

# Deputation List

## Agenda Briefing Forum – 11 November 2025

Deputations will be heard at the Agenda Briefing Forum at **7pm, Tuesday 11 November 2025**.

The items will then be considered by Council at its Ordinary Council Meeting, scheduled for **7pm, Tuesday 18 November 2025**.

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)	In Support / Not in Support of the Officer's Recommendation or Councillor Motion
<b>10.3.1 Proposed Tree Removal – 16 and 18 McGrath Place, Noranda</b>	
Rebecca Pourmand (spokesperson), Nadar Pourmand, Mychael McGuirk, Ben Jolli and John Moffat	Not in support
Ben Jolly and Ally Schaumann	Not in support <i>Has provided deputation notes below.</i>
Wendy Garstone	In support <i>Has provided deputation notes below.</i>
Georgina Ker	In support
<b>10.3.2 East Baigup Management Order Transfer</b>	
Christine Richardson	Not in support
Penny Lee	Not in support <i>Has provided deputation notes below.</i>
Rosemary Lynch on behalf of Baigup Wetlands Interest Group	Not in support <i>Has provided deputation notes below.</i>
<b>10.4.1 Proposed Four Grouped Dwellings with Two Ancillary Dwellings – 44 Broadway, Embleton</b>	
John Allen	Not in support
Joseph Hartley	Not in support
Rhiannon Italiano	Neither in support nor opposed
Izak De Vries	Not in support
Sussan Hawkins	Neither in support nor opposed
Robert Walker – Planning Solutions	In support <i>Has provided deputation notes below.</i>

**Written deputations**

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

Deputee Name(s)	In Support / Not in Support of the Officer's Recommendation or Councillor Motion
<b>10.3.2 East Baigup Management Order Transfer</b>	
Alex Ellis	Not in support

**Item 10.3.1 Proposed Tree Removal – 16 and 18 McGrath Place, Noranda  
Ben Jolly and Ally Schaumann**

Deputation notes - 10.3.1 Proposed Tree Removal - 16 and 18 McGrath Place, Noranda

Question the risk management of the policy

These trees are not part of the City of Bayswater trees suitable for verge or road median use. This is because of the known high risk and ongoing cost issues they cause verse a tree on the suitable list.

- I believe the policy should contain additional allowances for non-compliant trees that takes these known short- and long-term risks and costs into consideration.

We are not looking to reduce the tree canopy of Swan, as replacement trees would be taking their place.

Safety

The front yard which was previously flat has been significantly raised with bare tree roots exposed causing safety issues for pedestrians as there is no foot path for them to walk on.

These roots are expanding under the driveway causing cracking and paving to be lifted causing further trip hazards.

Along Widgee Rd, these same trees already cause added road safety issues due to the uplifting of kerbing, paving and bitumen

The safety aspect should be additional consideration into the policy and for tree replacement over tree maintenance and management

Tree Health and Stability

The report discusses the current tree health but doesn't go into detail about the tree health and stability after root pruning.

General recommendations are for tree roots to not be trimmed shorter than the drip-line of the canopy and is shown to significantly reduce tree life and stability when cut within 3x the diameter of the tree trunk (DBH).

The Largest has a diameter of 47.5 with a wall barrier being installed within 1.5m of the trunk this is of serious concern to its stability post root trimming.



The health and anchorage of the roots are critical for the tree's stability. These large roots being cut roughly where the hose is placed in the picture will significantly impact the stability of these tree's staying upright and is particularly dangerous for these taller trees with large leaf canopy that already have more leverage from wind.

I believe the proposal in this report by the installation of the root barrier to be high risk and not covered in the report.

We are genuinely concerned for our families, neighbours, homes and the public of the trees dying or falling over after root pruning and installation of the root barrier.

#### Contractor Independence

I would like it clarified that the auditing contractor is independent of the works being done, as it's a bigger income for the contractor to do the wall and therefore motivated for the final outcome.

#### Cost discrepancy

The initial cost comparison doesn't demonstrate a risk rating of solving the issue long term for either scenario.

The root systems of these trees are massive and already destroying property.

