

Deputation List

Agenda Briefing Forum – 16 June 2026

Deputations will be heard at the Agenda Briefing Forum at **7pm, Tuesday 16 June 2026**.

The items will then be considered by Council at its Ordinary Council Meeting, scheduled for **7pm, Tuesday 23 June 2026**.

The procedure for making a deputation is available on the City's website:

[Petitions and Deputations - City of Bayswater](#)

Deputations may be made in person or in writing.

In-person deputations

The following people have registered to make in-person deputations:

Deputee Name(s) and Suburb	In Support / Not in Support of the Officer's Recommendation or Councillor Motion
10.3.7 Hillcrest Reserve Basketball Court Petition	
Aaron Turner <i>Bayswater</i>	In support.
10.5.1.2.5 Policy Review: Community Facility Lease and License/User Agreement	
Breanne Rasmussen <i>Maylands</i>	Not in support.
Victoria Savage <i>Bayswater</i>	Neither in support nor against. <i>Has provided deputation notes as detailed below.</i>
Sandy McKiernan <i>Dianella</i>	In support. <i>Has provided deputation notes as detailed below.</i>
10.5.1.3.4 New Local Planning Policy: Short-Term Rental Accommodation	
Tamina Stokes <i>Morley</i>	Not in support. <i>Has provided deputation notes as detailed below.</i>
11.1 Cr Cale Black – Waiving of Fees for Electricity Charges – Bayswater Playgroup	
Breanne Rasmussen <i>Maylands</i>	In support.
Catherine Lade <i>Bayswater</i>	In support. <i>Has provided deputation notes as detailed below.</i>
Ellen Aunins <i>Bayswater</i>	In support.
14.1.1 Property Matter – Bayswater	
Ryan Taylor <i>Bayswater</i>	In support.

Written deputations

The following deputations have been received in writing and are attached:

Deputee Name(s) and Suburb	In Support / Not in Support of the Officer's Recommendation or Councillor Motion
10.3.1 Maylands Lakes Landscape and Water Quality Plan	
Wendy Garstone <i>Maylands</i>	Neither in support nor against.
10.3.6 Riverside Gardens Urban Forest Project Update	
Wendy Garstone <i>Maylands</i>	Neither in support nor against.
10.5.1.3.4 New Local Planning Policy: Short-Term Rental Accommodation	
Mathew Stokes <i>Morley</i>	Not in support.
11.1 Cr Cale Black – Waiving of Fees for Electricity Charges – Bayswater Playgroup	
Luna Yadan <i>Beechboro</i>	In support.
Emma Ricciardi <i>Noranda</i>	In support.
Kyra Shaw <i>Bayswater</i>	In support.
Kelly Woldenden <i>Belmont</i>	In support.
India Thornton <i>Bayswater</i>	In support.
Marnie McIlrath <i>Menora</i>	In support.
Ged Barnard <i>Bayswater</i>	In support.
Jessica Sutherland <i>Morley</i>	In support.
Mim Hawgood <i>Bayswater</i>	In support.

Item 10.3.1 Maylands Lakes Landscape and Water Quality Plan

Wendy Garstone

The report includes an assessment of tree canopy coverage, including many areas where tree and shade amenity is low. However there is no mention in the summary of any future actions to address this.

I understand that this may reasonably be outside the scope of work that is the current priority. However I think it would benefit everyone if the Summary includes a note something like 'improved canopy coverage is outside the current scope of works and will be considered by the Parks and Gardens team within future tree planting projects'.

Item 10.3.6 Riverside Gardens Urban Forest Project Update

Wendy Garstone

In light of the street tree pruning works seen recently by Western Power, I wonder if the funding proposed to be used at Riverside Gardens East could be better used if it was allocated to street tree maintenance.

Item 10.5.1.2.5 Policy Review: Community Facility Lease and License/User Agreement

Victoria Savage

Thank you, Mayor and Councillors, for the opportunity to speak to Item 10.5.1.2.5.

My name is Victoria Savage, and I am the President of the Bayswater Toy Library, a Category 1A community organisation leasing a City property at McKenzie Reserve in Embleton.

The Bayswater Toy Library is a fully volunteer-run, low-cost, not-for-profit service that supports families across the City of Bayswater. Any decision affecting our lease conditions or operating expenses has a direct impact on our ability to continue delivering this service.

One of our greatest strengths is the diversity of the families we support. Some of our members are concession-card holders, and many come from CALD backgrounds. We also support families with children with disabilities and additional support needs, who rely on access to specialised toys, sensory equipment, and developmental resources.

Every reduction in our operating costs goes straight back into improving our catalogue and services. This includes expanding our range of educational toys, adding sensory play equipment, replacing worn items to maintain safety, and keeping membership fees affordable so that cost is never a barrier to participation.

Our volunteers also contribute directly to the improvement of City assets. Recently, our committee secured grant funding and invested over \$22,000 in landscaping and revitalisation of the outdoor space at our leased facility. This work enhanced the amenity of the reserve, activated a community space, and improved a City property at no cost to the ratepayer. It is a clear example of how supporting organisations like ours creates a multiplier effect for the community.

