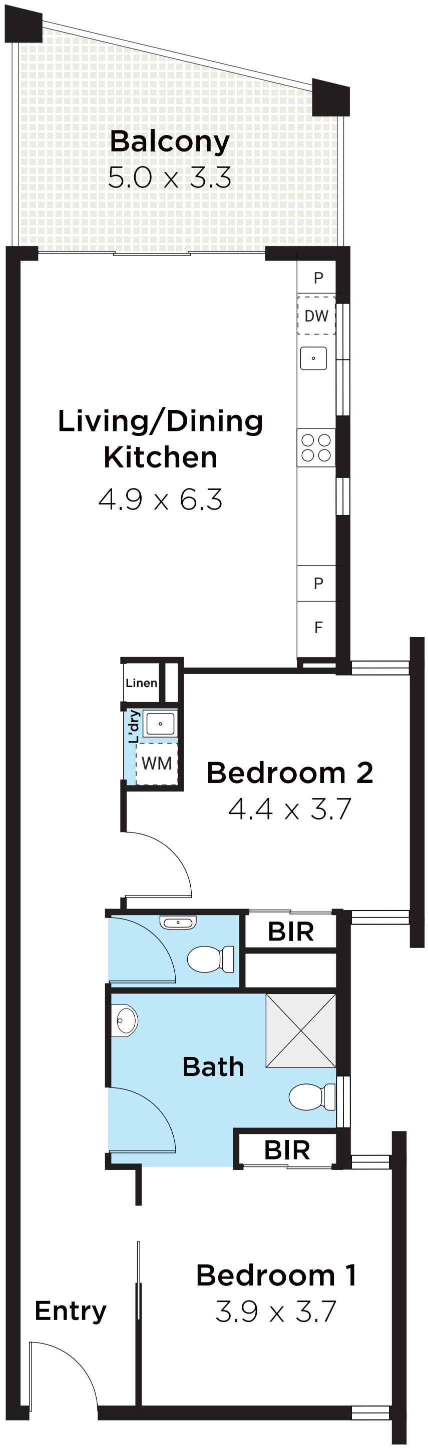
Apartment 4
1 Mangini Street, Morley WA 6062

INNOGREEN
SMART HOME | SECURITY | ACCESSIBILITY

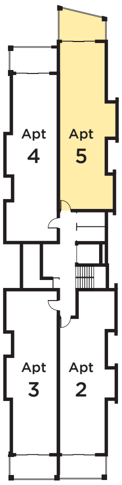
Floorplan Scale Bar (m)

APPROXIMATE AREAS

Internal Living	92 sqm
Balcony	14 sqm
Total	**124 sqm**
Car Bay	13 sqm
Storage	5 sqm



1st Floor
(Key Plan)



Apartment 5
1 Mangini Street, Morley WA 6062

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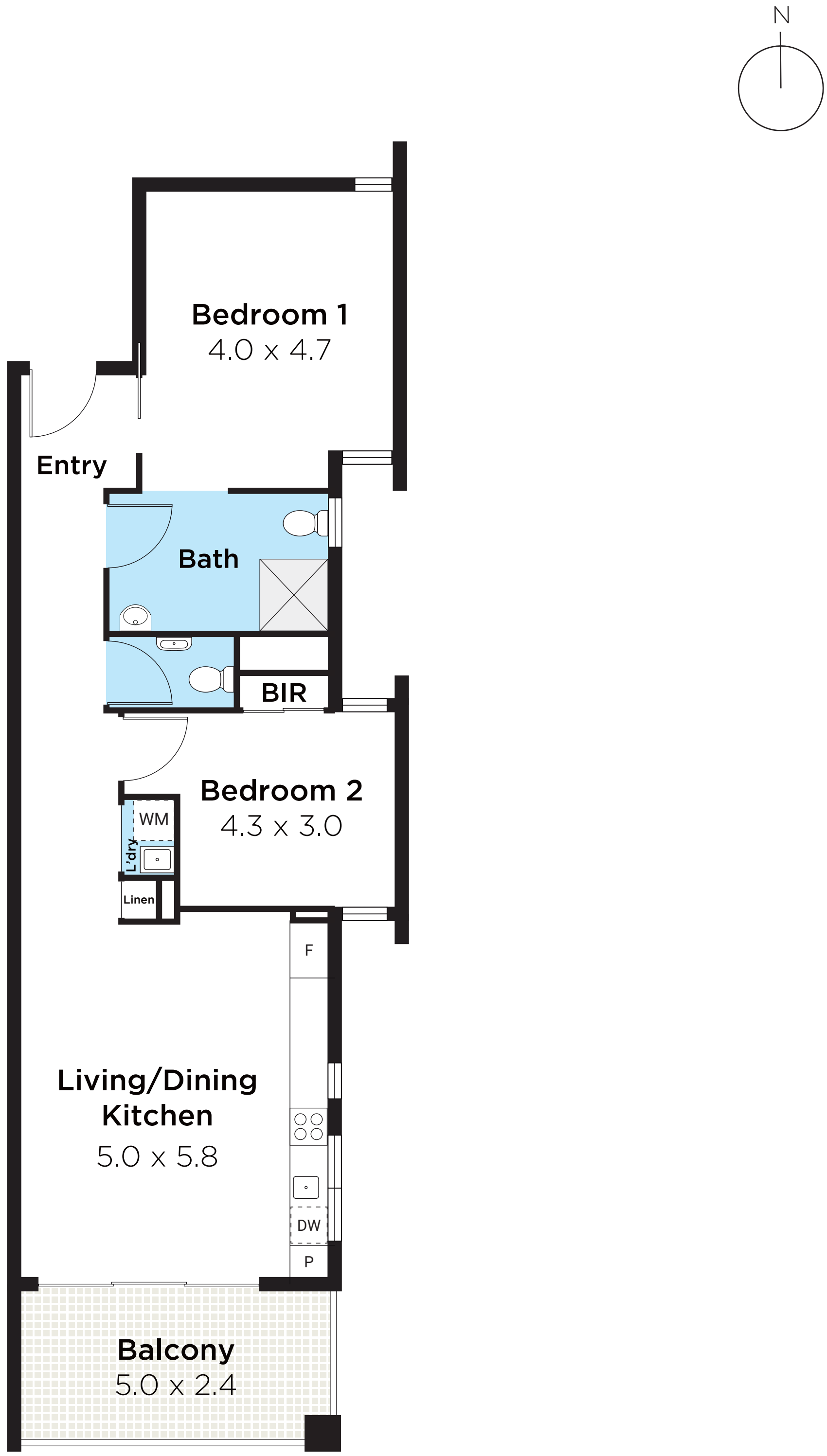
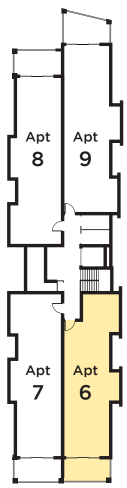
Floorplan Scale Bar (m)

APPROXIMATE AREAS

Internal Living	85 sqm
Balcony	11 sqm
Total	**116 sqm**
Car Bay	14 sqm
Storage	6 sqm



2nd Floor
(Key Plan)



Apartment 6
1 Mangini Street, Morley WA 6062

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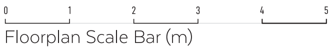
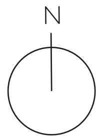
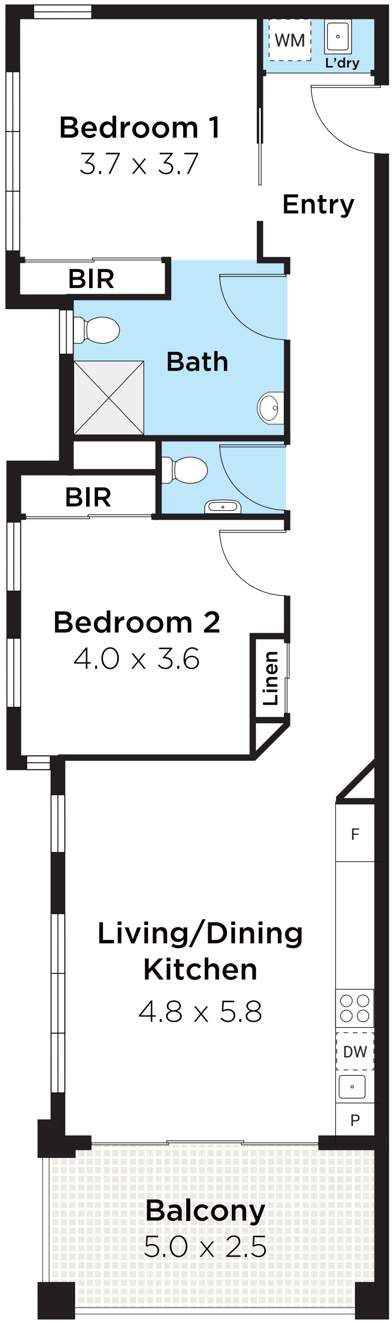
INNOGREEN
SMART HOME | SECURITY | ACCESSIBILITY



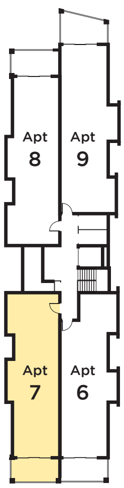
APPROXIMATE AREAS

Internal Living	87 sqm
Balcony	11 sqm
Total	**117 sqm**
Car Bay	14 sqm
Storage	5 sqm





2nd Floor
(Key Plan)

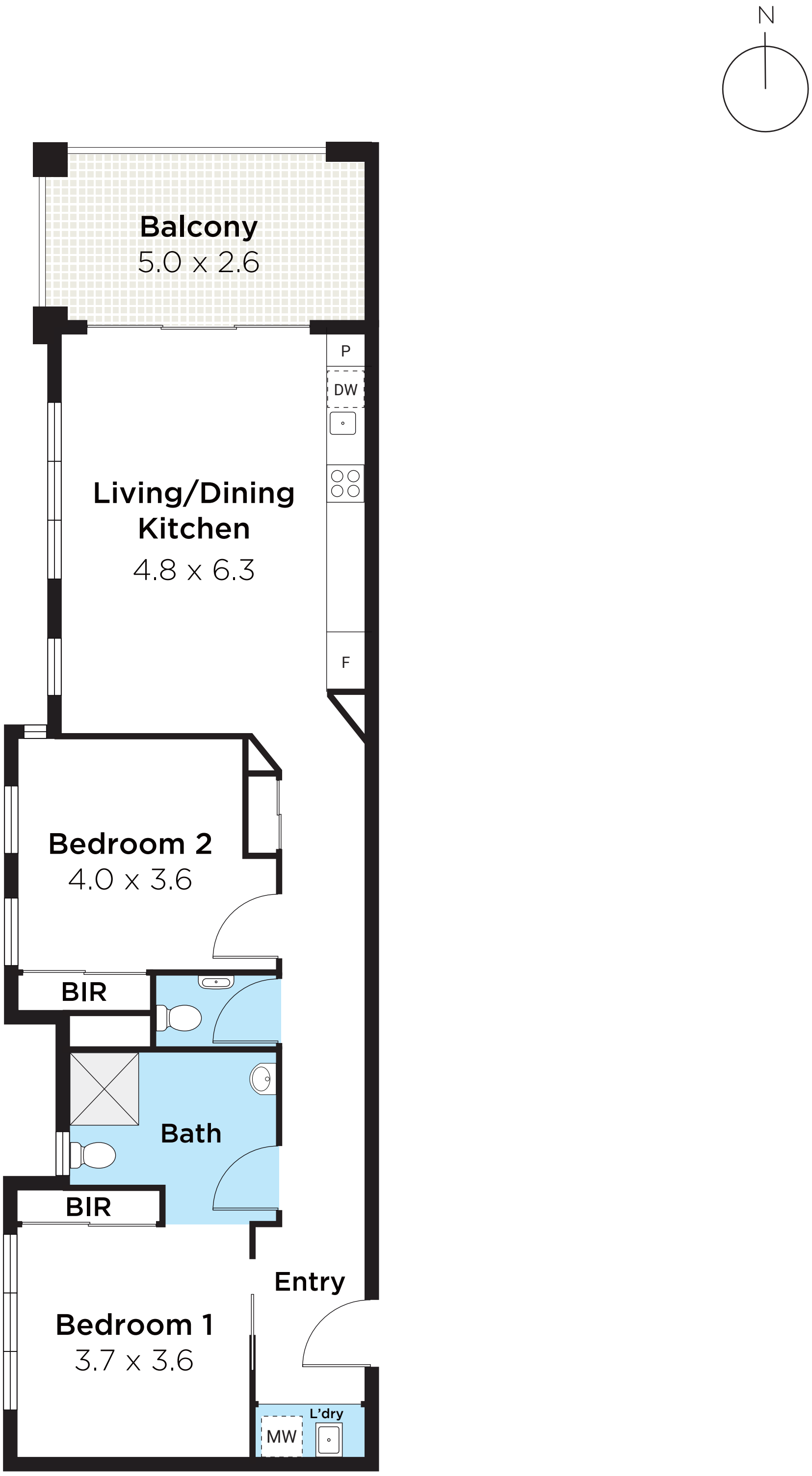


Apartment 7
1 Mangini Street, Morley WA 6062

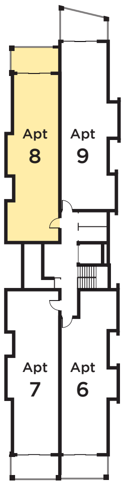
Floorplan Scale Bar (m)

APPROXIMATE AREAS

Internal Living	89 sqm
Balcony	13 sqm
Total	**120 sqm**
Car Bay	13 sqm
Storage	5 sqm



2nd Floor
(Key Plan)



Apartment 8
1 Mangini Street, Morley WA 6062

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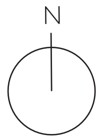
INNOGREEN
SMART HOME | SECURITY | ACCESSIBILITY

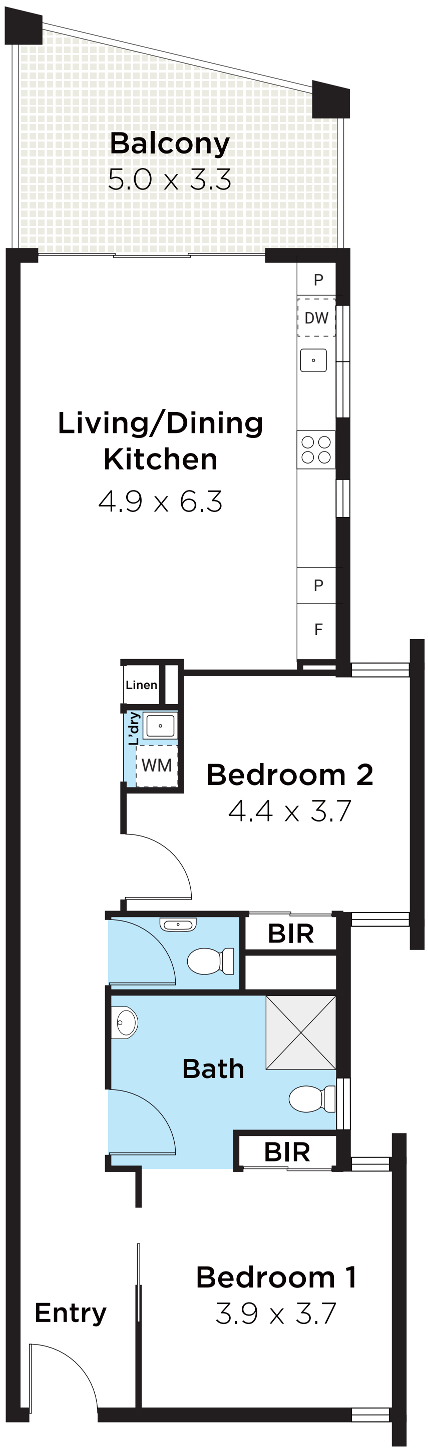


0 1 2 3 4 5

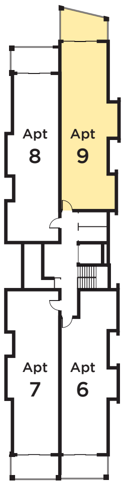
Floorplan Scale Bar (m)

APPROXIMATE AREAS

Internal Living	92 sqm
Balcony	14 sqm
Total	**125 sqm**
Car Bay	14 sqm
Storage	5 sqm



2nd Floor
(Key Plan)



Apartment 9
1 Mangini Street, Morley WA 6062

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INNOGREEN
SMART HOME | SECURITY | ACCESSIBILITY

10.5 Sub Committee Reports

10.5.1 Audit, Risk and Improvement Committee Meeting of 4 May 2026

10.5.1.1 Internal Audit - Food Business Inspections

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required.
Attachments:	1. CONFIDENTIAL - City of Bayswater Food Business Inspection Draft Report [**9.1.1** - 21 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

CR DONOVAN MACDONALD DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Donovan MacDonald declared an impartial interest in this item as he owns a restaurant in the City however this item does not have any impact on him, it is spread across all businesses in the City.

Cr Donovan MacDonald 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:

(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

As part of the 2025/26 Audit Program, the Food Business Inspections internal audit has been completed.

The City’s internal auditors identified two observations and made five recommendations. Management has provided responses and timeframes for corrective actions, which are presented to Council for consideration.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council:

1. **Endorses the Food Business Inspections internal audit report, including management agreed actions as contained in Attachment 1 to this report; and**
2. **Notes that agreed actions are entered into the City's Audit Log Register for progress reporting.**

Cr Cale Black Moved, Cr Nat Latter Seconded

CARRIED: 6/2

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

Against: ***Cr Michelle Sutherland and Cr Donovan MacDonald.***

BACKGROUND

Under the 2025/26 Internal Audit Program endorsed by Council, William Buck was engaged to conduct an internal audit of food business inspection processes.

The objective of the audit was to evaluate the effectiveness and compliance of food business inspections against legislative requirements and food safety standards, ensuring that processes are consistent, resources are used efficiently, and risks to public health are minimised.

Health Services is responsible for monitoring compliance of registered food businesses within the City under the *Food Act 2008* and subsidiary legislation.

EXTERNAL CONSULTATION

The internal audit was performed in consultation with the City's outsourced internal auditors William Buck.

OFFICER'S COMMENTS

This audit examined whether the City of Bayswater is effectively fulfilling its statutory responsibilities for regulating and overseeing food businesses in accordance with relevant legislation and food safety standards.

The review assessed the adequacy and implementation of the City's risk-based food business inspection framework, including registration processes, risk classification, inspection frequency, planning and resourcing, inspection timeliness, record accuracy, and enforcement and follow-up practices.

The review identified several positive practices, including the application of recognised best practice frameworks and a legislated, risk-based inspection approach aligned with the *Australia New Zealand Food Standards Code*. Food businesses are assessed and risk-rated at registration, inspection outcomes are clearly communicated to operators, and guidance is provided to support compliance.

The maintenance of a comprehensive food business register supports effective planning and oversight, while the provision of free food safety training and other education initiatives demonstrates a strong commitment to improving food safety awareness and compliance across the local business community.

The audit report (**Attachment 1**) identifies two findings and five recommendations for management action.

Management has reviewed the audit report and agreed to actions to address the findings.

No	Finding	Rating
1	Inconsistent documentation and follow-up of food business inspection outcomes	Medium
2	Insufficient controls to ensure completeness of complaint records in the Customer Request Management (CRM) system	Medium

The audit also identified two improvement opportunities to enhance the clarity, transparency, and usability of food business inspection documentation. These opportunities include strengthening legislative guidance for food business operators and improving post inspection communication by expanding contact details on Food Business Assessment forms, such as including an email address.

Improvement opportunities are monitored through the City's risk management process as enhancements to the control environment.

Implementation timelines

Implementation timeframes for recommendations are based on the risk level of the finding; these are as follows:

Extreme: Complete remedial action or reduce the risk within 1 month

High: 3 months

Medium: 6 months

Low or Performance Improvement: 12 months

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	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

The cost of this internal audit was $15,400.

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 in-progress will be entered into the City's Audit Log Register to monitor progress by management to implement agreed actions in response to audit recommendations. Status of implementation will be reported to the Audit, Risk and Improvement Committee (ARIC), and subsequently Council on a quarterly basis.

Actions deemed complete by management follow a close-out process. The City's Internal Audit function will follow-up and obtain evidence that audit actions have been implemented by management before recommending close-out to the ARIC and Council.

10.5.1.2 Internal Audit - Fees and Changes

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required.
Attachments:	1. CONFIDENTIAL - City of Bayswater Fees and Charges [**9.2.1** - 19 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

As part of the 2025/26 Audit Program, the Fees and Charges internal audit has been completed.

The City's internal auditors identified two observations and made four recommendations. Management has provided responses and timeframes for corrective actions, which are presented to Council for consideration.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council:

1. **Endorses the Fees and Charges internal audit report, including management agreed actions as contained in Attachment 1 to this report; and**
2. **Notes that agreed actions are entered into the City's Audit Log Register for progress reporting.**

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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

Under the 2025/26 Internal Audit Program endorsed by Council, William Buck was engaged to conduct an internal audit of the City's Fees and Charges processes.

The objective of the audit was to assess the City's compliance with relevant legislation and policies governing fees and charges, and to evaluate the effectiveness of processes for reviewing and communicating these charges to support transparency, accuracy and effective revenue management.

The City of Bayswater manages the establishment, review and implementation of fees and charges through a decentralised service delivery model supported by centralised oversight.

Individual service areas are responsible for setting and implementing fees relevant to the services they deliver. Financial Services provides oversight and coordination of the process, including guidance and advice to ensure governance and legislative requirements are met.

EXTERNAL CONSULTATION

The internal audit was performed in consultation with the City's outsourced internal auditors William Buck.

OFFICER'S COMMENTS

The scope of this audit covered the following areas:

- Compliance with relevant legislation, regulations, Council policies and delegations governing the end-to-end establishment, approval and application of fees and charges, including alignment with the adopted budget and Council resolutions.
- Processes for the establishment and review of fees and charges.
- Processes to ensure accurate and timely implementation of approved fees and charges following budget adoption, including updates to systems, registers and public-facing information.
- Effectiveness of controls for the application, billing, collection, monitoring and reconciliation of fees and charges revenue
- Processes for introducing or amending fees and charges outside the annual budget process, including approvals, statutory advertising or consultation requirements (where applicable), and communication and implementation of changes

Overall, the audit identified that the City of Bayswater has established sound governance and operational processes for the setting, approval and administration of fees and charges.

Strong controls within the LGS Cloud system support appropriate segregation of duties through independent review and approval prior to implementation and fees and charges are formally adopted by Council through the annual budget process in accordance with the requirements of the *Local Government Act 1995*.

In addition, the City has mechanisms in place to appropriately advertise, communicate and implement new or amended fees introduced outside the annual budget cycle, demonstrating an overall commitment to legislative compliance, transparency and effective financial management.

The audit report (**Attachment 1**) outlines two findings and four recommendations:

No	Finding	Rating
1	Council-adopted fees not implemented by the third-party operator	Low
2	Inconsistent and outdated information published on the City's website	Low

Management has reviewed the audit report and agreed on actions to address the findings.

Implementation timelines

Implementation timeframes for recommendations are based on the risk level of the finding; these are as follows:

Extreme: Complete remedial action or reduce the risk within 1 month

High: 3 months

Medium: 6 months

Low or Performance Improvement: 12 months

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	Medium
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

The cost of this internal audit was $16,800.

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 in-progress will be entered into the City's Audit Log Register to monitor progress by management to implement agreed actions in response to audit recommendations. Status of implementation will be reported to the Audit, Risk and Improvement Committee (ARIC), and subsequently Council on a quarterly basis.

Actions deemed complete by management follow a close-out process. The City's Internal Audit function will follow-up and obtain evidence that audit actions have been implemented by management before recommending close-out to the ARIC and Council.

10.5.1.3 Debtors Write-Off

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. CONFIDENTIAL - Small Balance Write Off List [**9.3.1** - 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 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;

SUMMARY

This report requires Council approval to write-off the attached list of bad debts that relates to rates balances.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council approves the write-off of rate small balances of $3.69, as outlined in Attachment 1.

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 overview of bad debts that have been accrued and are recommended for write-off where Council approval is required, in accordance with the *Sundry Debt Collection and Recovery Policy*.

Australian Accounting Standards, together with the provisions of the *Local Government Act 1995* and the Financial Management Regulations, require ongoing assessment of the collectability of debts recognised in the City's accounts.

Sundry debtors are managed in accordance with the *City's Sundry Debt Collection and Recovery Policy*. While all reasonable efforts are made to recover outstanding and aged debts, some debts are deemed uncollectable for practical or economic reasons and therefore require write-off.

Sundry debts may arise from user charges, infringements, fees, charges for services rendered, and rates related charges. The collection process applied depends on the type of debt and the recovery mechanisms available under the relevant legislation.

Section 6.12(1) of the *Local Government Act 1995* permits Council to write off debts. The Chief Executive Officer has delegated authority to write-off individual uncollectable sundry debts of up to $2,000. Accordingly, this report only includes sundry debts exceeding $2,000 per account, or any rates related balances and other related charges, which require Council approval to be written off.

In this case only rates related small balances are recommended for write-off.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

Rates Debtors

Council approval is being sought to write-off small balances for rates totalling $3.69 for 17 properties (**Confidential Attachment 1**) as the Chief Executive Officer does not have delegated authority to write off rates debtors other than those charges that are non-rates income, such as penalty interest.

LEGISLATIVE COMPLIANCE

The *Sundry Debt Collection and Recovery Policy* applies and section 6.12 (1) of *the Local Government Act 1995* states:

"Subject to subsection (2) and any other written law, a local government may —

…(c) write off any amount of money, which is owed to the local government."

RISK MANAGEMENT CONSIDERATION

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

Bad debts are reflected in the end-of-year operating result. The ongoing review of the City's revenue collection and debt recovery practices is considered to be an important feature of risk management and strengthening corporate governance.

STRATEGIC IMPLICATIONS

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

It is recommended that Council approve the write-off of rates small balances totalling $3.69.

10.5.1.4 Quarter 3 - 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 Qtr. 3 Dashboard [**9.4.1** - 1 page] 2. CONFIDENTIAL - Audit Qtr. 3 [**9.4.2** - 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 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 3 (January - March) 2025/26.

Key Points

- Qtr. 3 opened with 11 actions
- 23 actions added
- 8 actions closed/discontinued
- 26 actions remain in progress: 1 is overdue and 25 are not yet due

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council:

1. **Receives the Quarter 3 - Quarterly Performance Report – Audit.**
2. **Receives 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 Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 3 (January – March) 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 now complete, with the Food Business Inspections and Fees and Charges audit reports included in this agenda for consideration.

Audit Function – 2025/26 Progress to date

The 2025/26 financial year opened with 14 actions; since that time, 26 actions have been added totalling 40 actions. 14 actions have been completed, with 26 remaining to be actioned.

2025/26 STATUS	NO.
2025/26 Period Open	14
Actions Added	26
Total Actions	40
Complete (implemented)	14
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 and Risk Committee (ARIC), which is updated only on overdue and completed actions.

Quarter 3 commenced with 11 actions and closed with 26 actions. During the quarter, 23 new actions were added and 8 actions were completed or superseded. Superseded actions resulted from the OAG - General Computer Controls audit. As part of the review of actions from previous years, auditors identified progress in implementation and identified additional findings. To effectively manage these outcomes, the previous actions were superseded and replaced with new actions.

STATUS	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4
Period Open	14	13	11	
Actions Added	3	-	23	
Actions Superseded	-	-	-7	
Actions Complete	-4	-2	-1	
Period Close	13	11	26	

In-Progress Actions

At the close of Quarter 3, 26 actions remain in progress: 1 overdue and 25 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		
1			25		
Off-Track	**On-Hold**	**On-Track**	**Off-Track**	**On-Hold/Not Started**	**On-Track**
1	-	-	3	1	21

Overdue Actions

1 action is overdue this quarter.

	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4
Number of overdue actions	7	8	1	

The 1 overdue action pertains to the Community Grants and Sponsorship Management audit. This action is in-progress with the review of the Management Practice complete pending consultation.

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	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

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 ARIC.


Audit Actions
Home
Reset
Directorate
All
Branch
All
Audit Name
All
Quarter
Qtr 3
View Audit Table
Audit Log Status
Year to Date (2025/26)
9
Total No. Audits
80
Total No. Findings
86
Total No. Recommendations
40
Total No. Actions
14
Total No. Implemented
26
Total No. In Progress
No. Actions by Residual Risk Rating by Quarter
Opening Actions
Added Actions
Completed Actions
Remaining Actions
No. Actions by Inherent Risk Rating by Branch
Low
Medium
Digital Solutions and ...
Financial Services
Governance and Strat...
Community Develop...
Transport and Buildings
People, Culture and S...
Property and Economi...
No. Audit Actions
No. Actions by Current Residual Risk Rating by Branch
Action Implemented
Not Rated
No. Actions by Days Overdue and Residual Risk Rating
Excludes Implemented Actions | 0 = Not Yet Due
Days Overdue (Due Date) as at Reporting Period End Date
No. Actions by Residual Risk Rating by Quarter
Audit Action Status
Quarterly Update - Qtr 3
34
Total No. Actions
8
Implemented
26
In Progress
51%
Average Completion
1
Overdue
25
Not Yet Due
Current Status Distribution
Current Status
On-Track
Complete
Off-Track
Not Started
Overdue Actions by Branch and Status
Overdue Actions by Branch and Residual Risk Rating
No. Actions by Days Overdue and Status
No. Actions by Status by Quarter

10.5.1.5 Quarter 3 - Quarterly Performance Report - Risk

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required.
Attachments:	1. Operational Risk Overview [**9.5.1** - 1 page] 2. CONFIDENTIAL - Risk Actions Dashboard [**9.5.2** - 4 pages] 3. Strategic Risk Register [**9.5.3** - 1 page]
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:

(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 outlines the City’s Corporate Risk Management activities and performance for Quarter 3 (January – March) 2025/26, including an update on the operational risk status and treatment action progress.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the Quarter 3 – Quarterly Performance Report Risk Management and the Operational Risk Overview (Attachment 1)**
2. **Notes the progress of risk treatment actions as detailed in the Risk Actions Dashboard (Confidential Attachment 2)**
3. **Notes the 2025-2026 Strategic Risk Review as detailed in Strategic Risk Register (Attachment 3).**

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 the Audit, Risk and Improvement Committee (ARIC) with an annual update on strategic risk and a quarterly update on risk management activities, operational risk status, and treatment action implementation.

In line with the Risk Management Framework, risks are monitored, reviewed, and escalated according to the Risk Acceptance Criteria. Detailed reporting is provided quarterly to the ARIC for risks rated High or Extreme, along with the status of treatment action implementation.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

Key Activities Delivered Quarter 3 2025/26

Operational Risk Review Workshops

Workshops were facilitated across the following branches:

- Digital Solutions and Services
- Parks and Environment
- Infrastructure Projects
- Governance and Strategy
- Property and Economic Development
- Community Safety

Business Continuity Planning

- Business Continuity Plans have been submitted to ELT for endorsement.
- Business Continuity plans specific to a low fuel scenario have been prepared in response to the instability in fuel supply.

Strategic Risk

- Facilitated the annual Strategic Risk review process with ELT as part of the Council-led Business Planning and Budgeting process

Operational Risk Overview

At the end of Quarter 3, the City recorded 191 operational risks:

- 13 new risks identified.
- 9 risks re-rated following changes in controls or conditions.