The wall installation with significant root pruning will significantly reduce the lifespan of the trees. This is not described or taken into consideration but yet the lifespan of these trees (when untouched) is used as an argument to keep them.

In the event of the tree dying from the extreme root pruning then there is the original replacement cost incurred to either try and save our remove the tree in addition to the wall installation.

It makes little sense to install a root barrier due to the size of roots so close to the wall with it likely to penetrate the wall and not resolve the root problem intended.

Therefore, policy should have consideration for the likeness of these outcomes and additional costs incurred if not successful.

ie

- additional root pruning
- Damage to pipes and services
- Damage to road and kerbing
- Damage to driveway
- Tree death, Removal and replacement

The road has been recently upgraded and would be a waste of rate payer funds if this also needed repaving. This can be seen along Widgee Rd where there has been many of these same trees installed in the median already destroying kerbing, paving and bitumen. I'm sure there are many other similar issues within the 88 others found across the city.

The crossover driveway to 18 McGrath Place and kerbing is cracked and damaged from these large roots growing underneath. In the short time that we've lived here, the paving under the front veranda has lifted from these roots underneath.

The report incorrectly lists "no surface root activity observed in lawn" but yet displays a picture with roots through the lawn. The lawn has developed many dead areas due to the roots rising to the surface and killing the lawn.

The rising roots have also caused sprinkler pipes to have been broken by the growth of the roots causing personal unnecessary repair costs and maintenance to ensure garden health.



Due to the lack of maintenance of these trees over their lifetime and as part of action being taken to resolve the current tree damages to property, it has been agreed onsite that the City of Bayswater will make good of these damages for rectification works.

The policy needs to be updated to include a risk for trees like these that we agree are beautiful but otherwise unsuitable for their location and a high risk (both in cost and safety) to the city of Bayswater, the voting rate payers and public.

I believe that the policies allowance for mitigation being impractical be applied here as it doesn't make sense to put cost towards something that "MIGHT work" and comes with its own additional risks to the trees health, stability and life longevity when there is a solution that mitigates risk and comes with similar budget cost.

We welcome replacement of these trees to that which is suitable for verge placement.

### **Item 10.3.1 Proposed Tree Removal – 16 and 18 McGrath Place, Noranda**

**Wendy Garstone**

#### **10.3.1 In support**

##### **Background/research**

The request to remove four healthy street trees has come to council at an interesting time. Early this year the State Govt announced a commitment to a canopy coverage target of 30%, showing awareness of the critical role trees have in healthy communities. Tree canopy reform has been taking place across Perth councils for the last decade and one clear message is that keeping the trees that we already have is essential if we are to increase canopy coverage. In the last 10 years tree canopy reform is something this council can be proud of. The *Urban Forest Strategy* and the *Urban Tree Planting and Maintenance Policy* are two examples that represent a combined effort by Crs, residents and Administration to address canopy loss. At this moment many in the community are confused by the recent pruning back to old wood of some street trees; and the healthy 115 year old Norfolk Island pine tree in Drake St Bayswater will be cut down very soon, simply because the Developer 'wasn't keen' on keeping it. Many here will remember that it was a majority of Crs who agreed that a street tree in Mercury Place, Morley, could be removed, against policy guidelines, resulting in an outcry from the community. Earlier this year the State Govt released canopy coverage data for the Perth-Peel area. Despite 100% underground power, its large blocks and deep setbacks, Noranda has a 7% canopy coverage of its streets, static since 2014. When this suburb has the potential to be as leafy as for example Floreat (with an 18% coverage of its streets), why is Noranda so low. Remember, street trees add value to a property, by 16% as per WA research from 2013.

##### **Local benefits**

Street trees are an item of infrastructure, with many important benefits. For these four, especially so because of their location, being just 20 to 40 metres from Reid Highway. I think it's well known that living near major roads is associated with poorer health outcomes, due to vehicle emissions. Surely these trees, as dust filters, air purifiers and noise barriers for everyone in the street, are essential community assets. Their location and species means that they provide deep summer shade and as they are deciduous they allow the winter sun to penetrate. They are trees that many would wish for. As items of infrastructure, they have a monetary value. I suggest a ballpark figure of \$40k per tree might be reasonable. With such a high monetary value and the benefits they provide, I hope that solutions to the issues around drainage pipe damage, roots in the lawn, and raised surfaces are found.