I would also like to highlight how strongly our work aligns with the City of Bayswater's strategic objectives:

We promote community wellbeing and inclusion, supporting concession-card families, CALD communities, and children with disabilities — directly contributing to the City's community wellbeing goals.

We support early childhood development and lifelong learning by providing access to high-quality educational resources, aligning with the City's commitment to lifelong learning.

Our sharing model reduces waste and encourages sustainable behaviours, supporting the City's environmental sustainability objectives.

Through our landscaping project, we have helped create vibrant, activated community spaces.

And as a volunteer-run organisation, we exemplify the City's goal of fostering strong community partnerships that deliver high value at minimal cost.

The Toy Library delivers significant community benefit for a very small financial footprint. Supporting Category 1A organisations like ours is not simply an administrative decision — it is an investment in the wellbeing, inclusion, sustainability, and connectedness of families across the City of Bayswater.

I respectfully ask Council to consider these impacts when making decisions under Item 10.5.1.2.5, and to continue supporting the vital role we play in the community.

Thank you for your time.

Item 10.5.1.2.5 Policy Review: Community Facility Lease and License/User Agreement

Sandy McKiernan

As Treasurer of the Bayswater Women's Hub I represented my organisation to support the proposed changes and commend the Council for continuing to support small organisations like ours to reduce administrative burden and financial impacts.

As a member-based organisation reductions in costs allow us to put our small funds into improving the programs and service to some of the City's most vulnerable and isolated women. With a reinvigorated board, we are committed to see the BWH thrive and connect our members purposefully.

Item 10.5.1.3.4 New Local Planning Policy: Short-Term Rental Accommodation

Mathew Stokes

To the Mayor and Councillors

Re: Agenda Item 10.5.1.3.4 – Proposed Short-Term Rental Accommodation (STRA) Policy (Items 10.5.1.3.4.1–10.5.1.3.4.7)

I write as a concerned community member, resident, and parent within the City of Bayswater to strongly oppose the proposed Short-Term Rental Accommodation (STRA) policy in its current form.

While I recognise the role tourism and visitor accommodation play in supporting the local economy, these benefits must be carefully balanced against the fundamental need to preserve housing availability, protect neighbourhood amenity, and maintain strong, stable communities.

The City of Bayswater is, first and foremost, a place where people live, raise families, attend school, work, volunteer, and build lasting connections. Residential neighbourhoods are designed to support permanent communities, not transient accommodation.

The proposed policy does not adequately address the long-term social and housing impacts of STRA, particularly within family-oriented neighbourhoods and school catchments.

Loss of Housing for Families, Students, and Essential Workers

Every dwelling converted from a long-term rental or owner-occupied home into STRA represents one less home available for local families, students, and other integral parts of our community.

The City of Bayswater, like many metropolitan areas, is already experiencing significant housing pressure. Expanding STRA opportunities without appropriate safeguards will further reduce the supply of long-term housing and place additional upward pressure on rental prices and property values.

This directly affects families seeking to live within established school catchments and maintain access to local support networks, employment, sporting clubs, and community services.

Children thrive when they have stable housing and continuity in their education. Housing insecurity can force families to relocate, disrupting schooling, friendships, extracurricular activities, and community connections.

Teachers and school staff also need affordable housing close to the communities they serve. If educators cannot afford to live locally, schools may face increasing challenges in attracting and retaining quality staff.

Housing should prioritise the needs of residents who live, work, learn, and contribute to the community every day.

Why STRA Is Not Suitable in Family-Oriented Residential Areas

Residential neighbourhoods are built upon stable populations, long-term relationships, and shared community values.

Short-term rental accommodation introduces a commercial use into areas that are intended and planned for permanent residential living.

Unlike owner-occupiers and long-term tenants, STRA guests generally have limited connection to the local community and are less likely to participate in schools, volunteer groups, sporting clubs, neighbourhood activities, or local decision-making.

While a single STRA property may appear manageable in isolation, the cumulative effect of multiple approvals within the same suburb or school catchment can significantly alter the character and function of residential neighbourhoods.

The proposal does not appear to adequately address these cumulative impacts.

Impact on Schools and Family Communities

Schools are critical community infrastructure and should be recognised as such within the planning framework.

The City of Bayswater's schools rely on stable populations of families who actively participate in P&C associations, volunteer programs, school events, sporting clubs, and community initiatives.

Expanding STRA within residential areas will:

- Reduce housing availability within school catchments.
- Increase travel distances for families forced to relocate.
- Increase traffic congestion during school drop-off and pick-up periods.
- Reduce opportunities for children to walk or cycle safely to school.
- Create fluctuating enrolments and instability within school communities.
- Make it more difficult for teachers and support staff to secure local housing.
- Reduce parent participation and community engagement.

The introduction of transient accommodation immediately adjoining or opposite schools is particularly concerning.

Schools should be afforded specific planning protections that recognise their importance as long-term community assets.