An overview of the operational risk profile is provided in **(Attachment 1)**

Consequence and Likelihood	(5) Almost Certain	(4) Likely	(3) Possible	(2) Unlikely	(1) Rare
(1) Insignificant	0	0	2	3	1
(2) Minor	1	4	26	28	18
(3) Moderate	0	6	21	35	13
(4) Significant	0	0	4	10	3
(5) Severe	0	0	1	0	0

Risks Outside of Appetite

At the end of Quarter 3, 27 risks remain outside the city's risk appetite, primarily relating to:

- Anti-Social behaviour affecting staff and patrons across multiple services
- Compliance issues in statutory building inspections and governance.
- Operational safety concerns in Parks and Gardens, Assets, Events and Community Safety.

Risks Treatment Actions

Quarter 3 opened with 25 identified risk treatment actions. 18 new risk treatment actions were identified and 2 actions were completed.

At the close of Quarter 3, 21 actions remain on-track, 14 are not yet started, 2 are off track and 1 has been discontinued. Progress reporting on the implementation of risk treatment actions is provided in **(Confidential Attachment 2).**

Strategic Risk

In accordance with the Risk Management Framework, the annual Strategic Risk Review was undertaken with the Executive Leadership Team (ELT) as part of the annual business planning cycle to ensure alignment with the Strategic Community Plan.

The review process considered sector-wide and emerging risks, informed by the JLT Public Sector Risk Report, which provides key insights for local government senior leadership and Audit, Risk and Improvement Committees.

Annual reporting on Strategic Risk is provided to the Audit, Risk and Improvement Committee (ARIC) through the Strategic Risk Register (**Attachment 3**).

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

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 5.3 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

This report provides assurance on the effectiveness of the City's risk management systems and internal controls through quarterly monitoring and reporting. It highlights treatment progress, and areas requiring further attention.

City of Bayswater

View Operational Risk 2

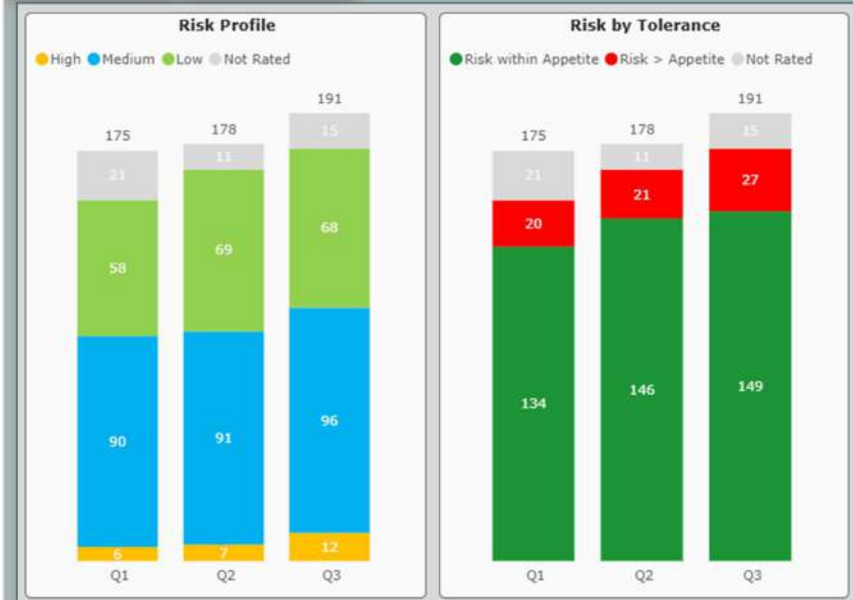
View Risk Actions

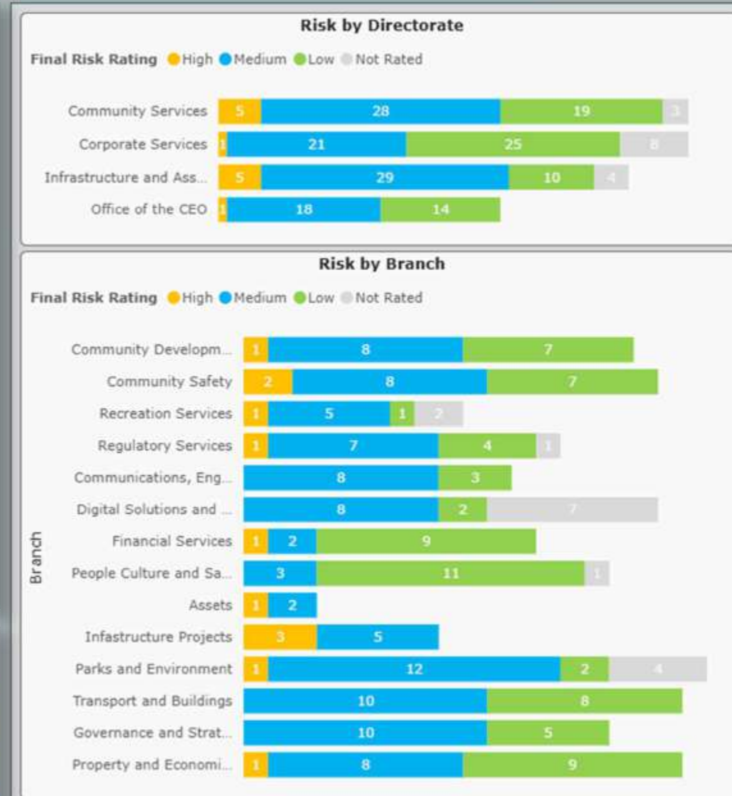
Operational Risk Overview

Back

Quarter

Q3





Consequence and Likelihood	(5) Almost Certain	(4) Likely	(3) Possible	(2) Unlikely	(1) Rare
(1) Insignificant	0	0	2	3	1
(2) Minor	1	4	26	28	18
(3) Moderate	0	6	21	35	13
(4) Significant	0	0	4	10	3
(5) Severe	0	0	1	0	0

Strategic Risk Register

Risk Number	Strategic Community Plan link	Risk Description	Current Risk Rating	Previous Risk Rating 2024-2025	Risk Appetite	Risk Strategy
SR_01	Natural	Inability to effectively manage the city's waste.	High	High	Low	Improve Controls
SR_02	Leadership and Governance	Unethical or inadequate council governance and decision-making. Failure to comply with legislation.	High	High	Medium	Accept, Monitor Controls
SR_03	Natural	Inability to meet greenhouse gas targets.	Medium	Medium	Low	Improve Controls
SR_04	Natural	Environmental mismanagement leading to ecological damage, loss of biodiversity and water scarcity.	Medium	Medium	Low	Improve Controls
SR_05	Leadership and Governance	Failure to provide staff safety and support health and wellbeing.	Medium	Medium	Low	Improve Controls
SR_06	Leadership and Governance	City does not have the adequate financial capacity to deliver planned services and maintain assets.	Medium	Medium	Medium	Accept
SR_07	Leadership and Governance	Inability to manage stakeholder expectation through early and ongoing engagement.	Medium	Medium	Medium	Accept
SR_08	Leadership and Governance	Lack of modern, integrated and secure digital environment. Inability to respond to cyber attack. Inability to proactively manage cyber security.	Medium	Medium	Medium	Accept
SR_09	Leadership and Governance	Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest in the City.	Medium	Medium	Medium	Accept
SR_11	Leadership and Governance	Uncertainty and volatility in the economy and global politics could impact the city's ability to meet its goals.	Medium	New Risk	Medium	Accept
SR_12	Leadership and Governance	Ineffective processes and controls to enable the delivery of Strategic objectives.	Medium	High	Medium	Accept
SR_13	Leadership and Governance	Failure to prevent, prepare, respond and recover to incidents, emergencies or major disruptions impacting operations.	Medium	Medium	Medium	Accept
SR_13	Built	Lack of sufficient resources to finance, construct, and sustain essential infrastructure and assets.	Medium	Medium	Medium	Accept
SR_14	Social	Inability to support our local community, business and organisations to be resilient to the physical, social and economic challenges that impact our way of life.	Medium	Medium	Medium	Accept
SR_15	Leadership and Governance	Inability to develop and maintain a competent, capable and culturally aligned workforce.	Low	Low	Medium	Accept
Total						

10.5.1.6 Quarter 3 - Quarterly Performance Report - Corporate

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. Quarter 3 Performance Report [**9.6.1** - 23 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 produces the Quarterly Performance Report (**Attachment 1**) to provide a clear overview of operational performance and progress in delivering the Corporate Business Plan (CBP) 2025/26–2028/29, with a focus on the 2025/26 financial year.

The Quarter 3 report (January-March) provides updates across key areas including City Services, Operating Projects, Capital Programs and Projects, Informing Plan deliverables, and Corporate Business Plan Measures.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council notes the Quarterly Performance Review - Corporate Quarter 3 (January - March) 2025-26.

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 next four years and supports best practice accountability and transparency across the organisation's planning and reporting processes.

Under the Integrated Planning and Reporting Framework (IPRF), local governments must report performance to the community. The City's Quarterly Performance Report (**Attachment 1**) provides a high-level update on service delivery and implementation of the CBP, with a specific focus on progress in the first year of the plan (2025/26).

The report reflects the City's commitment to delivering on the social, built, natural, economic, leadership, and governance Key Result Areas of the Council Plan and provides an update on City Services, Operating Projects, Capital Programs and Projects, Informing Plan deliverables, and Corporate Business Plan Measures.

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 the year.

Progress against these actions is summarised in the Quarterly Performance Report (**Attachment 1**), structured by Key Result Area to provide a clear overview of implementation status.

Of the 288 actions, 252 are completed or on track. Detailed information on each of these items, including current progress and underlying issues, is provided at the rear of the Quarterly Performance Report.

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	SR08 - Business model fails to support an integrated and responsive delivery of services, facilities and infrastructure (Including leadership, structure and processes).	

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 5.3	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 report provides an update on the implementation of the City's Integrated Planning and Reporting Framework and provides reports on progress at the end of quarter 3 for the City's services, programs, projects, strategy and plan actions.

Once noted by Council, the Quarterly Performance Report is published on the City's website to ensure open and accessible reporting to the community.

City of
Bayswater

Performance Report

2025 — 2026

CITY OF BAYSWATER
The Garden City - Quality Lifestyle

Acknowledgement of Country

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.

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

Inclusivity Statement

The City of Bayswater is committed to providing an inclusive, safe and respectful organisation and work environment, free from discrimination, harassment and racism. We recognise the impacts of inequity and discrimination and strive to remove the barriers these create.

We celebrate diversity as a strength within our community. Supporting diversity and operating in an inclusive and respectful manner is central to our values and principles of providing safe, accessible and welcoming services and facilities for the community.

Accessibility

This publication can be found on the City's website. It is available in alternative formats on request, including hard copy in large print or standard print, and electronic format.

我们可以根据要求以其他格式提供此信息。

Possiamo fornire queste informazione in altri formati su richiesta.

Chúng tôi có thể cung cấp thông tin này ở các định dạng khác theo yêu cầu.

The free Translating and Interpreting Service can assist non-English speakers to communicate with the City of Bayswater. To find out more, visit **www.tisnational.gov.au** or call **131 450**.

TIS National 为英语不流利人士提供免费口译服务, 帮助他们跟贝斯沃特市沟通。如需了解更多有关信息，请浏览他们的网站 **www.tisnational.gov.au** 或致电 **131 450**。

Il servizio gratuito di traduzione e interpretazione (TIS National) può aiutare chi non parla inglese a comunicare con la città di Bayswater. Per saperne di più, visita il loro sito web **www.tisnational.gov.au** o chiama il **131 450**.

Dịch vụ Biên dịch và Thông dịch (TIS National) miễn phí có thể hỗ trợ những người không nói tiếng Anh giao tiếp với Thành phố Bayswater. Để tìm hiểu thêm, hãy truy cập trang web của họ **www.tisnational.gov.au** hoặc gọi **131 450**.

Contents

Welcome

Delivering the City's Strategic Community Plan

Key Result Areas:

Why we do the Performance Report

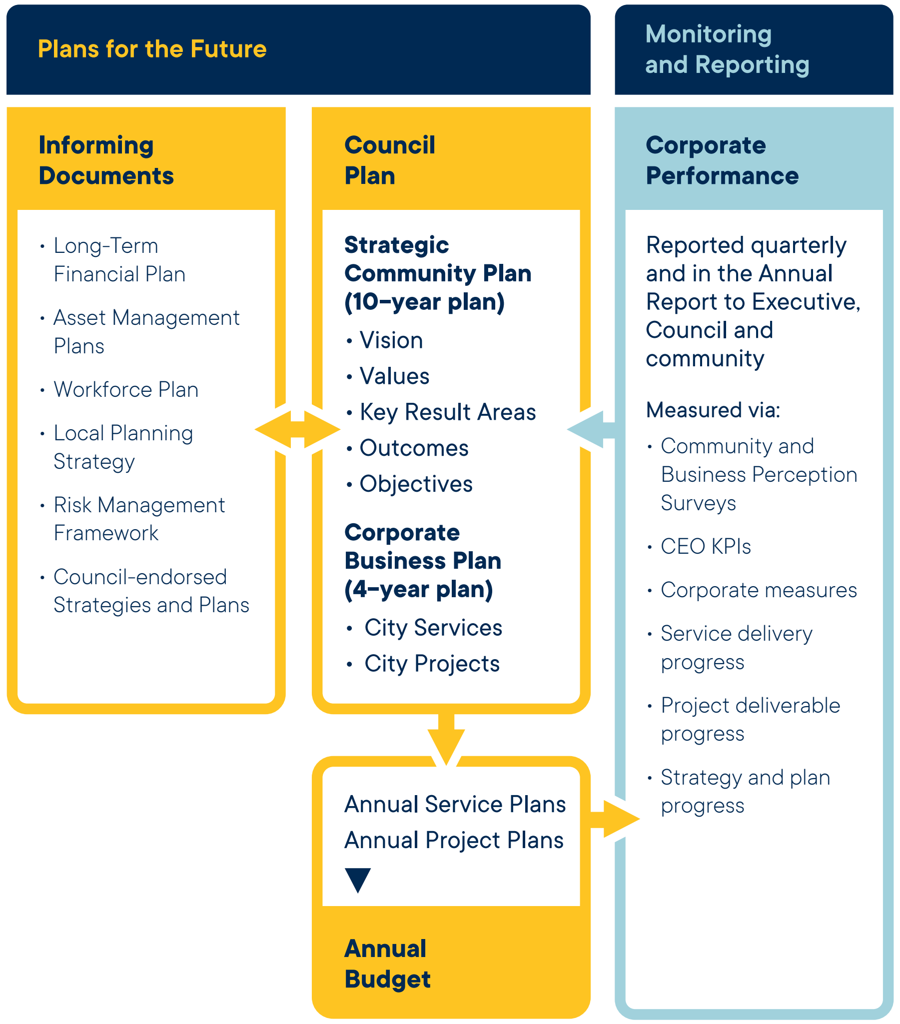
Each quarter, the City of Bayswater Performance Report is presented to Council and published on the City's website. The report provides an update on the key activities contributing to the delivery of the Council Plan, with a particular focus on progress against the Corporate Business Plan.

Quarterly reporting provides an update on the status of the services, projects, informing plan actions, and performance measures identified in the City's four-year Corporate Business Plan. It highlights whether each initiative is tracking as intended and within budget at the end of the reporting period.

Integrated Planning and Reporting Framework

The Integrated Planning and Reporting (IPR) Framework is a legislative requirement for all Western Australian local governments. It guides long-term planning to ensure it is strategic, integrated, and community-focused.

The City of Bayswater Performance Report supports the measurement and reporting components of the IPR Framework by not only demonstrating accountability to the community but also providing a mechanism to assess in-year implementation. This approach supports progress monitoring, achievement of strategic outcomes, and continuous improvement.



How to read our Performance Report

Community-informed and Council-led, our Council Plan sets the direction for progress. It is guided by five Key Result Areas (KRA), which have been developed in alignment with the sustainability pillars. These KRAs provide the strategic structure for planning, delivery and performance monitoring across the organisation:

Social | Built | Natural | Economic | Leadership and Governance

The Performance Report provides an overview for each Key Result Area (KRA). Each KRA cover page includes the KRA Vision, Outcomes and Objectives and initiatives that will make a significant contribution to the goals in the vision areas, including:

- Services
- Operating Projects
- Capital Programs; and
- Informing Plans

Overview

A high-level summary of the City's performance, including progress of key actions, delivery of the capital works program, and total expenditure to date.

Our Performance

An outline of the City's actions and performance measures, presented by Key Result Area (KRA), demonstrating progress towards the achievement of the Council Plan and Corporate Business Plan objectives.

Action Progress

Action progress is reported quarterly by outcome, using a Red, Amber, Green, Black and Blue traffic light system to indicate status across the 2025/26 financial year.

- **Complete**
- **On-track**
- **Not started**
- **Off-track**
- **Discontinued**
- **Data not available**

Actions that are off track or discontinued include a summary explanation of the reason for variance.
For full details, please refer to Attachment 1 of this report.

Measures

Performance measures help the City understand how well it is achieving its objectives and support evidence-based decision making. Measures are reported on a quarterly, biannual or annual basis, depending on data availability. The City is currently reviewing its measures, targets, and baseline data, and new measures will be added as they are developed.

Our adopted budget

July 2025 to June 2026

Total operating income

Total income by category	2025/26
Rates	$63,300,000
Operating grants, subsidies and contributions	$3,900,000
Fees and charges	$28,200,000
Interest earning	$5,700,000
Other revenue	$1,100,000
Total	**$102,200,000**

Total operating expenses

Total expenses by category	2025/26
Employee costs	$47,700,000
Materials and contracts	$37,000,000
Utility charges	$4,100,000
Depreciation	$13,300,000
Insurance	$1,300,000
Other finance costs	$858,000
Total	**$105,100,000**

In 2025/26 we will deliver

$5.9M on service delivery (Net Cost)

158 projects
130 actions

$29.3M on Capital Works

Our results – Quarter 3

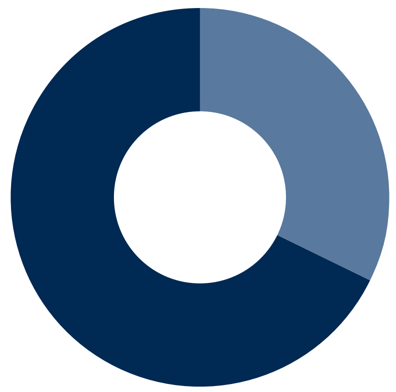
Breakdown of actual Year to Date by Key Result Area

- Social $15.1M
- Built $21.4M
- Natural $12.7M
- Economic $668.8K
- Leadership and Governance .... ($56.9M)

Capital Works Program

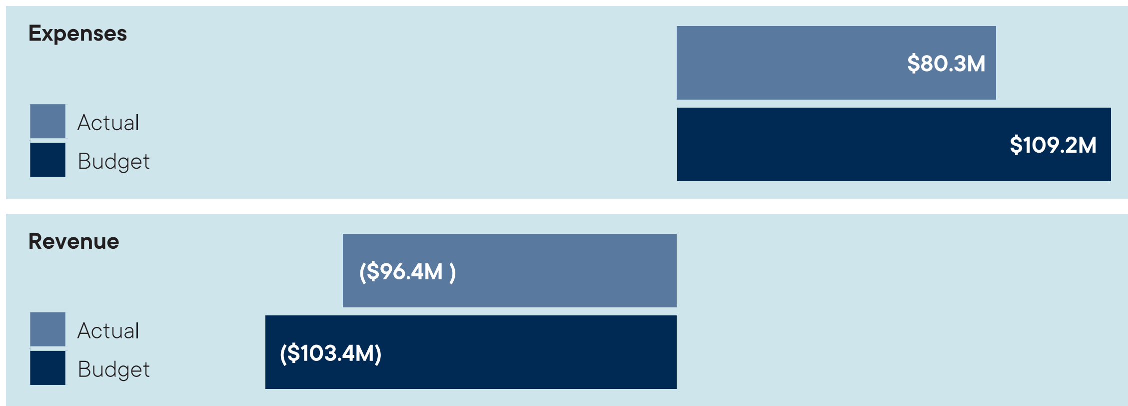
$29.3M

Actual YTD **$9.5M**
Budget Remaining **$19.8M**



Amount ($M)

Service Delivery - Full-Year Budget and Year-to-Date Actuals



The data is organised by grouping services under each Key Result Area (KRA). Negative figures represent revenue items, such as rates or waste services. Since this data reflects Quarter 3, revenue is higher than expenses at this stage.

Corporate Business Plan on a page

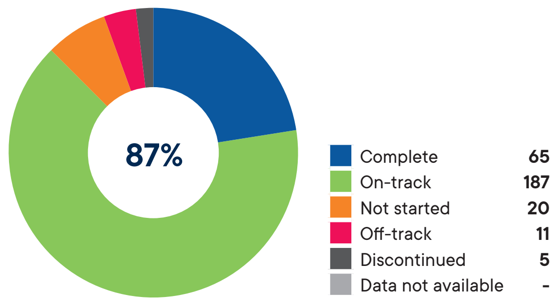
	Services	Operating Projects	Capital Programs
Social	• Arts and Events • Community Strategy and Programs • Library and Community Centres • Emergency Management • Golf Courses • Health Services • Ranger Services • Recreation Services • Safety and Crime Prevention	• Event Grants and Sponsorships • Perth Wildcats Pre-season Game • StrEATS • CCTV System	• ICT – CCTV Infrastructure
Built	• Asset Management and Mapping • Building Approvals • Building Maintenance • Infrastructure Planning • Planning and Building Compliance • Planning Approvals • Project Management • Property (Community) • Strategic Land-Use Planning • Transport Infrastructure and Operations	• Major Recreation Building Masterplan • Local Planning Scheme Review • Town Centre Streetscape Banners	• Buildings – Buildings • Buildings – City Sport and Recreation • Buildings – Community • Parks & Reserves – Parks Built • Parks & Reserves – Playgrounds • Parks & Reserves – Sportsgrounds • Transport – Drainage • Transport – Other • Transport – Pathways • Transport – Roads & Car parks
Natural	• Environmental Sustainability • Parks and Gardens • Waste Management	• Biodiversity Management • Fleet Transition Plan • Maylands Lakes Environmental Restoration	• Parks & Reserves – Bores & Irrigation • Parks & Reserves – Parks Natural
Economic	• Economic Development	• Advocacy Priorities • Implementation of Economic Development Strategy	
Leadership and Governance	• Communications, Engagement and Customer Relations • Digital Solutions and Services • Financial Services • Governance and Executive Services • People, Culture and Safety • Planning, Performance and Risk • Plant, Fleet and Equipment • Asset Management System • Fleet Asset Management System	• Forward Capital Works Management Suite • Digitising Archives • EDEN Project • Information Classification • 2025 Ordinary Council Election • Swimming Pool Inspection Program Enhancements	• Plant & Fleet • ICT – Technology & Equipment

Progress overview

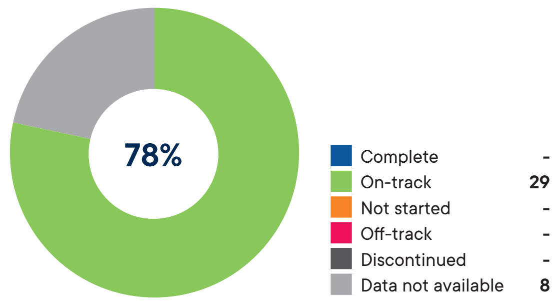
Action progress is reported quarterly using a Red, Amber, Green, Grey and Blue traffic light system, covering Quarter 3 of 2025/26 financial year.

Measures are reported quarterly, annually or biannually, with progress dependant on data availability.

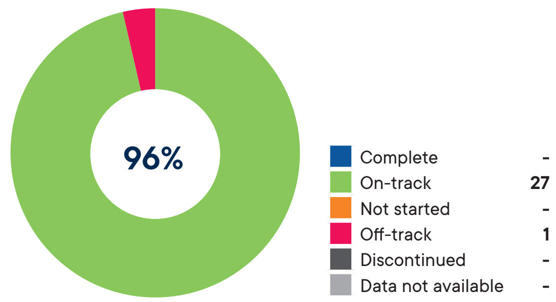
Total actions 288



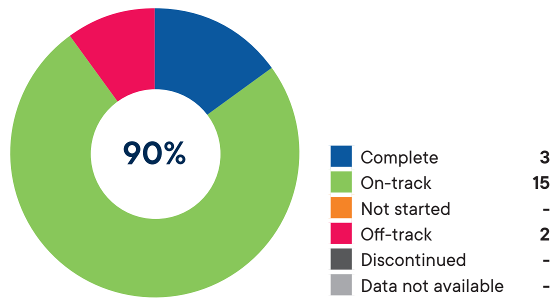
Total measures 37



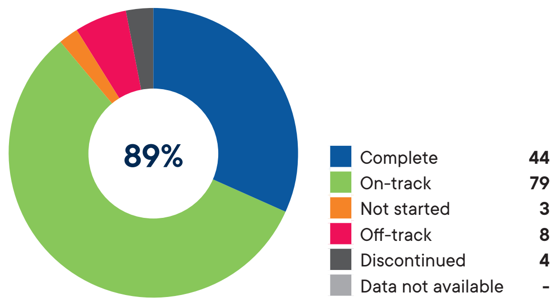
Services
Total actions 28



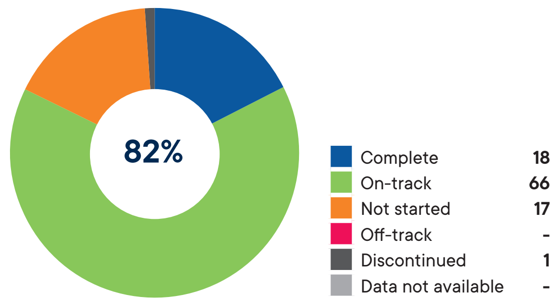
Operating Projects
Total actions 20



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.

Outcome	Objectives
1.1 A Connected and Inclusive Community	1.1.1 Enhance our local identity through social and arts programs and events that celebrate our diverse cultures, history and heritage. 1.1.2 Facilitate partnerships and access to services for all community. 1.1.3 Build strong relationships, social connections and inclusive participation with our diverse community.
1.2 A Safe and Resilient Community	1.2.1 Facilitate a safe environment. 1.2.2 Foster community resilience by increasing capability to prevent, prepare for, respond to, and recover from rapid change and disasters.
1.3 An Active and Healthy Community	1.3.1 Strengthen public health and wellbeing through providing, supporting and/or advocating for services that support our community. 1.3.2 Provide welcoming, quality recreational spaces and activities.

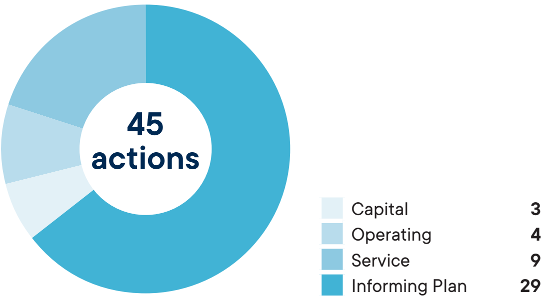
Services	Operating Projects	Capital Programs
• Arts and Events • Community Strategy and Programs • Library and Community Centres • Emergency Management • Golf Courses • Health Services • Ranger Services • Recreation Services • Safety and Crime Prevention	• Event Grants and Sponsorships • Perth Wildcats Pre-season Game • StrEATS • CCTV System	• ICT – CCTV Infrastructure

How we performed

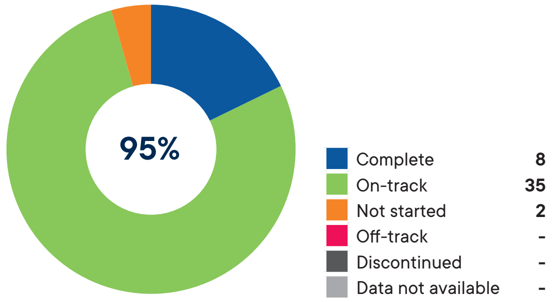
Total actions: 45

Total actions complete or on-track: 43

Action Delivery



Action Status



Performance measure

Measure		Q1	Q2	Q3
Better Bayswater Grants issued. (bi-annual)	Number	Measured biannually	4	**Measured biannually**
	Value	Measured biannually	$11,560	**Measured biannually**
Community service partnership agreements		16	14	**10**
Community Event Grants and City support	Number	9	4	**0**
	Value	$35,223	$19,028	**0**
City-led community events		4	8	**1**
Bayswater residents registered as library members		20.50%	22%	**23%**
Bayswater residents registered as recreation centre members		6%	7%	**6%**
Usage of City's facilities (hours booked/total available hours)	Meeting room	23%	27%	**27.85%**
	Sports courts	51%	41%	**43%**
	Venue hire	44%	47%	**46%**
Customer requests received for Community Safety matters		1,865	2,912	**2,718**

Outcome

1.1 A Connected and Inclusive Community

Services

Service	Sub-Services	Status
Arts and Events	• Arts and Culture • City-led Events • Community-led Events • Grant Management	**On-track**
Community Strategy and Programs	• Community Strategy • Community Programming • Community Grants	**On-track**
Library and Community Centres	• Library Services • Customer Experience • Community Centres	**On-track**

Operating Projects

Project	Status
Event Grants and Sponsorships	**On-track**
Perth Wildcats Pre-season Game	**Complete**
StrEATS	**On-track**

Outcome

1.2
A Safe and Resilient Community

Services

Service	Sub-Services	Status
Emergency Management	• Emergency Management	On-track
Ranger Services	• Animal Management • Call Centre/Administration • Community Rangers • Parking Enforcement	On-track
Safety and Crime Prevention	• Community Security Patrol • Crime Prevention	On-track

Operating Projects

Project	Status
CCTV System	On-track

Capital Programs

		Status					
Program	Number of projects	Complete	On-track	Not started	Off-track	Discontinued	Data not available
ICT - CCTV Infrastructure	3	1	2	-	-	-	-

Each Capital Works Program is made up of multiple individual projects. For a detailed breakdown of these projects, refer to Attachment 2 – Capital Works Detail

Outcome

1.3
An Active and Healthy Community

Services

Service	Sub-Services	Status
Health Services	• Environmental Health • Mosquito Control	On-track
Golf Courses	• Contractor Management • Golf Course Grounds / Facilities Maintenance	On-track
Recreation Services	• Booking Facilities Halls and Reserves • Club Liaison and Development • Recreation Facilities	On-track

Informing Plans

	Status					
Informing Plan	Complete	On-track	Not started	Off-track	Discontinued	Data not available
Reconciliation Action Plan 2021 - 2023	-	4	1	-	-	-
Public Health and Wellbeing 2021 - 2025	2	-	-	-	-	-
Cultural Plan 2019 - 2024	-	6	-	-	-	-
Access and Inclusion Plan 2025 - 2029	4	9	1	-	-	-
CCTV Strategy 2018–2028	-	2	-	-	-	-

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.

Outcome	Objectives
2.1 A Connected and Accessible City	2.1.1 Plan for connected, accessible and safe roads, pathways and places. 2.1.2 Create liveable neighbourhoods and centres that include consideration of our built heritage. 2.1.3 Advocate and plan for diverse and quality housing choices utilising a contemporary planning framework that encourages growth.
2.2 Built Infrastructure that Meets Current and Future Community Needs	2.2.1 Improve the amenity of our public spaces and streetscapes. 2.2.2 Ensure accessible connections between the built realm and natural green spaces to relax and recreate. 2.2.3 Plan, build and maintain current and future assets.