##### **Solutions**

Is this an opportunity to look at ideas on how gardens can be managed as trees mature? Can garden designs be changed to allow for larger roots? Properties change hands on average every ten years, so gardens are typically ephemeral for this reason, as well as due to plants with a limited life, and new owners who create their own design. Surely when it is clear that we are losing too many trees across Perth that if we viewed mature healthy trees as the forever item in the landscape, and the lawn and garden areas as the flexible aspects, this would benefit all.

The concern round future damage to pipework is understandable, I suggest that this is looked into further so everyone is clear. Can a cost comparison be done of the financial benefits these trees provide vs possible costs to repair pipes over the life of these trees? Can the City offer loans to owners who cannot cover costs, with costs payable at the time of the property sale?

##### **Asks**

New councillors, this is your chance to get to know our urban forest strategy and policies so you can speak up for each and every tree. All councillors, I hope you agree that future residents need trees like this to benefit the health of the community.

I hope that these four amazing air-conditioning air purifiers can remain a part of Noranda.

**References**

1. 2025 Urban Forest Dashboard, DPLH. 2024 canopy statistics

**Suburb canopy % parks, roads and street block**

Year	Parks	Roads	Street Block
<b>2014</b>			
NORANDA	14%	8%	7%
<b>2016</b>			
NORANDA	16%	8%	8%
<b>2018</b>			
NORANDA	16%	6%	7%
<b>2020</b>			
NORANDA	16%	7%	7%

2024 coverage in Noranda:

Information	Canopy cover (2024)	Change in canopy cover (2014-2020)			
 STREET BLOCKS	Canopy cover >3m 7%	Trees 3-8m 5%	Trees 8-15m 1%	Trees >15m 1%	No canopy cover 93%
 ROADS	7%	5%	2%	1%	93%
 PARKS	17%	10%	5%	2%	83%
 OTHER	21%	11%	7%	3%	79%

Hover over or select a chart bar to see statistics and percentage of canopy cover

<https://www.wa.gov.au/government/document-collections/better-urban-forest-planning-perth-and-peel>

2. 2024 RAC WA

*'A growing body of research is providing evidence of the impact of traffic pollution on human health, not just in the countries normally perceived as having unbreathable levels of smog, but much closer to home.'*

<https://rac.com.au/horizons/drive/air-pollution-busy-roads>

3. 2024, Institute for Respiratory Health

*'Urbanisation and deforestation increase pollution, which harms our lung health. By planting trees and creating green spaces, we can fight these problems and make our environment healthier.'*

<https://www.resphhealth.org.au/2024/06/world-environment-day-lung-expert-advocates-for-more-trees/>

4. 2025 Conservation Council

*'In May 2024, a report from the WA Department of Health estimated that "heat-related mortality" would increase 60% by the 2050s, and increased ED presentation and hospital admissions from extreme heat would cost tax-payers an extra \$30 million per year.'*

[https://www.ccwa.org.au/western\\_australian\\_heatwave\\_2025\\_climate\\_crisis\\_increased\\_health\\_risks](https://www.ccwa.org.au/western_australian_heatwave_2025_climate_crisis_increased_health_risks)

5. 2013 Treenet, research paper

*'We apply a spatial hedonic model to estimate the value of urban trees in 23 suburbs of Perth Metropolitan Area in Western Australia. Results show that a broad-leaved tree on the street verge increases the median property price by about AU\$16,889, suggesting a positive neighbourhood externality of broad-leaved trees.'*