Privacy, Safety, and Neighbour Amenity Concerns

The proposal does not adequately address the impacts of STRA on the privacy, security, and amenity of adjoining residents.

Traditional residential design assumes long-term relationships between neighbours and predictable patterns of use. STRA changes this dynamic by introducing a continual turnover of guests who may use outdoor spaces, balconies, upper-storey windows, and shared areas differently from permanent residents.

This can create significant privacy concerns, particularly where homes were not designed to accommodate commercial visitor use.

Potential impacts include:

- Overlooking into neighbouring homes and private outdoor spaces.
- Increased noise from outdoor entertaining areas.

- Greater use of balconies, decks, and upper-storey living areas.
- Increased activity in shared driveways and accessways.
- Reduced perceptions of safety due to unfamiliar visitors.
- Loss of quiet enjoyment for neighbouring residents.

Residents should not bear the financial burden of protecting their privacy because a neighbouring property changes from a residential use to a commercial short-term accommodation use.

Recommended Changes to the Proposal

Should Council decide to proceed with any form of STRA policy, I strongly urge the inclusion of the following amendments:

1. Introduce School / childcare Protection Zones

Prohibit STRA from operating immediately adjoining, opposite, or within a defined buffer distance of schools, childcare centres, and other key community facilities.

2. Cap STRA Numbers by Locality

Establish limits on the percentage of dwellings within each suburb or school catchment that may operate as STRA.

3. Require Development Approval for All Non-Hosted STRA

Ensure all unhosted STRA applications are subject to formal assessment and public consultation.

4. Remove the option for a single site to have multiple unhosted STRA consisting of multiple units or apartments.

These properties should have to apply according to traditional tourist applications such as service apartments, Hotels, or motels, as that is effectively what they are.

5. Undertake Cumulative Impact Assessments

Require consideration of existing STRA concentrations before approving additional applications within a locality.

6. Prioritise Long-Term Housing Supply

Restrict new STRA approvals where evidence demonstrates low rental vacancy rates or declining housing affordability.

7. Strengthen Compliance and Enforcement

Require:

- Annual registration renewals.
- A local contact person available 24 hours a day.
- Mandatory reporting of complaints and occupancy data.
- Meaningful penalties for non-compliance.

8. Mandate Privacy and Amenity Assessments

Require all STRA applications to include a privacy and amenity impact assessment.

This assessment should specifically consider:

- Direct overlooking into neighbouring properties.
- Existing fence heights and boundary treatments.
- Balcony, deck, and outdoor entertaining areas.
- Window placement and sightlines.
- Shared driveways and accessways.
- Potential noise impacts.

Where privacy concerns are identified by neighbouring residents or City officers, the City should be empowered to impose conditions of approval to protect adjoining properties.

These conditions may include:

- Requiring boundary fencing to be upgraded to a minimum height of 1.8 metres where existing fencing is insufficient in height.
- Requiring obscure glazing or frosted windows where direct overlooking occurs.
- Installing privacy screens on balconies, decks, and upper-storey windows.
- Requiring additional landscaping or vegetation buffers.
- Reconfiguring outdoor spaces to minimise impacts on neighbours.

Adjoining property owners should have the right to request these measures during the change of use application process to become unhosted STRA

Importantly, the City should also retain the authority to independently impose such conditions where officers determine that a proposal does not provide a reasonable level of privacy or amenity protection, regardless of whether a formal objection has been lodged.

The cost of implementing these privacy measures should be borne by the applicant as part of the approval process.

9. Require a Formal Policy Review

Undertake a comprehensive review of the policy after 6 or 12 months, assessing impacts on:

- Housing availability.
- Rental affordability.
- School communities.
- Parking and traffic.
- Resident complaints.
- Neighbourhood amenity.

10. Reinstate the notification to neighbours on the opposite side of the road,

they have a right to know about the proposed change (ref page 600 of OCM agenda) and should also be included in the requirement of a management policy . It was noted in the initial proposal that there have been no complaints from community, however the consultation area has dramatically reduced. Why were the STRA owners asked for feedback, but not those that are currently neighbouring or in close proximity to STRA properties. How can it be “operating harmoniously in the community” (officer feedback pg 573 OCM agenda) however the broader community was not asked for feedback. It is also noted that “the city applies appropriate and enforceable conditions on all STRA approvals to mitigate impact on the amenity” however they either ignore or dismiss all submitter comments in the city responses . WHAT ACTIONS DOES IT TAKE??

Conclusion

The City of Bayswater must ensure that its planning framework prioritises long-term residents, stable communities, and housing security over the expansion of visitor accommodation.

Without stronger protections, the proposed STRA policy risks reducing housing availability, weakening school communities, diminishing neighbourhood amenity, and fundamentally altering the character of family-oriented residential areas.

I respectfully request that Council reject the proposal in its current form or substantially amend it to include stronger protections for families, schools, long-term housing supply, privacy, and neighbourhood amenity.

The future of the City of Bayswater should be defined by connected communities, thriving schools, and stable neighbourhoods - not by a revolving door of short-term visitors.