Services

- Asset Management and Mapping
- Building Maintenance
- Infrastructure Projects
- Statutory Planning and Compliance
- Property (Community)
- Statutory Building
- Strategic Land-Use Planning
- Transport Infrastructure and Operations

Operating Projects

- Major Recreation Building Masterplan
- Local Planning Scheme Review
- Town Centre Streetscape Banners

Capital Programs

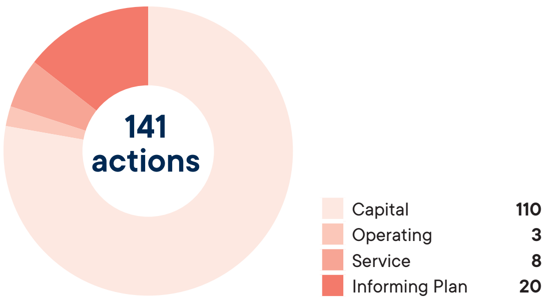
- Buildings – Buildings
- Buildings – City Sport and Recreation
- Buildings – Community
- Parks and Reserves – Parks Built
- Parks and Reserves – Playgrounds
- Parks and Reserves – Sportsgrounds
- Transport – Drainage
- Transport – Other
- Transport – Pathways
- Transport – Roads and Car parks

How we performed

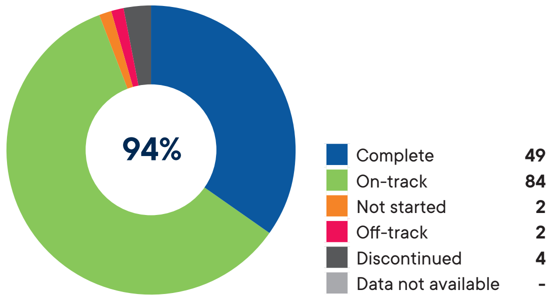
Total actions: 141

Total actions complete or on-track: 133

Action Delivery



Action Status



Performance Measures

Measure	Q1	Q2	Q3
Building applications received	265	266	**239**
Building approval compliance rate within statutory approval timelines	100%	100%	**100%**
Planning applications received	174	145	**133**
Planning approval compliance rate within statutory approval timelines	97%	98%	**83%**
Resolved graffiti incidents	1,330	1,233	**1,469**

Outcome

2.1 A Connected and Accessible City

Services

Service	Sub-Services	Status
Statutory Building	• Building Approvals • Swimming Pool Inspections • Application Liaison	**On-track**
Infrastructure Projects	• Infrastructure Planning • Project Management	**On-track**
Statutory Planning and Compliance	• Statutory Planning • Development Compliance	**On-track**
Strategic Land-use Planning	• Land Planning Strategy / Town Planning Scheme	**On-track**
Transport Infrastructure and Operations	• Car Parks • Drainage • Footpaths and Cycleways • Other Transport Infrastructure • Roads • Street Lighting • Surveying Systems Management	**On-track**

Operating Projects

Project	Status
Local Planning Scheme Review	**On-track**
Major Recreation Building Masterplan	**On-track**

Capital Programs

Program	Number of projects	Status					
		Complete	On-track	Not started	Off-track	Discontinued	Data not available
Transport - Other	3	**1**	**1**	-	-	**1**	-
Transport - Pathways	7	**2**	**3**	-	-	**2**	-
Transport – Roads and Car parks	25	**12**	**13**	-	-	-	-

Each Capital Works Program is made up of multiple individual projects. For a detailed breakdown of these projects, refer to Attachment 2 – Capital Works Detail

Outcome

2.2 Built Infrastructure that Meets Current and Future Community Needs

Services

Service	Sub-Services	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)	**On-track**
Building Maintenance	• Building Services and Maintenance	**On-track**
Property (Community)	• Property (Community)	**On-track**

Operating Projects

Project	Status
Town Centre Streetscape Banners	**Complete**

Capital Programs

Program	Number of projects	Status					
		Complete	On-track	Not started	Off-track	Discontinued	Data not available
Buildings – Buildings	11	5	5	1	-	-	-
Buildings – City Sport and Recreation Buildings	18	7	11	-	-	-	-
Buildings – Community Buildings	19	8	10	-	-	1	-
Parks and Reserves – Parks Built	8	2	6	-	-	-	-
Parks and Reserves – Playgrounds	3	2	-	-	1	-	-
Parks and Reserve – Sportsgrounds	11	3	7	-	1	-	-
Transport – Drainage	5	-	5	-	-	-	

Each Capital Works Program is made up of multiple individual projects. For a detailed breakdown of these projects, refer to Attachment 2 – Capital Works Detail

Informing Plans

Informing Plan	Status					
	Complete	On-track	Not started	Off-track	Discontinued	Data not available
Bike Plan 2023	1	9	-	-	-	-
Play Space Strategy 2019 - 2029	3	-	-	-	-	-
Community Recreation Plan 2022 - 2032	2	4	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.

Outcome	Objectives
3.1 A Climate Resilient City	3.1.1 Reduce the impacts of the changing environment. 3.1.2 Transition to net zero emissions. 3.1.3 Partner with community to build an energy-smart and waterwise City. 3.1.4 Support a circular economy through best practice waste management.
3.2 Sustainable Natural Green Spaces	3.2.1 Preserve and enhance our biodiversity and the health of our river, wetlands and bushland. 3.2.2 Increase tree canopy to shade our pathways and cool our suburbs. 3.2.3 Maintain and protect our inviting green open spaces.

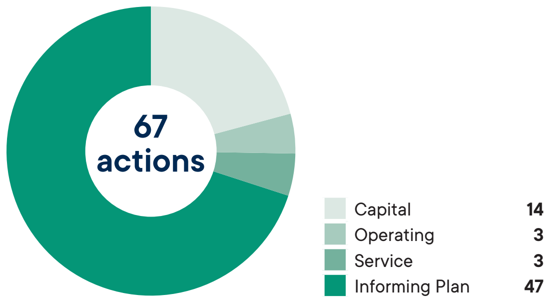
Services	Operating Projects	Capital Programs
• Environmental Sustainability • Parks and Gardens • Waste Management	• Biodiversity Management • Fleet Transition Plan • Maylands Lakes Environmental Restoration	• Parks and Reserves – Bores and Irrigation • Parks and Reserves – Parks Natural

How we performed

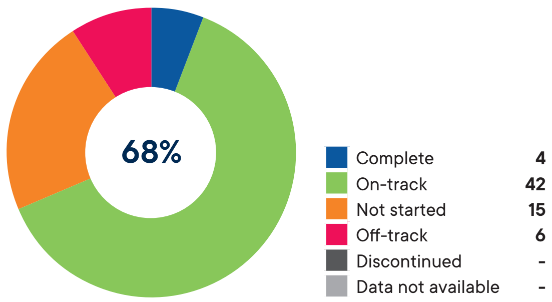
Total actions: 67

Total actions complete or on-track: 46

Action Delivery



Action Status



Performance Measures

Measure	Q1	Q2	Q3
City carbon footprint	Data not available	15,121*	**Data not available**
Native plants planted	1,400	0	**0**
Trees planted	3,200	0	**0**
Tree canopy coverage (measured every three years)	14.48%	14.48%	**14.48%**
Groundwater allocation used	3.17%	22%	**78%**
Waste recovery rate (includes recycling and FOGO)	Data not available (Annual measure)	Data not available (Annual measure)	**Data not available (Annual measure)**

Total emissions data for 2024/25.

Outcome

3.1 A Climate Resilient City

Services

Service	Sub-Services	Status
Environmental Sustainability	• Catchment Management • Natural Area Management • Protecting Biodiversity • Sustainability	**On-track**
Waste Management	• Bayswater Transfer Station • Bulk Waste • Commercial Waste Collection • Residential Waste Collection • Street and Park Bin Collections and Infrastructure • Waste Education	**On-track**

Operating Projects

Project	Status
Biodiversity Management	**On-track**
Fleet Transition Plan	**Off-track**
Maylands Lakes Environmental Restoration	**On-track**

Outcome

3.2 Sustainable Natural Green Spaces

Services

Service	Sub-services	Status
Parks and Gardens	• Irrigation • Landscape Design • Parks Infrastructure • Parks Projects • Planning and Maintenance • Spraying • Tree Care	**On-track**

Capital Programs

Program	Number of projects	Status					
		Complete	On-track	Not started	Off-track	Discontinued	Data not available
Parks and Reserves – Bores and Irrigation	10	1	3	-	6	-	-
Parks and Reserves – Parks Natural	4	-	3	1	-	-	-

Each Capital Works Program is made up of multiple individual projects. For a detailed breakdown of these projects, refer to Attachment 2 – Capital Works Detail

Informing Plans

Informing Plan	Status					
	Complete	On-track	Not started	Off-track	Discontinued	Data not available
Waterwise Bayswater Strategy 2020 - 2030	-	3	7	-	-	-
Urban Forest Strategy 2017	1	5	-	-	-	-
Local Biodiversity Strategy 2008	-	4	3	-	-	-
Emission Reduction and Renewable Energy Plan 2021 - 2040	2	5	2	-	-	-
Environment and Liveability Framework 2021 - 2045	-	6	2	-	-	-
Foreshore Area 10–year Plan 2019	-	7	-	-	-	-

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.

Outcome	Objectives
4.1 Diverse Economic Opportunities	**4.1.1** Encourage new businesses and investment opportunities through advocacy and partnerships. **4.1.2** Support mixed-use precincts and developments.
4.2 Distinctive Centres	**4.2.1** Facilitate the activation of City and town centres. **4.2.2** Facilitate the promotion of City and town centres and other attractions.
4.3 Sustainable Thriving Businesses and Employment	**4.3.1** Actively build relationships to support local businesses and increase local job opportunities.

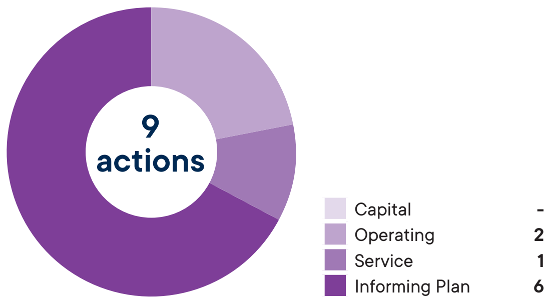
Services	Operating Projects	Capital Programs
• Economic Development	• Advocacy Priorities • Implementation of Economic Development Strategy	

How we performed

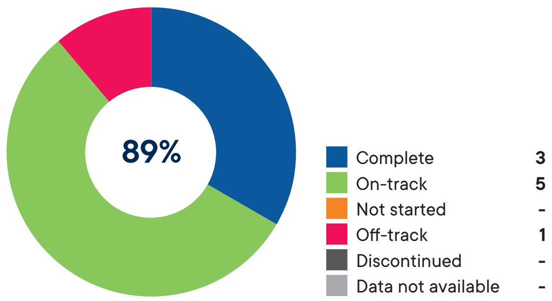
Total actions: 9

Total actions complete or on-track: 8

Action Delivery



Action Status



Performance Measures

Measure	Q1	Q2	Q3
Job-to-worker ratio	0.58	0.58	**0.58**
Per capita gross regional product of City of Bayswater	$52,381	$52,381	**$52,381**
Active trading businesses in City of Bayswater	Annual measure	6,424	**6,424**

Outcome

4.1
Diverse Economic Opportunities

4.2
Distinctive Centres

4.3
Sustainable Thriving Businesses and Employment

Services

Service	Sub-Services	Status
Economic Development	• Advocacy • Commercial Activities • Economic Development • Place Management and Town Centre Activation	**On-track**

Operating Projects

Project	Status
Advocacy Priorities	**On-track**
Implementation of Economic Development Strategy	**Off-track**

Informing Plans

Informing Plan	Status					
	Complete	On-track	Not started	Off-track	Discontinued	Data not available
Morley Activity Centre Plan 2018	3	2	-	-	-	-
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.

Outcome	Objectives
5.1 Good Governance	5.1.1 Provide ethical and accountable governance. 5.1.2 Ensure resource sustainability for future generations.
5.2 Stakeholder Leadership	5.2.1 Communicate and engage effectively to empower civic participation. 5.2.2 Provide excellent customer service and ensure the City is easy to do business with. 5.2.3 Advocate and develop partnerships for City benefit.
5.3 Optimised Performance	5.3.1 Focus on operational efficiency, effective delivery and innovation to ensure our services are fit for purpose, contemporary and secure. 5.3.2 Maintain a valued, safe and skilled workforce.

Services

- Communications, Engagement and Customer Relations
- Digital Solutions and Services
- Financial Services
- Governance and Executive Services
- People, Culture and Safety
- Planning, Performance and Risk
- Plant, Fleet and Equipment

Operating Projects

- Asset Management System
- Fleet Asset Management System
- Forward Capital Works Management Suite
- Digitising Archives
- EDEN Project
- Information Classification
- 2025 Ordinary Council Election
- Swimming Pool Inspection Program Enhancements

Capital Programs

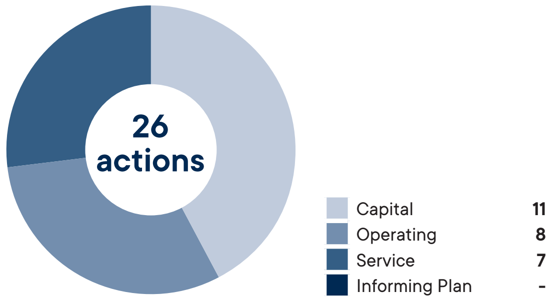
- Plant and Fleet
- ICT – Technology and Equipment

How we performed

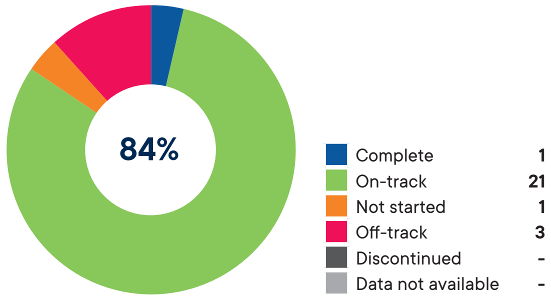
Total actions: 26

Total actions complete or on-track: 22

Action Delivery



Action Status



Performance Measures

Measure		Q1	Q2	Q3
Financial sustainability	Current ratio	Data not available	Data not available	**Data not available**
	Operating surplus ratio	Data not available	Data not available	**Data not available**
	Own-revenue ratio	Data not available	Data not available	**Data not available**
	Debt-service ratio	Data not available	Data not available	**Data not available**
Annual capital budget utilisation		Data not available	Data not available	**Data not available**
Employee turnover rate		13.58%	15.03%	**15.28%**
Lost time injury frequency rate (LTIFR)		37.92	48.37	**43.08**
Visitors to the City of Bayswater website		81,000	91,000	**94,000**
Visitors to the Engage Bayswater portal		19,700	21,300	**18,162**
Social media follower growth		4%	3%	**4%**
Engagement rate of social media content		11%	10%	**13%**

Outcome

5.1 Good Governance

Services

Service	Sub-Services	Status
Financial Services	• Accounting Services • Cash Management • Procurement • Rating Services	**On-track**
Governance and Executive Services	• Executive and Council Support • Executive Leadership • Governance • Policy Development	**Off-track**

Operating Projects

Project	Status
2025 Ordinary Council Election	**Complete**

Outcome

5.2 Stakeholder Leadership

Services

Service	Sub-Services	Status
Communications, Engagement and Customer Relations	• Communications and Marketing • Community Engagement • Customer Relations	**On-track**

Outcome

5.3
Optimised Performance

Services

Service	Sub-Services	Status
Digital Solutions and Services	• Business Systems • Digital Solutions Architecture • Information and Communication Technology • Information Management	**On-track**
People, Culture and Safety	• Human Resources • Organisational Development • Payroll • Work, Health and Safety	**On-track**
Planning, Performance and Risk	• Business Improvement • Insurance • Integrated Planning and Reporting • Internal Audit • Risk Management	**On-track**
Plant, Fleet and Equipment	• Depot Operations • Plant, Fleet and Equipment	**On-track**

Operating Projects

Project	Status
Asset Management System	**On-track**
Fleet Management System	**On-track**
Forward Capital Works Management System	**On-track**
Swimming Pool Inspection Program Enhancements	**On-track**
Information Classification	**Off-track**
EDEN Project	**On-track**
Digitising Archives	**Off-track**

Capital Programs

		Status					
Program	Number of projects	Complete	On-track	Not started	Off-track	Discontinued	Data not available
Plant and Fleet	1	-	1	-	-	-	-
ICT – Technology and Equipment	10	-	9	1	-	-	-

Each Capital Works Program is made up of multiple individual projects. For a detailed breakdown of these projects, refer to Attachment 2 – Capital Works Detail

City of
Bayswater

61 Broun Avenue, Morley WA 6062
Civic Centre Opening Hours: 8.30am - 4.30pm (Monday to Friday)
Mailing address: PO Box 467 Morley WA 6943
P: 9272 0622 | F: 9272 0665
mail@bayswater.wa.gov.au | bayswater.wa.gov.au
facebook.com/bayswatercity instagram.com/cityofbayswater

Attachment 1

Progress of Actions – Off-Track or Discontinued status and comment

Type	KRA	Deliverable	Status	Comment
Capital Project	Built	Pat O'Hara Reserve Rugby Clubrooms and Changerooms Upgrades	Discontinued	Previously discontinued
Capital Project	Built	Riverside Gardens Playground Renewal	Off-Track	Procurement plan being prepared to advertise construction tender
Capital Project	Built	Maylands Tennis Court Redevelopment (CSRFF)	Off-Track	Liaising site power upgrades with Western Power
Capital Project	Built	New Bus Shelter no 16512, TRANBY RD	Discontinued	This bus shelter has been replaced with a shelter on Eighth Av #16494 which is currently in progress by PTA
Capital Project	Built	New pathway (Local Access) - Bellew Way from McGilvray Avenue to 23 Bellew Way	Discontinued	Previously discontinued
Capital Project	Built	New pathway (Local Access)-Wholley Street from Traylen Road to Darby Street	Discontinued	Previously discontinued
Capital Project	Natural	Addlestone Reserve Irrigation System Renewal	Off-Track	pending procurement plan
Capital Project	Natural	Arbor Park Irrigation System Renewal	Off-Track	pending procurement plan
Capital Project	Natural	Bath Street / Tranby Reserve Irrigation System Renewal	Off-Track	pending procurement plan
Capital Project	Natural	Noranda Sporting Complex - Running Track - Soccer Irrigation System Renewal	Off-Track	pending procurement plan
Capital Project	Natural	Pat O'Hara Reserve / Morley Recreation Irrigation System Renewal	Off-Track	pending procurement plan
Capital Project	Natural	Puntie Crescent Reserve Irrigation System Renewal	Off-Track	Project services to deliver, currently initiated 3-month period of design, followed by 3 months install period. As project is off track, looks to be a carry forward.
Informing Plans – Maylands Town Centre Car	Economic	Mark parking bays on Whatley Crescent where road width allows.	Discontinued	The Main Roads Maylands Town Centre Streetscape Masterplan includes improvements along Whatley Crescent. The City continues to advocate for the State Government to fully fund the Masterplan. Due to

Attachment 1

Progress of Actions – Off-Track or Discontinued status and comment

Type	KRA	Deliverable	Status	Comment
Parking Strategy 2018				conflict with the Masterplan, the City is no longer completing this action.
Service	Leadership and Governance	Governance and Executive Services	Off-Track	The City has continued to implement the new legislative reforms; however, this has placed additional pressure on business-as-usual activities. Capacity constraints have limited the pace of policy and procedure reviews and the development of training and guidance materials for staff. The PRIS project is progressing and will address the core requirements; additional time will be needed to embed the new requirements across the organisation. Local law reviews are behind schedule; however, the City remains compliant with legislative requirements.
Operating Project	Leadership and Governance	Digitising Archives	Off-Track	The project scope is significant (including digitising approximately 85,000 hardcopy building plans). The project is currently resourced by one part-time employee (20 hours per week). Work is underway with the IM team to confirm whether additional project support can be made available, or whether other project priorities can be adjusted to provide capacity.
Operating Project	Leadership and Governance	Information Classification	Off-Track	Information Classification has progressed, with timing impacted by changes in resourcing, affecting continuity of project oversight and familiarity with systems and processes

10.5.1.7 Quarter 3 - 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. 3 [**9.7.1** - 5 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 3 (January - March) 2025-26.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council receives the Quarter 3 - Performance Report - CEO KPIs

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 3 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 3 - 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.	On-Track	This KPI has been achieved, with a comprehensive review of the City's community building contract management processes completed in February–March 2026. The review examined existing service documentation, processes and asset data, including service levels, contract structures, contract management practices and performance reporting. The review identified opportunities to better align service delivery with asset needs, such as refining maintenance frequencies based on site conditions. It also provides a clear framework for improving consistency and efficiency through the development of updated processes, procedures and forms, to be centrally managed via the Nintex platform.
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.	On-Track	Progress against this KPI is on track, with draft service level agreements currently being revised and further developed for community building contracts. A matrix linking buildings to applicable service levels is also being prepared to support consistent and appropriate application across the City's portfolio. Integration of these service levels into the Nintex platform commenced in April and is expected to be completed in May 2026. This will provide a structured and centralised approach to managing service levels and supporting future contract implementation.
1	**Lead improved organisational change**	1.3	**Community Building Contract Management**	1.1.3 Implement a process to monitor and manage contract compliance.	On-Track	Progress against this KPI is on track, with existing contract compliance processes and forms reviewed and improvements underway. This includes the development of schedules for routine compliance checks, updated processes and forms to verify task completion, and the establishment of structured corrective action procedures. New forms are being finalised to streamline compliance monitoring, with integration into the Nintex platform anticipated during May. This will provide a more consistent and centralised approach to managing contract compliance across the City.
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	On-Track	Progress against this KPI is substantially complete, with a review of the City's lease processes and conditions undertaken between September 2025 and January 2026. The review covered leasing processes, lease terms and conditions, and annual compliance and audit practices. Full completion of the KPI is dependent on the Council review of the Community Facility Lease and Licence/User Agreement Policy, which is expected to be finalised beyond the KPI timeframe. As a result, officers are able to deliver the review and associated outcomes, with the exception of policy-related components pending Council consideration.
1	**Lead improved organisational change**	2.2	**Community Lease Management**	1.2.2 Identify and document improvement opportunities with recommended actions.	On-Track	This KPI is on track, with improvement opportunities identified through the review process and corresponding actions being developed. Key process enhancements are being implemented through the Nintex platform to improve consistency, transparency and monitoring. Examples include the development of annual audit documentation to track compliance and follow-up actions, a structured annual building inspection process, and a formalised breach of lease management process. These initiatives will strengthen governance and support more effective management of the City's leasing 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.	On-Track	This KPI is on track, with lease compliance monitoring processes developed and being implemented through the Nintex platform. These include processes for annual audits of community leases, annual building inspections, and the management of lease breaches. Once finalised and embedded, these processes will form part of business-as-usual operations, ensuring leases are regularly reviewed and compliance is consistently monitored across the City's portfolio.

2025/26 CEO KPI: QUARTERLY REPORTING					Reporting For: Qtr 3 - FY25/26	
CEO KPI No.	**CEO KPI / Goal**	**Deliverable No.**	**Deliverable / Outcome**	**Deliverable / Action**	**Current Quarter Status**	**Current Quarter Comment**
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	On-Track	The City has re-engaged Purple Communications to support its advocacy priorities. Ongoing stakeholder management includes regular communications to Local Members, keeping them informed of these priorities. Additionally, the City continues to engage with local communities affected or impacted by advocacy initiatives.
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.	On-Track	The 2025/26 Round of Placemaking grants is due to open in Q4. The officer is currently reviewing and updating information as the process goes into cycle. Collected data and feedback will be used for final review.
2	**Support delivery of the Economic Development Strategy**	**2.2**	**Place Management - Grants**	2.2.2 Develop a plan to implement identified improvements	On-Track	The delivery of 2025/26 grant round will gather feedback on the process and provide opportunity to identify any gaps and rooms for improvement to use when developing a plan.
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.	On-Track	As part of the 2026/27 Council-led Business Planning process, the implementation of actions is being prioritised.
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	On-Track	The City has entered into an agreement to be the major sponsor for the Mother's Day in Maylands campaign. Forecast.ID is updated and publicly accessible. Training opportunities were available for staff and businesses. The quarterly Business Newsletter continues to provide details of free training and other important information and opportunities for local businesses. A supplier has been engaged to install accessibility tools and translation assistance for the City's website. This will benefit businesses and residents to make full use of the information provided on the website.
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 Empowerment Plan	On-Track	A new Operating Project has been submitted for consideration as part of 2026/27 Council-led Business Planning to develop a Local Business Empowerment Plan, to increase the number of new businesses and retain established businesses within the City.
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.	On-Track	The City is in the process of negotiating a Development Management Agreement for 154 Leake St. The City is also seeking Expressions of Interest (EOIs) for the lease of 14 King William St and has engaged a licensed valuer to undertake a valuation of 23C Redgum Way.

2025/26 CEO KPI: QUARTERLY REPORTING					Reporting For: Qtr 3 - 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**	1.1	**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	On-Track	Progress against the 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. These initiatives have been actively promoted across multiple channels, with strong digital engagement. The upcoming Plants to Residents program (1 May 2026) will further support canopy growth through the distribution of approximately 11,000 subsidised native plants. Educational and community-based initiatives remain a key focus, led through the Environment House partnership, which has delivered 39 workshops and events to approximately 730 participants, alongside school programs and volunteer engagement. Community planting programs have also contributed significantly, with 42,000 plants installed in Winter 2025 and a further 47,500 planned for Winter 2026. While the majority of planting and peak program delivery occurs in Q4 and Q1 due to seasonal conditions, current activities ensure canopy initiatives remain visible and well-supported in advance of these periods. The recent appointment of an Urban Forest Officer (commenced 20 April 2026), following an extended recruitment process to secure a suitable candidate, is expected to strengthen delivery and act as a force multiplier for existing programs. While this process has delayed some elements of delivery, it positions the City to achieve the KPI with enhanced outcomes moving forward, particularly during peak planting seasons.
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.	On-Track	Progress against this KPI has been impacted by the timing of recruitment, with the Urban Forest Officer commencing on 20 April 2026 following an extended process to secure a suitably qualified candidate. While this has delayed aspects of detailed canopy analysis and implementation planning, it was considered critical to ensure the right expertise is in place. The appointment is expected to accelerate delivery and act as a force multiplier for existing initiatives. Notwithstanding this, solid progress has been made in strengthening the City's canopy data and systems. The implementation of Tree Plotter as the primary tree data platform has improved mapping, field data access and integration, with ongoing consultant engagement to address remaining data gaps. Integration with Intramaps is underway, which will enhance internal planning and provide a pathway for future public-facing canopy mapping. These improvements have established a more reliable evidence base and support further refinement of the Urban Canopy Implementation Program, including alignment with State canopy strategies.
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	On-Track	Progress against this KPI is on track, with several tree planting projects underway and multiple external funding sources secured or being pursued. The Riverside Gardens Urban Forest project is progressing, with Lotterywest funding secured and an application submitted on 31 March 2026 to the federal government currently under assessment. A detailed project plan has been developed and on-ground planting has commenced. The City has also secured approximately $250,000 in SCRUF funding for the Maylands Foreshore Riverpark project, which includes planting over 150 advanced native trees and contributes directly to increasing canopy cover. Additional funding has been obtained through three Water Corporation grants and four Community Rivercare grants, supporting weed control and revegetation initiatives across multiple sites. The Community Rivercare Iconic Project (Urban Forest Stage 1A) is nearing completion, further contributing to canopy outcomes. Overall, these projects demonstrate strong progress in both project delivery and the successful attraction of external funding.

2025/26 CEO KPI: QUARTERLY REPORTING					Reporting For: Qtr 3 - FY25/26	
CEO KPI No.	**CEO KPI / Goal**	**Deliverable No.**	**Deliverable / Outcome**	**Deliverable / Action**	**Current Quarter Status**	**Current Quarter Comment**
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	On-Track	Three work packages are currently being delivered to support the transition from Ci to CiA: 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 These work packages are at varying stages of delivery: 1) CiA Request Management is currently in User Acceptance Testing (UAT). 2) CiA Leave is currently in System Integration Testing (SIT). 3) Stage 1b P&R is currently in the discovery phase, with the environment being built.
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	On-Track	Progress against this KPI is on track, with the development of a comprehensive Waste Business Model to support evaluation of future service options. The model is spreadsheet-based and enables financial comparison of multiple service scenarios against the City's current waste services baseline. It currently incorporates nine service models, each assessing revenue and expenditure, and includes clearly defined assumptions to ensure transparency and consistency in analysis. The model has been designed to support informed decision-making and long-term financial planning, with flexibility to adjust key variables such as service levels, waste volumes, contract rates, growth assumptions and operational costs. It also demonstrates the direct relationship between service delivery and the Annual Waste Charge (AWC), allowing users to test AWC adjustments required to achieve cost recovery. Overall, the model provides a robust and adaptable framework to ensure the City's waste services remain contemporary, financially sustainable and aligned with community expectations.
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	On-Track	A briefing was held 7 April 2026 on current and future advocacy priorities. 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.	On-Track	The City and advocacy consultants Purple continue to engage with, and facilitate meetings with, State and Federal stakeholders. The Mayor met with Frank Paolino MP on 21 January and 6 February, and Deputy Premier Rita Saffioti MLA on 31 March. A briefing with Council was held 7 April 2026 to clarify advocacy priorities in the context of the coming election cycles. Purple have prepared and is maintaining a running log of activities and priorities. Purple is also preparing a regular engagement briefing note document to be shared with local members.

2025/26 CEO KPI: QUARTERLY REPORTING					Reporting For: Qtr 3 - FY25/26	
CEO KPI No.	**CEO KPI / Goal**	**Deliverable No.**	**Deliverable / Outcome**	**Deliverable / Action**	**Current Quarter Status**	**Current Quarter Comment**
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	**On-Track**	Progress against this KPI is well advanced, with multiple Phase 1 projects either completed or underway. Key milestones include completion of ground and bathymetric surveys, delivery of algaecide and Phoslock dosing (with early monitoring results indicating positive water quality improvements), and finalisation of the Midge Management Plan, which has significantly reduced midge numbers. Design work is progressing on major components including the Brickworks Biofilter, water recirculation system and landscape redesign, with the latter informed by community consultation and scheduled for Council consideration in June 2026. While some timelines have shifted, including a delay to the biofilter tender due to geotechnical investigations, overall delivery remains on track. Community and stakeholder engagement has continued alongside project delivery, including community sessions, Council briefings and regular updates via Engage Bayswater. Some risks remain, including potential cost and timing impacts from geotechnical conditions for the biofilter, finalisation of power supply requirements for the water recirculation system (pending confirmation from Western Power), and uncertainty regarding Aboriginal engagement processes due to limited response from Whadjuk Aboriginal Corporation, now being addressed with DBCA. Landscape design refinements are also underway to better align with water quality objectives, with Council endorsement anticipated. Overall, Phase 1 implementation is substantially progressed, with risks identified and being actively managed.
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.	**On-Track**	Progress against this KPI is ongoing, with continued advocacy to State Government agencies and Ministers regarding funding and future responsibility for the remaining phases of the Master Plan. The Mayor and senior officers have engaged with the Department of Planning, Lands and Heritage, the Department of Biodiversity, Conservation and Attractions, and relevant Ministers through formal meetings and correspondence. The City has emphasised the scale and complexity of the project, noting it extends beyond typical local government responsibilities for Crown land, and has advocated for a collaborative approach, including consideration of alternative funding or governance arrangements. The State has acknowledged the significance of the project and the City’s commitment in allocating $2.4 million to fully fund Phase 1. While no funding commitment has been secured to date, the State has expressed interest in the project outcomes and has requested to be kept informed as Phase 1 progresses. The results of this phase will provide an evidence base to inform future advocacy and discussions regarding subsequent stages. This project remains a key priority within the City’s advocacy agenda.