### **Item 10.3.2 East Baigup Management Order Transfer**

**Penny Lee**

#### **Agenda Item: 10.3.2 East Baigup Management Order Transfer**

Deputation from Penny Lee 11.11.25

- The recommendation to councillors is not logically based in the facts presented in the report.
- In January 2022, the Council voted almost unanimously to authorise the CEO to begin negotiations with Department of Planning, Lands and Heritage (DPLH). The objective was to have management of East Baigup transferred to City of Bayswater through unification with West Baigup (already managed by CoB) as a single A Class Nature Reserve. This would fulfil DPLH's obligation to transfer all Bush Forever sites such as Baigup Wetlands to the WA conservation estate.
- Negotiations began in good faith.
- Negotiations have been dragged out over almost 4 years without a formal proposal from DPLH being requested by City of Bayswater.
- Vesting the land with a suitable environment entity for management purposes is routine in implementation of WA Government Bush Forever commitments.
- City of Bayswater is the most suitable environment manager in this context. The City's professionally qualified environmental team already manages West Baigup competently and successfully.
- Baigup Wetlands is a significant component in the wildlife corridor between the hills and the ocean.
- Lying as it does on CoB's southern border, with its Coastal Saltmarsh Threatened Ecological Community (TEC), Baigup Wetlands nicely complements Lightning Swamp Bushland, CoB's only current A Class Reserve, with its Banksia Bushland TEC. (TEC's are listed and valued at national level. An A Class Reserve is recognised by the International Nature Conservation Union as protected.) Both these factors add the kind of value to the reserve that assist in attracting grant funding.
- At the request of DplH, CoB has completed a 5 year management plan for East Baigup. Neither councillors nor members of the relevant community environment group (Baigup Wetland Interest Group), have been offered the opportunity to peruse this plan or provide specific input into it.
- An issue is made in the agenda report of the fact that CoB has not budgeted for costs involved in managing East Baigup. But CoB has known since January 2022 that the matter needed consideration.
- The fact that grant funding would need to be sought in future for major initiatives over and above regular maintenance has been highlighted in the report. Councillors need to know that ALL nature reserves managed by CoB face this ongoing challenge. Environment officers routinely partner with community environment groups to apply for such funding. Baigup is no different in this regard.
- Councillors need precise and full information about how much transitional financial support (over a projected initial 5 years) CoB will receive to facilitate vesting of the whole of Baigup Wetlands for management purposes with CoB. As the report explains, Area Assistance Grants are an expected element of the process of transferring the land for management purposes.

- Councillors also need to know (as DPLH assured Baigup Wetland Interest Group in 2018) that they are committed to addressing all significant 'legacy issues' before the land is transferred. This means that routine maintenance is expected to be the main responsibility for the City during the first 5 years.
- In a personal email direct to councillors and CoB administration, I have made a number of practical suggestions in relation to such "legacy issues". My suggestions are offered on the basis of intimate knowledge of Baigup's history, environmental and recreational values and practical management challenges. This knowledge has been developed over 23 years of intimate practical involvement in Baigup as a community volunteer and (between late 2012 and 2019) coordinator of Baigup Wetland Interest Group.
- A more appropriate recommendation to Councillors would be that:

***Council authorises the Chief Executive Officer to immediately ask Department of Planning, Lands, and Heritage (DPLH) to submit to City of Bayswater a formal proposal to have the East Baigup WAPC land vested in the City for management purposes.***

**Item 10.3.2 East Baigup Management Order Transfer**

**Alex Ellis**

I am in support of progressing the transfer of the management order for the eastern portion of Baigup Wetlands, which is currently vested with the Department of Planning, Lands and Heritage through the Western Australian Planning Commission, to the City of Bayswater.

Residents of the City of Bayswater have been advocating for this for many years, through the Baigup Wetlands Interest Group and individually.

By transferring the management of this land, Community Volunteers could be insured to assist skilled and experienced City Staff to fully manage, protect, and control the entire reserve of Baigup (16.4ha) instead of being limited to 5ha at the west end. There would be no wasted energy, time and resources negotiating with DPLH, and instead the City of Bayswater staff could spend more time collaborating with like-minded organisations (e.g. BirdLife WA, Wildflower Society of WA, Urban Bushland Council and Conservation Council).

Taking management responsibility for this land would also assist the City of Bayswater in meeting their tree/green canopy targets and meeting their objectives in their Environment and Liveability Framework. The acquisition of precious riverside land by the City of Bayswater has been done before (Carter's Wetland) with great benefit to the City's economy, residents, and biodiversity, enabling a greener future for our next generation.