Item 10.5.1.3.4 New Local Planning Policy: Short-Term Rental Accommodation

Tamina Stokes

Submission Objecting to the Proposed Short-Term Rental Accommodation (STRA) Policy

I object to the proposed STRA Policy in its current form shown in 10.5.1.3.4 OCM Agenda 23 June 2026

While the City repeatedly notes that approximately 0.7% of dwellings are used for STRA and around 0.4% are unhosted STRA, I do not believe this adequately reflects the impact these developments can have on housing availability, residential amenity and community cohesion.

1. Housing Availability and the Commercialisation of Residential Housing

The City appears to rely heavily on the argument that STRA represents only a small percentage of total dwellings. However, every dwelling converted from long-term residential accommodation to unhosted STRA is one less home available for local residents and families.

The City of Bayswater has around 30% of homes occupied by renters. Many households already face rental stress and competition for available housing. Especially given local vacancy rates estimated between 0.7-1.4%. This is tight rental market (some may say intense rental crisis) when compared to a typically balanced rental market of 2.5-3.5%

The issue is not simply how many STRA properties exist today, but the incentive this policy creates for future conversions. Short-term accommodation can often generate significantly higher nightly returns than traditional long-term leasing. This encourages investors to convert residential housing into tourist accommodation, further reducing available rental stock and placing additional pressure on rents and housing affordability. While the State government has released the Short Term Rental Accommodation Incentive Scheme, which gives investors \$10,000 to switch their unhosted STRA property back to the long term rental market for at least 12 months.

STRA was originally promoted as a way for residents to occasionally rent out their homes while away. However, submissions within this report demonstrate that it has evolved well beyond that model. Submission 15, for example, describes a professionally managed operation with dedicated management and security arrangements. This is no longer casual home sharing; it is a commercial tourism business operating from residentially-zoned land.

The concern is that larger operators can effectively operate tourism accommodation without being subject to the same planning expectations and staffing requirements as hotels, motels or serviced apartments. Further negative impacting traditional tourist accommodation businesses in the area and disincentivising any future businesses to start up.

While Submission 15 appears to have substantial management resources, many smaller operators do not. Instead, neighbours are expected to report problems, Council officers are expected to investigate complaints, and in some cases police are expected to respond to disruptive guests.

This creates a situation where the burden of managing a commercial tourism activity is shifted onto neighbours, Council resources and taxpayer-funded emergency services rather than being managed by onsite staff, as would be expected in traditional tourist accommodation.

2. Unequal Consultation and Reliance on a Lack of Complaints

The consultation process raises serious concerns.

The report confirms that existing STRA operators were directly contacted through letters and emails as part of external consultation. However, neighbouring residents, adjoining landowners, schools and affected community members were not afforded the same direct engagement.

Despite this, the report repeatedly relies on statements that there is little evidence of antisocial behaviour, few compliance issues and that STRA generally operates harmoniously with neighbours.

This raises an obvious question:

How can Council rely on the absence of complaints as evidence of harmonious operation when the people most likely to experience impacts were not directly consulted?

Several residents who did participate raised concerns regarding amenity impacts, antisocial behaviour, privacy, noise and neighbourhood character. Yet many of these concerns appear to be dismissed on the basis that there is insufficient evidence of a problem.

The proposed policy also seeks to remove consultation requirements for properties on the opposite side of the street. This is particularly concerning given that Submission 5 specifically raised concerns from a resident located opposite a STRA property. Rather than responding to the concern raised, the proposed response appears to reduce the likelihood of similar residents being consulted in the future by removing consultation with landowners on the opposite side of the street as part of new applications.

This creates the impression that the City is attempting to reduce the number of objections received rather than genuinely addressing the amenity impacts those objections identify.

The purpose of this policy is to manage the impacts of changing a property from residential accommodation to short-stay tourist accommodation. Limiting consultation with affected residents is inconsistent with that objective.

3. Removal of Preferred Locations and Lack of Preventative Amenity Measures

The proposed policy removes preferred locations while still seeking to achieve objectives relating to protecting residential amenity and minimising impacts on neighbouring properties.

It is unclear how these objectives will be achieved in practice.

Tourists use properties differently from permanent residents. Visitors are naturally more likely to explore, observe and interact with their surroundings. This can create privacy impacts that did not previously exist when a property was occupied by long-term residents.

The policy appears to contain very few proactive tools to address these impacts before they occur.

For example:

- Can Council require privacy screening or frosted windows?
- Can Council require additional landscaping?
- Can Council require increased fence heights?
- Can Council require fixed privacy screens on balconies or upper-storey windows?

- Can Council impose restrictions where overlooking and privacy concerns arise after approval?

The policy appears to rely primarily on non-renewal of approval if problems occur. However, this raises further questions.

If a STRA approval is granted for several years, how severe and frequent must the impacts become before Council acts?

Can Council impose interim restrictions during the approval period?

Can Council require physical upgrades to address privacy and amenity impacts once an approval is already operating?