10.5.1.8 OAG - Performance Audit - Local Government Management of Gifts and Benefits

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required.
Attachments:	1. Report-11 Local- Government- Management-of- Gifts- and- Benefits [**9.8.1** - 36 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

In early 2025, the City of Bayswater was one of six local governments selected to participate in the Office of the Auditor General's *Local Government Management of Gifts and Benefits* audit, alongside the Cities of Fremantle, Kwinana, Mandurah and Perth, and the Town of Cambridge.

The Auditor General's performance audit report *Local Government Management of Gifts and Benefits* was tabled in Parliament on 18 March 2026.

This report is presented to Council for information, including the actions the City has committed to in response to the audit recommendations.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the Auditor General's performance audit report *Local Government Management of Gifts and Benefits* (Attachment 1); and**
2. **Notes the agreed actions the City has committed to in response to the Auditor General's recommendations.**

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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

On 28 October 2017, the *Local Government Amendment (Auditing) Act 2017* was proclaimed, expanding the mandate of the Auditor General to include performance audits of Western Australia's local governments.

In March 2026, the Auditor General tabled the performance audit report *Local Government Management of Gifts and Benefits* (**Attachment 1**). The audit assessed whether selected local governments had effective policies, registers and processes to manage gifts and benefits, and whether conflicts of interest arising from accepted gifts were appropriately identified, managed and documented.

The audit also considered the effectiveness of guidance provided to the local government sector to support consistent and compliant practices.

The Auditor General's report confirmed that local governments are generally meeting legislative requirements for the disclosure of gifts and benefits, while identifying opportunities to strengthen governance practices through enhanced education, clearer guidance and more consistent monitoring of conflicts of interest.

EXTERNAL CONSULTATION

No public consultation has been undertaken in relation to this item.

Participation in the performance audit was a requirement under the *Local Government Amendment (Auditing) Act 2017*. The City cooperated with the Office of the Auditor General (OAG) throughout the audit process, including providing information, documentation and responses as requested.

OFFICER'S COMMENTS

The Auditor General's performance audit made two recommendations aimed at strengthening the management of gifts and benefits across the local government sector, with a particular focus on education, guidance and the monitoring of conflicts of interest.

In its response relating to the City of Bayswater, the Office of the Auditor General found that the City demonstrates a strong level of compliance with legislative and policy requirements and has effective arrangements in place for the disclosure and publication of gifts and benefits. Overall, the findings for the City were positive, while identifying opportunities to further strengthen practices, particularly to ensure the consistent recognition and recording of gifts received in the course of official duties.

In response to the Auditor General's recommendations, the City has committed to the following improvement actions.

OAG Recommendations

To enable the effective management of gifts and benefits, entities should:

1. Provide education and guidance that clearly sets out entity expectations and supports staff and Council Members in decision-making by:
    - implementing clear and up-to-date policies and procedures outlining acceptable gifts (with good practice limiting these to token gifts);
    - requiring both accepted and declined gifts from commercial entities to be declared;
    - clearly identifying gifts that are prohibited; and
    - implementing regular training and education programs to ensure policies, procedures and codes of conduct are understood and consistently applied in practice.

City of Bayswater Response to the OAG

The City will review and update its processes and training to provide enhanced education and guidance on the management of gifts and benefits.

Agreed Action

To support staff in meeting their obligations relating to the identification, disclosure and management of gifts and benefits, the City will review and update its relevant policies and processes, including the Code of Conduct.

Targeted training will be developed and implemented to increase awareness of impartiality, integrity and expected standards of conduct. In addition, the City will develop and communicate its policy position to stakeholders, suppliers and clients through the preparation of a statement of business ethics.

Due Date: 31 December 2026

2. Implement fit-for-purpose, risk-based monitoring and reporting mechanisms to:
   - proactively oversee the declaration of gifts and benefits;
   - analyse information across the entity to identify undeclared gifts, verify that controls are operating effectively, and identify any emerging trends or patterns of concern;
   - support the identification and management of perceived and actual conflicts of interest, including consideration of gifts and benefits; and
   - consider the use of a centralised complaints register to highlight non-compliance with controls and identify systemic risks.

City of Bayswater Response to the OAG

The City will implement a risk-based approach to monitoring the recording and reporting of gifts and benefits.

Agreed Action

The City will implement regular, risk-based monitoring and reporting to provide management with enhanced oversight of gift and benefit declarations, assess the effectiveness of existing controls, and identify emerging patterns or areas of increased risk.

These actions will strengthen the City's existing governance arrangements and support its ongoing commitment to ethical conduct, accountability and maintaining public confidence in decision-making.

Due Date: 31 December 2026

LEGISLATIVE COMPLIANCE

Local Government Amendment (Auditing) Act 2017

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 City has committed to implementing the agreed actions outlined in this report to address the Auditor General's recommendations. Implementation of these actions will be monitored through the City's audit register log, with progress reporting provided to Council through the Audit, Risk and Improvement Committee.

Office of the Auditor General
Serving the Public Interest

Report 11: 2025-26 | 18 March 2026

PERFORMANCE AUDIT

Local Government Management of Gifts and Benefits

Office of the Auditor General for Western Australia

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(to assist people with hearing and voice impairment)

We can deliver this report in an alternative format for those with visual impairment.

ISSN: 2200-1913 (print)
ISSN: 2200-1921 (online)

The Office of the Auditor General acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures, and to Elders both past and present.

Image credit: shuterstock.com/LightField Studios

WESTERN AUSTRALIAN AUDITOR GENERAL’S REPORT

Local Government Management of Gifts and Benefits

Report 11: 2025-26
18 March 2026

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THE PRESIDENT
LEGISLATIVE COUNCIL

THE SPEAKER
LEGISLATIVE ASSEMBLY

LOCAL GOVERNMENT MANAGEMENT OF GIFTS AND BENEFITS

This report has been prepared for submission to Parliament under the provisions of sections 24 and 25 of the *Auditor General Act 2006*.

Performance audits are an integral part of my Office's overall program of audit and assurance for Parliament. They seek to provide Parliament and the people of WA with assessments of the effectiveness and efficiency of public sector programs and activities, and identify opportunities for improved performance.

This audit assessed if six local government entities are effectively managing gifts and benefits registers. It also assessed if the Department of Local Government, Industry Regulation and Safety is providing effective guidance to the sector.

I wish to acknowledge the entities' staff for their cooperation with this audit.

Caroline Spencer
Auditor General
18 March 2026

Contents

Auditor General's overview

Ratepayers and the public have a right to expect that when local government entities make decisions, they are made based on merit and are free from undue influence. This requires entities to have effective policies and practices over gifts and benefits to ensure that there is transparency and that any resulting conflict of interest is appropriately managed. This is a particularly challenging area for council members, whose responsibilities to represent, advocate and build relationships within the community often expose them to offers of gifts and benefits. This audit identified that the range and number of gifts indicates that staff at all levels, not just council members and CEOs, are exposed to the risk of inappropriate influence.

Having complete and accurate gift registers allows scrutiny of who is offering gifts, who is accepting them and whether potentially inappropriate relationships are being cultivated. Our review of the publicly available registers identified that between 2019 and 2024, entities reported over 2,500 gifts valued at approximately $664,000. Event tickets and food and beverages were the most common gifts.

Given some high profile media reporting in recent years, we expected to identify systemic non-compliance with policies and procedures and incomplete recording of gifts and benefits. This was not the case as almost all entities have a gift register and we found evidence of good practice and diligence in the reporting and disclosure of gifts and benefits. Our e-discovery procedures revealed over 900 emails offering gifts and, from that, our detailed review only identified nine gifts above the reporting threshold which were accepted but not recorded within a two-and-half-year period. While there were a further 54 instances where we could not conclusively determine whether a gift was accepted because the staff were no longer employed by the entity, these results highlight the concerted effort entities are taking to transparently disclose gifts and benefits.

Diligent disclosure is important, but so too is managing the conflicts of interest created by gifts and benefits. Significant improvement is needed here as we found many instances where conflicts of interest were not appropriately managed. Across the six entities we audited, 79 individuals had received a gift or benefit from a supplier and had then inappropriately participated in tender assessments, been involved in procurement decisions or overseen contracts with suppliers. This creates unacceptable conflicts of interest which undermine decision-making.

We found that 70% of the gifts at the six entities were accepted by staff and almost half of these were related to events and hospitality. Given this, there is a need for strong controls and clear guidance directed at staff. Entities need to make it clear to potential and current suppliers to not offer gifts, and to staff, that they should decline gifts from current and potential suppliers and proponents.

There is more that the Department of Local Government, Industry Regulation and Safety can do to support entities in meeting their obligations. The six entities we audited all indicated that guidance could be improved, with some seeking independent legal advice to properly understand and meet their obligations. Clear guidance targeted to staff as well as council and CEOs, will help avoid these unnecessary costs being passed onto ratepayers.

Gifts and benefits are a risky and complicated area not just in local government but for all public officials and entities. It is important for all entities to review the findings, recommendations and better practices in this report to ensure that they have strong controls which promote a culture of transparency, impartiality and effective management of conflicts of interest.

Executive summary

Introduction

Following a sector-wide review of publicly available gifts and benefits registers, this audit assessed if the following six local government entities are effectively managing gifts and benefits:

- City of Bayswater
- City of Fremantle
- City of Kwinana
- City of Mandurah
- City of Perth
- Town of Cambridge.

We also assessed if the Department of Local Government, Industry Regulation and Safety (LGIRS) is actively monitoring entity compliance with gifts and benefits regulations and is providing effective guidance to the sector.

Rationale for undertaking the audit

Gifts and benefits can create real or perceived conflicts of interest, impacting integrity and public trust in local government decision-making. Strong governance, clear policies, and effective oversight are essential to manage these risks.

Recent media reports have raised concerns about gift acceptance practices in local governments, including high-value trips funded by external entities. Similar issues have been highlighted in other jurisdictions[1], with audit findings recommending improvements to risk management, policy frameworks and compliance monitoring.

This audit provides transparency over gifts and benefits practices in local government entities, with a detailed examination at six entities.

Background

Managing gifts and benefits is essential for maintaining integrity, accountability and public trust. It helps to prevent conflicts of interest and ensure decisions are made based on merit and not influenced by personal interests.

A gift is something of value given to someone without receiving equal value in return.[2] This can include money, goods, property, travel and hospitality. Benefits are often intangible and include any preferential treatment, privileged access, favours or other advantages offered to an officer above their normal salary or engagement entitlements.[3] Unlike gifts, benefits often

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[1] Tom McIlroy, 'Salesforce slammed for lavish gifts meals with NDIA', *Australian Financial Review*, 26 June 2024, accessed 6 August 2024.

[2] A gift is defined within the *Local Government Act 1995 (s5.57)* and includes a conferral of a financial benefit (including disposition of property) made by a person in favour of another person without adequate consideration in money or a travel contribution.

[3] Government of Western Australia, *Managing the Risks of Gifts Benefits and Hospitality*, WA.gov.au website, 15 January 2025, accessed 24 October 2025.

lack a clear monetary value, but they can still create risks, particularly if they appear to offer a private advantage connected to someone's public role.

Gifts and benefits create a connection between the person who gave it and the person receiving it. This might influence how decisions are made, or the perception of how decisions are made. This risk and perception apply to all gifts and benefits, not just those that are required by the *Local Government Act 1995* (LG Act)[4] to be declared.

Although offers of gifts are often provided with positive intentions to recognise working relationships, they can create perceived or actual conflicts of interest and need to be managed based on clear principles that focus on:

- ensuring gifts are declared to provide transparency and enable scrutiny of who is giving and receiving gifts, and why
- considering who benefits from a gift when individuals accept or decline an offer
- declining most offers, particularly those from suppliers or other entities with commercial relationships with the entity
- identifying and managing conflicts of interest to maintain and demonstrate the integrity of decision-making
- good record keeping and active oversight of compliance.

Managing gifts and benefits well relies on individuals being able to do the right thing and make informed decisions. They need support in doing this in the form of codes of conduct, policies and procedures, and training. Gifts can vary widely, from token to substantial. They may be one-off or repeated and may be offered to many people or targeted at individuals. Depending on the context, they may all present a risk and accepting any gift requires careful consideration.

The LG Act regulations require council members and chief executive officers (CEOs) to declare any gift received in their capacity as a council member or CEO valued at $300 or above (or the cumulative value of gifts from one donor if they exceed $300 in a 12-month period) within 10 days of receipt. Council members and CEOs must also manage associated conflicts of interest. The CEO must maintain an up-to-date version of the register and publish it on the entity's official website.

When a council member or CEO receives a gift and the council is discussing a matter related to the donor, the council member or CEO cannot take part in the discussion or decision unless the council or the Minister for Local Government gives them permission to do so. This requirement does not apply to excluded gifts[5].

Mayors, Shire presidents, council members and CEOs are required to represent and promote the interests of their community. This can involve being offered gifts and benefits, particularly invitations to attend events. To manage this, entities under the LG Act are required to have a specific policy covering council member and CEO attendance at events. This policy supports decisions on whether attendance at events should be declared as a gift or whether it is in accordance with the entity's events policy and therefore does not need to be declared.

[4] *Local Government Act 1995* ss 5.87A, 5.87B and 5.87C.

[5] Excluded gifts are prescribed under s.5.62(1B) of the *Local Government Act 1995* and includes gifts offered to staff to attend events in accordance with local government rules and policies, gifts offered by other government departments, other local governments or member bodies such as Western Australian Local Government Association and Local Government Professionals Australia.

Local government staff also receive gifts and benefits. However, the requirements for staff differ from the requirements for council members and CEOs. The LG Act regulations prohibit staff[6] from accepting gifts which exceed a $300 threshold in a 12-month period. For gifts below this amount, the regulations require entities to set their own threshold for recording, storing and disclosing gifts accepted by staff in their codes of conduct. This provides flexibility to entities to determine their own reporting requirements for staff.

Given that entities maintain a broad range of commercial or other beneficial relationships, situations may arise that increase the risk of conflicts of interest. It is therefore important that the gifts and benefits staff receive are declared and any associated conflict of interest is managed, although this is not specifically prescribed under the LG Act.

Conclusion

Entities were generally effective in disclosing gifts and benefits, but they need to improve how they manage conflicts of interest from accepted gifts and more support and guidance is needed from the LGIRS. Addressing these weaknesses will help to ensure that decisions are free from undue influence and assist entities in managing their obligations in an efficient and transparent way.

Most entities demonstrated transparency in reporting gifts received by council members, CEOs and staff. All except two of the 147 entities had a published gift register and our e-discovery procedures for unrecorded gifts and benefits at six entities indicated that registers were mostly complete. This transparency is important in maintaining public trust and confidence and helps to ensure accountability in decision-making.

While gift registers were mostly accurate and complete, entities were not effectively managing conflicts of interests arising from accepted gifts. At the six audited entities, there were 79 individuals who accepted gifts from current or future suppliers and were involved with procurement, purchasing or contract management decisions. If conflicts of interest arising from accepted gifts are not managed, decisions may not be free from undue influence.

Current guidance from LGIRS focuses on council members and CEOs, but at the six entities, 70% of gifts were accepted by staff. In addition, current legal and regulatory requirements are out of step with the public sector more broadly, with the thresholds for reporting gifts being high and the timeframes for disclosing gifts being too tight. Clear and appropriate guidance will not only help entities manage their obligations efficiently, but it will also improve the transparency for ratepayers.

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[6] For the purposes of regulations 19AB and 19AC of the Local Government (Administration) Regulations 1996, staff are all employees excluding the CEO.

Findings

Overall, entities are providing transparency around gifts and benefits

Almost all entities had gift registers, but some were incomplete or had not been updated, limiting the monitoring of risks and compliance

Although most entities had published gift registers, 78 (53%) entities' registers did not have any information or had information that had not been recently updated (Table 1). Where no gifts or benefits have been accepted, it is important for entities to publish a nil declaration on the gifts and benefits register during the reporting period. Transparency enables the community's ability to scrutinise potential conflicts of interest or undue influence in decision-making.

	Number of entities	Percentage
Did not have published register	2	1%
No data in published register	24	16%
No new data since 1 July 2022	35	24%
No new data since 1 July 2023	17	12%
Published register with current data	69	47%
Total entities	**147**	**100%**

Source: OAG based on public entity data July 2024

Table 1: Review of published entity gift registers

We found that 75% of the registers did not record whether a gift or benefit had been accepted or declined. LGIRS guidelines and Form 4 – Register of gifts (Appendix 1)[7] provided within the regulations to assist entities, does not require this information to be recorded as this is not required by the LG Act and regulations. Tracking both accepted and declined gifts can reveal patterns of attempted influence requiring further oversight.

We note that entities receive many gift offers, including those from community organisations and groups they support. However, declaring declined gifts from commercial entities seeking to benefit from interactions with local governments will help to identify conflicts of interest risks and bring entities more in line with State and Australian entities that report declined gifts.

Decisions to accept gifts and benefits often lack clarity about who the intended beneficiary is. Council members, CEOs and staff did not consistently document details that show consideration of the nature of gifts being offered, why they were offered and in what capacity they were being accepted (for example for official representation, ceremonial purposes or whether personally accepted by staff). Documenting these details and outlining the reasons for accepting or declining gifts or benefits within registers is key. They help individuals demonstrate whether a gift is for their personal benefit, for the benefit of the gift giver, or for the entity they represent. Without these details, ambiguity can lead to inconsistent practices, misinterpretation of regulatory obligations and difficulty in enforcing policies around gift acceptance.

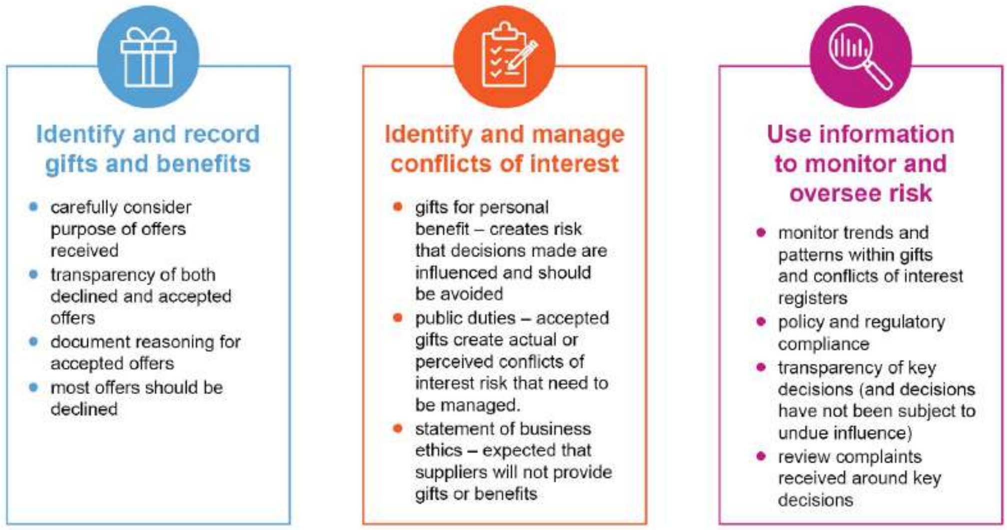
[7] This form is applicable to council members and CEOs.

Entities do not always have the controls and processes to declare gifts within 10 days of receipt as required by the LG Act. Ninety per cent of the registers we reviewed did not record the date the gift declarations were recorded in the register. The absence of this date impairs entities and LGIRS monitoring of compliance with the 10-day rule. This is because most entities are using the Form 4 – Register of gifts (Appendix 1) provided by LGIRS that does not capture this information.

All audited entities are reporting gifts and benefits within their registers, however all indicated that reporting within 10 days of when a gift is received is onerous and impractical. The Australian Government requires its agency heads to report in its registers within 31 days of when a gift is received.[8] We consider this timeframe is more reasonable to allow entities to identify, record and properly communicate decisions and related actions within its registers, whilst continuing to meet public expectations.

Gift registers at the six audited entities were generally complete, providing transparency and allowing for public scrutiny

Dealing with gifts and benefits can be complex, particularly for council members, as their roles in representing, advocating for, and build relationships with the community and stakeholders can lead to offers of gifts and hospitality. Lack of clarity in decision-making can lead to risks, including perceived or actual conflicts of interest, undermining public confidence in the integrity of an entity's operations. While some individuals may assume they are acting appropriately, without a clear framework and principles (Figure 1), policy and code of conduct requirements may not be met, which can unnecessarily damage the reputations of people who aim to uphold high standards in public office.



Source: OAG

Figure 1: Key components of a gifts and benefit framework

Our e-discovery identified just over 900 emails offering gifts and benefits, and from this review we found nine instances where staff accepted gifts that did not match any declaration recorded in the gift register. This reflects a sample of council members, CEOs and staff at

[8] Australian Public Service Commission, *Guidance for Agency Heads - Gifts and Benefits*, ASPC.gov.au, 20 October 2023, accessed 14 July 2025.

each audited entity over a two-and-a-half-year period, and indicates that gifts and benefit registers were generally complete, with three entities having no identified undeclared gifts and benefits. This greatly assists entities to identify, assess and manage conflicts of interest.

The six audited entities confirmed (Table 2) that:

- 48 of the offers were gifts that had been accepted
    - 39 of these were below the $300 threshold limit defined by the LG Act and regulations, or relevant limit for staff[9] and therefore were not required to be declared
    - the remaining nine non-declared gifts have been added to audited entities' gift registers following our enquiries
- a further 197 offers were accepted under the entities event attendance and related policies. These were either paid for by the staff member and therefore not treated as gifts or benefits, or the entity itself paid for them.

Entity	Total number of offers	Gifts that had been accepted	Below the reporting threshold	Above thresholds and now added to the gift register
City of Bayswater	81	27	24	3
City of Fremantle	219	13	13	0
City of Kwinana	106	4	0	4
City of Mandurah	147	0	0	0
City of Perth	294[10]	4	2	2
Town of Cambridge	54	0	0	0
Total	**901**	**48**	**39**[11]	**9**

Source: OAG based on entity data

Table 2: e-discovery results (1 July 2022 to 31 December 2024) identifying offers and accepted gifts by audited entities

In total, the audit resulted in 18 gifts (2%) being added to entity gift registers. Nine of these were above the threshold for reporting and had to be disclosed, another nine were below the threshold but were disclosed voluntarily.

There were another 54 instances (6%) across the audited entities where it could not be determined if the gift or benefit had been accepted or declined because the staff were no longer employed by the entity. In these instances, it is not known if disclosure requirements have been met. However, even if these were all accepted and not disclosed, the level of non-compliance would be low at 63 (7%). The remaining offers were either declined or the entities had paid for the individual to attend an event where a benefit to the entity was identified.

[9] The relevant limit for staff will be the limit prescribed in each entities' code of conduct as required by Regulation 19AC of the Local Government (Administration) Regulations 1996.

[10] Due to the large number of offers, we recommended that the City of Perth focus their review on entries which could raise possible conflicts of interest if accepted. Of the 294 offers identified, 237 lower risk category offers have not been reviewed at the time of this report.

[11] Of these gifts, there were nine that entities voluntarily added nine to the register after the audit.

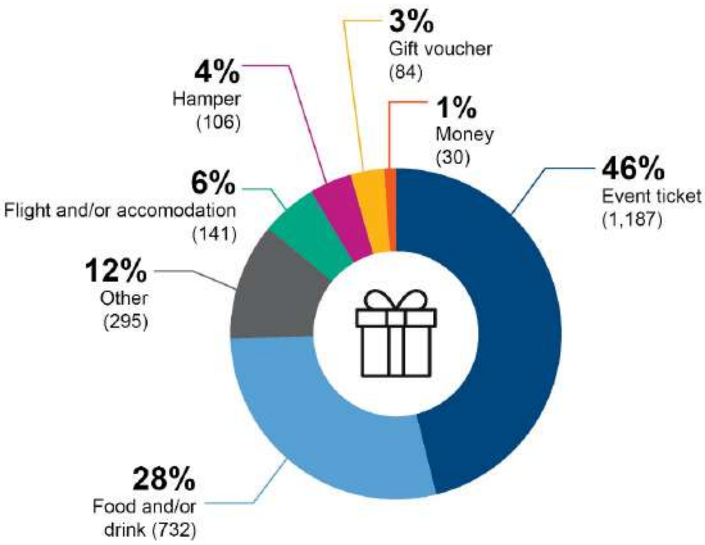
While most of the 48 accepted gifts were work-related and included conferences, hospitality and business-related activities, a small number were accepted for personal benefit. These included a small number of complimentary tickets to VIP sections and corporate suites for sporting events, as well as hospitality (including meals and alcohol). Gifts were accepted from a range of organisations including sport clubs, entertainment/event organisers, professional bodies, mining and IT companies, contractors and suppliers. Accepted gifts and benefits have the potential to create a conflict of interest, even if they are work-related, when they are not identified and managed. This reinforces the need for declarations to detail decision-making to aide with transparency.

The range and number of gifts indicates that staff at all levels, not just council members and CEOs, are exposed to the risk of inappropriate influence

Gifts and benefits are offered and accepted across operational and decision-making roles within entities and by council members and CEOs. While mayors, council members and CEOs receive gifts, staff involved in decision-making areas such as procurement, leasing and property approvals are also offered and accept gifts. These staff are at higher risk of conflicts of interest because of the decisions they make in their roles.

Across the six audited entities, 70% of gift declarations were made by staff. Even though staff have lower reporting thresholds, which can lead to more declarations, receiving gifts still increases the risk of real or perceived conflicts of interest. This shows why strong controls and clear processes for managing gifts are important. These controls and processes should apply at all levels of entities, particularly to high-risk positions.

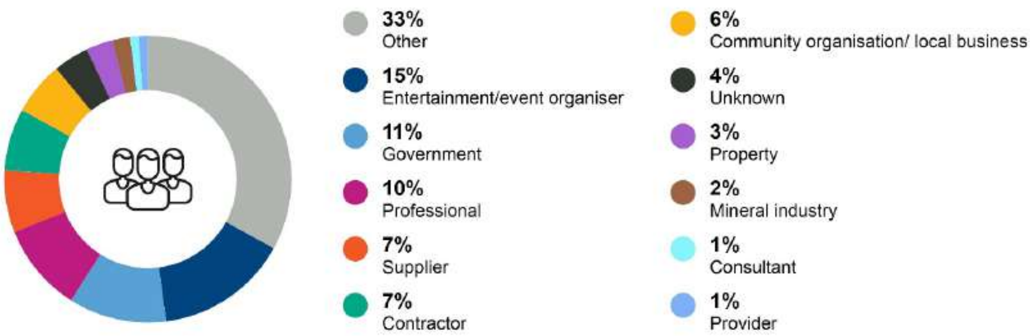
Our review of the publicly available registers of all entities found that between 2019 and 2024 the total number of gifts reported by entities was over 2,500 with a total value of approximately $664,000. Event tickets and food and drink were the most common type of gifts offered, with 10% of all gifts being alcohol and 4% being money or gift vouchers (Figure 2). Gifts of flights and accommodation included 23 instances of international travel.



Source: OAG using publicly available information

Figure 2: Types of gifts recorded in entities' publicly available gift registers between 2019 and 2024

These gifts and benefits were offered by many providers with almost 13% recorded in registers as received from current suppliers and contractors of the entity (Figure 3).



Source: OAG using publicly available information

Figure 3: Sources of gifts recorded in entities' publicly available gift registers between 2019 and 2024

The receipt of gifts and benefits may also be covered by other entity policies and procedures. In accepting gifts, the recipient needs to be mindful of those to ensure compliance with both policies. For example, some member entities of the Perth South West Metropolitan Alliance recorded overseas travel to the United States of America in September 2024 as a gift in their registers and others did not. Where entities have recorded this travel within their gift and benefits registers this provides transparency for council and ratepayers. Entities should still ensure acceptance of gifts and recording of these within gift registers does not substitute for complying with their overseas travel policy requirements.

Entities are not effectively managing conflicts arising from accepting gifts

Conflicts of interest created by accepting gifts are not effectively managed increasing the risk of inappropriate influence

Even when accepted gifts are declared and transparent, we found that the resulting conflicts of interest are not effectively identified or managed. A conflict of interest is created by gift recipients accepting gifts and benefits from current or potential suppliers seeking to obtain work with the entity. We found examples in all audited entities where gifts had been accepted and declared from suppliers but some of these individuals had been involved in procurement decisions or contract management with the supplier. Although in these instances there was a level of transparency about the gifts, because conflicts of interest were not managed, the risk of inappropriate influence was not mitigated.

There were almost 700 instances of accepted gifts or benefits from organisations on the supplier master file for all the audited entities. Of these:

- 79 individuals who had accepted gifts and benefits were then involved in procurement as panel members of tenders, approving procurement decisions and/or purchase requisitions, or overseeing contracts with suppliers
- only five of these individuals (6.3%) had disclosed a conflict of interest risk when participating in a procurement decision relating to the entity providing the gift
- for two of the five individuals, even when a conflict of interest had been declared, we were unable to find any documented strategies to mitigate the risk of influence.

Case study 1 where offers of gifts and benefits from suppliers were accepted by staff. Although the value of the gifts were sometimes small in value, they create a concerning trend as they were identified across the audited entities and resulted in a perceived or actual conflict of interest. If these are not managed, they can lead to the perception of improper influence of decisions made by entities.

Case study 1: Examples of inappropriate gifts offered by suppliers and accepted by staff participating in procurement decisions

- In 2019, a staff member was on the evaluation panel that awarded a contract to a supplier for approximately $111,000. The staff member subsequently managed the contract. Six months before the contract was renewed, the contract manager accepted tickets to watch an AFL game at Optus Stadium. This contract manager was also a panel member during the contract renewal process which saw the contract successfully renewed and increase in value to almost half a million dollars.
- A staff member received three bottles of 12-year-old whisky from a property company valued under $300 after the awarding of a tender for an estimated value of $19.2 million over a five-year period. These gifts were surrendered by the staff member to their social club, and therefore still retained by the entity. The offering and acceptance of such gifts is inappropriate, even after the awarding of contracts, as it is intended to build relationships that may bias future decisions.
- At another audited entity, three staff accepted gifts which included alcohol from a current supplier. Two of the staff were on a tender evaluation panel for that supplier and did not declare any conflict of interest in relation to the gifts. The supplier was the successful tenderer and awarded a contract to the value of $400,000. Those staff have also been involved in approving purchase orders for the supplier.
- At one audited entity the following conflicts of interest were identified and not declared:
    - two staff members accepted a bottle of alcohol each, valued at $50 per bottle from a supplier. One of the staff members approved purchase orders for the supplier and was the nominated representative overseeing the contract, currently valued at $185,000
    - a staff member accepted a bottle of whisky valued at $120 from a supplier and approved purchase orders and purchase amendments from this supplier
    - a staff member received a $50 gift card from a supplier and then went on to approve purchase orders and a contract extension for a further one year for this supplier.
- Thirteen staff at another entity received various $50 gift vouchers in 2019 from a supplier. Four of the staff were involved in the tender process where the gift giving organisation was successful with a contract value of approximately $1.4 million.