**Item 10.3.2 East Baigup Management Order Transfer**  
**Rosemary Lynch on behalf of Baigup Wetlands Interest Group**

**Deputation on behalf of Baiup Wetlands Interest Group**

Hello, my name is Rosemary Lynch. I am the coordinator of the Baigup Wetlands Interest Group and a resident of the City of Bayswater.

Congratulations on your election to the Council and thank you for your service to the community.

I have been looking at the **City of Bayswater Council Plan 2025-2035** and like the Integrated Planning and Reporting approach:

*"Engaging with the community, understanding the context and establishing the community's long-term vision, aspirations and goals"*  
– City of Bayswater Council Plan 2025 - 2035

Concerning Agenda item **10.3.2 East Baigup Management Order Transfer** I believe the recommendation to not support the transfer of the Eastern Baigup WAPC land is detrimental to all involved. If Councillors vote for this recommendation it will set-back the community's long-term vision, aspiration and goal to see Baigup Wetlands vested within the City of Bayswater and afforded the protection of being an 'A' Class Reserve.

Baigup Wetlands in its entirety forms part of Bush Forever site 313.

For the past 25 years, Bush Forever has been 'Keeping the bush in the city'.

Bush Forever is a whole-of-government policy established by the Western Australian government in 2000 to protect regionally significant bushland in the Perth metropolitan region on the Swan Coastal Plain.

*"Bush Forever recognises that biodiversity conservation cannot be achieved by governments alone, with a reliance on a system of conservation reserves. The combined efforts of State and local governments, the community and private landowners will be essential for the protection of valuable bushland resources. A general duty of care for future generations, partnerships and a sense of shared responsibility are essential ingredients of Bush Forever.*

*The vision is the creation of a conservation estate of which Perth can be justly proud, so that everyone has their own "Kings Park" within easy reach for present enjoyment and, as a legacy of our unique quality of life, to hand on to our children."*

— Bushland Forever Volume I Policies Principles and Processes (2000)

Unification to bring the eastern portion WAPC land into existing Crown Reserve 24708 provides an opportunity for conversion of Baigup Wetlands to an 'A Class' Nature Reserve – *fulfilling the long held Sate Government plan for the*

*site and increasing the protected natural areas in the City of Bayswater for future generations.*

## **Benefits from having the Eastern Portion of Baigup vested with the City?**

The City of Bayswater Council Plan 2025-2035 includes Natural Environment item 3.2.1, which aims to "Preserve and enhance our biodiversity and the health of our river, wetlands, and bushland."

A practical way to achieve this is to designate Baigup Wetlands as an 'A' Class Reserve within the conservation estate. This measurable outcome could be completed during this council's term, benefiting both local and state government and supporting the Bush Forever policy.

Looking at the **"Corporate Business Plan on a page"** (page30) this item would sit under Natural > Environmental Sustainability > **Biodiversity Management.**

*"To proactively manage vertebrate pests and promote responsible cat ownership to preserve the City's biodiversity and reduce the risk of local extinctions, particularly of quenda and other native fauna."*

I was lucky enough to see a cute quenda in Baigup yesterday! What a wonderful legacy they are - thanks to the City's very own Natural Area team working collaboratively with other agencies.

One of the informing documents of the City of Bayswater Council Plan 2025 - 2035 is the Environment and Liveability Framework (ELF) 2021 - 2045.

I want my City to Lead by Example. Show that the ELF is more than just paper or pixels in a PDF. I want to see the words translate into meaningful actions. Does the City of Bayswater stand by the Vision Statement expressed in the ELF?

### ***"Vision***

*The Environment and Liveability Framework provides direction for a sustainable future in the City of Bayswater.*

*It will enable the City to become a sustainability leader known for integrating the protection and enhancement of the environment in an urban setting, while preparing for and mitigating challenges.*

*By working with our natural resources and providing a well-considered built environment, we will create a diverse, active, vibrant and healthy future for our community."*

ELF (page28): **"Changes required to achieve strategic directions":**

"The following policy changes are required:

- Review protection classification of all natural areas within the City of Bayswater ***In order to give these the highest classification possible in perpetuity.***

The ELF is an 'informing' document. These key strategies provide clear direction. Baigup Wetlands Interest Group is appealing to this Council to follow these priorities with clear and measurable actions.