The report provides little clarity regarding these matters.

Without stronger preventative mechanisms, neighbouring residents may be left experiencing amenity impacts for years before any meaningful action occurs.

4. The Policy Does Not Adequately Protect Vulnerable Community Members

I am concerned that the proposed policy is heavily reliant on complaints, enforcement and compliance action after impacts have already occurred.

Throughout the report, Council frequently refers to complaint management procedures, neighbour contact details, compliance investigations and the ability for residents to report concerns. However, this approach assumes that all affected people have the same capacity, confidence and opportunity to identify issues, make complaints and actively participate in regulatory processes.

In reality, this is not the case.

Children, elderly residents, people with disabilities and other vulnerable community members often have a reduced capacity to engage with complaint-based systems compared with able-bodied adults. Many may not understand the complaints process, may not feel comfortable raising concerns, or may rely on carers, parents or family members to advocate on their behalf.

For example, a child attending a school adjoining a STRA property cannot reasonably be expected to access a complaints management plan if privacy, behavioural or amenity issues arise. Similarly, elderly residents or people living with disabilities may be less able to navigate reporting procedures, follow up complaints or participate in lengthy compliance investigations.

Despite this, the policy appears to rely almost entirely on reactive mechanisms that only operate after impacts have already occurred.

The proposed policy contains limited capacity for Council to proactively prevent amenity impacts before they arise. It is unclear whether Council can require physical mitigation measures such as privacy screening, frosted windows, increased fencing, landscaping or other design modifications after an approval has been granted. Instead, the primary enforcement mechanism appears to be compliance action or non-renewal of approval at a future date.

This creates a significant gap for vulnerable groups who may experience the impacts of a STRA operation but have the least capacity to access the policy's complaint and enforcement processes.

For this reason, I believe additional protections are required for sensitive land uses such as schools, childcare centres, aged care facilities, disability accommodation and similar community facilities.

If Council does not have the capacity to impose proactive preventative measures, quickly restore lost amenity, or require physical upgrades when concerns arise, then exclusion areas or minimum separation distances should be introduced around sensitive land uses.

These locations accommodate some of the most vulnerable members of our community and should not be expected to rely solely on complaint processes after impacts have already occurred.

A planning framework should seek to prevent foreseeable conflicts before they arise, particularly where children, elderly residents and people with disabilities may be affected. The current policy does not appear to provide sufficient safeguards to achieve this outcome.

Conclusion

I urge Council not to adopt the policy in its current form.

The policy places insufficient weight on housing availability, relies heavily on a consultation process that directly engaged STRA operators but not affected neighbours, and provides limited proactive tools to prevent amenity impacts before they occur.

If Council intends to continue approving unhosted STRA within residential areas, stronger resident consultation requirements, clearer amenity protections and more robust management obligations should be included before the policy is adopted.

Item 11.1 – Cr Cale Black – Waiving of Fees for Electricity Charges – Bayswater Playgroup

Luna Yadan

I am a mother of four children under five years. The Bayswater Playgroup plays such a vital part for both myself and the kids. The older kids, who yet to attend kindy, get to interact with other children their age in a safe and engaging environment. They absolutely love playgroup. At the same time I enjoy the opportunity to speak with other grown-ups, which is so important for full time mums who spend so much time carrying for little humans. And I have a mini village there that helps with my baby, whether it's holding him or entertaining him.

Item 11.1 – Cr Cale Black – Waiving of Fees for Electricity Charges – Bayswater Playgroup

Emma Ricciardi

Bayswater playgroup is important to me and my two children as an affordable playgroup for socialisation prior to school as my children do not attend daycare. It is also important for my own maternal wellbeing and a positive impact on my mental health socialising with other parents.

Item 11.1 – Cr Cale Black – Waiving of Fees for Electricity Charges – Bayswater Playgroup

Kyra Shaw

The Bayswater playgroup is an incredibly valuable community program. It provides an opportunity for young children to socialise and learn to play with others, while also providing an opportunity for stay-at-home parents to meet and support other parents in their local area.

Since starting playgroup with my daughter, she has become much more independent and confident. With cost of living pressures playgroup provides a very affordable option for us, where most other options are unaffordable.

Item 11.1 – Cr Cale Black – Waiving of Fees for Electricity Charges – Bayswater Playgroup

Catherine Lade

Bayswater Playgroup – Supporting information for deputation from Cathy Lade (President)

Our history

Bayswater Playgroup was founded in the 1970s, as can be seen from this newspaper article from the local paper in 1974, and incorporated in 1984.

Over the years, Playgroup has been held at the Drill Hall before moving to Bayswater Family Centre and now our home at 2 Hudson St (shared with Casa Mia Montessori Playgroup).



Our request in 2026

As will be described in my deputation to council, Bayswater Playgroup in 2026 are facing a significant challenge arising from the charging of utilities costs since the commencement of the new lease in July 2025. Since the relocation of Bayswater Playgroup to the Hudson St location in 2021, utilities costs had been covered by the City of Bayswater under the head lease.