All audited entities' policies required panel members to declare conflicts of interest during procurement processes. However, none of them asked panel members when assessing tenders or making procurement decisions to consider whether receiving a gift or benefit may create a conflict. Instead, procurement processes focused primarily on conflicts from personal relationships, proximity, or financial interests, which are better understood by staff and still need to be managed. Staff involved in procurement and commercial activities need to understand conflict of interest risks related to receiving gifts or benefits and when to declare a conflict of interest. By excluding gift-based conflict of interest consideration, entities risk overlooking a key source of influence that can affect decision-making as evidenced in Case study 1.

Conflicts of interest are not considered when recording gifts and benefits, limiting entity oversight of risk and staff compliance with policies

Most audited entities do not require staff to consider the risks from gift acceptance. Five of the six entities' gift registers did not require recipients to consider conflict of interest risks. The City of Mandurah was the only entity that explicitly asked recipients to assess perceived and actual conflict of interest, including whether accepting a gift could lead to a future conflict of interest. Staff are required to consider and document whether the acceptance of the gift creates an impression that the staff member will favour the provider when carrying out their duties. The register also requires declarations to detail information considered in decisions made in accepting or declining gifts, including whether their supervisor or manager has been informed of the gift to aide with oversight, representing good practice.

The City of Mandurah's register is supported by guidance requiring staff to decline the receipt of gifts or benefits from suppliers where conflicts of interest arise and defines which gifts may be acceptable and which are prohibited. Prohibited gifts include:

- any token gift over the value of $50
- any cash or equivalent
- training over $300
- ticket to an event valued over $300
- ticket to an event not related to professional development valued over $50
- any gift of alcohol
- prizes of any value.

Low value gifts can create a perception of bias or preferential treatment if received frequently from parties with vested interests, even when staff are following policies.

The gift registers across the six audited entities showed instances where suppliers and stakeholders offered frequent, low-value gifts such as hospitality, promotional items, and event invitations. While suppliers may wish to showcase the value of their products and services, this should occur through fair and competitive procurement processes – not through gifts. Although low-value gifts often fall below disclosure thresholds and may seem harmless and considered gestures of goodwill, if repeated they can gradually build familiarity and influence over decision-makers. Entities should demonstrate that there is a clear benefit to the entity and not to individuals before accepting the gift.

Some entities have statements of business ethics to help prevent suppliers offering gifts

To minimise staff exposure to the risks from supplier gifts, three of the audited entities have a statement of business ethics (City of Perth, City of Mandurah and Town of Cambridge). A statement of business ethics sets out entity expectations of suppliers in conducting business with them, including not providing or offering gifts and incentives, and provides staff guidance in declining gifts and benefits when offered. At one entity, the implementation of a statement of business ethics resulted in a decline in gift offers from suppliers. A statement of business ethics supports staff to minimise the risk of organisations seeking to influence decisions through gifts and benefits.

However, a statement of business ethics on its own will not always prevent gifts from suppliers. Improvements in policy and procedures, training and monitoring is required to manage the risks of gifts and benefits appropriately.

Audited entities are not using all information to mitigate risks arising from accepting gifts

None of the six audited entities have processes to review information in their gift registers to identify patterns or trends in gifts offered or accepted. This means they are not analysing data that could reveal risks such as offers targeting particular positions, repeated offers from the same company, or conflict of interest risks associated with gift providers. As a result, they are less equipped to identify and address emerging risks.

Further, not all audited entities were using other information they have such as supplier masterfile information, tender registers, lease registers and complaint registers that would help them identify whether controls for gift-based conflicts are working. The City of Kwinana introduced a centralised complaints register, but this has not been implemented long enough to identify trends in conflicts of interest or information which may indicate that there are undeclared gifts and benefits. The other entities could also use complaints information to help identify concerns that relate to fair and transparent decisions. However, these entities did not have centralised complaints information because complaints are dealt with in individual business areas. This siloed approach makes it harder to use the information to identify where there has been at least a perception of a conflict of interest that may be linked to gifts and benefits.

The audited entities rely heavily on staff knowing when to declare gifts and following codes of conduct. Consistent oversight is needed to help entities manage gift declarations. While all the audited entities used an electronic system to manage gift and benefit declarations, there were gaps in recording and ensuring compliance. Two of the audited entities are not fully utilising system functionality with one entity manually recording information between their register and system and the other using their system to only manage council members and CEO declarations. Improving system functionality will help entities ensure the information they have is robust and allow them to use this information for effective oversight of gift and benefit declarations and identify and manage conflicts of interest.

There were six instances across two entities where advice from governance staff to declare gifts was not acted upon, reducing transparency and increasing risk. All audited entities had governance teams providing advice and promoting compliance. In one entity, governance advised staff to return gifts offered by current suppliers, demonstrating proactive support but also highlighting ongoing risks in procurement-related roles. Council members, CEOs and staff are encouraged to seek governance advice when unsure about accepting gifts and leadership teams should support and reinforce the advice governance teams provide. Not following governance advice can undermine transparency and weaken controls designed to ensure compliance and reduce risk.

Entities have policies, procedures and training on gifts and benefits but more support is required

Policies and procedures exist but some are outdated and lack details on what is expected of council members and staff

All six audited entities have policies and procedures to help staff recognise and avoid situations where personal interests could influence, or appear to influence, professional decisions. These policies and procedures are supported by codes of conduct that outline disclosure requirements, but most procedures require improvements to help manage the risks inherent in offers of gifts and benefits.

Four of the six entities' gifts and benefits policies lack clear guidance on when gifts and benefits should be declined, with some being outdated. These entities do not clearly outline examples of prohibited gifts, including not accepting gifts from current or potential suppliers.

This limits their usefulness in helping staff make sound decisions when faced with offers of gifts or benefits and protect the entity from perceptions of bias.

At each of the six audited entities, we saw gifts and benefits being declined by staff, which helps demonstrate that staff do assess and decline gifts when benefits to entities are not clear. Gifts and benefits declined included invitations to sporting events, hospitality that included networking with food and alcohol and gifts offered from suppliers. Some audited entities declined gifts and subsequently chose to pay where a work-related benefit was determined for example where a staff member attended professional development courses. These instances demonstrate staff awareness and the majority try to do the right thing and comply with policy positions.

Policies and procedures clearly define the circumstances when it is appropriate or not to accept gifts or benefits and explain the processes to follow where a perceived or actual conflict of interest exists. The City of Mandurah has published a decision-making tool on its intranet to help convey expectations and guide staff in their decisions and declarations of gifts and benefits. This tool is clear, practical and easy to understand and represents good practice made available by the Public Sector Commission[12] (Figure 4). Guidance to staff also includes the Public Sector Commission's 6Ps and 6Rs Tools[13] for managing conflicts of interest.

G – Giver

Who is providing the gift, benefit or hospitality and what is their relationship to me?

Does my role require me to select contractors, award grants, regulate industries or determine government policies?

Could the giver (person or organisation) benefit from a decision I make?

I – Influence

Is the giver seeking to influence my decisions or actions?

Is the gift, benefit or hospitality being offered to me publicly or privately?

Is it a courtesy, token of appreciation or highly valuable?

Does its timing coincide with a decision I am about to make?

F – Favour

Is the giver seeking a favour in return for the gift, benefit or hospitality?

Is the gift, benefit or hospitality being offered honestly?

Has the giver made several offers to me or people in my business area over the last12 months?

Would accepting it create an obligation on me to return a favour?

T – Trust

Will public trust be enhanced or diminished?

Could I publicly explain why I am accepting the gift, benefit or hospitality?

What would my colleagues, family, friends and associates think?

Have I made good records on accepting the gift, benefit or hospitality in accordance with reporting and recording procedures?

Declining a gift can be as simple as saying "Thank you for your offer however as a public officer it is not appropriate for me to accept gifts".

Source: City of Mandurah

Figure 4: Prompts for City of Mandurah staff to consider when offered a gift (using public sector guidance – decision-making tool)

[12] Government of Western Australia, *Decision-making tool: GIFT test*, WA.gov.au website, 3 November 2021, accessed 25 January 2025

[13] The 6Ps and 6Rs tools help authorities and public officers identify and manage conflicts of interest.

Training is available, but it is often limited to the induction process rather than regularly reinforced to help embed desired behaviours

All the audited entities have formal training covering gift and benefits policies and procedures, but for most audited entities training is provided to council members and staff only during onboarding. The City of Mandurah and the City of Perth provide regular training to staff members, which includes some coverage of gifts and benefits. A lack of regular training reduces the likelihood that the behaviours laid out in policies and procedures are embedded in the culture of entities.

In the absence of regular refresher training, most audited entities rely on seasonal or informal reminders to reinforce gift declaration requirements. These typically occur around festive periods, such as Christmas, or during staff briefings. While helpful, this ad-hoc approach may not provide sufficient guidance for staff to consistently apply policies throughout the year.

LGIRS support and guidance on gifts and benefits is not fully effective

There is limited guidance to the sector for entity staff, leaving entities to develop their own guidance, increasing the risk of inconsistent practice across the sector. LGIRS guidance, last reviewed in 2022, is targeted only to council members and CEOs as they are explicitly covered by the LG Act and regulations. LGIRS supports entities and responds to specific individual queries on gifts and benefits but does not proactively communicate these more broadly to enable shared learning.

In some areas the LGIRS guidance has not been sufficient, resulting in different interpretations by entities. Some entities were obtaining their own independent legal advice, at the cost of ratepayers, to help them meet their compliance requirements. In one instance LGIRS recommended an entity seek their own legal advice if they had any doubt on LGIRS interpretation of a query they raised with them. This query was in relation to the timing of exactly when a gift was accepted. Without clear guidance, inconsistent practice can lead to limited transparency and make monitoring of compliance by LGIRS difficult.

All the audited entities told us the guidance provided by LGIRS is not sufficient to meet their needs. For instance, the current disclosure requirements do not require declarations of declined gifts and the disclosure threshold of $300 is higher than that set for the WA State and Australian government entities ($50 and $100 respectively). This can restrict transparency and may not reflect community expectations. All audited entities have independently set lower value thresholds than those required, indicating the $300 threshold does not meet their risk tolerances.

Recommendations

To enable effective management of gifts and benefits, entities should:

1. provide education and guidance that sets out entity expectations and assists staff and council members in making decisions by:
    a. implementing clear and up to date policies and procedures that outline gifts that are acceptable (good practice limits these to token gifts)
    b. requiring accepted and declined gifts from commercial entities, be declared
    c. specifically outline gifts that are prohibited
    d. implement regular training and education programs to ensure staff understand and apply policy, procedure and code of conduct, in practice and when making decisions.

    Implementation timeframe: December 2026

    Entity response: Entities generally accepted the recommendations but noted that there is currently no legal or regulatory requirement to disclose declined gifts.

2. Implement fit for purpose, risk-based monitoring and reporting mechanisms to:
    a. proactively oversee gift and benefit declarations
    b. analyse information across the entity to identify undeclared gifts, check that controls are working and identify any concerning trends or patterns
    c. manage perceived and actual conflicts of interest, requiring these declarations to consider the receipt of gifts and benefits
    d. consider a centralised complaints register to highlight where controls and processes have not been followed and identify systemic risks.

    Implementation timeframe: December 2026

    Entity response: Recommendation supported.

To enable effective oversight of compliance requirements and in supporting the local government sector, LGIRS should:

3. review regulatory requirements and guidelines to consider:
    a. reducing the $300 threshold or explaining why it remains appropriate (noting state entity requirements of $50 or Australian Government requirements of $100)
    b. increasing the timeframe for updating gift registers from 10 days to better reflect the tempo and nature of senior attention, decision-making and compliance reporting processes, (noting 31 days is the Australian Government timeframe)
    c. amending the Form 4 template to record both the date the gift was received as well as the date the gift register was updated to allow regulatory compliance to be monitored.

    Implementation timeframe: December 2026

    Entity response: Recommendation to be considered as part of review of potential legislative reform and updates to guidelines.

4. Issue updated guidance and templates to the sector to:
   a. extend guidance beyond elected members and CEOs to include all entity staff
   b. require entity gift registers to disclose accepted gifts and benefits and declined gifts from commercial entities to:
      - improve transparency – listing all offers improves trust that declined gifts have not been accepted informally and staff have not been subject to influence
      - improve compliance - declined gifts can help identify patterns where repeated offers from the same person or company are being offered or identify situations requiring further oversight
      - help protect staff by officially recording declined gifts demonstrating compliance and maintaining trust.

   Implementation timeframe: December 2026

   Entity response: LGIRS accepts the recommendation.

Response from the City of Bayswater

The City of Bayswater thanks the Office of the Auditor General (OAG) for its comprehensive report. We acknowledge the complexity of this audit and appreciate the significant effort involved in reviewing extensive information to develop recommendations that support local governments in managing gifts and benefits effectively.

The report confirms that local governments are generally complying with legislative requirements. The data reflects robust governance practices and strong adherence to these requirements, providing confidence in overall compliance across the sector.

Three gifts were identified as accepted by City of Bayswater employees, but not recorded in the City's Gift Register. Two related to an Economic Development Breakfast and one to an Awards Ceremony where the City was nominated for an award. Employees were requested to attend these events as part of their official duties and therefore did not perceive or identify them as gifts.

The City acknowledges there is always room for improvement. While the findings confirm a strong commitment to integrity and sound governance practices, the City of Bayswater values the recommendations and remains committed to continuous improvement and maintaining high standards of accountability.

Response to Recommendations:

Finding 1: The City will review and update its processes and training to provide enhanced education and guidance on the management of gifts and benefits.

Due Date: 31 December 2026

Finding 2: The City will implement a risk-based approach to monitoring the recording and reporting of gifts and benefits.

Due Date: 31 December 2026

Response from the City of Fremantle

Recommendation 1

All newly elected Council Members at the City of Fremantle are required to complete an induction and mandatory training following the election. The City's induction process includes a presentation from WALGA or City Officers, outlining their role and responsibilities as an Elected Member, this includes gifts and interest disclosure requirements. They are also provided with an induction manual, which includes various information regarding gifts and disclosure of interest requirements. The induction manual also includes operational guidelines published by the Department, Council policies and procedures. In 2025, the city also introduced an internal intranet site for Elected Members to provide them with direct access to up-to-date information relevant to their role.

Officers at the City are required to complete mandatory Code of Conduct training, which includes important information in relation to gifts, and specifically outlines that gifts over $300 are prohibited. Information regarding disclosure of interest relating to gifts has also been included in the City's new procurement policy, guidelines and mandatory training. Officers are reminded that they are required to disclose any interests relating to a supplier when undertaking any procurement process such as an RFQ or Tender. Online and in person Governance training has been implemented to ensure staff are aware of their requirements relating to gifts, and regular reminders and information is also published on the City's internal intranet site.

Elected Members and staff are required to disclose gifts in accordance with the requirements of the Local Government Act and these disclosures are recorded within a gift register which is published on the City's website. The City has not implemented the requirement to disclose gifts that have been declined, as this is not a requirement of the Act. However, staff are required to record this information in the City's records keeping system for future reference.

Recommendation 2

In addition to the annual Compliance Audit Return review, the City undertakes regular internal Governance audits, to monitor gift disclosures and compliance. When non-compliance occurs, the matter is reviewed and appropriate action is taken. This may include mandatory training relating to gift and interest disclosures, or if the matter is serious or repeated, disciplinary action may be taken and the matter is reported to the Department and CCC. If non-compliance is related to an Elected Member or the CEO, this is reported to the Department and CCC as required.

Disclosure of declined gifts

Whilst the City makes every effort to ensure Staff and Elected Members are aware of their requirements relating to gifts, and gift disclosures are made to ensure compliance and transparency, in the City's opinion, the disclosure of gifts that are declined is not required for the following reasons:

The Local Government Act 1995 establishes disclosure obligations for gifts that are received by the CEO and Council Members. Section 5.87A(1) requires disclosure only for gifts that have been received. The term "received" implies acceptance and possession of the gift. Where a gift is declined, it is never taken into possession and therefore does not meet the statutory condition of being "received". As such, a gift that is offered but not accepted, in the City's opinion, does not fall within this definition.

The intent of disclosure provisions is to ensure transparency regarding benefits that may influence decision-making. If a gift is declined, no benefit is conferred, and therefore no potential for undue influence exists. Recording declined gifts as disclosures could create unnecessary administrative burden and misrepresent the nature of interactions, as no actual transfer of value occurred. Therefore, a gift that has not been accepted should not be disclosed, as it does not meet the legislative requirement of being "received," nor does it present any risk of influence or conflict of interest.

Gifts received electronically by email

A gift offered via email is not considered "received" until formal acceptance occurs. The City's interpretation is based on the following principles:

Section 5.87A of the Act requires disclosure of gifts that are received. The term "received" implies both acceptance and possession. An emailed offer is merely an invitation; until the recipient formally accepts, no transfer of benefit has occurred. The intent of the legislation is to ensure transparency regarding benefits that may influence decision-making. If a gift remains unaccepted, there is no actual benefit conferred, and therefore no potential for undue influence.

Formal acceptance provides a clear, auditable point in time when the gift becomes a reportable item. This prevents ambiguity about whether an offer constitutes a received gift and supports consistent governance practices. Treating emailed offers as "received" without acceptance could lead to unnecessary disclosures and misinterpretation of interactions. Requiring formal acceptance ensures that only genuine transfers of value are recorded.

In conclusion, a gift offered by email should only be considered “received” once formal acceptance has been given, as this aligns with the statutory wording, legislative intent, and best practice for transparency and accountability.

Concluding remarks

As a result of this Audit, the City has commenced a review of the information, processes and training provided to staff and Elected Members relating to gift and disclosures of interest, to ensure improvement. Various initiatives as outlined in the responses above have already been implemented, and additional improvements are being considered by the City, with the intent to be implemented as actions as a result of this audit. These actions will be reported to the City’s Audit, Risk and Improvement Committee for consideration and adopted by Council.

Response from the City of Kwinana

The City of Kwinana (City) appreciates the Office of the Auditor General’s (OAG) report on local government management of gifts and benefits and supports the recommendations provided. The City values the OAG’s review and acknowledges the importance of robust compliance practices in relation to gifts, benefits and conflicts of interest. The findings and insights outlined in the report will assist the City in further strengthening its ongoing commitment to transparency, integrity and public trust in decision-making.

The report highlights that legislative change alone may not always achieve all governance outcomes as intended. It reinforces that compliance with minimum statutory requirements does not necessarily equate to best practice. The City recognises the OAG’s encouragement for local governments to exceed baseline standards, including consideration of measures such as declaring declined gifts and recording supplementary information in the Form 4 register. While the City acknowledges the value of enhanced disclosure, the inclusion of additional information is not currently within the scope of the legislatively prescribed form. Accordingly, the City suggests that any expansion of reporting requirements be supported by formal legislative amendment and that proposed changes be clearly communicated to all local governments to ensure consistent application.

The City is committed to supporting its Governance and Legal team in the implementation of required changes arising from the OAG’s recommendations. The Leadership team will play a key role in proactively promoting clear information and encouraging adherence to updated processes and procedures, ensuring that all staff are well-informed and equipped to comply effectively. The City also notes its support for the recommendations directed to the Local Government Integrity Reporting System (LGIRS).

Since the OAG audit commenced in November 2024, the process has already prompted improvements to the City’s internal practices concerning gifts, benefits and conflicts of interest. The City has initiated a comprehensive review of relevant processes and is progressively implementing necessary changes. A detailed project plan has been developed to guide the coordinated implementation of all recommendations. Progress reports will be provided to the City’s Audit, Risk and Improvement Committee for ongoing oversight and monitoring.

The City will continue to implement these improvements with the objective of maintaining best practice standards in the management of gifts, benefits and conflicts of interest. The

City thanks the Office of the Auditor General for its audit and constructive recommendations and is confident that the actions underway will further enhance governance, accountability and community confidence.

Recommendation 1

The City acknowledges and accepts the recommendations outlined for the effective management of gifts and benefits, and conflicts of interest within Local Government entities. Since the commencement of the OAG audit, the City has proactively begun implementing changes to its approach.

Recommendation 2

The City acknowledges and accepts the recommendations regarding the implementation of fit for purpose, risk-based monitoring and reporting mechanisms. The City would like to note it has completed recommendation 2(d) by establishing the City's "Feedback Register" in August 2023.

Response from the City of Mandurah

The City of Mandurah (the City) has established controls in place that address the OAG recommendations. These controls are reviewed annually to assess their effectiveness and to support continuous improvement.

Through the City's control environment, employees are required to carefully assess the appropriateness of accepting any gift or benefit, particularly where they are involved in procurement activities, grant assessments, or the exercise of delegated authority.

Employees are reminded that the acceptance of a gift must not compromise, or be seen to compromise, their impartiality or the integrity of the City. Decisions must be made on merit, free from undue influence. Where there is any doubt, employees are required to decline the gift and/or seek guidance in accordance with the City's Code of Conduct requirements.

The City has a number of controls to proactively oversee gifts and benefit declaration, including quarterly and annual reporting.

The City will improve its current reporting to the Chief Executive Officer to include a three-year trend analysis that will identify: number of gifts received; number of gifts offered and declined; individuals repeatedly receiving gifts; business units repeatedly receiving gifts; suppliers repeatedly offering gifts and categories of gifts received. Where there a trends observed, the City will utilise this information to provide:

- further education for individuals or teams;
- improvement to controls, such as procedures and guidelines;
- contact City suppliers regarding their obligations under the Statement of Business Ethics, i.e. do not provide gifts to City employees.

The City will further strengthen its employee gifts and conflict of interests training, including identifying and managing any actual, potential or perceived conflict of interest arising from it. This requirement will apply particularly where employees are:

- Undertaking procurement and tender evaluation processes
- Assessing or recommending grant funding
- Exercising delegated or statutory authority

- Training materials, guidelines and procedures will be updated to reinforce these obligations and ensure consistent understanding and application by City officers.

The City will continue to reinforce these obligations through, training, guidelines and ongoing awareness initiatives to ensure consistent and ethical decision-making across the organisation.

Response from the City of Perth

The City of Perth is committed to continuous improvement and feedback and has welcomed the opportunity to participate in the OAG's Local Government Management of Gifts and Benefits Audit.

The City has a range of policies and guidance in place for both staff and elected members to support them in meeting their obligations relating to the declaration of gifts and benefits. This also provides additional guidance and oversight in the management of any related interests.

Based on the two recommendations in this report the city will further enhance its education and training on gifts and benefits and interests' management.

Recommendation 1

The City of Perth believes it already has clear and up to date policies in place. However, the City will review its gifts management framework to ensure currency and promote best practice. The City will also continue to encourage its Elected Members to declare all gifts.

The City is developing additional training (face to face) to further support employee understanding of gifts management at the City. Additional training (face to face) is expected to be implemented in the first quarter of 2026.

Recommendation 2

The City of Perth will review its gifts management framework to ensure currency and promote best practice as suggested in this report. Noting that Employee and Elected Member complaint registers will continue to be kept separately.

Response from the Town of Cambridge

The Town of Cambridge is committed to continuous improvement and has welcomed the opportunity to participate in the OAG’s management of gifts and benefits performance audit. The Town acknowledges the overall findings and recommendations and supports the better practice guide.

The Town has maintained strong internal controls in relation to the acceptance of gifts and benefits. In addition, our outward facing Statement of Business Ethics clearly establishes the Town’s expectations in relation to the conduct of business with the Town, including not offering gifts.

The Town will look to incorporate the better practice system of controls detailed in the report as part of a future review of the Town’s policy and procedures in relation to the acceptance of gifts and benefits.

Response from the Department of Local Government, Industry Regulation and Safety

Recommendations 3 and 4

Suggested legislative reform would need to be considered as part of the larger reform program and would be subject to stakeholder consultation and decisions of Government.

LGIRS acknowledges the Auditor General's observation and supports the need for clear and practical guidance to assist local governments in managing integrity risks.

Our current guidance is directed at council members and CEOs, as they are explicitly covered by the regulations. Gift disclosure and reporting requirements for local government employees that are not CEOs should be included in each individual local government employee code of conduct. LGIRS recognises that additional guidance may assist local governments in supporting staff to meet the requirements of their codes of conduct.

The Local Government Regulatory Approach outlines LGIRS' commitment to fostering best practice and supporting compliance across the sector. Consistent with this approach, LGIRS issued a Local Government Alert – Guidance on managing gifts, benefits and hospitality on 4 September 2025, encouraging all local governments to review their codes of conduct and consider additional policies. LGIRS will continue to engage with the Western Australian Local Government Association and the Local Government Professionals WA to review its guidance materials and to explore opportunities for further sector support, including joint training initiatives by 31 December 2026.

LGIRS notes that the Local Government Inspector formally commenced on 1 January 2026. This represents a significant change in the State Government's regulatory approach for the local government sector, and accordingly, the Local Government Inspector will play a central role in shaping the future compliance framework and approach to proactive monitoring. LGIRS will liaise with the Local Government Inspector to hand over this recommendation for consideration as part of the Inspector's compliance monitoring plan. LGIRS will also engage with the Inspector regularly to assist with monitoring.

Audit focus and scope

This audit was conducted with an initial review of published gifts and benefits registers from all 147 entities with results informing our more in-depth work at six metropolitan entities.

The objective of this audit was to assess whether entities effectively manage gifts and benefits.

We based our audit on the following criteria:

- Are entities complying with their gifts and benefits policies and procedures?
- Are entities recording all offers of gifts and benefits?
- Are entities' decisions for accepting or declining gifts and benefits appropriate?
- Are entities recording and managing all conflicts of interests in relation to gifts and benefits?
- Is LGIRS actively monitoring compliance with the regulations and providing adequate guidance to entities?

The audit reviewed gifts and benefits registers and the recording and management of conflict of interests at each audited entity over the period 1 July 2019 to 30 June 2024.

We assessed each entity's policies and procedures against legislative requirements, LGIRS' operational guidelines and our better practice guidance in Appendix 1. At each entity, we also:

- reviewed policies, procedures and processes relating to gifts and benefits
- examined records and processes for monitoring conflicts of interest
- reviewed all entity / regional council entities' gifts and benefits register for council members, CEO and council
- conducted e-discovery procedures on the email correspondence of selected key decision makers for undeclared gifts and benefits to test the completeness of gift and benefit declarations
- e-discovery procedures used defined terms of common offers of gifts and benefits we identified through our initial review of published gifts and benefits registers of all entities. Our results are restricted to these terms meaning not all offers of gifts and benefits to selected risk positions can be identified
- where e-discovery procedures identified offers of gifts and benefits, these have been assessed by entities. They have updated their registers to record and make transparent gift offers that have been accepted and notified external entities where compliance obligations were not met
- reviewed tender and procurement contracts
- met with key staff from governance, procurement, contracts and finance areas.

We did not assess electoral gifts as they fall under different rules and regulations and are only relevant for a specific period (during elections).

It is outside the scope of this audit and our remit under the *Auditor General Act 2006* to, and we did not, conduct any investigation of:

- the conduct of any individual member of staff in accepting gifts or benefits or the appropriateness of each individual decision to accept a gift or benefit
- the appropriateness of decisions made by staff after accepting gifts or benefits
- the conduct of any commercial supplier; or
- whether there was any direct or deliberate attempt to influence any particular procurement by offering gifts or benefits to entity staff or seek to identify any direct inappropriate influence on any specific procurement.

As this was our first audit into gifts and benefits for local government entities, we are not naming individuals and have relied on the sampled entities to update their gift registers and report non-compliance appropriately. However, we may change this position in future audits if we again find instances where gifts and benefits are accepted, but not disclosed.

This was an independent performance audit, conducted under section 18 of the *Auditor General Act 2006*, in accordance with Australian Standard on Assurance Engagements ASAE 3500 *Performance Engagements*. We complied with the independence and other ethical requirements related to assurance engagements. Performance audits focus primarily on the effective management and operations of entity programs and activities. The approximate cost of undertaking the audit and reporting was $690,000.

Appendix 1: Form 4 – Register of gifts

Local Government Act 1995

Local Government (Administration) Regulations 1996

REGISTER OF GIFTS

Name of person making disclosure	Description of gift	Name and address of person who made gift	Date gift was received	Estimated value of gift at time it was made	Nature of relationship between person who made gift and person who received gift	For a gift that is a travel contribution — description and date of travel	For an excluded gift under s. 5.62(1B)(a) — the date of the approval referred to in s. 5.62(1B)(a)(ii) and the reasons for the approval

Source: Local Government (Administration) Regulations 1996

Form 4 – Register of gifts within the Regulations to be used by entities to manage risks associated with the receipt of gifts and benefits highlighted weaknesses.

Appendix 2: Gifts and benefits better practice guidance

Entities need to have gifts and benefits policies and procedures that are up-to-date and accessible to staff. These policies and procedures should include key controls for the declaration of gifts and benefits, the management of conflict of interests created from accepting gifts and benefits and regular review and monitoring.

The table lists the key elements of a system of controls for effective gifts and benefits management, which guided our audit.

Key elements / Framework component[14]	Outcome	What we expect to see
Policies and procedures	Comprehensive, approved and up-to-date policies and procedures to provide all local government staff with guidance on their obligations	• clear and easy to understand policy and procedures that detail prohibited gifts • code of conduct signed at start of employment and annually thereafter • clear and specific definitions of gifts and benefits to aid in decision-making and limit ambiguity, providing examples relevant to entity operations • set out overarching entity expectations reinforcing policy, procedures and code of conduct messages • management of gifts and benefits considered in the context of ethical conduct, impartiality, honesty, transparency and accountability • evidence of periodic review.
Declaration of all gifts and benefits	Consistent expectations	• all gifts and benefits are declared regardless of value or acceptance • standardised declaration forms, ensuring consistency of information recorded and decision-making process • consider whether the receipt of gifts and benefits results in a conflict of interest that needs to be identified and managed • gift registers should detail where there are nil returns to ensure they provide transparency and date of update of registers should be evident
Making appropriate decisions	Clear decision-making framework	• to minimise risk, the entity's policy position should be communicated to stakeholders, suppliers and clients – his could include sharing the statement of business ethics • guidance to aid staff with decision-making and when the acceptance of gifts may be considered appropriate • guidance be clear in setting out processes for avoiding and managing conflicts of interest to

[14] Refer to Figure 1 Key components of a gifts and benefits framework

Key elements / Framework component[14]	Outcome	What we expect to see
		consider who benefits from the acceptance of the gift or benefit • decisions be based on risk assessment that consider potential, perceived and actual conflicts of interest • provide clear guidance on declaring conflicts of interest, managing (with documented mitigation strategies) and reviewing these • guidance to support staff in declining gifts and benefits.
Training and education	Training to increase awareness of impartiality, integrity and conduct expectations	• regular codes of conduct, fraud awareness and integrity training (yearly) • regular reminders to council members, CEO and staff to make sure there is awareness and understanding of compliance obligations • advanced integrity training for staff in areas identified as high risk of influence (e.g. procurement, recruitment, finance, binding decision makers).
Oversight	Regular monitoring and reporting to provide management with insights into use and the effectiveness of controls, and to address shortcomings in a timely manner Identification of patterns, areas of increased risk Evidence of reviews should be retained	• reports from monitoring and reviews made available to leadership and audit committee periodically • all accepted and declined gifts or benefits reported to a central member of management to allow for effective oversight • monitor for repeat offers and cumulative value as these may flag risk where there is an intention to influence decisions that require further scrutiny, as well as monitor acceptance of repeat token gifts that may otherwise go undetected.