ELF(page 32):

"Existing natural values, especially biodiversity, are to be protected and enhanced where possible. There are still many river foreshore areas that contain a high level of biodiversity and other natural values. These areas should be protected and enhanced, not only from the pressures of population increases, but also from expected climate change impacts. By doing so, the City will raise its profile in the community as the hands-on manager and protector of the foreshore reserves."

What better way than to ignite the Natural Area team's passion within the City of Bayswater's than to provide staff with a valuable opportunity to showcase their knowledge and skills. Retain and foster your team through making positive, and progressive environmental decisions. Local government can do this land management work capably, cost effectively and really responsively!

When the 2022 Council voted almost unanimously to enter negotiations with the WAPC it had all the hallmarks of a Prenuptial Agreement! What's needed to get beyond negotiations to form a proper union - the marriage of the East & West portions of Baigup Wetlands?

Councillors, what will your legacy be?

Thank you.



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

**That:**

1. Council authorises the Chief Executive Officer to commence negotiations with the Western Australian Planning Commission (WAPC) regarding the transfer of the management order of the eastern land portion of Baigup Wetlands, Bayswater.
2. The outcomes of negotiations with the WAPC are presented to Council for consideration.

**Cr Catherine Ehrhardt, Deputy Mayor Moved, Cr Giorgia Johnson Seconded**

**CARRIED: 8/1**

**For:** *Cr Filomena Piffaretti, Mayor, Cr Assunta Meleca, Cr Sally Palmer, Cr Josh Eveson, Cr Catherine Ehrhardt, Deputy Mayor, Cr Dan Bull, Cr Lorna Clarke and Cr Giorgia Johnson.*

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

**Item 10.4.1 Proposed Four Grouped Dwellings with Two Ancillary Dwellings – 44 Broadway, Embleton**

**Robert Walker – Associate, Planning Solutions**

## Presentation note

<b>To:</b>	City of Bayswater	<b>From:</b>	Planning Solutions
<b>Agenda Item:</b>	10.4.1	<b>Job No:</b>	9689
<b>Page:</b>	146	<b>Date:</b>	11 November 2025
<b>Subject:</b>	Four Grouped Dwellings – 44 Broadway, Embleton		

1. Planning Solutions acts on behalf of Co-Living Collective, the proponent of the proposed development at Lot 1 (44) Broadway, Embleton. We are pleased that the City's planning officers have recommended the application for approval.
2. The City's report reflects a thorough assessment and consultation process. We fully support the recommendation and accept the proposed conditions. We also extend our thanks to the City's officers for their continued collaboration on this and other projects involving our client Co-Living Collective.
3. This proposal aligns closely with the City's planning framework. The proposed use is permitted under the local scheme and matches the expected intensity under the applicable residential design code.
4. The design prioritises quality and sustainability, featuring generous landscaping, preservation of mature trees, and the planting of nine additional trees—including three new street trees.
5. We acknowledge several submissions were received outlining community concerns, which have been thoughtfully addressed by the City's planning officers.
6. Co-Living Collective is an active contributor to the City of Bayswater. Earlier this year, our client hosted an open house at their Jacqueline Street project, attended by various local government representatives, including Bayswater, Belmont and Bassendean, amongst others. The project was well received, with praise for its landscaping, design quality (both interior and exterior), and spacious room sizes.
7. Co-Living Collective are a reputable operator, managing 106 projects across Perth, providing housing for over 700 people.
8. We would be happy to answer any questions Council may have. We respectfully request Council adopts the officer's recommendation to approve the proposed development.

**ROBERT WALKER**  
**ASSOCIATE**

*Signature has been redacted.*



Level 1, 251 St Georges Tce, Perth WA  
(08) 9227 7970  
GPO Box 2709  
Cloisters Square PO 6850

admin@planningsolutions.com.au  
www.planningsolutions.com.au  
ACN 143 573 184 ABN 23 143 573 184  
Planning Solutions (Aust) Pty Ltd