Key points for consideration:

- Total utilities costs for 2025-2026 estimated at approximately \$4600, of which BPG cover approximately 30% under our sublease agreement.
- At the start of 2026, projected utilities costs exceeded total income from membership, even before other costs under the lease
- BPG committee has been working to promote the playgroup and increase membership, which has increased from 12 to 20 members in the first 6 months of 2026.
- It is a priority for our playgroup for our membership fees to remain affordable, currently \$170 for a full year. This ensures our playgroup is accessible to local families and also aligns with membership fees charged by similar playgroups in the area.
- We are actively pursuing other opportunities to strengthen our financial position, including:
 - Cancelling external cleaning and gardening services, with the work taken on by our members
 - Holding a joint fundraiser with Casa Mia in May which raised \$1400. However, as parents of young children many of our members do not have the time or financial resources to support ongoing fundraising activities and this is not a sustainable solution in the long term.

- Applying for grants including Playgroup WA Toys and Equipment Grant (successful), WA Volunteer Grant (successfully through to 2nd round), Bendigo Bank Community Pitch (unsuccessful). Note that almost all grants exclude spending on utilities and other running costs.
- Pursuing opportunities for casual venue hire – pending WA Volunteer Grant funding to cover insurance

As can be seen from the summary above, our committee have been working hard to secure the future of Bayswater Playgroup. However, the sudden and very significant increase in operating costs is a huge challenge for us which has been difficult to absorb in a short timeframe and has significantly impacted our savings such that our future is very uncertain past the next 6-12 months.

In our deputations to Council we are requesting your support via provisions for the small community groups which make up the 1A leaseholders under the Community Leasing Policy, and also the motion “Waiving of Fees for Electricity Charges - Bayswater Playgroup” which will provide valuable assistance in managing operating costs in the short to medium term, providing time for our playgroup to continue our work to achieve a sustainable financial position.

I hope you can support Bayswater Playgroup and help us protect a service which has supported our local families for more than 40 years and ensure that children and families can continue to benefit for many years to come.

Item 11.1 – Cr Cale Black – Waiving of Fees for Electricity Charges – Bayswater Playgroup

Kelly Woldenden

I support the motion requesting support for finance to help with utility bills for the Bayswater Playgroup. My son and I attend every week which has greatly helped both his social skills and my mental wellbeing.

As a stay at home mum it gives me a chance to talk with other mums and my child to learn and develop through play and interaction with other children.

We would be very sad if they Playgroup had to close down due to Costs associated with utilities and hope this motion can provide some deserved funding for such a family friendly and child positive place.

Item 11.1 – Cr Cale Black – Waiving of Fees for Electricity Charges – Bayswater Playgroup

India Thornton

I joined Bayswater Playgroup 2 years ago, when we moved back to Perth after many years away. My children knew very few people in the area so I wanted to give them (and me!) an opportunity to socialise and make some new friends.

It was wonderful for my eldest child, who struggled a little with more structured activities and liked that I could stay with her. She is now at school and I attend with my youngest, who is 3. He absolutely loves going to playgroup every week.

It is also fantastic for me, as I get a much needed opportunity to chat and connect with other parents. Around a year ago, I took on the position of Enrolments Officer at Bayswater Playgroup. I am the first point of contact for most people that are looking to join our playgroup. Our enrolments are steadily growing this year and I can really see the need for and interest in community playgroups like ours.

The cost of children's activities is becoming prohibitive for many (sometimes \$25+ per session), whereas our members pay less than the cost of a coffee per week. We also stay open during the school holidays, which can be a bit of a lifeline for families.

Playgroups are really important as they offer an alternative to more structured activities, which not all children enjoy/are ready for. Anyone who has attended Bayswater Playgroup can attest to our friendly, non-judgemental atmosphere. We are all parents and we all get it!

My position on the committee has also allowed me to see the impact of the new utilities costs on our viability as a community organisation and the extra workload it has created for the committee. We have had to cut back on services like gardening and cleaning, meaning we need to take on these responsibilities ourselves. While fundraising is helpful as a stop-gap or in the short-term, it is not sustainable for us as a small committee group of busy, working parents.

The waiving of electricity costs for the next year and the potential installation of solar panels would allow us some significant breathing room and help us to ensure our much-loved playgroup can continue to operate.

We greatly appreciate you hearing this motion and are I am hopeful, both as a parent and a committee member, that you can assist us.

Item 11.1 – Cr Cale Black – Waiving of Fees for Electricity Charges – Bayswater Playgroup

Marnie McIlrath

My name is Marnie McIlrath and I am the Session Leader of Casa Mia Montessori Playgroup. I am writing on behalf of both Casa Mia Montessori Playgroup and Bayswater Playgroup regarding the motion raised by Cr Cale Black – 11.1 Waiving of Fees for Electricity Charges - Bayswater Playgroup at the community facility located at 2 Hudson Street, Bayswater.