Key components of a gifts and benefit framework

Identify and record gifts and benefits

Identify and manage conflicts of interest

Use information to monitor and oversee risk

Source: OAG

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Auditor General's 2025-26 reports

Number	Title	Date tabled
11	Local Government Management of Gifts and Benefits	18 March 2026
10	Controls Over Portable Assets – State Entities	6 March 2026
9	Microsoft 365 Security Controls – State Entities	6 March 2026
8	Status of Local Government Audits 2025	28 January 2026
7	State Government 2025 – Information Systems Audit Results	3 December 2025
6	State Government 2025 – Financial Audit Results	3 December 2025
5	Valuation of Property Held by the Public Education Endowment Trust	3 December 2025
4	WA's Progress to Implement the National Principles for Child Safe Organisations (arising from the Royal Commission into Institutional Responses to Child Sexual Abuse)	27 November 2025
3	Maintaining Regional Local Roads	12 November 2025
2	Gold Corporation – Trade Applications	29 October 2025
1	Management of Housing Maintenance Information	6 August 2025

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10.5.1.9 Project Eden Update - May 2026

Responsible Branch:	Digital Solutions and Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority
Attachments:	1. Project Eden Status Update [**9.9.1** - 16 pages] 2. Project Eden Provisional Roadmap [**9.9.2** - 4 pages] 3. Project Eden Initiation Document for Property and Rating [**9.9.3** - 33 pages] 4. Timesheet Analysis [**9.9.4** - 7 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 Project Eden update as contained in Attachment 1, the Eden Roadmap as contained in Attachment 2, the Project Initiation Document for Property and Rating in Attachment 3, and the Timesheet Analysis document in Attachment 4, to this Report.

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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**.

The team is progressing with:

- Discovery phase of Property & Rating 1b, covering transition from Ci to CiA for Animals, Infringements, and Sundry Debtors, as well as the replacement of these components with eServices (24/7 online transactions). The environment has been built to enable execution of the transition tool;
- Execution phase of Property & Rating 1a, including testing Request Management and DXP Knowledge Management modules; and
- Testing Leave functionality via CiA Employee Self Service module.

The ARIC report was intended to be enhanced with dashboard-style statistical graphs appended to the end of the pack, presenting metrics on Risk Impact (High / Medium / Low), Issue Severity (High / Medium / Low), and Action Status (On Track / At Risk / Overdue). Due to competing workload priorities, this enhancement has been deferred and aims to be incorporated into the next ARIC report scheduled for 10 August 2026.

At the last ARIC meeting, a request was made to explore timesheet processes used by other Band 1 local governments, and Cities of Stirling and Swan were mentioned. City of Stirling does not use TechnologyOne for payroll processing and at the time of preparing this report staff were unable to confirm the process and system used for timesheets. City of Swan delivers timesheet and payroll processing through an integrated enterprise approach using the TechnologyOne payroll platform. In this situation, most employees have their contracted hours paid automatically, with timesheets primarily used to record variations such as overtime, allowances, and additional hours, all of which are subject to managerial approval. Where required, time and pay data is processed through an external award interpretation system to ensure compliance and payment accuracy. The research also found that operational field-based employee groups continue to use manual, paper timesheets (often called timecards or job cards), which are approved by supervisors and manually interpreted by payroll staff prior to entry into the payroll system. The research supports that effective payroll processing relies on tightly integrated systems and controls rather than standalone timesheet applications.

Project Eden is a 'like for like' Technology One transition from Ci to CiA. This has been completed for Core Enterprise Suite (Finance, Procurement, HR and Payroll). The remaining transition is for Property and Rating modules that will take another 2.5 years to finalise. The City would need to consider whether to implement timecards amongst other business priorities, and resource separately and in addition to Project Eden.

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.

Project Eden – ARMC Briefing

4 May 2026

City of Bayswater

Contents

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)

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

Cost	Schedule	Risk
○ ○ ●	○ ○ ●	○ ○ ●

Program Status Overview

Headline Activities

- Two environments were refreshed and configured to support the Payroll Leave implementation and testing, aimed at eliminating manual, paper-based processes
- The LivePro Knowledge Management system was successfully scraped into Digital Experience Portal (DXP)
- Implementation of TechOne's Centralised User Access Management was implemented into production which is a dependency for the DXP implementation
- CiA request management test scenarios were created and tested successfully by the Subject Matter Experts (276 scenarios with 2,454 test steps) and approval granted to move the User Acceptance Stage Gate
- Payroll leave System Integration Testing in progress
- Planning and environment build is in process for the Property & Rating Stage 1b, covering the implementation of Animals, Infringements, Sundry Debtors, and the replacement of eServices with (DXP)
- Project Initiation Document for Property & Rating was endorsed by the Eden Board
- City of Swan Timesheet analysis document

City of Bayswater

RAID Breakdown

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

New Risks

Rsk-039 - Project delivery may be delayed if the solution cannot be handed over to the Business Systems team due to difficulties attracting and retaining technically skilled TechnologyOne resources.

Rsk-040 - Request management system missing sub-categories and Access Management components Impacting Statutory Reporting, and Sensitive Image Security that cause reputational and legal impacts for the City.

Rsk-041 - The Payroll Leave implementation planned for May 2026 may be subject to delay due to competing testing demands due to the release of 2026a, Admin Staff unavailable in April-26 and OAG audit requirements.

Rsk-042 - Re-deployment of Business Systems Analysts (BSAs) from the 1B implementation to support critical Request Management activities (reporting, Business Process Alignments, and Access Management) may result in delays to the 1B implementation timeline.

Rsk-043 - There is a risk that insufficient early involvement of a Parks & Gardens Subject Matter Expert may result in reduced quality of the Request Management implementation, leading to rework and a solution that is not fit for purpose.

Rsk-044 - The CiA request management process may identify gaps in system readiness or user capability, requiring additional testing or training to ensure effective request handling.

New Issues

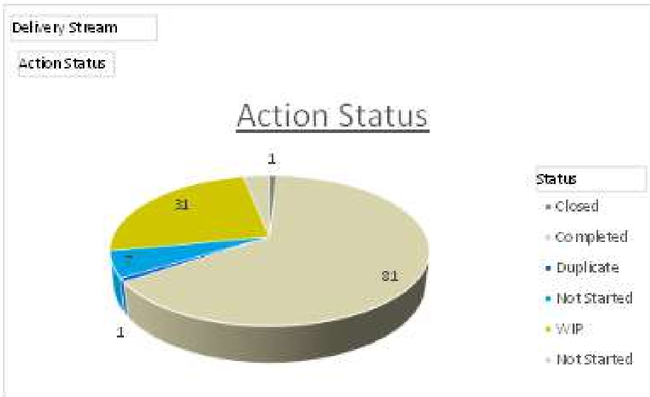
IR024 - RSK-040 has resulted in an Issue: During System Integration Testing (SIT), two architectural defects were identified. These defects would result in the City being unable to meet its Statutory Reporting requirements and may also pose a potential psychological risk due to inappropriate access to photos associated with Health & Ranger services and unauthorised staff viewing complaint-related images.

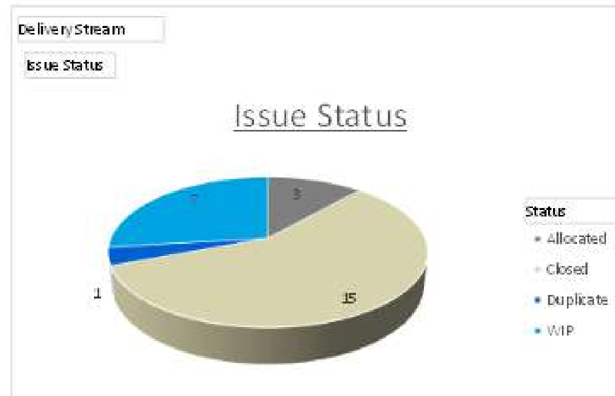
IR025 - During Request Management System Integration Testing, it was identified that not all GIS assets are configured within TechOne, resulting in embedded maps displaying incomplete or missing physical locations (e.g. Morley Recreation Centre and Community Centres).

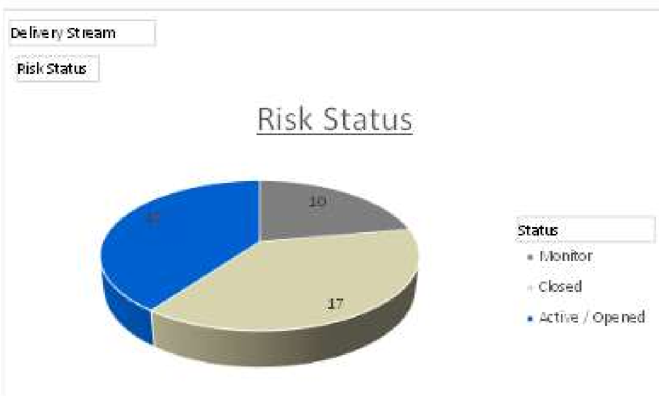
IR026 - Risk RSK-044 has materialised into an issue. During User Acceptance Testing (UAT), it was identified that end users require a higher level of training support for the CiA Request Management solution than originally planned. Many users demonstrated limited familiarity with completing tasks and managing workflow-driven processes.

City of Bayswater

Statistical Dashboard







2. Timeline

City of Bayswater

Key Milestones Apr-26

ID	Milestone	Responsible	Due Date	Status	Notes
1	Centralised User Access Management	Project Team & SMEs	19 March 2026	Completed	19/2/26 – Lessons learned conducted with Canning and South Perth Cities.
2	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.
3	1a P&R Request Management User Acceptance Testing Planning	Project Team, SMEs & Business Units	17 April 2026	WIP	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.
4	DXP Knowledge Management Scraping of LivePro	Eden Project Manager	27 March 2026	Completed	9/4/26 – the scrape has been completed
5	1a P&R Request Management Training	Eden Project Manager	TBD	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.
6	1a P&R Request Management & DXP Knowledge Management – Implementation	Eden Project Manager	24 April 2026	WIP	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.
7	Connected Content Plan	Eden Project Manager	29 May 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.
8	1b P&R Animals / Infringements /Sundry Debtors / eServices replacement to CiA DXP – Discovery	Eden Project Manager	29 May 2026	WIP	9/4/26 – the build of the 1b environment is currently underway to enable the discovery of the components in CiA.

Summary

- Request Management 1a of Property & Rating User Acceptance Testing is in progress
- Property & Rating 1b has commenced with the team in the discovery phase of implementing TechOne's Digital Experience Platform

City of Bayswater

Key Milestones Apr-26

ID	Milestone	Responsible	Due Date	Status	Notes
9	Payroll Leave Testing – System Integration Testing	Eden Project Manager	24 April 2026	WIP	9/4/26 – SIT is currently in progress.
10	Payroll Leave Testing – User Acceptance Testing	Eden Project Manager	7 May 2026	WIP	9/4/26 – UAT scenarios are being created.
11	Payroll Leave Training	Eden Project Manager	15 May 2026	WIP	9/4/26 – planning is underway for Leave Training.
12	Payroll Leave Implementation	Eden Project Manager	22 May 2026	WIP	Planning is underway.
13	1b P&R Animals / Infringements /Sundry Debtors / eServices replacement to CiA DXP – Implementation placeholder	Eden Project Manager	29 May 2026	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.

Summary

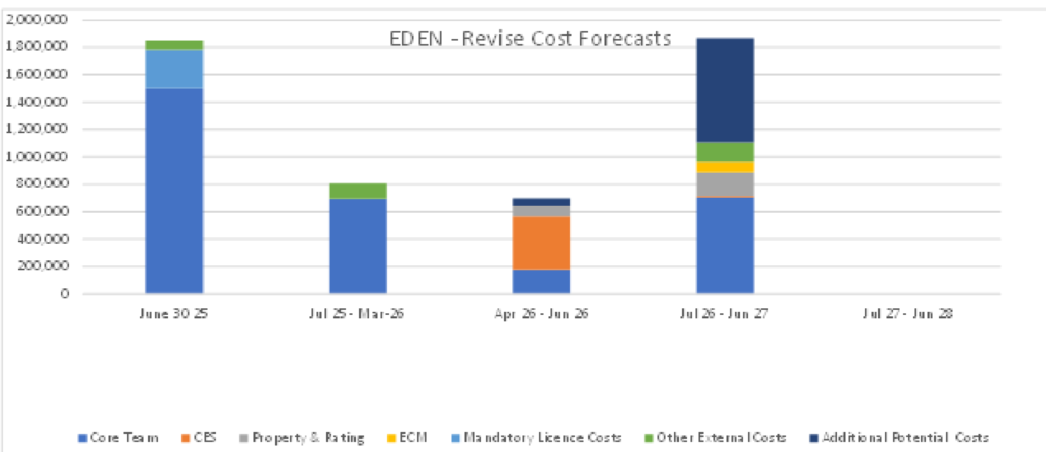
- Request Management 1a of Property & Rating User Acceptance Testing is in progress
- Property & Rating 1b has commenced with the team in the discovery phase of implementing TechOne’s Digital Experience Platform

3. Estimated Costs

City of Bayswater

Estimated Costs – Mar-26

Excludes 10% Buffer	Actuals to	Actuals (Yr3)	Forecasted Spend (Yr4)	Forecast Spend (Yr5)	Forecast Spend (Yr6)	
Implementation Area	June 30 25	Jul 25 - Mar-26	Apr 26 - Jun 26	Jul 26 - Jun 27	Jul 27 - Jun 28	Totals
Core Team	1,501,201	694,683	176,238	704,952		3,077,074
CES	0	0	392,364	9,144		401,508
Property & Rating	0	0	75,415	171,972		247,387
ECM	0	0	0	80,000		80,000
Mandatory Licence Costs	280,985	0	0	0		280,985
Other External Costs	66,065	112,897	0	141,120		320,083
Additional Potential Costs	0	0	51,940	760,000		811,940
Actual / Forecast	**1,848,251**	**807,580**	**695,957**	**1,867,188**	**0**	**5,218,976**
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

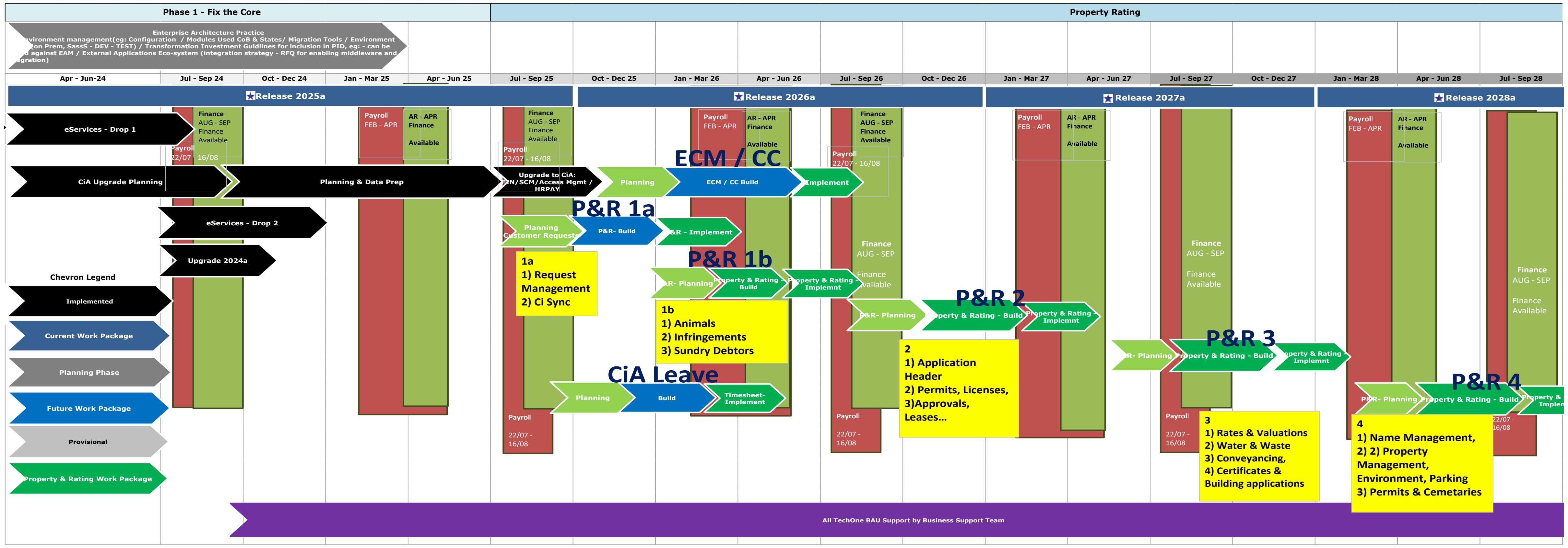
4. Key Next Steps

City of Bayswater

Key Next Steps Overview

- Request Management activities
    - User Acceptance Testing defect resolution
    - User Acceptance Testing Closeout
    - Training staff, estimated over 100 staff members
    - Remove access to Create records in the historical Customer Request Management System, only allow updates to existing records
    - Request management Implementation
- Employee Self Service Leave System Integration Testing closeout and scheduling of User Acceptance Testing
- Phase 1B of the Property and Rating transition tool feedback and remediation, encompassing the delivery of Animals, Infringements, Sundry Debtors, and DXP functionality
- Ongoing, Phase 1B TechOne University research and discovery, followed by planning for Project Team unit testing
- Ongoing, updating the budget forecast to reflect TechOne’s advice that the Property and Rating implementation phases are expected to take 2.5 years.

EDEN Provisional Roadmap



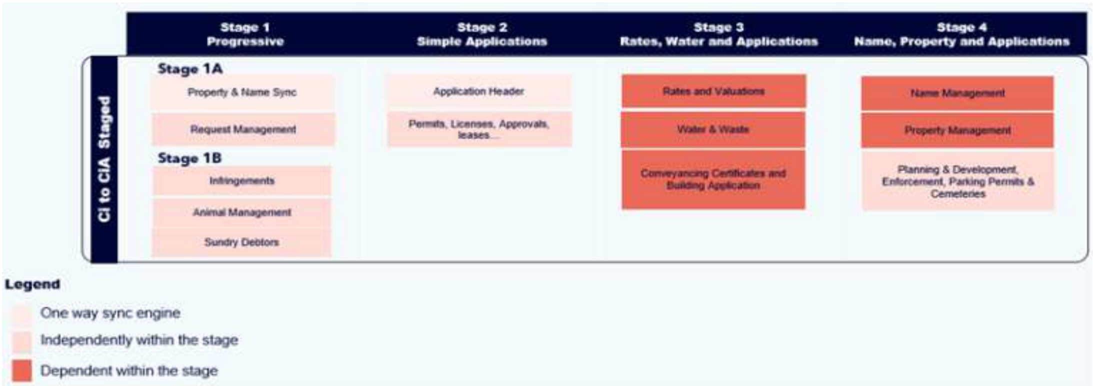
★ = New Release of software available for SAAS customers

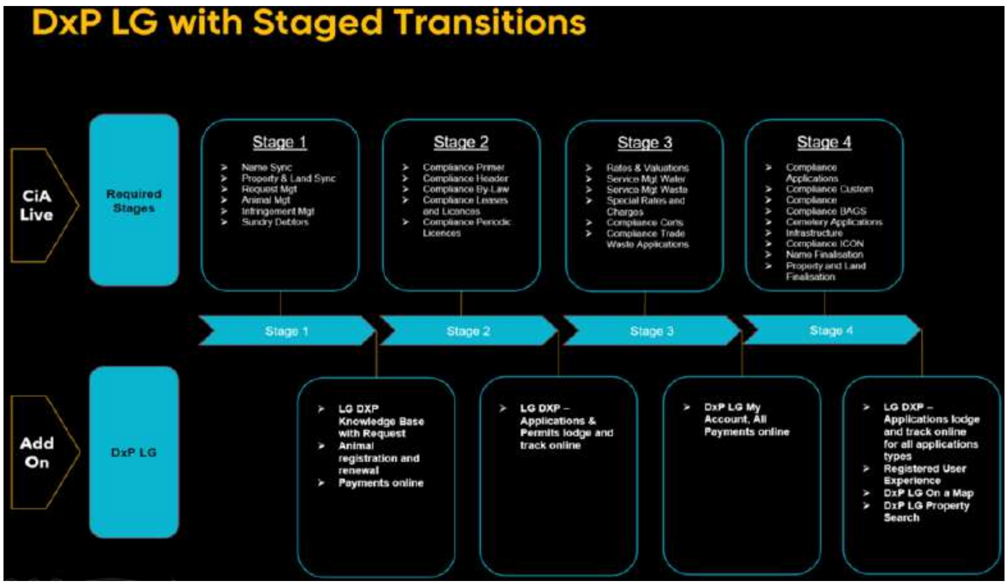
Constraints

- 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	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

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


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 Licences
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 BAGS
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

City of Bayswater

Project Eden:

Migration from Ci to CiA on Property & Rating Suite

Project Initiation Document

Document Control

Version History

Version	Summary of Changes	Document Status	Date Published
0.1	Initial Draft	Draft	21/02/2026

Distribution

Position Title	Name
Director Corporate Services	Kym Leahy
Manager Digital Solutions & Services	Lincoln Hayes
Manager Financial Services	Stuart Monks
Manager People Culture & Safety	Anna Gillespie

Approvals

To ensure parties have formally accepted the plan, authorisation is required below

Project Manager:	**Signature:** **Lee Oliver**
	Date: **15/4/26**
Executive Sponsor:	**Signature:**
	Date: 15/04/2026

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Acronyms

Categories	
Abbrev.	**Description**
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
DXP	Digital Experience Platform (LivePro Knowledge Management replacement and eServices replacement)
CC	Connected Content
CUAM	Centralised User Access Management

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Table of Contents

1. Purpose

The purpose of this document is to define the approach to upgrade the City of Bayswater's TechOne solution from Connected Intelligence (Ci) user interface to the Connected Intelligence Anywhere (CiA) user interface.

As a Project Initiation Document (PID), the primary purpose of the document is to outline the broad scope, business outcomes required and the "going in position" on how to best to achieve these outcomes.

The PID is not a detailed Project Plan, rather it is a framing document or charter for the Planning activities to follow. Project planning artefacts will be developed during the Planning Stage to complement the information contained within the PID.

This initiative is focussed on the transition of Property And Rating modules only and is hereafter referred to as the **P&R transition**.

2. Background

The Provisional Eden Roadmap outlined a number of work packages to phase the Property and Rating suite from Ci to CiA. It is important to note that in CiA the eServices functionality to provide the Community with 24/7 transactional access will not work in CiA, which will require a replacement with TechOne's DXP. The Phases are dictated by TechOne, who have advocated five stages outlined below:-

1) Stage 1a – Ci to CiA sync and the re-implementation of the Ci Customer Request Management to the CiA Request Management system, including the implementation of DXP Knowledge Management which will replace LivePro
2) Stage 1b – transition Animals, Infringements, Sundry Debtors and replace the eServices functionality with DXP
3) Stage 2 – Application Header, Permits, Licences, Approvals and Leases, and to replace the eServices components with DXP
4) Stage 3 – Rates & Valuations, Waste, Conveyancing Certificates and Building Applications, and to replace the eServices components with DXP
5) Stage 4 – Name Management, Property Management, Planning & Development, Enforcement, Parking Permits, and to replace the eServices components with DXP

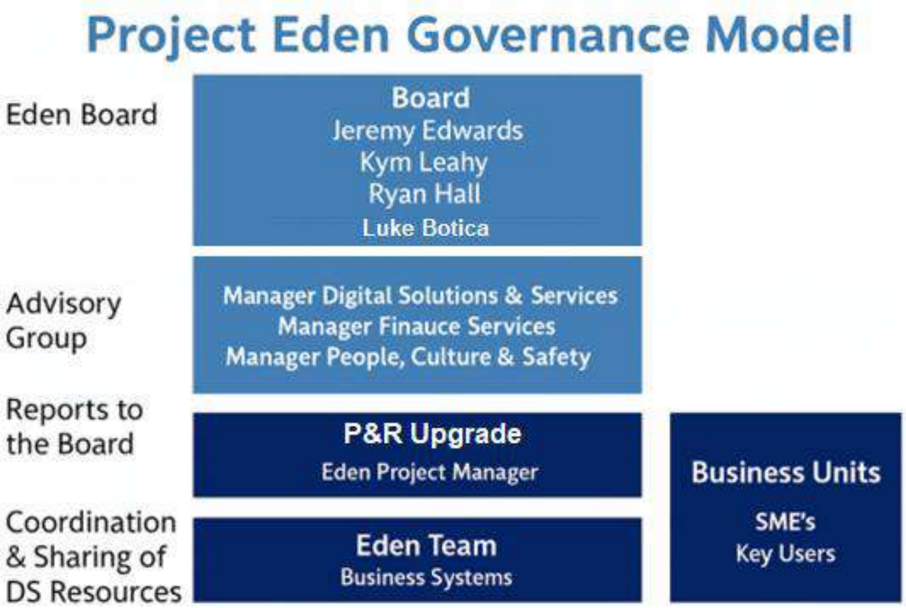
The Property & Rating transition will involve both the activation of existing functionality on the current release 2025a as well as the re-implementation by exception of new functionality. As such this transition:

- Is more complex and longer running than the previous upgrades as advised by other Councils who have implemented or in the process of implementing Property & Rating on CiA
- Will involve significant configuration and / or re-implementation of discrete modules
- Will require a review and re-implementation of the Access Management Model to P&R modules similar to the CES implementation.
- Will trigger targeted business process change i.e. will be intrusive

- Requires rigorous testing and upgrading testing packs
- Demands a well-considered approach to change management

3. Governance

The Governance model for the P&R transition project is summarised by the diagram below.



4. Success Factors

The following have been identified as the key success factors for the P&R transition:

- Sufficient BU engagement and participation in key project life cycle activities i.e. workshops, business requirements where needed, and especially testing & conversion
- Agility of Managers to make quick decisions and take the corporate view on cross BU processes
- Documented processes
- Authorised and empowered SME's with decision authority
- Keeping an open mind to new ways of doing things i.e. avoid retrofitting Ci to CiA
- Obtaining sufficient support from TechOne during the process i.e. consulting and collateral
- Right sizing the implementation effort to those areas where we will get the best return

5. Objectives & Benefits

Objectives	Benefits
Consolidate all functional components of TechOne onto the CiA platform	• Better productivity through the utilisation of a simplified and easier to use interface • Simplified training and on-boarding of new staff • Reduced technical complexity to manage the TechOne solution via a single platform • Ensures the Property & Rating suite will integrate well with the upgraded CES, eliminating integration and/or compatibility issues • Ongoing supported platform with dependency for process transformation met.
Target, prioritise and deliver business process improvements, primarily within the Customer Experience though online transactions	• Address known business process issues with the current solution e.g. integration with other modules
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	• A holistic approach to security will avoid costly re-work during the implementation and ensure it is practical and efficient to maintain in the longer term
Maximise the use of standard shipped functions, workflows and security components as much as possible i.e. minimise customisation	• Reduces complexity, speed of delivery and simplifies support
Maintain the currency of the software to ensure the City maximises its access to new features and bug fixes	• Maximises the City's readiness to implement new modules and functionality only available in the CiA cumulative release
Minimise and manage the impact of any unforeseen changes to TechOne modules arising from the upgrade, including no adverse impact on Payroll processing	• Stability of critical payroll processing capabilities
Develop and enhance the awareness and capabilities of both the Eden Team and the Business for downstream implementations of Property & Rating within CiA	• Builds organisational capabilities and readiness for the larger, more complex and more critical projects to follow

6. Linkage to Strategy

The P&R Transition Project aligns with the following Roadmap principles agreed by Executive in the Provisional Eden Roadmap:

- The P&R Transition is highly supportive of strategies S3, S4, S10, S13 and S14 (Shaded below)
- The P&R Transition should comply with Strategies S2, S5, S9, S12

Item	Strategy	Rational & Approach	Benefits
S2	**Minimisation Customisation**	More rigour is required by all stakeholders to fully justify all TechOne customisations, especially workflows and reporting.	Reduced delivery timeframes. Reduced cost to implement. Avoids premature budget blowout. Reduced cost to support.
S3	**Deploy all New Capabilities in CiA**	Going forward all new capabilities should be deployed in CiA to allow ubiquitous access to TechOne functionality. Avoid the City investing effort in CI toolsets and products, as TechOne itself is no longer investing in these products.	Deploying all new functions in CiA allows access on any device PC, tablet or phone at any time. Eliminates the need and the cost for re-training the workforce from CI to CiA for new modules to be implemented.
S4	Convert all CES CI Modules to CiA Prior to Commencing Property & Rating (This has been largely been achieved outside of Payroll Leave & Timesheeting and the leasing standard)	All modules implemented in CI should be upgraded to CiA prior to commencing the Property & Rating Suite work package. This should be done at the earliest possible time when all modules are available in CiA. Inherent in this strategy is that once Property & Rating commences, no other work packages will be executed concurrently.	Ensures that all TechOne capabilities are maximised under the CiA framework. Simplifies support and change management i.e. one technology framework rather than two.
S5	**Acquisition of New Modules by Exception**	All acquisitions of new TechOne modules need to be supported by a business case which considers the impact of the acquisition on the duration of the Eden Program and the available funding to complete	Eliminates Eden scope creep due to un-substantiated software acquisitions.

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		the Eden Program. Acquisitions of more than $50K shall be approved by the EDEN Board. Consideration should be given for Business Units to fund these acquisitions where appropriate.	Avoids unnecessary spend and reduction of Eden budget.
S9	**Apply Best Practice Project Management Disciplines**	Each release or package of work needs to be correctly scoped and business requirements defined before detailed configuration, testing and training activities takes place i.e. the solution stage. Each work package should be discretely funded rather than a simple draw down on the Eden budget. This will facilitate managing expectations and internal and external resource costs. Changes required to the approved solution designs shall be managed under a change control process.	Clear scope to manage business expectations. Enables up front assessment of change management activities. Facilitates cost containment of TechOne consulting costs Helps avoid scope creep.
S10	**Annual upgrades to latest software releases**	TechOne provide 1-2 releases of the TechOne product each year. Progression of the Roadmap will be dependent on functional capabilities contained in each release. These releases also contain software fixes which are progressively added to each release. City of Bayswater need to resource and plan in an annual upgrade to a nominated software release as TechOne do not support codesets less than 2 versions behind the current release. The timing of each upgrade process needs to be individually assessed to maximise the benefit to the City in the progression of the Roadmap.	Ensures the City of Bayswater is at the most recent software levels to enable the rollout of new functionality. Reduces the risk of production support issues by being more current with software fixes. Reduces the risk of product support conflicts with the TechOne software support organisation. Factors this effort into the roadmap and plan to help manage expectations.
S12	**Identify relative business priority of capabilities within and across releases to guide effort**	Irrespective of software availability, ensure clear understanding of business benefits and relative priorities to guide delivery timeframes and budget management.	Improved focus on what's important to the business.