Both playgroups provide valuable early childhood and family support services to residents of the City of Bayswater. Together, we utilise a building that was originally designed as a kindergarten facility and continues to serve as an important community hub for local families. As a parent of three young children, I have attended many playgroups across Perth and can honestly say that, despite its age, the Hudson Street building offers a combination of space, accessibility, character and functionality that is difficult to find elsewhere. It is a unique community asset with enormous potential, and one that deserves ongoing investment and support to ensure it remains available for future generations of families. We are dedicated to providing these two wonderful playgroup options at affordable price points for local families. Bayswater Playgroup offers a more traditional playgroup model that is flexible and affordable for families, where a low flat rate is paid for the year to access the playgroup. This is a fantastic option for local parents and carers of young children and babies to come play and connect.

Casa Mia Montessori Playgroup is a structured educational playgroup guided by Montessori principles of child-led learning, independence and holistic development aimed at children of walking age up to their schooling years. Each week I carefully prepare a range of engaging learning experiences, including sensory activities, literacy and numeracy opportunities, arts and crafts, practical life activities, imaginative play and social learning experiences. We run two structured mat sessions and a shared morning tea during the playgroup where children learn important social and practical skills such as cooperation, responsibility, setting the table and cleaning up after themselves. These activities support children's cognitive, social, emotional and physical development during some of the most important years of their lives.

What makes Casa Mia and Bayswater Playgroup special is the sense of belonging they create. Parents frequently tell me how excited their children are to attend each week. Over time, we have watched friendships develop, confidence grow and families become connected. Many of these children will eventually attend local schools together, making playgroup an important first step in building strong community ties.

The benefits extend well beyond the children. Playgroup provides a vital support network for parents, grandparents and carers. The relationships formed through playgroup contribute significantly to community wellbeing, social inclusion and mental health.

We are community run organizations and committed to offering a high quality playgroup experiences at an affordable price point for families, particularly in light of the current cost of living crisis. Any money made from enrolments goes directly back into the running and operation of the playgroups. Our recent energy bills have been a significant expense to both playgroups operation and are starting to have impact on what we can deliver to our families.

Playgroups are often one of the first ways young families engage with their local community and local government. For many parents, particularly those new to the area, facilities such as Hudson Street help create a positive impression of the City of Bayswater as a family-friendly, welcoming and community-focused place to live. They provide a visible example of council investment delivering direct benefits to local residents.

Investment in this facility directly supports local families during the critical early years of childhood development. The social, emotional and educational foundations established during these years can have lifelong benefits. Supporting playgroups is therefore not simply about maintaining a building—it is about investing in children, families and the future strength of our community.

Young families are a growing and important part of the City's population. Facilities that support children, parents and carers are highly valued by residents and contribute to making Bayswater an attractive place to raise a family. Maintaining and improving community assets such as Hudson Street demonstrates the City's commitment to supporting local families and fostering strong, connected neighbourhoods.

Since becoming Session Leader at the beginning of last year, Casa Mia's enrolments have steadily increased. We have grown to the point where all sessions are operating at capacity and we now maintain waiting lists of families wishing to join. Baywater Playgroup is in a rebuilding phase, last year many of their dedicated members aged out and moved onto school. They now have a new committee of dedicated members and are focused on increasing their visibility in the community and their enrolments are starting to increase as a result.

For this reason, we respectfully ask the City of Bayswater to consider a more active partnership approach to the ongoing utilities costs of the Hudson Street facility. While we understand the realities of managing community properties, the current arrangement means that we are expected to shoulder costs that are becoming increasingly difficult for a small community run organization to absorb. We believe there is a strong case for council to provide some financial assistance in our energy costs and considering long term investment by assisting with the installation of solar panels.

A relatively modest investment in solar panels today will have a significant impact on future energy expenditure. By being proactive and sharing responsibility for these energy costs, the City can protect a valuable community asset while allowing volunteer-run organisations to focus their resources on delivering programs and services for local families.

The Hudson Street facility is not simply a venue. It is a place where children make their first friends, parents build support networks, grandparents connect with younger generations and families establish lasting ties within the community. Its continued success reflects the importance of accessible, welcoming spaces that bring people together.

We would welcome the opportunity to discuss the current leasing arrangements and explore options for greater council support with keeping these fabulous playgroups thriving. Given the substantial community benefit delivered by both playgroups, we believe a collaborative approach would represent a practical and worthwhile investment in local families, community wellbeing and the future of Bayswater.

Thank you for taking the time to consider our submission. We would be pleased to meet with council representatives to discuss how we can continue working together to ensure this valuable community facility remains a thriving and welcoming space for Bayswater families for many years to come.

Kind Regards,

Marnie McIlrath
Session Leader
Casa Mia Montessori Playgroup

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Ged Barnard

I am a proud resident of Bayswater and an even more proud member and treasurer of Bayswater Playgroup. Bayswater Playgroup has existed for 47 years and has seen countless families find support and community.

I have personally both experienced and witnessed the benefits that the playgroup is able to bring to people. It saddens me that we need to ask for support but circumstances outside our control as well as decisions made by the City of Bayswater, however well intentioned, have presented an existential threat to the playgroup.