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		For example, some releases will span multiple software modules but not all modules may deliver equal benefits. Therefore more effort or costs may be warranted for specific modules. Likewise some releases may deliver more benefits than others.	Better sequencing of activities within the roadmap. Additional focus to manage specific funding needs. Focuses SME participation requirements.
S13	**Ensure TechOne vets the Roadmap**	The Roadmap needs to be achievable from a technology availability perspective i.e. when specific functions are available in a software release, the maturity of those functions, and the availability of TechOne Consulting support to implement them. TechOne should vet the sequencing and consultant resourcing aspects of the Roadmap to provide assurance that the Roadmap is practical from that perspective.	Assurance to EDEN Board that the Roadmap is sound and achievable from a vendor perspective i.e. acceptable risk level Better confidence that TechOne can deliver software solutions and implementation consulting in alignment with City of Bayswater expectations via inclusion in the planning process
S14	**Ensure earliest possible de-commissioning date for Legacy applications**	The earlier new functionality is rolled out the greater the potential to decommission legacy applications.	Reduce Maintenance Costs. Reduce Application Portfolio complexity.

7. Impact of not proceeding with the Property and Rating Transition

The P&R Transition has been scoped on the basis of executing a number of simultaneous activities:

1. Upgrading all TechOne suites from release 2025a to 2026a to remain on a supported software
2. Standardising on shipped CiA components i.e. “out of the box” as much as possible
3. Re-implementing by exception modules that have been re-written
4. Adopting a “like for like” transition for most modules i.e. no or minimal business process change
5. Targeting specific areas where there is some mandated change due to the way CiA functionality is packaged and/or business process improvements that can be leveraged along the way
6. Ensuring all the “under the hood” components of TechOne work as intended e.g. Reports, ETL’s, integration points, whether by re-testing or conversion
7. Applying the appropriate change management to all the above to successfully “bring it all together” for the business

It is important to note that the City needs to proceed with Item 1 above as a minimum otherwise our TechOne production system can’t be patched with software fixes for both Ci and CiA from Jun-26.

One of the key strategies of the Provisional Eden Roadmap is that the City performs an annual upgrade to the latest release to maintain software currency for continued access to both software fixes and new functionality.

Apart from the inability to patch the production system, there are a number of significant downsides to not progressing Items 1 through 7 in the form of a full P&R Transition:

- Not achieving the project benefits identified at Section 5.
- Continued investment in the enhancement and support of the Ci modules i.e. regret expenditure.
- Acknowledging that no new functionality will be delivered for P&R
- The missed opportunity to learn, skill up and achieve organisational capabilities in the P&R CiA space before tackling the very substantial Property & Rating suite of modules transition from CI to CiA.
- The logical timing to do the implementation of P&R in CiA is after the CES Transition. The benefit of this sequencing is that it reduces the risk of any integration issues and/or limitations

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that may arise between CES and P&R. Furthermore, as the P&R project will span 2.5 years or more of elapsed time, then the City will perpetuate the co-existence of Ci and CiA for many years to come.

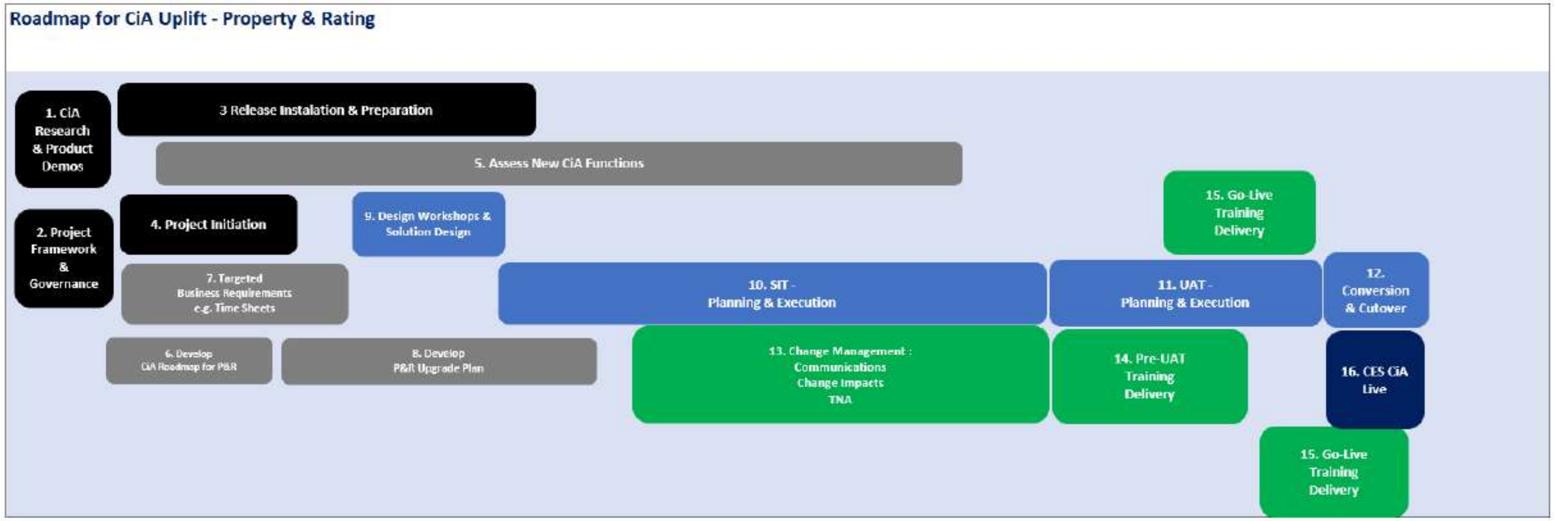
- The elimination of Ci as soon as possible will also enhance the ability to implement further modules.

- The Eden Project Team would need to be re-directed to work on other projects or work packages when the timing for these is not ideal.

8. High Level Roadmap

The following is a high-level roadmap for the P&R Transition Project which outlines the key activities that will be incorporated for each Phase of Property and Rating.

Each of the numbered activities are described in the following pages.



1 CiA Research and Product Demonstrations

This activity involves:

- Review of information available in TechOne University on CiA capabilities
- Product demonstrations of CiA functions to stakeholders, via Project Team discovery or through directed TechOne university recordings
- Running a TechOne transition tool over the CoB environment to identify the Ci objects requiring conversion and configuration
- TechOne consultancy workshops to evaluate CoB questionnaire responses
- Review Release Notes information provided by TechOne for the relevant P&R Phases

2 Project Framework and Governance

This activity involves:

- Identifying the key principles and high-level approach for upgrading to CiA
- Developing an integrated governance model
- Obtaining approval from the Eden Board to proceed with high level planning

3 Release Installation & Preparation

This activity involves:

- Reviewing and expanding the Regression Testing Suite (structured test scenarios) used for the CES implementation, eg: Adding Access Management roles and CiA navigation to the testing scenarios
- TechOne to build an Environment for each Stage of P&R
- Refreshing the Development environments with the latest production data and configuration
- Installing the latest software Release
- Aligning the eServices software from production to the development environment
- Aligning securePAY with the development environment
- Familiarising the project team with key Property and Rating processes

4 Project Initiation

This activity involves:

- Preparing the P&R Project Initiation Document (PID) by building on the information discovered and/or agreed in activities (1) (2) and (3).
- Identifying the objectives, benefits, high level scope and approach for this initiative.
- Reviewing the above with the Project Board and seeking feedback
- Obtaining approval from the Eden Board to proceed with detailed planning

5 Assess New CiA Functions

This activity involves:

- Reviewing the TechOne university for eLearning collateral that can be utilised for onboarding staff
- The Eden Project Team exploring the capabilities of CiA using the Project system created from Activity 3
- Getting a better understanding of how existing business processes translate from CI to CiA e.g. in the 1B phase, business processes related to Infringements, animal registrations Sundry Debtors and the interactions of these functions on DXP
- Obtaining some exposure to new functions and capabilities across P&R
- Understanding configuration and technical considerations for the Access Management components
- Generally improving the knowledge of the Project Eden Team to better inform discussions with the business and to maximise the value if consulting input with TechOne is required

6 Develop CiA Roadmap for P&R

This activity involves an external review by TechOne via the TechOne transition tool:

- Review our current use of TechOne within the Ci space
- Develop a TechOne plan outlining how we can undertake the migration

The plan will provide targeted advice on how the City should approach the upgrade in terms of opportunities, sequencing, dependencies, conversions, level of effort and areas where TechOne recommend further consulting support.

The City will then use this plan as a key resource to further tailor the approach for our needs and enhance our detailed project plans. As such the TechOne Plan will better inform and shape the City of Bayswater's Provisional Roadmap.

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7 Targeted Business Requirements

TechOne have advised that some portions of Property & Rating have been re-written or have require modules to be implemented before starting on the Stages of P&R, e.g.:

- Centralised User Access Management being a pre-requisite for stage 1a
- Ci CRM re-implemented with CiA Request Management
- Connected Content pre-requisite for stages 1b of P&R

For these areas and others identified by Activity 6, the Eden Project Team will work with SMEs to develop business requirements to properly define precise outcomes. The implications of this approach are that an agreed solution design and business fit can be defined and more rigorous testing, change management and risk management applied.

This approach is the exception rather than the norm i.e. large portions of P&R that have undergone no or low change, do not dictate the need for business requirements.

8 Develop P&R Upgrade Plan

The information developed over Activities 1 through 7 will be used to refine and expand planning collateral for the P&R Upgrade and confirm:

- Scope
- Benefits
- Timings
- Risks and Dependencies
- Eden Project Team, Business Unit and TechOne resources
- RASCI Matrix for key activities and deliverables
- The magnitude of the change management effort

The above information will be provided to the Project Board and formal approval sought from the Executive Sponsor to proceed to Activities 9 onwards.

9 Design Workshops and Solution Design

The tasks performed for this activity will vary dependent on the agreed scope and priorities determined at Activity 8. For those modules where there is a low to moderate degree of change from CI to CiA, the approach will be to workshop the following with business stakeholders in an economical fashion:

- Review the presentation of information in CiA for each module implemented
- Review any new functionality for each module within CiA
- Reviewing existing business process maps
- Assess the business process impacts of these decisions

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For those modules where there is known to be a high degree of change from CI to CiA e.g. CiA Request Management and eServices replacement with DXP, a more rigorous workshopping and design approach will be used:

- Review the presentation of information in CiA for each module implemented
- Review any new functionality for each module within CiA
- Match the available functionality back to the agreed business requirements from Activity 7
- Incorporating the agreed functional footprint for each module in a Solution Design
- Preparing new business process maps

It is anticipated that those areas involving a high degree of change may require consulting support form TechOne.

10 System Integration Testing (SIT) – Planning & Execution

This activity involves:

- Preparing new test scenarios for those functional areas undergoing a high degree of change e.g. Purchasing and Time sheeting
- Planning and scheduling the test activities and organising testing logistics e.g. defect registers
- Informing business stakeholders of the approach to testing for SIT
- Executing the test scenarios, tracking outcomes and reporting progress
- Resolving defects and re-testing or identifying and documenting work arounds
- Preparing and reviewing the SIT Report recommending progression to the UAT

Software patches may become available for defects during the delivery timeframe or post go-live. The application of these patches will be decided on a case-by-case basis.

Under stage gated delivery, progression to UAT requires the approval via presentation to the Eden Board.

11 User Acceptance Testing (UAT) – Planning & Execution

This activity involves:

- Reviewing the SIT Test Suite developed by Activity 10 and developing a UAT Test Suite, which may be a variation, compliment and/or subset of tests from the SIT Test Suite.
- Planning and scheduling the test activities and organising testing logistics e.g. business stakeholders, session plans and defect registers
- Ensuring the BPO’s understand and agree to the scope of testing
- Executing the test scenarios, tracking outcomes and reporting progress
- Resolving defects and re-testing or identifying and documenting work arounds
- Preparing and reviewing the UAT Report recommending progression to the Cutover

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As for SIT, it is anticipated that support cases will be logged with TechOne in the Customer Community. Software patches may become available for defects during the delivery timeframe or post go-live. The application of these patches will be decided on a case by case basis.

Under stage gated delivery, progression to the cutover requires the approval via presentation to the Eden Board.

12 Conversion and Cutover

This activity involves:

- TechOne convert and configure the production environment from CI to CiA standards e.g. TechOne provide via our CiA Live contract conversions for ETLs and XLOne reports
- Scripting Production Verification Tests (PVT) to confirm that all data has been correctly transformed and/or loaded and that functional behaviour is as expected
- Preparing a cutover plan outlining all the tasks and timings required to achieve a go-live on CiA for P&R
- Defining the go-live criteria and roll back plan
- Preparing the Change Advisory Board (CAB) submission and gaining approval to deploy to production
- Applying all required configuration to the production environment i.e. via export / import and manually where required
- Executing the data conversions
- Executing the Production Verification Testing scripts
- Assessing whether all go-live criteria have been met
- Issuing Go-live communications

Under stage gated delivery, progression to Go-live requires the approval via Board decision, including select staff.

Note that the Project Plan may identify the need to commence some conversion activities earlier than indicated on the Roadmap e.g. sourcing / developing and testing specific conversions.

13 Change Management Planning

This activity involves:

- Developing a training strategy
- Performing a training needs analysis across all P&R modules
- Designing and developing training materials, with e-learning being the primary delivery method
- Planning and preparing any materials and logistics required for face to face delivery, with this delivery method being the exception
- Designing revised work instruction framework
- Developing work instructions; with this activity remaining a business unit responsibility but with Eden Project facilitation

It will need to be discussed and agreed with BPO's and documented in the RASCI who has responsibility for the various change management deliverables.

14 Pre-UAT Training Delivery

This activity involves re-packaging available go-live training materials from Activity 13 and delivering essential training to those business stakeholders participating in the User Acceptance Testing process.

15 Go-Live Training Delivery

This activity will involve either making e-learning content available to business stakeholders (primary method) or delivering any face to face training or awareness sessions (the exception). It will also involve tracking the take-up of the training and assessing the effectiveness of the training.

16 P&R CiA Live

This activity involves:

- All business units using P&R modules with CiA
- The Eden Project Team providing production support to the business for all new functionality for a 60 day period
- Transitioning production support to the Business Systems Team by the end of the 60 day period support period using an agreed close-out process i.e. documentation and outstanding issues
- Performing a lessons learned to socialise with the Project Board and other stakeholders
- Closing out the P&R upgrade project

9. Scope

The following outlines the initial scope and the "going in position" across each of the functional domains.

Domain	Status	Potential Scope of Change	Strategy for CES Upgrade
Financials	Large stable footprint in CI	Largely "like for like" except for Asset Capitalisation and Accounts Payable	Minimise change; pursue like for like.
Supply Chain	Significant CI footprint	A range of enhanced functions in the CiA space i.e. Contracts, Purchasing, Sourcing, Inventory	Explore business process opportunities; adopt a more aggressive approach. **Refer to detailed table next page**.
HR & Payroll	Large stable footprint in CiA but some Payroll still in CI	Currently Payroll is done through Ci; from discussions with another local government, payroll in CiA will utilise both Ci and CiA functions	Avoid change wherever possible
Corporate Performance Management	Analytics not in active use; extensive use of Ci ETL's & XLOne Reports	A wide range of improvements in Analytics and ETL	Selective adoption of new features (but likely to be low)
Security	We have two security models across Ci & CIA	Opportunity to substantially move to one model; some CI will remain	Review and rationalise on to one model; future proof.

In addition to the above, the following highlights other scope dimensions for the P&R upgrade.

Project	In Scope	Out of Scope
CiA Roadmap and diagnostic	FIN, SCM, CPM modules	Some HR modules as they are already in CiA
Project Schedule	Yes	
Resource Plan	Yes	
RASCI	Yes	
Quality Plan	Yes	
Change Management Plan	Yes	
Training Plan	Yes	
Cutover Plan	Yes	
SME Backfill Implementation	No	
Modules to be Upgraded to CiA	All FIN/SCM/CPM/HRP modules in production Like for Like	Implementing new modules which are licensed for CoB Purchasing of new modules
Reporting (CPM)	All in use XLOne and Crystal Reports in Production need to work under CiA	XLOne Reports not in Production
Interfaces and ETL's (CPM)	All existing Interfaces & ETL's need to work under CiA	Development of new Interfaces and ETL's
Finance Modules	Minimise change impact on Finance and Other BU Staff Most Finance modules should transition to CiA with minimal re-configuration Revise SIT & UAT Test Suites for CiA Rigorous Testing for Accounts Payable Regression Testing of all other Finance Modules Full Integration Testing for SCM/FIN/HRP	Re-design of the chart of accounts AP automation and related Integration
Supply Chain Modules	Purchasing will need to be re-implemented Revise SIT & UAT Test Suites for CiA	Implementing any significant functional changes

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	Rigorous Testing for Purchasing Regression Testing of all other SCM Modules Full Integration Testing for FIN	
HRP Modules	Convert any residual CI functions to CIA Revise SIT & UAT Test Suite for CiA Full Integration Testing for FIN A parallel payroll verification process of the production and test systems for one pay period.	Implementing any significant functional changes

10. Constraints, Assumptions, and Dependencies

Constraints

C1	The project will be constrained to the budget approved by the Executive Sponsor.
C2	The P&R upgrade should be implemented to avoid peek business timelines, such as disruption to End of Financial Year readiness and avoid disruption to Payroll new EA initiatives starting or Animal Registrations.
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

11. Risks

The following is the initial risk assessment for the P&R Upgrade. These risks will be periodically reviewed during project planning & execution.

Project: **Implementation of Project Eden for City of Bayswater - Production**

RISK MANAGEMENT REGISTER

Definition: A risk is something that might happen. It has a probability (likelihood) of happening & if it does there will be a certain impact (positive or negative).

ID	Delivery Stream	Work Package	Raised By	Date Raised	Identified Risk	How it can happen / Impact	Type	Current Controls	Current Controls: Residual Likelihood	Current Controls: Residual Consequence	Current Controls: Residual Risk Rating	Responsibility	Treatment	Post-Treatment Rating: Projected Likelihood	Post-Treatment Rating: Projected Consequence	Post-Treatment Rating: Projected Risk Rating	Status
R-120414-1	Enterprise	Business Intelligence	Person	dd/mm/yy	**sample** project schedule not met	poor planning including lack of consultation with staff doing the work	Project	approximate timeframe known based on business case information	Likely (4)	Significant (4)	High (16)	Project Manager	Project gantt chart to be developed in consultation with those involved in project.	Unlikely (2)	Significant (4)	Medium (8)	Monitor
RSK-01	Program	Ci to CiA on CES	Lee Oliver	25/06/2024	Training outcomes not met	Poor planning including lack of consultation with subject matter experts.	Operational	Training onboarding plan is a part of the Ci To CiA plan. System integration testing to identify key changes from Ci to CiA requiring onboarding due to system process changes, eg: Capitalization of Assets, AP and ECM processes which is tracked on as onboarding document. FAQ Face to Face onboarding SME on call Warrantee period with project team	Likely (4)	Significant (4)	High (16)	Project Manager	Post golive support statistics enabling triaging and identifying between knowledge gaps & real technical issues Escalate issues through TechOps & Eden Board	Rare (1)	Moderate (3)	Low (3)	Monitor
RSK-02	Program	Ci to CiA on CES	Lee Oliver	25/06/2024	Project schedule not met	Lack of accountability for people to action their assigned tasks within the allocated timeframe Unreasonable timeframes assigned Resources not consulted for ideal implementation window to avoid peak periods Vendor not available for support No clear agenda's for project meetings New initiatives from the Business or Council shift the focus from current work package to new initiatives Project team getting caught up with business as usual activities	Operational	Clear roles and responsibilities assigned Project plan viewable by applicable staff Cutover plan (golive cutover list) clearly assigned to resources with applicable dates/times of activities Business consulted for blackout periods Subject Matter Expert budget provisioned for backfilling by the business their SMEs New initiatives to be passed by ELT for endorsement and replanning, ie: move timelines of existing work packages or resource up for new resources to work on new initiatives Blackout period controlled by the business Eden delivery / BAU Stream / Enterprise Architectural stream	Possible (3)	Significant (4)	High (12)	Project Manager	Timeframes to be developed with SME for assigned tasks to be placed on the project plan.	Possible (3)	Significant (4)	High (12)	Monitor
RSK-03	Program	Ci to CiA on CES	Lee Oliver	25/06/2024	Scope creep	Poor planning, undefined scope (eg: GIS remediation / eServices), and no project plan. Not a transparent critical path	Operational	Project initiation document, project plan & responsibilities matrix.	Likely (4)	Significant (4)	High (16)	Project Manager	Ensuring all scope creep items are reported to the Eden Project Board for approval.	Possible (3)	Significant (4)	High (12)	Monitor
RSK-04	Program	Ci to CiA on CES	Lee Oliver	25/06/2024	User acceptance testing delays	Resources aren't available Backfill not filled	Operational	Extended System Integration Testing by the project team before UAT to iron out obvious issues and to enable preparation of onboarding material Hypercare timeline with vendor User Acceptance Testing daily reporting UAT testers to be advised the defect process & timelines for re-testing Assign users who perform the function in production to test	Possible (3)	Significant (4)	High (12)	Project Manager	Escalation of defects through to vendor and business owners.	Possible (3)	Significant (4)	High (12)	Monitor

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ID	Delivery Stream	Work Package	Raised By	Date Raised	Identified Risk	How it can happen / Impact	Type	Current Controls	Residual Likelihood	Residual Consequence	Residual Risk Rating	Responsibility	Treatment	Projected Likelihood	Projected Consequence	Projected Risk Rating	Status
R-120414-1	Enterprise	Business Intelligence	Person	dd/mm/yy	**example** project schedule not met	poor planning including lack of consultation with staff doing the work	Project	approximate timeframe known based on business case information	Likely (4)	Significant (4)	High (16)	Project Manager	Project gantt chart to be developed in consultation with those involved in project.	Unlikely (2)	Significant (4)	Medium (8)	Monitor
RSK-05	Program	Ci to CiA on CES	Lee Oliver	25/06/2024	Post golive delays in business as usual activities	Teams not understanding or agreeing to the support matrix. Planning the support model post golive. No clear cutover plan. Warrantee period required from the project team to assist BAU support. Handover to business support key configuration documents, decisions, call statistics since golive, and any other project collateral. Limited communications to staff on where to find onboarding information	Operational	Cutover plan Onboarding materials, FAQ Warrantee period for project support Hypercare vendor support Clear communications to users advising where to find eLearning materials and onboarding materials such as FAQ	Possible (3)	Moderate (3)	Medium (9)	Project Manager	Post golive support statistics enabling triaging and identifying between knowledge gaps & real technical issues Escalate issues through TechOne & Eden Board	Likely (4)	Significant (4)	High (16)	Monitor
RSK-06	Program	Ci to CiA on CES	Lee Oliver	25/06/2024	Probability of Cost / Time Overrun	Unidentified dependent modules become a project cost, eg from Ci to CiA the timesheets per timesheet move from 4 minutes to 17 minutes.	Operational	Maintain issues register Project board reporting of financials	Possible (3)	Moderate (3)	Medium (9)	Project Manager	Project board endorsement to use budget for issues that may emerge	Likely (4)	Significant (4)	High (16)	Monitor
RSK-01	Program	Ci to CiA on CES	Lee Oliver	25/06/2024	Project schedule New business priorities cause focus to shift off core project work package	New ideas from business or the council shift the focus outside of the existing work package	Operational	Board approval to endorse changes to the roadmap every three months in line with the strategy 56	Possible (3)	Significant (4)	High (12)	Project Manager	Project board endorsement to use budget for extra resourcing Re-plan the roadmap				Monitor
RSK-08	Program	Ci to CiA on CES	Lee Oliver	25/06/2024	Resources unavailable to complete project work assigned	Business initiatives take priority Long term leave and turnover Elapsed time to recruit staff causing delays Process unclear on how to in act the budget	Operational	Budget for backfill Reviewing the corporate calendar Environment strategy - regular releases Adequate time to recruit and onboard staff	Possible (3)	Moderate (3)	Medium (9)	Project Manager	Project board endorsement to use budget for issues resourcing requirements.	Likely (4)	Severe (5)	Very High (20)	Monitor
RSK-03	Program	Ci to CiA on CES	Stuart Monk	15/07/2024	Vendor resourcing unavailable	Turnover of key resources from TechOne	Operational	Regular PM TechOne meetings	Possible (3)	Moderate (3)	Medium (9)	Project Manager	Escalate resourcing issues through TechOne account manager.	Likely (4)	Severe (5)	Very High (20)	Monitor
RSK-010	Program	Ci to CiA on CES	Annette	16/07/2024	Parallel payrun process	Under SaaS we don't currently know how to parallel test Payroll	Operational	Liaise with the City of Swan as to how they parallel test their payruns using SaaS so they maintain this regime Log a case with TechOne on how we parallel test payroll	Possible (3)	Moderate (3)	Medium (9)	Project Manager	Escalate issue payroll parallel issue through TechOne account manager. Discuss other council processes for how they do their parallel payrun processing	Likely (4)	Severe (5)	Very High (20)	Monitor

12. Roles and Responsibilities

The following table lists the ongoing roles and responsibilities for the Eden Program.

Roles & Responsibilities Matrix Eden Program

Position	Person	Role and Responsibility
Executive Sponsor	Kym Leahy	As the Executive accountable for the success of the Eden Program, oversee and direct the successful progression of the Project from a corporate perspective. The Executive Sponsor will determine the escalation of Project matters to the Executive Team and Council and approve all plans, strategies, corporate communications and other key documents. The Executive Sponsor will actively and visibly support change management activities throughout the life of the program.
Eden Board	Jeremy Edwards Kym Leahy Ryan Hall Luke Botica	Accountability and oversight of the overall Eden Program: • Scope • Cost • Timeframes • Risks
Advisory Group	Lincoln Hayes Anna Gillespie Stuart Monks Azam Pachajanov	Composed of Business Process Owners relative to the specific packages of work, operate as review and advisory group to the Executive Sponsor on such matters: • Changes to Project scope, schedule, and budget • Management of project risks and issues • Change Management activities • Review of Business cases
Project Manager	Lee Oliver	Responsible for all aspects of the program including: • Program planning, stakeholder management, project delivery, change management, and day to day management of the project team. • Managing the relationship with TechOne and other vendors. • Ensuring a well-documented handover of deployed systems back into the business. • All budget funding requests must be submitted to the Eden Board, the Project manager has no delegated Financial Authority in TechOne
Project Officer	Julie Saunders	Support the Project Manager and Project Team as follows: • Perform specific Project Delivery activities as determined by the Project Manager • Project Administration i.e. Procurement and Commercials, Artefacts, Tools, Templates, Document Management Guidelines and Project Board Reporting and other Governance Support matters
Business Systems Analyst **Finance Systems Analyst** **Business Analyst Eden**	Meredith Gratton Peter Andersen Tom Carmichael Sue Ryan	Responsible for leading activities of the functional teams. The role is required to oversee, lead and provide expert advice regarding the identification, analysis and documentation of business requirements and solution design within the agreed scope of the Project. These positions work closely with the Subject Matter Experts, and TechOne consultants under the direction of the Project Manger to ensure the solution supports fit for purpose business processes.
Business Process Owner	As per the Project Board membership	The person accountable for business processes with a specific domain e.g. Finance, HRP, Procurement; who is the final authority and approver within that domain.
Subject Matter Expert	Annette Besch Angela Kemp Hope Campbell Azam Pachajanov	A key business representative within a business domain who has detailed business knowledge and subject matter expertise gained through their day to day usage of processes in question. The SME is the arbiter of what is fit for purpose and makes recommendations in this respect to the BPO. From a project life cycle perspective, an SME will be involved in scoping, requirements, solution design, solution verification, business change impact, business

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	Diane Yoon Mary-Anne Deans Annette Hoefler (Various SMEs as P&R phases require)	process reengineering, testing, training, data migration and go-live activities in collaboration with assigned Project Team members.

13. Communications Plan

It is planned to undertake the following communications during the upgrade project.

Stakeholder group	Communication	When	What	Who
Executive	ELT meeting project updates	Monthly	Project highlights and exceptions to plan	Executive Sponsor (monthly) Project Manager (as needed)
Executive Sponsor	Face to face and email	Fortnightly and as needed	Project highlights and exceptions to plan	Project Manager
Project Board	Board meeting	Monthly	Project highlights and exceptions to plan	Project Manager
BU Process owners	One to one discussions, workshops, and email.	Ongoing	SME identification, super user identification. Business process impacts and decisions.	Project Manager Digital Solutions Architect
	Process Owner Meeting	As needed	Business process impacts and decisions.	Project Manager, Digital Solutions Architect
Subject Matter Experts	Working Group Meeting	As needed	Ongoing sharing and discussions regarding impacts, issues and work plans.	Business Analyst, SMEs, BSAs
TechOne	Face to face and email	As needed	Various.	Project Manager, Project Team
TechOne Project Manager	Face to face and email	Fortnightly and as needed	Project progress, issue resolution, booking of consultants	Project Manager
TechOne Customer Account Manager and AMS SDM	Face to face and email	As needed	Issues escalated by the Project Manager or Executive Sponsor	Project Manager or Executive Sponsor

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Stakeholder group	Communication	When	What	Who
City of Bayswater Project Team	Project actions meeting	Weekly	Priority activities for the week, task progression, issues blocking progress	Eden Project Team
	Testing Stand-up meeting	Daily as needed.	Review of testing status (passed, failed, blocked, Passed – Production Behaviour)	Eden Project Team involved in SIT testing cycles SME's involved in SIT & UAT testing cycles
City of Bayswater Leadership group	Group and one on one briefings, intranet, email, meetings	As needed. Notify at project completion & when impact is assessed.	General update and how Divisions & Business Units impacted	Executive Sponsor, Project Manager, Board members
General admin staff	Intranet updates, team meetings	As needed. Notify at project completion & when impact is assessed.	How personally impacted	Project Manager
General outside staff	Noticeboard updates and team meetings	As needed. Notify at project completion & when impact is assessed.	How personally impacted	Project Manager
Councillors	Council Briefing	As needed	Project Update	Executive Sponsor

14. Estimated Project Forecast – Ci to CiA on P&R Work Packages

Summary of forecast costs

The forecast is based on

1) Project Team Budgeted costs for 1 Jan 26 to 31 Oct 28, &
2) Backfilling per Executive Leadership Team to utilise the Eden Backfill Budget

The financials below are a subset of the budget.

Excludes 10% Buffer Implementation Area	Actuals to June 30 25	Actuals (Yr3) Jul 25 - Dec-25	Forecasted Spend (Yr4) Jan 26 - Jun 26	Forecast Spend (Yr5) Jul 26 - Jun 27	Forecast Spend (Yr6) Jul 27 - Jun 28	Forecast Spend (Yr7) Jul 28 - Oct 28	Totals
Core Team (*SaaS Migration*)	1,501,201	0	0	0	0	0	**1,501,201**
CES	0	294,633	0	0	0	0	**294,633**
Property & Rating	0	0	562,051	981,414	1,052,284	362,237	**2,957,986**
ECM	0	0	44,100	14,700	0	0	**58,800**
Mandatory Licence Costs	280,985	0	189,956	165,610	71,148	0	**707,699**
Other External Costs	66,065	5,452	0	0	0	0	**71,517**
Additional Potential Costs	0	0	31,565	143,000	80,000	0	**254,565**
Actual / Forecast	**1,848,251**	**300,085**	**827,673**	**1,304,724**	**1,203,433**	**362,237**	**5,846,402**
Original Forecasted Budget	**1,848,251**	**300,085**	**827,673**	**1,304,724**	**1,203,433**	**362,237**	**5,846,402**

Forecast for the P&R transition is $3,698,066.

15. Monitoring & Control

Change Control

Any changes to the plan will need to be versioned and approved by the Executive Sponsor.