Our previous committee all aged out and left at the end of 2025 and prior to this they had had very limited capacity to contribute to the playgroup. We now have an all new committee who are each dedicated to revitalising the organisation so it can continue to be the place of comfort and security it has grown to be over its many years.

Simultaneously the City of Bayswater made changes to policy that charged water and electricity utility fees that were previously generously absorbed. The amount of this increase represented more than our total annual membership fees and did not provide any warning or lead in time.

We are dedicated to providing an affordable and accessible option for parents who are already under significant financial and emotional pressures. We can't raise our membership prices as a further impact on family budgets would threaten our member's support networks. We are gradually increasing our overall membership numbers but that takes time and effort.

We have taken strides to ensure our sustainability. Our previous committee had made financial commitments for cleaning and gardening that we have now replaced with entirely voluntary labour (members unanimously refused to accept any payment for carrying out the work). This admirable volunteer work represents a 68% reduction in our annual expenses. Without the new utility costs, this would balance our annual income and expenses entirely.

We have also started to explore fund-raising opportunities. Fund-raising has previously been a central pillar of Bayswater Playgroup but over the last few years it had fallen by the wayside and takes time to restart and gain experience in. T

he overall financial times also present the difficulty of needing to ask people for contributions when they are already under financial pressure from all sides. The already significant increase in volunteer labour for the playgroup also combines with needs of fund-raising to cause the issue of sustainability of our member's time and the risk of burn-out.

Bayswater Playgroup has contributed to the City of Bayswater in innumerable ways for almost half a century, to see it under threat for the small amount of support that it requires to continue to be the place of safety and community it has grown to be is difficult to grapple with.

We are not asking for the world, we are just trying our best to make Bayswater be a better place in it.

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Jessica Sutherland

The Bayswater playgroup has been a fantastic place to take my toddler. It's a supportive group of local parents and grandparents who provide a welcoming, safe place for both my child and myself. As a first time mum, it's been a great support for my mental health to regularly connect with other parents going through similar experiences and it's been fabulous to see my daughter come out of her shell being around more kids.

The venue is huge, with both inside and outside spaces, which is unusual for a playspace for kids, usually being one or the other. This allows it to be used whatever the weather and my daughter happily runs between the two spaces based on her interests. This has allowed me to understand her play interests to better support her development without having to buy all the toys at home, supportive a sustainable lifestyle. As a stay at home mum in a single income household, playgroup is an affordable way to support my daughter and myself during these vital early years before she starts school.

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Mim Hawgood

I am a resident of Bayswater. As a first time mother, Bayswater Playgroup was invaluable to me, giving me a feeling of support and reduction in social isolation that I hadn't been able to find elsewhere. This went doubly for my second child. Bayswater Playgroup is a wonderful place and all the members are working hard to make it even better. Please don't allow it to be closed down due to a lack of support, it would be a huge loss to Bayswater.

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Ellen Aunins

I wish to share how important Bayswater Playgroup has been to me on my journey through the early years of becoming a mother and how integral it has been to my confidence and also my post natal mental health.

I am almost 5 years into my parenting journey with 3 under 4 years and it is now my roll to pass on this confidence and support to other Mothers starting their journey through playgroup. The unique structure of Bayswater playgroup and our generous facilities is crucial for fostering this community and support for young mothers.

It is not term based and long term relationships can grow based around shared experiences and postcode facilitating community. My first child did not sleep nor did I want to sleep train him. He woke every 40 minutes for 3 months of his life between the hours of midnight and 4am. By the end of his first year I had started lying to health professionals about his sleep and I was starting to feel at fault for his sleep but I knew listening to him cry would leave me in further tatters. Playgroup healed this for me.

I met parents who had similar experiences and learnt other ways to manage these early messy chaotic years. There is not much for parents of young children beyond mothers groups in the first year and if that doesn't take off it's not until school years that shared community relationship grow. Playgroup fills this space. Someone there will hold your baby while you go to the toilet because they know that's the support you need. Our playgroup is a safe space for the kids that can't sit still and can't do an organised activity which is actually a lot of children. During the toddler years with my first if we went to a cafe he would go into the kitchen to try and get to the dishwasher, if I told him no he would kick and scream. Playgroup is a space for those kids and where their frazzled parent's central nervous system can breathe.

When I started 4 years ago our playgroup was very much a space for these kids and we had so many members the group was actually full. Every 3 to 4 years the groups get smaller with kids starting school and then it grows again, the scrutiny on our building and lease has come unfortunately at a lull in members but already since the start of the year numbers have grown significantly.

Our playgroup is affordable to young families, it can be the basis of starting a routine which you don't know you need yet with your first child, it is the space for the transfer of shared knowledge and it is the very definition and foundation of community for parents of young children. We cannot continue without financial assistance, our committee is already at capacity, we are time poor parents of young children.

Playgroup was my first experience as a mother where I felt truly seen and understood and safe to learn and grow.

Thank you for your time.