Issue Control

Issues that arise during the project that require action, a response, or clarification will be added to the Project Issue Register. The Project Manager will evaluate possible solutions and either action, escalate or delegate the actions to another team member for completion.

The Issue Register will be reviewed at completion of the Upgrade Project to help identify problem areas which can be better addressed in future work.

Reporting

A CEO Target has been set for the Eden Project and it will therefore be reported through the ARMC.

A Monthly Highlights Report will be provided to the Executive Sponsor and reviewed at each Project Board Meeting.

Documentation/Record Management

Record management and keeping of documentation will be undertaken in accordance with City of Bayswater Policy - Records Management and the State Records Act 2000.

It is the responsibility of the Project Manager to ensure that sufficient ongoing record management occurs across all Eden Team activities. The Project Officer supports the Project Manager in achieving this.

16. Project Closure

The following actions will occur at the conclusion of this project:

- A Lessons Learned Workshop will be conducted to assist in identifying how testing and upgrade processes could be improved in the future.
- A Close-Out Report will be provided to the Executive Sponsor to inform on the achievement of the project objectives against the agreed scope.

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Timesheet Capture and Payroll Processing – Research Summary for ARIC

Version History

Date	Version	All / Sections	Name	Change Details
12/04/2026	1	All	Lee Oliver	Initial document creation.

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Document Review & Acknowledgement

Sign-off confirms review of the document as a research paper prepared by the City of Bayswater and does not imply endorsement of any external organisation's processes.

Name	Title / Department / Project Role	Relevant Content	Document Review Role	Signature	Date
Lee Oliver	Eden Project Manager	All	Author	Lee Oliver	15/4/2026
Chris Dendle	IT Payroll Advisor	All	Contributor		
Annette Besch	Payroll Officer	All	Contributor		

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Acronyms and Abbreviations

Acronym / Abbreviation	Description
City / CoB	City of Bayswater
Ci	TechOne's "Connected Intelligence" platform
CiA	TechOne's "Connected Intelligence Anywhere" web-based platform
EAM	Enterprise Asset Management
ECR	Enterprise Cash Receipting – A TechOne module
OAG	Office of the Auditor General
P&R	Property and Rating – A TechOne module
SaaS	Software as a Service
SCM	Supply Chain Management
T1	TechOne
UI	User Interface

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Table of Contents

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1. Purpose

The purpose of this document is to provide research in response to a question raised by the Audit, Risk and Improvement Committee (ARIC) regarding timesheet processing practices and internal controls.

The paper summarises research into external local government practices, primarily drawing on publicly available information and professional payroll expertise, to provide context for consideration alongside the City of Bayswater's current arrangements.

This document is intended to support discussion and does not propose a recommended solution or future state design.

2. Important Context and Disclaimer

This document has been prepared by the City of Bayswater as research to inform consideration of a question raised by the Audit, Risk and Improvement Committee (ARIC).

Information relating to the City of Swan's timesheeting and payroll processes has been compiled based on:

a) Publicly available information, and

b) Professional input and confirmation from the City of Bayswater's Payroll Consultant, who previously worked within the City of Swan payroll environment.

This document does not represent a City of Swan policy, procedure, or formally endorsed process, and has not been reviewed or approved by the City of Swan. Any references to external practices are provided for research and contextual purposes only.

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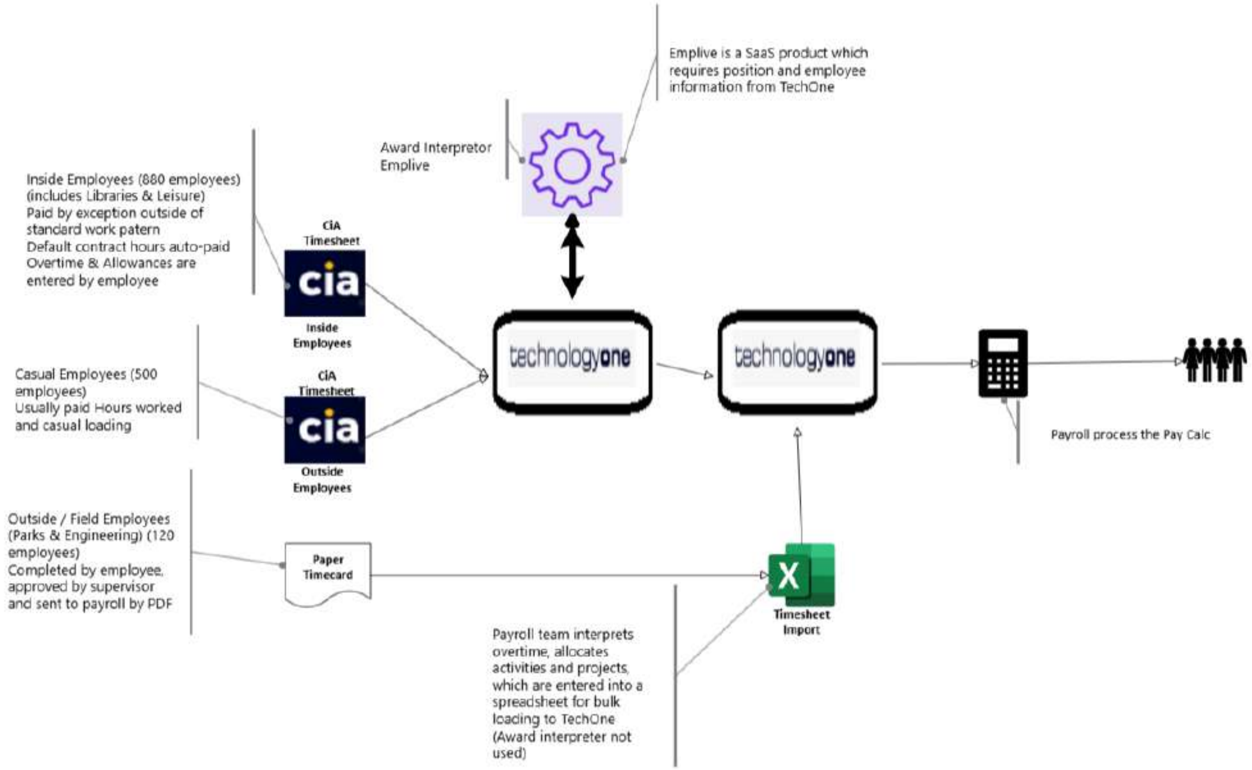
3. External Timesheet Processing – High-Level Research Summary

The following diagram provides a high level illustration of an external local government timesheet processing approach, based on research inputs described in Section 1 (approximate employee figures only).



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4. Executive Summary

The City of Swan uses the Timesheet functionality within TechOne Connected Intelligence Anywhere (CiA) as its primary mechanism for capturing employee working hours and supporting payroll processing. The solution is supported by an external award interpretation system, Emplive, where award interpretation is required.

Approximately 1,500 employees have their working hours captured through CiA timesheets. This includes:

a) Inside employees, including Leisure and Library staff (approximately 880 employees). These employees are generally auto-paid their contracted hours based on established work patterns, with timesheets primarily used to capture exception-based payments such as overtime or allowances.

b) Casual employees (approximately 400 employees), who directly enter all hours worked into CiA timesheets. Casual loading is applied as part of payroll processing.

Where overtime, allowances, or other exception-based payments apply, employees enter these additional components into CiA, which are then submitted through an approval workflow to the relevant manager. For applicable cohorts, time and pay data is transmitted from TechOne to Emplive, where award conditions are applied. The interpreted results are subsequently returned to TechOne for payroll calculation and payment.

Outside field employees, primarily within Parks and Engineering (approximately 120 employees), operate under a different process. These employees currently use paper time cards, which are:

a) Completed by the employee,

b) Reviewed and approved by a supervisor, and

c) Submitted to Payroll as signed documents (typically in PDF format).

For this cohort, the Payroll team manually interprets overtime and allowances and enters the processed data into a spreadsheet, which is then bulk uploaded into TechOne. In this workflow, Emplive is deliberately not utilised, as award interpretation is performed manually by Payroll prior to system entry.

10.5.1.10 Legal Services Update - 1 July 2025 to 31 March 2026

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required
Attachments:	Nil
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 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 overview of legal matters currently affecting the City, and an overview of the City's legal expenditure. As the Audit, Risk and Improvement Committee (ARIC) is responsible for advising the Council on all matters relating to compliance with legal and statutory requirements, this report has been prepared for review by the ARIC.

<u>COUNCIL RESOLUTION</u>
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council notes the legal services update for the period 1 July 2025 to 31 March 2026.

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 overview of legal matters currently affecting the City and expenditure on legal services. The report does not include legal matters being dealt with by the City's insurers (LGIS).

The reporting period for this report is 1 July 2025 to 31 March 2026.

EXTERNAL CONSULTATION

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

OFFICER'S COMMENTS

Council has requested that the City provides quarterly reporting on legal matters affecting the City that have reached a value of over $25,000. The Audit, Risk and Improvement Committee (ARIC) is responsible for advising Council on all matters relating to compliance.

Legal Matters

In the day-to-day course of its operations, City officers may need to seek legal advice and/or representation on a range of legal matters. Some of this work is ongoing, some reoccurring and some of it is 'one-off'.

Examples of legal matters may include:

- Debt recovery
- Animal prosecutions
- Infringement prosecutions
- Land or property settlements
- State Administrative Tribunal (SAT) reviews
- Planning matters
- Contract disputes

This report provides information on individual legal matters, where the total cost of the individual legal matters exceeds $25,000. For the period 1 July 2025 through to 31 March 2026, the City sought legal advice or representation in relation to one matter which exceeded the $25,000 threshold:

- Development non-compliance – Lavan Legal

This matter was finalised and reported to the ARIC and the Council at the end of Quarter 2 2025/26. Further reporting on this matter has not been included in Quarter 3 2025/26.

Legal expenditure

A breakdown of the City's legal expenditure across the service areas for the period 1 July 2025 to 31 March 2026 is provided below by Directorate:

Service Area	Revised Budget 2025/26	Actuals 2025/26	% spent
Office of the CEO • Economic Development • Governance and Executive Services • Strategic Land-Use Planning	$128,000	$38,191	30%
Community Services • Environmental Health • Ranger Services • Buildings Approvals • Planning Approvals	$174,000	$86,419	50%
Corporate Services • Financial Services • People, Culture and Safety	$91,500	$44,262	48%
Infrastructure and Assets • Property (Community) • Project Management • Transport Infrastructure and Operations	$6,000	$10,442	174%
Total	**$399,500**	**$179,313**	**45%**

Of this expenditure, for the period 1 July 2025 to 31 March 2026, a total of $55,403 has been recovered by the City.

LEGISLATIVE COMPLIANCE

The procurement of legal services by relevant business units must be in accordance with the *Local Government (Functions and General) Regulations 1996* and the City's Procurement Policy.

The City's main service providers for the reporting period have been McLeod's Barristers and Solicitors, Lavan Legal and Minter Ellison. These legal providers have been procured through the WALGA preferred supplier contract.

The City must also prepare an annual budget, noting particulars of the estimated expenditure. This report provides oversight of legal matters and expenditure.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommended outcome is not approved by 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

The revised Annual Budget 2025-26 has a total allocation of $399,500 for legal matters.

The actual spend to 31 March 2026 was $179,313 (45% of the total budget).

A total of $55,403 has been recovered by the City.

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

That Council notes the legal services update for the prior 1 July 2025 to 31 March 2026.

10.5.1.11 Privacy and Responsible Information Sharing Act (WA) 2024 - Update

Responsible Branch:	Community Services
Responsible Directorate:	Community Services
Authority/Discretion:	Information Purposes
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

The introduction of the *Privacy and Responsible Information Sharing Act 2024 (WA)* (PRIS Act) has changed the way Information Privacy Principle Entities (IPPs) are required to collect, use, store and share personal information. Local Governments are defined as IPPs under the PRIS Act and must comply with the new statutory requirements.

This report provides the Audit, Risk and Improvement Committee (ARIC) with an overview of the new obligations and an update on the City's progress to ensure compliance of the PRIS Act, ahead of its commencement on 1 July 2026.

COUNCIL RESOLUTION
(COMMITTEE/OFFICER'S RECOMMENDATION)

That Council note that the City is progressing with the necessary actions to prepare the City for the new requirements of the *Privacy and Responsible Information Sharing Act (WA) 2024.*

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 *Privacy and Responsible Information Sharing Act 2024 WA* (PRIS Act) was introduced, for the first time in Western Australia, to protect the privacy of personal information handled by public sector entities, including local governments.

The PRIS Act received Royal Assent on 6 December 2024 and in July 2025 an Information Commissioner was appointed to oversee and enforce the PRIS Act. The majority of obligations under the PRIS Act will come into effect on 1 July 2026, with a staged implementation of additional requirements, including a mandatory data breach notification system from 1 January 2027.

The City must ensure that its policies, procedures and practices are aligned with the legislative framework, and as of 1 January 2027 the City is required to notify the Information Commissioner and affected individuals, if a data breach occurs that is likely to cause 'serious harm'.

EXTERNAL CONSULTATION

No consultation has occurred with the public or other agencies on this matter. However, City officers have consulted with other local governments who are developing similar policies.

OFFICER'S COMMENTS

Privacy regulation for IPPs is undergoing significant reform through the introduction of the PRIS Act, which is aimed at strengthening obligations relating to the collection, use, disclosure, storage, and sharing of personal information, as well as enhanced governance, accountability, and transparency requirements. With the progressive introduction of these reforms, the City must ensure its policies, procedures, and practices are aligned with the new legislative framework.

The Governance, Information Management and Digital Solutions teams are taking a collaborative approach to ensure compliance by the 1 July 2026 deadline.

A Privacy Framework has been established to embed a 'privacy by design', proactive, privacy-conscious culture across the City. The framework builds on our existing practices while introducing clearer, more consistent obligations around how we collect, use, store and share personal information. The new Privacy Framework provides a holistic perspective of Privacy at the City, and encapsulates relevant policies and procedures, including:

New:

- Information Asset Register
- Information Classification Policy
- Data Breach Policy
- Data Breach Response Plan
- Information Breach Register
- Privacy Complaint Register
- Privacy Impact Assessments (PIA)
- Privacy Impact Assessment Register
- Collection Notices
- Internal Privacy Training E-Learning Module
- Privacy Training Register

Review:

- Privacy and Information Sharing Policy
- Internal and external communications
- Internal processes and procedures.

A comprehensive report, including the proposed Privacy Framework and associated policies, will be considered by the June Policy Committee and submitted to the June Ordinary Council Meeting for endorsement

LEGISLATIVE COMPLIANCE

- *Privacy and Responsible Information Sharing Act 2024 (WA)*
- *Local Government Act 1995 (WA)*
- *Freedom of Information Act 1992 (WA)*

- *Public Interest Disclosure Act 2003 (WA)*
- *State Records Act 2000 (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	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making. SR10 - Failure to prevent, prepare, respond and recover to incidents, emergencies or major disruptions impacting operations. SR11 - Lack of modern, integrated and secure digital environment.	

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 5.3	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 City will continue to review and develop processes and practices to ensure compliance with the *Privacy and Responsible Information Sharing Act WA 2024.*

ADOPTION BY EXCEPTION

That the recommendations relating to items: 10.2.2, 10.2.3, 10.2.4, 10.3.1, 10.3.2, 10.3.3, 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, 10.5.1.9, 10.5.1.10 and 10.5.1.11 contained in the agenda be adopted by exception as per section 5.5 of the *City of Bayswater Standing Orders Local Law 2021.*

Cr Nat Latter Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY: 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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

12 Questions From Members Without Notice

12.1 Responses to Questions From Members Without Notice

12.2 Question From Members Without Notice

Nil.

13 New Business Of An Urgent Nature

MOTION

That item 13.1 Access to Roe Estate Subdivision be dealt with as urgent business.

Cr Nat Latter Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY: 8/0

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

Against: ***Nil.***

13.1 Urgent Business - Item 13.1 - Access to Roe Estate Subdivision - Blackboy Way, Morley

Applicant/Proponent:	Tomahawk Property on behalf of Anglican Schools Commission (Inc.)
Owner:	State of WA, vested to the Anglican Schools Commission (Inc.)
Responsible Branch:	Infrastructure and Assets
Responsible Directorate:	Transport and Buildings
Authority/Discretion:	Executive/Strategic Quasi-Judicial
Voting Requirement:	Simple Majority Required.
Attachments:	Refer to attachments
Refer:	Item: 10.1.2 OCM: 20.01.2026 Item: 10.1.1 OCM: 28.01.2025
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

Council resolved in January 2025 to support the road dedication of Crown Reserve 41129 subject to provision of a left-in-left-out vehicle access arrangement between Reserve 41129 and Beechboro Road North.

During detailed engineering design and subdivision implementation, the applicant subsequently requested that Council reconsider this aspect of its previous resolution and support removal of the contemplated left-in-left-out arrangement.

The request is based on a number of planning, engineering and implementation considerations, including:

- the completion of the road dedication process;
- the absence of a specific WAPC subdivision condition requiring the left-in-left-out treatment;
- updated engineering and traffic considerations associated with the proposed intersection treatment; and

- potential legal and technical risks associated with requiring the infrastructure outcome in the current circumstances.

This report is therefore presented to Council to reconsider its January 2025 resolution regarding the previously contemplated left-in-left-out arrangement at Beechboro Road North.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the updated engineering assessment and subdivision implementation considerations associated with the Roe Estate subdivision and the proposed Blackboy Way / Beechboro Road North, road connection.**
2. **Notes that Lots 500 and 501 on Deposited Plan 432340 have been dedicated as public road following completion of the relevant State road dedication processes.**
3. **Notes that the subdivision approval issued by the Western Australian Planning Commission does not contain a specific condition requiring construction of a left-in-left-out arrangement at Beechboro Road North.**
4. **Resolves not to further pursue the previously requested left-in-left-out vehicle access arrangement between Reserve 41129 and Beechboro Road North contained within Council's January 2025 resolution relating to the road dedication of Crown Reserve 41129.**

Cr Calla Loiacono Moved, Cr Cale Black Seconded

CARRIED: 6/2

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

Against: ***Mayor Filomena Piffaretti and Cr Nat Latter.***

BACKGROUND

Crown Reserve 41129 (Blackboy Way Reserve) was a Class C reserve vested to the Anglican Schools Commission, Inc. for the purpose of 'parking and public utilities'. The reserve was previously used by the John Septimus Roe Anglican Community School (JSRACS) and historically functioned as the primary pick-up and drop-off area associated with the operation of the school, with access provided from Beechboro Road North.

Between 2023 and 2026, the JSRACS site has been progressing through the planning system for residential redevelopment following closure of the school at the end of the 2022 school year. This included amendment of City of Swan Local Planning Scheme No. 17, the "Roe Estate" structure plan, and recent subdivision approvals.

Council resolved in January 2025 to support the road dedication of Crown Reserve 41129 pursuant to section 56 of the Land Administration Act 1997, subject to provision of vehicle access from Reserve 41129 to Beechboro Road North in a left-in-left-out arrangement.

Subsequently, the Western Australian Planning Commission approved subdivision application WAPC Ref: 201744 on 17 March 2026. The subdivision approval included conditions relating to engineering design, road construction and subdivision implementation, however, did not include a specific condition requiring construction of a left-in-left-out arrangement at Beechboro Road North.

In April 2026, Lots 500 and 501 on Deposited Plan 432340 were dedicated as public road following completion of the relevant State road dedication processes administered through DPLH and Landgate.

Stages 1 and 2 of the Roe Estate subdivision have since progressed, with Stage 3 engineering drawings submitted to the City in February and April 2026 for assessment and approval.

The submitted Stage 3 engineering drawings do not include the Blackboy Way / Beechboro Road North connection and left-in-left-out arrangement. As this proposal differs from Council's January 2025 resolution, the matter is presented to Council for reconsideration of its previous position.

A copy of the intersection proposal as submitted by the proponent is shown in Figure 1 below.

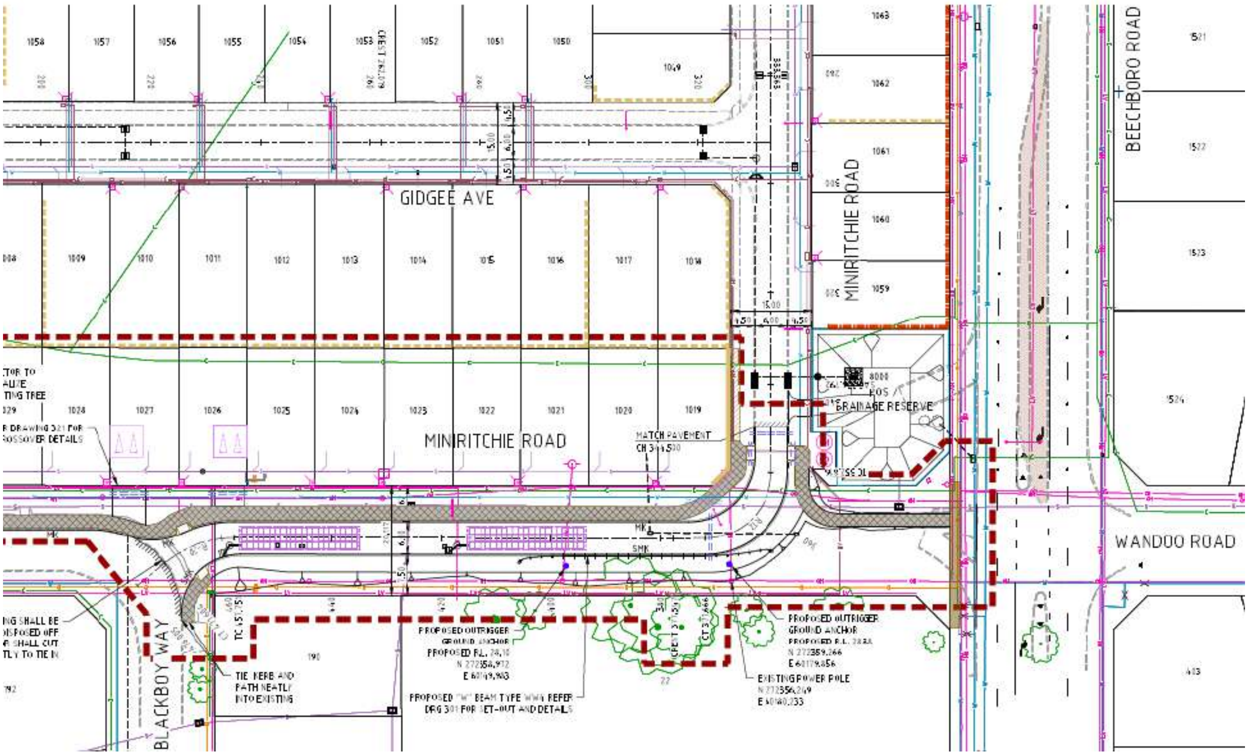

Figure 1: Proposal of Intersection Closure of Beechboro Road North – Blackboy Way Reserve as Submitted by Tomahawk Properties

EXTERNAL CONSULTATION

No public consultation has been undertaken for the Stage 3 design works.

OFFICER'S COMMENTS

Council's resolution in January 2025 conditionally approved the road dedication of Crown Reserve 41129 pursuant to section 56 of the Land Administration Act 1997, subject to the provision of vehicle access from Reserve 41129 to Beechboro Road North in a left-in-left-out arrangement.

The provision of the left-in-left-out arrangement was supported at the time based on broader strategic traffic and access considerations associated with the future operation of the local road network and the anticipated residential redevelopment of the former school site.

Since Council's determination in January 2025, the subdivision and road dedication processes have materially progressed. In April 2026, Lots 500 and 501 on Deposited Plan 432340 were dedicated as public road following completion of the relevant State processes administered through DPLH and Landgate.

While Council's previous position contemplated provision of a left-in-left-out arrangement in association with the road dedication process, the completed dedication has altered the practical and procedural context in which the matter is now being considered.

In addition, the subdivision approval issued by the Western Australian Planning Commission does not contain a specific condition requiring construction of the left-in-left-out arrangement at Beechboro Road North. Accordingly, the matter primarily remains one associated with detailed engineering design, subdivision implementation and Council's previous position, rather than a specific statutory subdivision requirement.

Prior to Council's January 2025 resolution, discussions occurred between the City of Bayswater and Tomahawk Property, facilitated through the proponent's legal representatives, regarding the proposed access arrangement. During those discussions, the proponent expressed concerns regarding the engineering practicality, safety implications and infrastructure costs associated with the proposed left-in-left-out treatment.

Further engineering assessment of the proposed intersection treatment has identified a number of design, operational and infrastructure considerations relevant to the practicality and appropriateness of pursuing the previously contemplated left-in-left-out arrangement, including:

- The submitted Traffic Impact Assessment prepared on behalf of the developer indicates that post-development peak hour vehicle movements are significantly reduced from the former school use, decreasing from approximately 290 vehicles per hour to 84 vehicles per hour despite a marginal increase in overall daily traffic movements.
- The contemplated left-in-left-out connection at Blackboy Way / Beechboro Road North may introduce potential road safety concerns associated with vehicles attempting to cross Beechboro Road North from Wandoo Road, increasing the risk of right-angle vehicle conflicts.
- Construction of the left-in-left-out arrangement may require relocation or modification of existing Western Power infrastructure, including overhead power poles situated in proximity to the proposed intersection.
- The existing median configuration on Beechboro Road North may not adequately accommodate turning movements for larger vehicles servicing the area, potentially increasing the risk of vehicle conflict.

It is acknowledged that Council's January 2025 resolution reflected broader strategic and community considerations regarding local road connectivity and traffic distribution associated with the Roe Estate subdivision.

The January 2025 resolution sought to influence a future design outcome through the road dedication process. Subsequent progression of the subdivision and road dedication processes has clarified the practical and statutory limitations associated with implementing the previously contemplated left-in-left-out arrangement through that mechanism.

As the road dedication process is now complete, the matter is primarily one of subdivision implementation, engineering design and approval processes associated with works within the road reserve.

Subsequent progression of the subdivision approvals, completion of the road dedication process, and detailed engineering review have resulted in a materially different implementation context than that which existed at the time of Council's earlier determination.

LEGISLATIVE COMPLIANCE

The proposed intersection modification works at Beechboro Road North have been assessed based on the following legislation, standards and guidance;

- Section 56 of the *Land Administration Act 1997*
- Regulation 8 of the *Land Administration Regulations 1998*
- *Local Government Act 1995*
- *Work Health and Safety Act 2020*

There are two components to this approval:

- Clearance of relevant conditions of the subdivision approval issued by the WAPC under the *Planning and Development Act 2005*, and
- Civil engineering design and approval to undertake works within the City's road reserve.

The City is not the authority responsible for clearing road design conditions of the subdivision approval, as the new residential lots are located within the City of Swan. The City of Swan is the clearing authority in consultation with the City. The applicant may approach the WAPC to clear this condition if the City refuses.

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	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR02 - Failure to strategically plan, deliver and maintain infrastructure and assets.	

Should Council resolve to maintain its previous position requiring the left-in-left-out arrangement, there is potential for the matter to be subject to review or appeal processes, including through the State Administrative Tribunal. Relevant considerations in any such review may include consistency with the subdivision approval framework and the technical justification for the proposed intersection treatment.

FINANCIAL IMPLICATIONS

Should Council resolve to maintain its previous position requiring the left-in-left-out arrangement, and the matter is subject to review or appeal processes, including through the State Administrative Tribunal, there would likely be costs associated with legal representation, technical review and administration of the matter.

Should Council support the officer's recommendation, the City will still need to monitor future traffic conditions within the surrounding local road network and consider whether any future local traffic management treatments are warranted as development of the Roe Estate subdivision progresses.

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 1.1.2	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.
Key Result Area:	Social
Outcome 1.2:	A Safe and Resilient Community
Objective 1.2.1:	Facilitate a safe environment

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

On balance, it is considered appropriate that Council reconsider its January 2025 position regarding the previously contemplated left-in-left-out arrangement at Beechboro Road North.

The earlier Council resolution reflected community concerns and broader strategic traffic and access considerations associated with the redevelopment of the former school site. However, subsequent traffic modelling and engineering assessment have not identified a clear operational requirement for the intersection treatment arising directly from development-generated traffic impacts.

In addition, progression of the subdivision process, completion of the road dedication, absence of a specific WAPC condition requiring the intersection treatment, and further engineering assessment have reduced the practicality of pursuing the infrastructure outcome through the current subdivision implementation process.

Accordingly, it is recommended that Council support removal of the previously requested left-in-left-out arrangement from its January 2025 resolution.

14 Meeting Closed To The Public

PROCEDURAL MOTION

That 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 Cr Elli Petersen-Pik - Notice of Motion - Morley Property Matter as it deals with a matter under section 5.23(4)(g) of the *Local Government Act 1995* and regulation 4A(a) of the *Local Government (Administration) Regulations 1996* – information relating to the price or potential price, for the sale or purchase of property by the local government and infomration relating to the price or potential price.

Cr Anthony Pittaway Moved, Cr Cale Black Seconded

CARRIED UNANIMOUSLY: 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 9.10pm, the meeting closed to the public and the live-streaming suspended.

14.1 Matters for Which the Meeting May be Closed

14.1.1 Notice of Motion - Cr Elli Petersen-Pik - Morley Property Matter

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
Refer:	Nil
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

<u>ADDITIONAL INFORMATION</u>

It has been identified that an incorrect confidentiality clause under legislation was selected for this report. The correct legislative reference for keeping this item confidential is outlined below:

This item is confidential in accordance with Section 5.23(4) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to:

(g) Prescribed information;

Regulation 4A(a) of the Local Government (Administration) Regulations 1996, 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;

The minutes of the meeting will be updated to reflect the correct legislative reference.

<u>Implications for the Motion</u>

This correction has no effect on the Elected Member motion.

This item is confidential in accordance with Section 5.23(4) of the *Local Government Act 1995,* which permits the meeting to be closed to the public for business relating to:

(g) Prescribed information;

Regulation 4A (a) of the Local Government (Administration) Regulations 1996, 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;

In accordance with clause 5.3(1) of the *City of Bayswater's Standing Orders Local Law 2021*, Cr Elli Petersen-Pik raised a confidential motion.

<u>COUNCIL RESOLUTION</u>

That Council adopt the motion as detailed in the confidential report.

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

LOST: 3/5

For: ***Cr Calla Loiacono, Cr Anthony Pittaway and Cr Elli Petersen-Pik - Deputy Mayor.***

Against: ***Mayor Filomena Piffaretti, Cr Michelle Sutherland, Cr Nat Latter, Cr Cale Black and Cr Donovan MacDonald.***

COUNCIL RESOLUTION

That Council keep the details of the motion, other than the fact that it lost, confidential, as the information contained in the report relates to the price, or potential price, for the sale or purchase of property by the local government and information relating to the price of potential price, in accordance with regulation 4A(a) of the *Local Government (Administration) Regulations 1996*.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

CARRIED UNANIMOUSLY: 8/0

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

Against: ***Nil.***

MOTION

That the meeting be reopened to the public as consideration and voting on the confidential report had concluded.

Cr Donovan MacDonald Moved, Cr Cale Black Seconded

CARRIED UNANIMOUSLY: 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, 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 9:37pm, 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 the Council resolution for item 14.1 *"that Council resolved to keep the details of the motion, other than the fact that it lost, confidential."*

15 Closure

There being no further business to discuss, the Presiding Member, Mayor Filomena Piffaretti, declared the meeting closed at 9:37pm.